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

MEETING OF THE

EXECUTIVE/ADMINISTRATION COMMITTEE

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

Wednesday, September 2, 2026
3:00 p.m. – 4:00 p.m.

To Attend In-Person:
SCAG Main Office – Policy B Meeting Room
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017

To Attend and Participate on Your Computer:
https://scag.zoom.us/j/85676324134

To Attend and Participate by Phone:
Call-in Number: 1-669-900-6833
Meeting ID: 856 7632 4134

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. Agendas & Minutes are also available at: https://scag.ca.gov/meetings-leadership.

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) 236-1895. 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 17th floor starting at 3:00 p.m.

To Attend by Computer: Click the following link: https://scag.zoom.us/j/85676324134. 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:** 856 7632 4134, 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. Written comments received **by 5pm on Tuesday, September 1, 2026** 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 Tuesday, September 1, 2026, 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.

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.

TELECONFERENCE AVAILABLE AT THESE ADDITIONAL LOCATIONS*

Wendy Bucknum Renaissance Esmeralda Lobby 44400 Indian Wells Lane Indian Wells, CA 92210	**Jenny Crosswhite** City of Santa Paula - City Hall 970 E Ventura Street Santa Paula, CA 93060	**Margaret Finlay** 2221 Rim Road Duarte, CA 91008
Paul Granillo 2151 E Convention Center Way, Suite 210 Ontario, CA 91764	**Mike Judge** City of Simi Valley - City Hall 2929 Tapo Canyon Road City Manager's Conference Room Simi Valley, CA 93063	**Patricia Lock Dawson** Riverside City Hall 3900 Main Street 7th Floor Conference Room Riverside, CA 92522
Ray Marquez 15922 Old Carbon Canyon Road Chino Hills, CA 91709	**Jeff Wood** City of Lakewood - Lakewood Council Chambers 5000 Clark Avenue Lakewood, CA 90712	

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

EAC - Executive/Administration Committee
Members – September 2026

1. **Hon. Ray Marquez**
   President, Chino Hills, RC District 10

2. **Hon. Jenny Crosswhite**
   1st Vice President, Santa Paula, RC District 47

3. **Hon. Patricia Lock Dawson**
   2nd Vice President, Riverside, RC District 68

4. **Hon. Cindy Allen**
   Imm. Past President, Long Beach, RC District 30

5. **Hon. Rocky Rhodes**
   CEHD Chair, Simi Valley, RC District 46

6. **Hon. Jeff Wood**
   CEHD Vice Chair, Lakewood, RC District 24

7. **Hon. Rick Denison**
   EEC Chair, Yucca Valley, RC District 11

8. **Hon. Daniel Ramos**
   EEC Vice Chair, Adelanto, RC District 65

9. **Hon. Mike Judge**
   TC Chair, VCTC Representative

10. **Hon. Steven Ly**
    TC Vice Chair, Rosemead, RC District 32

11. **Hon. Margaret Finlay**
    LCMC Chair, Duarte, RC District 35

12. **Hon. Jan C. Harnik**
    LCMC Vice Chair, RCTC Representative

13. **Hon. Karen Bass**
    Member-At-Large, Pres. Appt.

14. **Hon. Wendy Bucknum**
    Mission Viejo, RC District 13, Pres. Appt.

15. **Hon. John Gabbard**
    Dana Point, RC District 12, Pres. Appt.

16. **Hon. Michael Goodsell**
    ICTC Representative, Pres. Appt.

17. **Hon. Andrew Masiel**
    Tribal Government Regional Planning Board Representative

18. **Mr. Paul Granillo**
    Business Representative - Non-Voting Member

EXECUTIVE/ADMINISTRATION COMMITTEE MEETING AGENDA

Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700 - Policy B Meeting Room
Los Angeles, CA 90017
Wednesday, September 2, 2026
3:00 PM

The Executive/Administration 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 Ray Marquez, 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 ITEMS

Approval Items

1. Minutes of the Meeting – July 1, 2026 PG. 8

2. Contracts $500,000 or Greater: 26-040-C01, Clean and Resilient Utility Infrastructure Study PG. 14

3. Contracts $500,000 or Greater: 26-062-C01, Regional Safety Action Plan PG. 26

4. Contracts $500,000 or Greater: 27-002-C01, PEIR for Connect SoCal 2050 PG. 41

5. Contracts $500,000 or Greater: 27-014-C01, Microsoft Enterprise Agreement PG. 56

6. SB 675 (Padilla) – Imperial County Air Pollution Control District Reform PG. 64

7. Transportation Policy and Safety Improvements PG. 67

8. SCAG Memberships and Sponsorships PG. 71

Receive and File

9. SCAG Response to 2025-2026 Orange County Grand Jury Report – California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods PG. 75

10. Purchase Orders, Contracts, and Contract Amendments below Regional Council Approval Threshold PG. 158

11. CFO Monthly Report PG. 168

INFORMATION ITEM

12. SCAG Mobile Workshop – REAP 2.0 Site Visit, Ontario International Airport, and ONT Field PG. 172
(Darin Chidsey, Chief Operating Officer, SCAG)

CFO REPORT
(Cindy Giraldo, Chief Financial Officer)

PRESIDENT'S REPORT
(The Honorable Ray Marquez, Chair)

EXECUTIVE DIRECTOR'S REPORT
(Kome Ajise, Executive Director)

FUTURE AGENDA ITEMS

ANNOUNCEMENTS

ADJOURNMENT

Southern California Association of Governments
September 2, 2026

MINUTES OF THE MEETING
EXECUTIVE/ADMINISTRATION COMMITTEE (EAC)
WEDNESDAY, JULY 1, 2026

THE FOLLOWING MINUTES IS A SUMMARY OF ACTIONS TAKEN BY THE EXECUTIVE/ADMINISTRATION COMMITTEE (EAC). AN AUDIO RECORDING OF THE ACTUAL MEETING IS AVAILABLE AT: http://scag.iqm2.com/Citizens/.

The Executive/Administration Committee (EAC) 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. Ray Marquez, President	***Chino Hills***	**District 10**
Hon. Jenny Crosswhite, 1st Vice President	***Santa Paula***	**District 47**
Hon. Patricia Lock Dawson, 2nd Vice President	***Riverside***	**District 68**
Hon. Cindy Allen, Imm. Past President	***Long Beach***	**District 30**
Hon. Rocky Rhodes, Chair CEHD	*Calabasas*	District 44
Hon. Jeff Wood, Vice Chair CEHD	*Simi Valley*	District 46
Hon. Rick Denison, Chair EEC	*Yucca Valley*	District 11
Hon. Daniel Ramos, Vice Chair EEC	*Adelanto*	District 65
Hon. Mike Judge, Chair, TC		VCTC
Hon. Steven Ly, Vice Chair, TC	*Rosemead*	District 32
Hon. Jan Harnik, Vice Chair LCMC		RCTC
Hon. Wendy Bucknum, President's Appt.	*Mission Viejo*	District 13
Hon. Mike Goodsell, President's Appt.		ICTC
Hon. John Gabbard, President's Appt.	*Dana Point*	District 12
Hon. Andrew Masiel, Sr.	*Pechanga Dev. Corp.*	TGRPB Representative
Hon. Paul Granillo		Business Representative

Members Not Present

Hon. Karen Bass, President's Appt.	*Los Angeles*	Member-At-Large
Hon. Margaret Finlay, Chair LCMC	*Duarte*	District 35

Staff Present

Kome Ajise, Executive Director
Darin Chidsey, Chief Operating Officer
Erika Bustamante, Deputy Director Finance
Sarah Jepson, Chief Planning Officer
Javiera Cartagena, Chief Government and Public Affairs Officer

Carmen Flores, Chief Human Resources Officer
Jonathan Holt, Interim Chief Information Officer
Ruben Duran, Board Counsel
Jeffery Elder, Chief Counsel/Director of Legal Services
Maggie Aguilar, Clerk of the Board

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Ray Marquez called the meeting to order at 3:02 p.m. and asked Regional Council Member Jan Harnik, RCTC, to lead the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

President Marquez opened the Public Comment Period.

Board Counsel Ruben Duran acknowledged there were no written public comments received.

Seeing no public comment speakers, President Marquez closed the Public Comment Period.

REVIEW AND PRIORITIZE AGENDA ITEMS

There was no prioritization of agenda items.

ACTION ITEM

1. FY26 FTA Olympic & Paralympic Formula Funding

There were no public comments on Item 1.

Executive Director Kome Ajise requested that the EAC recommend Regional Council approval of staff's recommendation to submit the required split letter to the Federal Transit Administration (FTA) allocating approximately $89.47 million in FY 2026 Olympic and Paralympic Formula Funding for the Los Angeles–Long Beach–Anaheim Urbanized Area (UZA). Executive Director Ajise explained that as the designated recipient for the UZA, SCAG must submit a split letter identifying fund allocation and that staff recommended allocating the full apportionment to LA Metro, which has eligible, ready-to-advance projects capable of fully utilizing the funds. He noted that this approach would maximize federal funding, preserve local funding flexibility for partner agencies, support the required local match, and not reduce funding available to regional partners. He further highlighted ongoing regional coordination through the Games Mobility Executive Partnership (GMEP), outlined SCAG's coordination and planning responsibilities, and stated that approval would authorize submission of the split letter and enable Metro to advance grant development and project implementation planning. He concluded that the action supports SCAG Strategic Priority 5 and was a necessary administrative step to access the first tranche of federal transit funding for the LA28 Games.

A MOTION was made (Ramos) to recommend that the Regional Council (RC) approve staff's recommendation to submit a split letter to the Federal Transit Administration (FTA) allocating the Los Angeles – Long Beach – Anaheim Urbanized Area FY 2026 Olympic and Paralympic Formula Funding Apportionment of $89,466,188 to the Los Angeles County Metropolitan Transportation Authority (Metro). Motion was SECONDED (Denison) and passed by the following votes:

AYES: Allen, Bucknum, Crosswhite, Gabbard, Goodsell, Harnik, Judge, Lock Dawson, Ly, Marquez, Masiel, Ramos, Rhodes, and Wood (15)

NOES: None (0)

ABSTAIN: None (0)

CONSENT CALENDAR

There were no public comments on the Consent Calendar.

Approval Items

1. Minutes of the Meeting - June 3, 2026
2. Minutes of the Meeting - June 11, 2026 -June 12, 2026
3. Adoption of FY 2026-27 Salary Schedule and Performance Criteria Scale
4. Contracts $500,000 or Greater: 26-052-C01, SCAG Tax Increment Finance Program
5. Contracts $500,000 or Greater: 26-062-C01, SCAG Regional Safety Action Plan
6. AB 2296 (Papan) – Support if Amended
7. Mid-Cycle Legislative Update Bills - Oppose
8. SCAG Memberships and Sponsorships

Receive and File

9. 2026-2027 Presidential Priorities

10. Purchase Orders, Contracts, and Contract Amendments below Regional Council Approval Threshold

11. CFO Monthly Report

A MOTION was made (Gabbard) to approve Consent Calendar Items 1 through 8 and Receive and File Items 9 through 11. Motion was SECONDED (Denison) and passed by the following votes:

AYES: Allen, Bucknum, Crosswhite, Gabbard, Goodsell, Harnik, Judge, Lock Dawson, Ly, Marquez, Masiel, Ramos, Rhodes, and Wood (15)

NOES: None (0)

ABSTAIN: None (0)

CFO REPORT

President Marquez reported Cindy Giraldo, Chief Financial Officer, was not at the meeting as she was at a conference. He stated the full CFO report was in the agenda packet.

PRESIDENT'S REPORT

President Marquez provided a recap of the EAC Retreat and thanked members for attending. He stated they had a positive and productive meeting. He also shared his priorities for the year stating his focus would be on clean transportation technology, the LA28 Games preparation, housing production, and infrastructure as a driver of housing and economic development. He stated more detail on these priorities and the work that supports them was in the staff report. Furthermore, he shared the appointments to the Connect SoCal subcommittee and the Regional Housing Needs Allocation subcommittee. Lastly, he reminded members they would not have EAC, Policy Committees, or Regional Council meetings in August as SCAG was traditionally dark that month for summer. He stated the next regular meeting of the EAC was on Wednesday, September 2, at 3 p.m.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Kome Ajise provided several updates, including planned audiovisual system upgrades throughout SCAG's offices during the summer recess, which would require many meetings to be held remotely until mid-August, with normal operations resuming in September. He reported that SCAG's SB 79 transit-oriented development maps became effective July 1 and were available online, with the mapping methodology scheduled for Regional Council review following CEHD Committee consideration. Mr. Ajise also noted the upcoming public review period for the draft 2027 Federal Transportation Improvement Program (FTIP) and Connect SoCal 2024 Amendment 2 from July 6 through August 4, with final action anticipated in September. He highlighted ongoing LA28 Games planning efforts, including development of the Community Hubs Toolkit and a regional

Transportation Demand Management strategy, informed by lessons learned from the FIFA World Cup. Additionally, he reported progress on REAP 2.0 projects, including Metrolink's contactless payment pilot and the Bloomington Sewer Extension Project, and noted upcoming presentations on completed REAP-funded housing projects. Mr. Ajise also highlighted the successful launch of SCAG's Future Leaders Initiative, which selected 24 participants from nearly 200 applicants for a six-month leadership development program.

There were no public comments for the CFO report, President's report, or the Executive Director's report.

Members of the committee asked the Executive Director for updates on the Road to Housing Act and Assembly Bill 1087. Executive Director Ajise and Legislative Affairs Manager Gilhooley addressed both comments.

FUTURE AGENDA ITEMS

There were no future agenda items.

ANNOUNCEMENTS

Hon. Andrew Masiel, Tribal Government Regional Planning Board Representative, shared that the Friends of Jim Thorpe campaign had made significant progress, including securing the endorsement of the Thorpe family and permission to use Jim Thorpe's likeness. The initiative will honor Thorpe's Olympic legacy and contributions to early professional football while highlighting the participation of Native American athletes. He shared the project included collaboration with tribal organizations, two planned powwows, and participation from several Southern California tribal museums. Cultural exhibits and a recreated Native village were being planned for the Olympic period, with efforts underway to connect visitors to tribal cultural sites throughout the region. He explained the initiative aimed to showcase the histories, cultures, and contributions of Southern California tribes to Olympic visitors. He stated tribal nations and community partners had expressed strong support, and organizers were continuing outreach to ensure broad regional participation.

ADJOURNMENT

There being no further business, President Marquez adjourned the Meeting of the Executive/Administration Committee at 3:35 p.m.

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE EAC]

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Executive / Administration Committee Attendance Report

2026-27																	
MEMBERS	CITY	Representing	3-Jun	11-Jun	12-Jun	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	Total Mtgs Attended To Date
Hon. Ray Marquez, President	Chino Hills	District 10	1	1	1	1											4
Hon. Jenny Crosswhite, 1st Vice Chair	Santa Paula	District 47	1	1	1	1											4
Hon. Patricia Lock Dawson, 2nd Vice Chair	Riverside	District 68	1	1	1	1											4
Hon. Cindy Allen, Imm. Past President	Long Beach	District 30	1	1	1	1											4
Hon. Rocky Rhodes, Chair, CEHD	Simi Valley	District 46	1	1	1	1											4
Hon. Jeff Wood, Vice Chair, CEHD	Lakewood	District 24	1	1	1	1											4
Hon. Rick Denison, Chair, EEC	Yucca Valley	District 11	1	0	0	1											2
Hon. Daniel Ramos, Vice Chair, EEC	Adelanto	District 65	1	1	1	1											4
Hon. Mike T. Judge, Chair, TC		VCTC	1	1	1	1											4
Hon. Steven Ly, Vice Chair TC	Rosemead	District 32		1	1	1											3
Hon. Margaret Finlay, Chair, LCMC	Duarte	District 35	1	1	1	0											3
Hon. Jan C. Harnik, Vice Chair, LCMC		RCTC	0	1	1	1											3
Hon. Karen Bass, President's Appt.	Los Angeles	Member-At-Large	0	0	0	0											0
Hon. Wendy Bucknum, President's Appt.	Mission Viejo	District 13	0	0	0	1											1
Hon. John Gabbard, President's Appt.	Dana Point	District 12	1	1	1	1											4
Hon. Mike Goodsell, President's Appt.		ICTC	1	1	1	1											4
Hon. Andrew Masiel, Sr.	Pechanga Dev. Corporation	Tribal Government Regional Planning Board	1	1	1	1											4
Mr. Paul Garnillo, Ex-Officio Member	President & CEO Inland Empire Economic Partnership	Business Representative	1	1	0	1											3
			14	15	14	16	0	0	0	0	0	0	0	0	0	0	59

AGENDA ITEM 2

REPORT

Southern California Association of Governments
September 2, 2026

To: EAC - Executive Administration Committee
RC - Regional Council

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

From: Erika Bustamante, Deputy Director (Finance)
213-236-1892, bustamante@scag.ca.gov

Subject: Contracts $500,000 or Greater: 26-040-C01, Clean and Resilient Utility Infrastructure Study

RECOMMENDED ACTION:
Approve Contract No. 26-040-C01 in an amount not to exceed $673,656 with The RAND Corporation, to lead the Clean and Resilient Utility Infrastructure Study (CRUIS) with SCAG staff. Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

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. 5: Secure and optimize diverse funding sources to support regional priorities.

EXECUTIVE SUMMARY:
The Clean and Resilient Utility Infrastructure Study (CRUIS) is anticipated to be an approximately 24-month study that will examine the role of clean and resilient utility infrastructure as a fundamental consideration in SCAG's Connect SoCal 2024 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). CRUIS will evaluate where and how regional growth can help drive a thriving and resilient future. The study will focus on utility investments in infill areas that are integrated with, and support, the transportation network serving and connecting communities across the region. These investments are important to achieving Connect SoCal goals by accelerating housing and commercial development, strengthening community resilience to extreme weather and related events, and supporting the region's clean energy transition.

BACKGROUND:
Staff recommends executing the following contract $500,000 or greater:

Consultant/Contract #	Contract Purpose	Contract Amount
The RAND Corporation 26-040-C01	The study will culminate in a final Utility Infrastructure Strategic Plan and Strategic Investment Framework focused on supporting infill, transportation, and resilience. The study will be informed by stakeholder engagement, including one-on-one interviews, listening sessions, and working groups, as well as analyses of existing conditions and future demand for utility infrastructure across the region.	$673,656

FISCAL IMPACT:
Funding of $673,656 is available in the Fiscal Year (FY) 2026-27 Overall Work Program (OWP) Budget in Project Number 290-4965.01 (FY26 SB 1 Formula funds), and any unused funds are expected to be carried forward into future fiscal year budget(s), subject to budget availability.

ATTACHMENT(S):
1. 26-040-C01 Contract Summary
2. 26-040-C01 Conflict of Interest Forms (The RAND Corporation)
3. 26-040-C01 Conflict of Interest Form (BluePoint Planning LLC)

CONSULTANT CONTRACT NO. 26-040-C01

Recommended Consultant:	The RAND Corporation
Background & Scope of Work:	The consultant shall work collaboratively with SCAG staff to lead the Clean and Resilient Utility Infrastructure Study (CRUIS) and deliver a Utility Infrastructure Strategic Plan. In the years to come the region will need to make significant investments to plan and deliver the utility infrastructure necessary to support development that delivers new housing, jobs, and clean energy, and make our communities and transportation network more resilient to the extreme weather that is being exacerbated by climate change (extreme heat, drought, intense precipitation, etc.) which also results in more severe natural disasters and resilience challenges such as wildfires, flooding, water supply challenges, etc. Sectors proposed for study include but are not limited to: • Electricity: Grid infrastructure, microgrids, distributed energy resources (DERs), wildfire-hardening, extreme heat-hardening • Water Supply and Treatment: Urban, recycled, and stormwater capture • Stormwater Management: Flood mitigation • Wastewater Systems: Collection, treatment, and reuse • Broadband & Telecommunications: Equity in access and fiber infrastructure for smart cities • Smart Utilities and Internet of Things (IoT): Integration of efficient and real-time utility management • Green Infrastructure Utilities: Stand-alone or integrated into or alongside other utilities This project is anticipated to be an approximately 24-month study and will explore the roles of clean and resilient utility infrastructure in one of the fundamental considerations in SCAG's Connect SoCal 2024 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS): where and how the region grows will be a driving factor in achieving a thriving and resilient future. The study will examine utility planning, conditions of existing utility infrastructure, current and future needs and the role green infrastructure plays in helping to meet those needs.
Project's Benefits & Key Deliverables:	The project's benefits and key deliverables include, but are not limited to: • Inform SCAG program development of strategic and system-level utility infrastructure investments; • Elevate implementable strategies jurisdictions and other key stake holders may integrate into their own utility planning and capital investment efforts to advance clean and resilient utility infrastructure that supports development, economic, and resilience objectives; • Develop a Strategic Investments Framework; and • Develop a Final Infrastructure Strategic Plan.
Strategic Plan:	This item supports SCAG's Strategic Plan Goals 1, 2, 3 and 5: • Establish and implement a regional vision for a sustainable future;

	• Be a cohesive and influential voice for the region; • Spur innovation and action through leadership in research, analysis and information sharing; and • Secure and optimize diverse funding sources to support regional priorities.
Contract Amount:	**Total not to exceed** **$673,655.42** The RAND Corporation (prime consultant) $587,276.64 BluePoint Planning LLC (subconsultant) $86,378.78 Note: The RAND Corporation originally proposed $688,980.26, but staff negotiated the final cost to $673,655.42 without reducing the scope of work.
Contract Period:	Notice to Proceed through June 30, 2028
Project Number(s):	290-4965.01 $673,656 Funding source: FY26 SB 1 Formula Funding of $673,656 is available in the Fiscal Year (FY) 2026-27 Overall Work Program (OWP) Budget in Project Number 290-4965.01.
Request for Proposal (RFP):	SCAG staff notified 1,710 firms of the release of RFP 26-040 via SCAG's Solicitation Management System website. A total of 10 firms downloaded the RFP. SCAG received the following five (5) proposals in response to the solicitation: **The RAND Corporation (1 subconsultants)** **$688,980** Arup (3 subconsultants) $734,919 Somos Group LLC (No subconsultants) $835,000 AECOM Technical Services LLC (1 subconsultant) $985,464 Westwood Professional Services $1,511,265
Selection Process:	The Proposal Review Committee (PRC) evaluated each proposal in accordance with the criteria set forth in the RFP and conducted the selection process in a manner consistent with all applicable federal and state contracting regulations. After evaluating the proposals, the PRC interviewed the two (2) highest ranked offerors. The PRC consisted of the following individuals: Ryan Wolfe, Manager Sustainable and Resilient Development, SCAG Katherine Lample, Senior Regional Planner, SCAG Sebastian Shetty, Associate Regional Planner, SCAG Jonathan Raspa, Senior Regional Planner, SCAG
Basis for Selection:	The PRC recommended The RAND Corporation for the contract award because the consultant: • Demonstrated good qualifications at larger scales and around sensitive data; systems planning and integration. Research experience can be used to support data tasks, and similar project structure/approach in the region.

	Experience in non-disclosure agreements/memorandums of understanding for military/security/utility data is a good background to have in this project. • Demonstrated a strong stakeholder engagement process outline including leveraging Connect SoCal groups. • Their academic background of this application made for very well thought out analyses strategies, such as the proposed GIS process in 3.3.1. They acknowledged unplanned needs from the interdependencies between utilities. • Proposed a dual top down/bottom-up methodology that appears rigorous; parcel level GIS and detailed hazard table are competitive offerings • Cited building on existing work and using tools such as their internal AI to be efficient and achieve their lowest overall cost • Proposed schedule is reasonable and spreads stakeholder engagement throughout the project, specifically the working group • Socal specific utility experience including California Energy Commission natural gas decommissioning and Southern California Edison hazard work • Possess strong regional knowledge • Approach for stakeholder engagement employs very rigorous protocols for mapping interviews, working group meetings, and other engagement sessions • Analysis methodology development and working group refinement are well-described and align with SCAG's current practice. • Strong background for most of the team in energy, utility, green infrastructure and resilience sectors. Mix of academic, applied research and practical backgrounds. • Have worked on utility resilience plan development and reference rigorous standards that the work will be baselined against • Strong research background evidenced in resume sheets and educational background. • Can scale up quickly on the staff side internally, dedicated lead on engagement. Cognizant of the need to control costs from the outset, given the complexity and time scale of the project. • Detailed schedule proposed with clear task sequencing • Proposed the lowest cost that is below SCAG independent cost estimate

Conflict of Interest (COI) Form - Attachment
For September 3, 2026 Regional Council Approval

Approve Contract No. 26-040-C01 in an amount not to exceed $673,656 with The RAND Corporation, to lead the Clean and Resilient Utility Infrastructure Study (CRUIS) with SCAG staff. Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

The consultant team for this contract includes:

Consultant Name	Did the consultant disclose a conflict in the Conflict of Interest Form they submitted with its original proposal (Yes or No)?
The RAND Corporation (prime consultant)	No - form attached
BluePoint Planning LLC (subconsultant)	No - form attached

10.2 SCAG Conflict of Interest Form

10.2.1 RAND Corporation

Attachment 6

SCAG CONFLICT OF INTEREST FORM

RFP No. 26-040

RFP No./Contract No. 26-040-C01

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under "GET INVOLVED", then "Contract & Vendor Opportunities" and scroll down under the "Vendor Contracts Documents" tab; whereas the SCAG staff may be found under "ABOUT US" then "OUR TEAM" then "Employee Directory"; and Regional Council members can be found under "MEETINGS", then scroll down to "LEADERSHIP" then select "REGIONAL COUNCIL" on the left side of the page and click on "Regional Council Officers and Member List."

Any questions regarding the information required to be disclosed in this form should be directed to SCAG's Legal Division, especially if you answer "yes" to any question in this form, as doing so **MAY** also disqualify your firm from submitting an offer on this proposal

Name of Firm: RAND Corporation

Name of Preparer: Christine Gallagher

Project Title: RAND Response to Clean and Resilient Utility Infrastructure Study

RFP Number: 26-040 **Date Submitted:** 03/18/26

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

   ☐ **YES** ☒ **NO**

   If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	**Nature of Financial Interest**

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

☐ **YES** ☒ **NO**

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	Relationship

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	Relationship

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

☐ **YES** ☒ **NO**

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	**Date**	**Dollar Value**

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Angela Kordell **, hereby declare that I am the (position or title)** Manager, Contract & Grant Services **of (firm name)** RAND Corporation **, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated** 3/9/26 **is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.**

Angela Kordell 3/9/26

Signature of Person Certifying for Proposer (original signature required) Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

10.2.2 BluePoint Planning, LLC

Attachment 6

SCAG CONFLICT OF INTEREST FORM

RFP No. 26-040

RFP No./Contract No. **26-040-C01**

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under "GET INVOLVED", then "Contract & Vendor Opportunities" and scroll down under the "Vendor Contracts Documents" tab; whereas the SCAG staff may be found under "ABOUT US" then "OUR TEAM" then "Employee Directory"; and Regional Council members can be found under "MEETINGS", then scroll down to "LEADERSHIP" then select "REGIONAL COUNCIL" on the left side of the page and click on "Regional Council Officers and Member List."

Any questions regarding the information required to be disclosed in this form should be directed to SCAG's Legal Division, especially if you answer "yes" to any question in this form, as doing so **MAY** also disqualify your firm from submitting an offer on this proposal

Name of Firm: BluePoint Planning, LLC

Name of Preparer: Mindy Craig

Project Title: SCAG Regional Resilience Toolkit

RFP Number: 26-040 **Date Submitted:** 03/17/26

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

☐ **YES** ☒ **NO**

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	**Nature of Financial Interest**

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

☐ **YES** ☒ **NO**

If "yes," please list name, position, and dates of service:

Name	**Position**	**Dates of Service**

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

☐ **YES** ☒ XX**NO**

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	Date	Dollar Value

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Mindy Craig**, hereby declare that I am the (position or title)** Principal **of (firm name)** BluePoint Planning, LLC**, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated** 3/17/26 **is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.**

Mindy Craig 03/17/26

Signature of Person Certifying for Proposer (original signature required) Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

SCAG™

AGENDA ITEM 3

REPORT

Southern California Association of Governments
September 2, 2026

To:	EAC - Executive Administration Committee RC - Regional Council	**EXECUTIVE DIRECTOR'S APPROVAL** Kome Ajise
From:	Erika Bustamante, Deputy Director (Finance) 213-236-1892, bustamante@scag.ca.gov	
Subject:	Contracts $500,000 or Greater: 26-062-C01, SCAG Regional Safety Action Plan	

RECOMMENDED ACTION:
Approve Contract No. 26-062-C01 in an amount not to exceed $568,175 with Nelson\Nygaard Consulting Associates, Inc. to develop a Regional Safety Action Plan. Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future.

EXECUTIVE SUMMARY:
Consistent with the requirements of the FY23 Safe Streets and Roads for All (SS4A) grant that funds this project, the consultant shall develop a Regional Safety Action Plan. This project supports the goals outlined in Connect SoCal 2024, SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and SCAG's Regional Safety Policy, adopted in 2021. This project supports regional goals to reduce, and ultimately, eliminate transportation-related fatalities and serious injuries (especially those involving vulnerable road users, such as people walking and biking) on the regional multimodal transportation system.

BACKGROUND:
Staff recommends executing the following contract $500,000 or greater:

Consultant/Contract #	Contract Purpose	Contract Amount
Nelson\Nygaard Consulting Associates, Inc. 26-062-C01	The Regional Safety Action Plan will serve as a roadmap for new and ongoing strategies that improve roadway safety across the SCAG region using a Safe System Approach. In preparation for the 2028 Olympic and Paralympic Games, the Plan will also address safety considerations for mega-events, including roadway improvements appropriate for periods of high traffic volumes. Additionally, the Plan will support local jurisdictions leading supplemental planning and demonstration activities that can enhance SCAG's planning efforts. The Plan will include close collaboration with local jurisdictions and the six county transportation commissions of the region on safety initiatives aligned with the SS4A grant.	$568,175

FISCAL IMPACT:
Funding of $568,175 is available in the Fiscal Year (FY) 2026-27 Overall Work Program (OWP) Budget in Project Number 225.4955.01, and any unused funds are expected to be carried forward into future fiscal year budget(s), subject to budget availability.

ATTACHMENT(S):
1. 26-062-C01 Contract Summary
2. 26-062-C01 Conflict of Interest Forms

CONSULTANT CONTRACT NO. 26-062-C01

Recommended Consultant:	Nelson\Nygaard Consulting Associates, Inc.
Background & Scope of Work:	In 2021, SCAG adopted a Regional Safety Policy, committing to work with partner agencies to encourage and support actions towards the elimination of transportation-related fatalities and serious injuries by 2050, if not sooner, in Southern California. As part of efforts to achieve "Toward Zero Deaths," SCAG was awarded a FY23 Safe Streets and Roads for All (SS4A) grant that will fund the development of a Regional Safety Action Plan (Plan). Consistent with the requirements of the FY23 SS4A Grant, the consultant will develop SCAG's first Regional Safety Action Plan, which will include existing conditions analysis, stakeholder engagement, project recommendations, and evaluation. The Plan will serve as a roadmap for new and ongoing strategies that improve roadway safety across the SCAG region using a Safe System Approach. The Plan will build upon existing transportation safety efforts, such as the Transportation Safety Regional Existing Conditions, Regional High Injury Network, Regional Planning Working Group, and local jurisdiction safety plans. In preparation for the 2028 Olympic and Paralympic Games, the Plan will also address safety considerations for mega-events, including roadway improvements appropriate for periods of high traffic volumes. Additionally, the Plan will support local jurisdictions leading supplemental planning and demonstration activities that can enhance SCAG's planning efforts. The Plan will include close collaboration with local jurisdictions and the six county transportation commissions of the region on safety initiatives aligned with the SS4A grant.
Project's Benefits & Key Deliverables:	The project's benefits and key deliverables include, but are not limited to: • Help implement the Regional Safety Policy, which aims to eliminate transportation-related fatalities and serious injuries by 2050, if not sooner; • Serve as a roadmap for new and ongoing strategies that improve roadway safety across the SCAG region using best practices, such as the Safe System Approach, and proven countermeasures; • Prepare the region to address safety considerations for mega-events, including roadway improvements appropriate for periods of high traffic volumes; and • Provide resources and recommendations for local jurisdictions across the SCAG region to incorporate safety into local jurisdiction goals, policies, workplans, and capital improvement programs.
Strategic Plan:	This item supports SCAG's Strategic Plan Priority 1: Establish and implement a regional vision for a sustainable future.
Contract Amount:	**Total not to exceed** **$568,175** Nelson\Nygaard Consulting Associates, Inc. (prime consultant) $482,822 Day One $60,000 Michael Baker International (subconsultant) $85,353
Contract Period:	Notice to Proceed through July 31, 2028

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Project Number(s):	225.4955.01 $568,175 Funding source: 2023 SS4A grant Funding of $568,175 is available in the Fiscal Year (FY) 2026-27 Overall Work Program (OWP) Budget in Project Number 225.4955.01, and any unused funds are expected to be carried forward into future fiscal year budget(s), subject to budget availability.
Request for Proposal (RFP):	SCAG staff notified 3,577 firms of the release of RFP 26-062 via SCAG's Solicitation Management System website. A total of 76 firms downloaded the RFP. SCAG received the following seven (7) proposals in response to the solicitation: **Nelson\Nygaard Consulting Associates, Inc. (2 subconsultants) $568,175** eNoLux LLC – (no subconsultants) $570,000 Alta Planning + Design (1 subconsultant) $569,917 WSP USA (1 subconsultant) $562,655 Kimley-Horn and Associates, Inc. (2 subconsultants) $562,092 Association of Metropolitan Planning Organizations (1 subconsultant) $560,369 Iteris, Inc. (2 subconsultants) $545,190
Selection Process:	The Proposal Review Committee (PRC) evaluated each proposal in accordance with the criteria set forth in the RFP and conducted the selection process in a manner consistent with all applicable federal and state contracting regulations. After evaluating the proposals, the PRC interviewed the three (3) highest ranked offerors. The PRC consisted of the following individuals: Rachel Om, Senior Regional Planner, SCAG Michael Gainor, Senior Regional Planner, SCAG Andrés Carasquillo, Principal Regional Planner, SCAG The PRC initially ranked Alta Planning + Design as the highest and recommended awarding the contract to the firm. However, staff was unable to reach a mutually acceptable agreement with Alta Planning + Design. Therefore, the PRC recommends awarding the contract to Nelson\Nygaard Consulting Associates, the next highest ranked firm.
Basis for Selection:	The PRC recommends awarding the contract to Nelson\Nygaard Consulting Associates for the following reasons: • Demonstrated a thorough understanding of SCAG's vision for the Regional Safety Action Plan by illustrating how the technical and engagement elements relate to each other and how they map each task throughout the project timeline. In addition, the proposed approach to the toolkit, which is one of the key project deliverables, is comprehensive as the project team accounts for infrastructure and non-infrastructure elements

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	along with connections to mega events. • Proposed a solid and comprehensive technical approach by forming a prime and sub-consultant team that brings experience working together on multi-jurisdictional safety plans and blends Nelson\Nygaard's innovative approach with Michael Baker's traditional approach to safety planning. Nelson\Nygaard also applied lessons learned from their work with SCAG on the Reconnecting Macarthur Park project by proposing to include their sub-consultant, DayOne, as an Other Direct Cost rather than typical sub-consultant to acknowledge DayOne's different structure as a community-based organization. This thoughtful approach shows the project team has the administrative and technical capabilities to carry out the project successfully. • Prepared a comprehensive, action-oriented, and detailed scope of work, such as specifying the safety analysis would review 12 to 20 crash profiles with a data request ready for SCAG's review during project kick-off. In addition, the scope of work acknowledged how to balance near-term needs with longer-term data timelines (e.g. identifying new performance measures since some safety data may have lag time) and how to incorporate additional performance measures that may be of interest to local jurisdictions (e.g. speed-related or alcohol-related metrics); and • Demonstrated the team is well-positioned to develop and deliver a comprehensive plan as the team has extensive experience working with SCAG, such as the Go Human program, Planning for Main Streets, and Highways to Boulevards. In addition, the team has experience working with jurisdictions in the SCAG region, including the city of Pasadena, city of Pico Rivera, and the county of Riverside. Although other firms proposed lower prices, the PRC did not recommend these firms for contract award because these firms: • Did not demonstrate the same understanding of the key skills and necessary level of effort to complete the technical work and engagement within their proposed staffing and technical approach than the selected consultant. Specifically, several firms not recommended for award did not propose staff with the necessary safety subject matter expertise and several firms not recommended for award proposed insufficient staff hours to satisfactorily complete the scope of work; • Were not responsive to all aspects of the scope of work, particularly the need to consider near-term safety planning needs around upcoming mega-events; and • Proposed a technical approach that did not align with the goals and vision of the Regional Safety Action Plan as described in the RFP. Specifically, several firms not recommended for award proposed tools and workflows that may achieve near-term safety planning deliverables, but their proposal did not describe how the Regional Safety Action Plan would be updated and evaluated by SCAG staff in the long-term.

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Conflict of Interest (COI) Form - Attachment
For September 3, 2026 Regional Council Approval

Approve Contract No. 26-062-C01 in an amount not to exceed $568,175 with Nelson\Nygaard Consulting Associates, Inc. to develop a Regional Safety Action Plan. Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

The consultant team for this contract includes:

Consultant Name	Did the consultant disclose a conflict in the Conflict of Interest Form they submitted with its original proposal (Yes or No)?
Nelson\Nygaard Consulting Associates, Inc. (prime consultant)	No - form attached
Day One (subconsultant)	No – form attached
Michael Baker International (subconsultant)	No - form attached

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SCAG CONFLICT OF INTEREST FORM

RFP No. 26-062

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under "GET INVOLVED", then "Contract & Vendor Opportunities" and scroll down under the "Vendor Contracts Documents" tab; whereas the SCAG staff may be found under "ABOUT US" then "OUR TEAM" then "Employee Directory"; and Regional Council members can be found under "MEETINGS", then scroll down to "LEADERSHIP" then select "REGIONAL COUNCIL" on the left side of the page and click on "Regional Council Officers and Member List."

Any questions regarding the information required to be disclosed in this form should be directed to SCAG's Legal Division, especially if you answer "yes" to any question in this form, as doing so **MAY** also disqualify your firm from submitting an offer on this proposal

Name of Firm: Nelson\Nygaard Consulting Associates, Inc.

Name of Preparer: Dru van Hengel

Project Title: Regional Safety Action Plan

RFP Number: RFP No. 26-062 **Date Submitted:** May 06, 2026

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

   ☐ **YES** ☒ **NO**

   If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

☐ **YES** ☒ **NO**

If "yes," please list name, position, and dates of service:

Name	**Position**	**Dates of Service**

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

☐ **YES** ☒ **NO**

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	Date	Dollar Value

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Jennifer Wieland **, hereby declare that I am the (position or title)** Managing Director **of (firm name)** Nelson\Nygaard Consulting Associates, Inc. **, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated** May 06, 2026 **is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.**

Jennifer Wieland
Signature of Person Certifying for Proposer
(original signature required)

5/1/2026
Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

SCAG CONFLICT OF INTEREST FORM

RFP No. 26-062

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under "GET INVOLVED", then "Contract & Vendor Opportunities" and scroll down under the "Vendor Contracts Documents" tab; whereas the SCAG staff may be found under "ABOUT US" then "OUR TEAM" then "Employee Directory"; and Regional Council members can be found under "MEETINGS", then scroll down to "LEADERSHIP" then select "REGIONAL COUNCIL" on the left side of the page and click on "Regional Council Officers and Member List."

Any questions regarding the information required to be disclosed in this form should be directed to SCAG's Legal Division, especially if you answer "yes" to any question in this form, as doing so **MAY** also disqualify your firm from submitting an offer on this proposal

Name of Firm: Michael Baker International, Inc.

Name of Preparer: Joanne Tyler, PE, PLS

Project Title: SCAG Regional Safety Action Plan

RFP Number: No. 26-062 **Date Submitted:** May 6, 2026

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

☐ **YES** ☒ **NO**

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	**Nature of Financial Interest**

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

☐ **YES** ☒ **NO**

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	Relationship

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	Relationship

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

☐ **YES** ☒ **NO**

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	**Date**	**Dollar Value**

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Joanne Tyler, PE, PLS**, hereby declare that I am the (position or title)** Office Executive **of (firm name)** Michael Baker International**, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated** May 6, 2026 **is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.**

Joanne S Tyler
Signature of Person Certifying for Proposer
(original signature required)

May 6, 2026
Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

SCAG CONFLICT OF INTEREST FORM

RFP No. 26-062

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under "GET INVOLVED", then "Contract & Vendor Opportunities" and scroll down under the "Vendor Contracts Documents" tab; whereas the SCAG staff may be found under "ABOUT US" then "OUR TEAM" then "Employee Directory"; and Regional Council members can be found under "MEETINGS", then scroll down to "LEADERSHIP" then select "REGIONAL COUNCIL" on the left side of the page and click on "Regional Council Officers and Member List."

Any questions regarding the information required to be disclosed in this form should be directed to SCAG's Legal Division, especially if you answer "yes" to any question in this form, as doing so **MAY** also disqualify your firm from submitting an offer on this proposal

Name of Firm: Day One Inc.

Name of Preparer: Christy Zamani, Executive Director

Project Title: SCAG-Regional Safety Action Plan

RFP Number: No. 26-062 **Date Submitted:** 05/05/26

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

   ☐ **YES** ☑ **NO**

   If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	**Nature of Financial Interest**

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

☐ **YES** ☑ **NO**

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

☐ **YES** ☑ **NO**

If "yes," please list name and the nature of the relationship:

Name	Relationship

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

☐ **YES** ☑ **NO**

If "yes," please list name and the nature of the relationship:

Name	Relationship

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

☐ **YES** ☑ **NO**

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	**Date**	**Dollar Value**

SECTION III: <u>VALIDATION STATEMENT</u>

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Christy Zamani**, hereby declare that I am the (position or title)** Executive Director **of (firm name)** Day One Inc.**, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated** 05/05/26 **is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.**

Christy Zamani
Signature of Person Certifying for Proposer
(original signature required)

05/25/26
Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

AGENDA ITEM 4

REPORT

Southern California Association of Governments
September 2, 2026

To:	EAC - Executive Administration Committee RC - Regional Council	**EXECUTIVE DIRECTOR'S APPROVAL**
From:	Erika Bustamante, Deputy Director (Finance) 213-236-1892, bustamante@scag.ca.gov	Kome Ajise
Subject:	Contracts $500,000 or Greater: 27-002-C01, PEIR for Connect SoCal 2050	

RECOMMENDED ACTION:
Approve Contract No. 27-002-C01 in an amount not to exceed $1,099,121 with Environmental Science Associates, to assist SCAG with preparation of the Program Environmental Impact Report (PEIR) for Connect SoCal 2050 in compliance with the California Environmental Quality Act (CEQA). Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future.

EXECUTIVE SUMMARY:
Consistent with the requirements of CEQA, SCAG must evaluate and disclose the potential environmental impacts associated with adoption of Connect SoCal 2050, the region's next Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). As the Lead Agency under CEQA, SCAG has determined that a PEIR is the appropriate environmental document to evaluate the potential impacts of implementing Connect SoCal 2050 and to support its future adoption.

The consultant will assist SCAG in preparing the environmental documentation required for the Connect SoCal 2050 PEIR, including environmental analysis, technical studies, public review materials, responses to comments, and supporting documentation necessary for certification of the PEIR. This work will help ensure compliance with CEQA requirements and support informed decision-making regarding regional transportation investments, growth, and sustainability strategies for the region.

BACKGROUND:
Staff recommends executing the following contract $500,000 or greater:

Consultant/Contract #	Contract Purpose	Contract Amount
Environmental Science Associates 27-002-C01	Prepare the Program Environmental Impact Report required to support environmental review, certification, and adoption of Connect SoCal 2050 in compliance with the California Environmental Quality Act.	$1,099,121

FISCAL IMPACT:
Funding of $660,000 is available in the Fiscal Year (FY) 2026-27 Overall Work Program (OWP) Budget in Project Number 020-0161B.04, and the remaining balance will be requested in future fiscal year budget(s), subject to budget availability.

ATTACHMENT(S):
1. 27-002-C01 Contract Summary
2. 27-002-C01 Conflict of Interest Form (ESA)
3. 27-002-C01 Conflict of Interest Form (Sirius)
4. 27-002-C01 Conflict of Interest Form (Terry A. Hayes)

CONSULTANT CONTRACT NO. 27-002-C01

Recommended Consultant:	Environmental Science Associates
Background & Scope of Work:	SCAG is preparing Connect SoCal 2050, the region's next Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Under the California Environmental Quality Act (CEQA), state law requires preparation of a Program Environmental Impact Report (PEIR) to evaluate the environmental impacts associated with implementation of the RTP/SCS. Certification of the PEIR is a critical step required to support adoption of Connect SoCal 2050. The PEIR for 2050 Connect SoCal will be a program-level document that will analyze the cumulative effects of proposed actions, as well as transportation improvements and land use developments discussed in Connect SoCal 2050. Additionally, the PEIR will identify strategies to avoid or mitigate those environmental impacts where warranted. It will also provide the basis for further project-level CEQA (and possibly NEPA) compliance for implementation of future projects. The consultant shall support SCAG in conducting environmental analysis pursuant to CEQA including preparation of a notice of preparation (NOP), Draft PEIR and Final PEIR. The objective is to ensure robust and legally defensible documents that follow environmental procedures under federal metropolitan planning law and regulations, the CEQA statutes and guidelines, and other relevant federal and state environmental laws and regulations.
Project's Benefits & Key Deliverables:	The project's benefits and key deliverables include, but are not limited to: • Preparation of a legally defensible PEIR that supports certification and adoption of Connect SoCal 2050. • Compliance with CEQA and related environmental review requirements, including tribal consultation pursuant to AB 52. • Identification and evaluation of potential environmental impacts, mitigation measures, and alternatives associated with implementation of the RTP/SCS. • Technical documentation and public review materials that support informed decision-making for regional transportation investments and policies.
Strategic Plan:	This item supports SCAG's Strategic Plan Priority #1 to establish and implement a regional vision for a sustainable future.
Contract Amount:	**Total not to exceed $1,099,120.62** Environmental Science Associates (prime consultant) $849,500.16 Sirius Environmental (subconsultant) $202,847.36 Terry A Hayes and Associates (subconsultant) $46,773.10
Contract Period:	Notice to Proceed through June 30, 2028
Project Number(s):	020-0161B.04 $660,000

	Funding source(s): Consolidated Planning Grant (CPG) – Federal Transit Administration (FTA) Funding of $660,000 is available in the Fiscal Year (FY) 2026-27 Overall Work Program (OWP) Budget in Project Number(s) 020-0161B.04, and the remaining balance will be requested in future fiscal year budget(s), subject to budget availability.
Request for Proposal (RFP):	SCAG staff notified 2,373 firms of the release of RFP 27-002 via SCAG's Solicitation Management System website. A total of 63 firms downloaded the RFP. SCAG received the following three (3) proposals in response to the solicitation: **Environmental Science Associates (3 subconsultants) $1,099,121** Sapphos Environmental Inc. (3 subconsultants) $999,780 Ascent (2 subconsultants) $1,199,669
Selection Process:	The Proposal Review Committee (PRC) evaluated each proposal in accordance with the criteria set forth in the RFP and conducted the selection process in a manner consistent with all applicable federal and state contracting regulations After evaluating the proposals, the PRC did not conduct interviews because the proposals contained sufficient information on which to base a contract award. The PRC consisted of the following individuals: Karen Calderon, Principal Regional Planner, SCAG Lijin Sun, Planning Supervisor, SCAG Ryan Banuelos, Sr. Regional Planner, SCAG
Basis for Selection:	The PRC recommended Environmental Science Associates (ESA) for the contract award because the consultant: • Provided the most complete and clearly articulated approach to addressing the scope of work and demonstrated a strong understanding of SCAG's processes. • The consultant demonstrated a strong and thorough understanding of SCAG's RTP/SCS PEIR requirements, including key issues specific to the current cycle such as SB 375 implementation and the potential transition to an APS. • The proposal provided a clear and well-integrated technical approach supported by detailed methodologies for critical impact areas, including air quality and greenhouse gas analysis. • The consultant demonstrated extensive and directly relevant experience preparing RTP/SCS PEIRs, including recent work for SCAG that received professional recognition, and showed strong familiarity with SCAG's processes, coordination needs, and expectations. • The project management approach was well defined, with an experienced team, clear communication protocols, and a realistic schedule tailored to a complex and fast-paced PEIR effort.

	• The proposed cost reflected a reasonable and well-supported level of effort that is consistent with the scope of work and SCAG's independent cost estimate. As a result, ESA offers the best overall value when considering both technical quality and cost. Although one other firm proposed a lower overall cost, that proposal presented concerns regarding its technical approach, level of detail, and demonstrated alignment with SCAG's current RTP/SCS PEIR needs. Evaluators noted that the proposal placed greater emphasis on CEQA compliance and case law while providing less clarity on key analytical approaches for priority areas such as air quality and greenhouse gas analysis, including quantitative methodologies and SCAG-specific considerations. The proposal also reflected limited recent experience with SCAG's current RTP/SCS PEIR cycle, which introduced potential for a learning curve in addressing region-specific issues and evolving program requirements. In addition, the proposal included assumptions, scope elements, and contract provisions (such as a limit on the number of public comments addressed during the Final PEIR phase), that could necessitate future cost amendments, increasing the total project cost over time, and introduce uncertainty in the total level of effort under a lump-sum contract.

Conflict of Interest (COI) Form - Attachment
For September 3, 2026 Regional Council Approval

Approve Contract No. 27-002-C01 in an amount not to exceed $1,099,121 with Environmental Science Associates, to assist SCAG with preparation of the Program Environmental Impact Report for Connect SoCal 2050 in compliance with CEQA. Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

The consultant team for this contract includes:

Consultant Name	Did the consultant disclose a conflict in the Conflict of Interest Form they submitted with its original proposal (Yes or No)?
Environmental Science Associates (prime consultant)	No- form attached
Sirius Environmental (subconsultant)	No - form attached
Terry A Hayes Associates (subconsultant)	No - form attached

SCAG CONFLICT OF INTEREST FORM

RFP No. 27-002

RFP No./Contract No. 27-002

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under "GET INVOLVED", then "Contract & Vendor Opportunities" and scroll down under the "Vendor Contracts Documents" tab; whereas the SCAG staff may be found under "ABOUT US" then "OUR TEAM" then "Employee Directory"; and Regional Council members can be found under "MEETINGS", then scroll down to "LEADERSHIP" then select "REGIONAL COUNCIL" on the left side of the page and click on "Regional Council Officers and Member List."

Any questions regarding the information required to be disclosed in this form should be directed to SCAG's Legal Division, especially if you answer "yes" to any question in this form, as doing so **MAY** also disqualify your firm from submitting an offer on this proposal

Name of Firm: Environmental Science Associates

Name of Preparer: Ruta K. Thomas

Project Title: Program Environmental Impact Report for Connect SoCal 2050

RFP Number: 27-002 **Date Submitted:** April 20, 2026

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

☐ **YES** ☒ **NO**

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

☐ **YES** ■ **NO**

If "yes," please list name, position, and dates of service:

Name	**Position**	**Dates of Service**

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

☐ **YES** ■ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

☐ **YES** ■ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

☐ **YES** ☒ **NO**

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	Date	Dollar Value

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Ruta K. Thomas **, hereby declare that I am the (position or title)** Senior VP, SoCal Regional Director **of (firm name)** Environmental Science Associates **, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated** April 17, 2026 **is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.**

[signature] April 17, 2026

Signature of Person Certifying for Proposer (original signature required)   Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

SCAG CONFLICT OF INTEREST FORM

RFP No. 27-002

RFP No./Contract No. RFP No. 27-002

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under "GET INVOLVED", then "Contract & Vendor Opportunities" and scroll down under the "Vendor Contracts Documents" tab; whereas the SCAG staff may be found under "ABOUT US" then "OUR TEAM" then "Employee Directory"; and Regional Council members can be found under "MEETINGS", then scroll down to "LEADERSHIP" then select "REGIONAL COUNCIL" on the left side of the page and click on "Regional Council Officers and Member List."

Any questions regarding the information required to be disclosed in this form should be directed to SCAG's Legal Division, especially if you answer "yes" to any question in this form, as doing so **MAY** also disqualify your firm from submitting an offer on this proposal

Name of Firm: Sirius Environmental

Name of Preparer: Wendy Lockwood Text

Project Title: Principal

RFP Number: 27-002 **Date Submitted:** April 10, 2026

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

☐ **YES** ☒ **NO**

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	**Nature of Financial Interest**

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

☐ **YES** ☒ **NO**

If "yes," please list name, position, and dates of service:

Name	**Position**	**Dates of Service**

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

☐ **YES** ☒ **NO**

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	**Date**	**Dollar Value**

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Wendy Lockwood **, hereby declare that I am the (position or title)** Principal **of (firm name)** Sirius Environmental **, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated** April 10, 2026 **is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.**

Wendy Lockwood

Signature of Person Certifying for Proposer
(original signature required)

April 10, 2026

Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

SCAG CONFLICT OF INTEREST FORM

RFP No. 27-002

RFP No./Contract No. 27-002

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under "GET INVOLVED", then "Contract & Vendor Opportunities" and scroll down under the "Vendor Contracts Documents" tab; whereas the SCAG staff may be found under "ABOUT US" then "OUR TEAM" then "Employee Directory"; and Regional Council members can be found under "MEETINGS", then scroll down to "LEADERSHIP" then select "REGIONAL COUNCIL" on the left side of the page and click on "Regional Council Officers and Member List."

Any questions regarding the information required to be disclosed in this form should be directed to SCAG's Legal Division, especially if you answer "yes" to any question in this form, as doing so **MAY** also disqualify your firm from submitting an offer on this proposal

Name of Firm: Terry A. Hayes Associates Inc.

Name of Preparer: Natasha Mapp

Project Title: PEIR for Connect SoCal 2050

RFP Number: 27-002 **Date Submitted:** April 15, 2026

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

☐ YES ☒ NO

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

☐ **YES** ■ **NO**

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

☐ **YES** ■ **NO**

If "yes," please list name and the nature of the relationship:

Name	Relationship

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

☐ **YES** ■ **NO**

If "yes," please list name and the nature of the relationship:

Name	Relationship

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

☐ **YES** ☒ **NO**

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	**Date**	**Dollar Value**

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Terry A. Hayes **, hereby declare that I am the (position or title)** Chief Executive Officer **of (firm name)** Terry A. Hayes Associates Inc. **, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated** April 15, 2026 **is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.**

April 15, 2026

Signature of Person Certifying for Proposer
(original signature required)

Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

AGENDA ITEM 5

REPORT

Southern California Association of Governments
September 2, 2026

To:	EAC - Executive Administration Committee RC - Regional Council	**EXECUTIVE DIRECTOR'S APPROVAL**
From:	Erika Bustamante, Deputy Director (Finance) 213-236-1892, bustamante@scag.ca.gov	Kome Ajise
Subject:	Contracts $500,000 or Greater: 27-014-C01, Microsoft Enterprise Agreement	

RECOMMENDED ACTION:
Approve Contract No. 27-014-C01 in the amount not to exceed $1,250,640 with Insight Public Sector to serve as the reseller for Microsoft software subscriptions, licenses and services. Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 4: Build a unified culture anchored in the pursuit of organizational excellence.

EXECUTIVE SUMMARY:
SCAG's Microsoft Enterprise Agreement provides the agency with access to Microsoft software licenses, subscriptions, and services that support daily business operations, including productivity, communication, collaboration, cloud computing, data management, and information technology infrastructure. Under this agreement, Insight Public Sector will serve as SCAG's authorized reseller for Microsoft software subscriptions, licenses, and related services. The agreement includes Microsoft 365 and Office 365 services, Microsoft Teams, Exchange, OneDrive, Azure, Dynamics 365, Power Platform services, SQL Server, Windows Server, Visual Studio, Visio, Microsoft Copilot, and related software assurance and subscription services used across the agency.

The proposed agreement renews SCAG's Microsoft Enterprise Agreement for a three-year term beginning October 1, 2026, and ending September 30, 2029. The renewal will ensure continuity of existing Microsoft licensing and services while providing a contractual mechanism for future Microsoft licensing needs during the term of the agreement. Continued access to these services is critical to supporting agency operations, staff productivity, secure technology infrastructure, cloud-based applications, and collaboration with regional partners and stakeholders.

BACKGROUND:
Staff recommends executing the following contract $500,000 or greater:

Consultant/Contract #	Contract Purpose	Contract Amount
Insight Public Sector 27-014-C01	This agreement provides Microsoft software licenses, subscriptions, cloud services, and software assurance that support SCAG's productivity, collaboration, communication, and information technology operations.	$1,250,640

FISCAL IMPACT:
Funding of $415,500 is available in the Fiscal Year (FY) 2026-27 Indirect Cost Program Budget in Project Number(s) 811-1163.04, 811-1163.08, 811-1163.18, 811-1163.20, and the remaining balance will be requested in future fiscal year budget(s), subject to budget availability.

ATTACHMENT(S):
1. 27-014-C01 Contract Summary
2. 27-014-C01 Conflict of Interest Form

CONSULTANT CONTRACT NO. 27-014-C01

Recommended Consultant:	Insight Public Sector
Background & Scope of Work:	Under this agreement, Insight Public Sector will act as the authorized reseller for Microsoft software subscriptions, licenses and services. SCAG's Microsoft Enterprise Agreement includes Microsoft software licenses and subscriptions used across the agency for staff workstations, servers, cloud-based productivity tools, communication services, collaboration platforms, data systems, and related information technology operations. The agreement provides access to Microsoft 365 and Office 365 services, Microsoft Teams, Exchange, OneDrive, Azure, Dynamics 365, Power Platform services, SQL Server, Windows Server, Visual Studio, Visio, Copilot and related software assurance or subscription services necessary to support daily business operations. This new agreement renews SCAG's Microsoft Enterprise Agreement for a three-year term beginning October 1, 2026, and ending September 30, 2029. The agreement supports the continuation of existing Microsoft licenses and services and provides a contracting mechanism for Microsoft licensing needs during the term of the agreement.
Project's Benefits & Key Deliverables:	The project's benefits and key deliverables include, but are not limited to: • Provide agencywide access to core Microsoft productivity, communication, collaboration, security, data, and cloud services used by staff; • Continue Microsoft Teams, Exchange, OneDrive, Office 365, and Microsoft 365 services that support daily work, remote collaboration, and communication with staff, partners, and stakeholders; and • Support enterprise server, database, development, and business application licensing needs.
Strategic Plan:	This item supports SCAG's Strategic Plan Goal 4: Build a unified culture anchored in the pursuit of organization excellence. Objective 4.4: Leverage effective use of technology to improve efficiency, drive innovation, and optimize collaboration.
Contract Amount:	**Total not to exceed** **$1,250,640** Insight Public Sector (prime consultant) $1,150,640 Projected Taxes $77,000 Copilot Consumption $23,000
Contract Period:	Notice to Proceed through September 30, 2029
Project Number(s):	811-1163.04 $257,500 811-1163.08 $55,000 811-1163.18 $92,000 811-1163.20 $11,000 Funding source(s): Indirect Cost (IC)

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	Funding of $415,500 is available in the Fiscal Year (FY) 2026-27 Indirect Cost Program Budget in Project Number(s) 811-1163.04, 811-1163.08, 811-1163.18, 811-1163.20 and the remaining balance will be requested in future fiscal year budget(s), subject to budget availability.
Basis for Selection:	In accordance with SCAG's Procurement Policy and Procedures Manual, Section 022 Use of Leveraged Procurement Agreements (LPAs), SCAG is committed to utilizing LPAs when they align with organizational needs, offer cost-effective solutions, and comply with applicable procurement laws and regulations. The use of LPAs should prioritize efficiency, fiscal responsibility, and compliance with federal and state procurement guidelines. SCAG utilized an Master Service Agreement (MSA) held by the County of Riverside with Microsoft (MSA #8084445) that was a result of a competitive bidding process (#RIVCO-2020-RFQ-0000048) https://media.rivcocob.org/proceeds/2024/p2024_09_10_files/03.22001.pdf. This agreement allows the County of Riverside, and local agencies to leverage locked in discounted pricing for the length of the contract. It is critical to SCAG operations that this agreement is approved. SCAG utilizes Microsoft software daily for information technology infrastructure, staff productivity, communication, collaboration, data analysis, cloud services, business applications, and systems that support agency operations and services to members, partners, and stakeholders.

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Conflict of Interest (COI) Form - Attachment
For September 3, 2026 Regional Council Approval

This agreement provides Microsoft software licenses, subscriptions, cloud services, and software assurance that support SCAG's productivity, collaboration, communication, and information technology operations.

The consultant team for this contract includes:

Consultant Name	Did the consultant disclose a conflict in the Conflict of Interest Form they submitted with its original proposal (Yes or No)?
Insight Public Sector (prime consultant)	No - form attached

sh

CONFLICT OF INTEREST FORM

RFP NO./CONTRACT NO.	27-014-C01
DATE SUBMITTED	8/13/2026
PROJECT TITLE	Microsoft Enterprise Agreement
NAME OF FIRM	Insight Public Sector
NAME OF PREPARER	Erica Falchetti

SECTION I: INSTRUCTIONS

All Consultants seeking a contract, purchase order, or task order of $25,000 or more must complete and submit this form. This form must also be submitted for any proposed subconsultant(s).

Before completing this Form, please review SCAG's Consultant Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG Officials. This information can be viewed online at scag.ca.gov. Terms used in this Form have the same meaning as the Policy.

A "Yes" answer does not automatically disqualify a Consultant. SCAG will review the disclosure and determine whether the conflict can be avoided or mitigated. Failure to complete this form, failure to disclose required information, or submission of false, incomplete, or misleading information may result in rejection of a proposal, disqualification from a procurement, termination of a contract, withholding of payment, or any other remedy available to SCAG.

Questions regarding this form should be directed to SCAG's Legal Division; however, SCAG's Legal Division represents SCAG and cannot provide legal advice to Consultants or other outside parties.

SECTION II: QUESTIONS

1. During the last 12 months, has the Consultant or any of its principals, officers, partners, or key personnel provided a source of income, compensation, payment, gift, loan, reimbursement, promise of future work, or other financial benefit to any SCAG Official or SCAG employee?

   Yes ☐ No ☑

   If "yes," please list the names of those SCAG Officials and/or SCAG employees and the nature of the financial interest:

Name	Nature of Financial Interest

2. Does any SCAG Official or SCAG employee hold a position or have an ownership interest, investment interest, partnership interest, or other financial or business interest in the Consultant?

   Yes ☐ No ☑

   If "yes," please list the names of those SCAG Officials and/or SCAG employees and describe the position or interest:

Name	Position of Interest

SECTION II: QUESTIONS *(continued)*

3. Within the last 12 months, has the Consultant or any of its principals, officers, partners, or key personnel been employed by SCAG or served as a SCAG Official?

   Yes ☐ No ☑

   If "yes," please list the names of those individuals and the positions held:

Name	Prior SCAG Position

4. Is the Consultant or any of its principals, officers, partners, or key personnel immediate family or have a close personal relationship to any SCAG Official, SCAG employee, evaluation committee member, or other person involved in the procurement, award, or payment of the proposed SCAG work?

   Yes ☐ No ☑

   If "yes," please list the names of those individuals and describe the relationship:

Name	Relationship

5. During the last 12 months, has the Consultant or its agent made a contribution to a SCAG Official's campaign or controlled committee of more than $500 in the aggregate? (Include contributions made by any individual who directs or controls your entity's contributions, and contributions made by any entity owned by the same majority owners as your entity. An "agent" is a person who is compensated by your entity, as an employee or independent contractor, and who has communicated or will communicate with SCAG to influence SCAG's decisions on the proposed proceeding.)

   Yes ☐ No ☑

   If "yes," please list the names of those SCAG Officials who received contributions, the name of the contributor, the date(s) of the contribution, and the amount of each contribution that aggregates to $500 or more:

Name	Contributor	Dates	Amount(s)

6. Has the Consultant or any of its principals, officers, partners, or key personnel performed prior work for SCAG, assisted with the development of this procurement, or received confidential information that could provide an unfair competitive advantage in connection with the proposed SCAG work?

   Yes ☐ No ☑

   If "yes," please explain:

SECTION II: QUESTIONS *(continued)*

7. Does the Consultant or any of its principals, officers, partners, or key personnel have any organizational conflict of interest that may impair the Consultant's objectivity, judgment, independence, or ability to perform work in SCAG's best interests? (Examples may include evaluating or overseeing the Consultant's own work, representing another client whose interests are materially adverse to SCAG, performing work for another entity that may conflict with SCAG responsibilities, or having divided contractual duties.)
   Yes ☐ No ☑

   If "yes," please explain:

SECTION III: CONTINUING DUTY TO DISCLOSE

A Consultant must update this form promptly if circumstances change, if additional facts become known, or if the Consultant seeks additional work that may create a new or different actual, potential, or perceived conflict of interest.

☑ I acknowledge the continuing duty to disclose actual, potential, or perceived conflicts of interest.

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the Consultant.

DECLARATION

I, (printed full name) Erica Falchetti , hereby declare that I am the (position or title) Director, Public Sector of (Consultant name) Insight Public Sector, Inc. , and that I am duly authorized to execute this Validation Statement on behalf of the Consultant. I declare that I have reviewed SCAG's Consultant Conflict of Interest Policy, made reasonable inquiry as required, and the information provided in this form is true, correct, complete, and current as of the date submitted.

I acknowledge that any false, deceptive, incomplete, or misleading statement or omission may result in rejection of the proposal, disqualification from the procurement, termination of any resulting or existing contract, withholding of payment to the extent permitted by law or contract, or any other remedy available to SCAG.

SIGNATURE

Erica Falchetti Digitally signed by Erica Falchetti
Date: 2026.08.13 16:05:26 -04'00'

DATE

8/13/2026

PRINTED NAME

Erica Falchetti

TITLE

Director, Public Sector

FIRM

Insight Public Sector

AJ1.27-111-LGL-0001.2026.07.07

AGENDA ITEM 6

REPORT

Southern California Association of Governments
September 2, 2026

To: EAC - Executive Administration Committee
RC - Regional Council

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

From: Javiera Cartagena, Chief Government and Public Affairs Officer
213-236-1980, cartagena@scag.ca.gov

Subject: SB 675 (Padilla) – Imperial County Air Pollution Control District Reform

RECOMMENDED ACTION:
The Legislative/Communication & Membership Committee (LCMC) recommends the Regional Council (RC) adopt a "watch" position on SB 675 (Padilla).

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region.

EXECUTIVE SUMMARY:
Senate Bill (SB) 675 (Padilla) would make significant changes to the governance and operations of the Imperial County Air Pollution Control District (ICAPCD), including restructuring the district's governing board and establishing new transparency, public engagement, reporting, and air monitoring requirements.

Since the Legislative/Communications & Membership Committee (LCMC) and Regional Council (RC) last considered the measure at the June LCMC, July RC, and August LCMC, SB 675 has been substantially amended, including changes to the proposed board structure, implementation timeline, permitting provisions, military consultation requirements, and public disclosure requirements.

Given the significant amendments made to the bill, the potential for further changes as it continues through the legislative process, and the lack of consensus among affected stakeholders, the Legislative/Communications & Membership Committee (LCMC) recommends that the Regional Council (RC) adopt a "watch" position on SB 675 (Padilla).

BACKGROUND:
The California Legislature is nearing the conclusion of the second year of the 2025-26 Legislative Session. At this stage in the legislative process, bills that remain active have advanced through most policy and fiscal committee deadlines and are moving toward final consideration before the Legislature adjourns for the year. As a result, bills are often substantially amended as they progress through the second house.

At its June 2026 meeting, the Legislative/Communications & Membership Committee (LCMC) received a Mid-Cycle Legislative Update that included several active bills related to SCAG's core issue areas. Following discussion, the LCMC recommended that the Regional Council (RC) adopt an "oppose" position on SB 675 (Padilla), SB 866 (Blakespear), and SB 1414 (Reyes).

At its July 2026 meeting, the RC approved opposition positions on SB 866 (Blakespear) and SB 1414 (Reyes) but directed staff to return SB 675 (Padilla) to the August 2026 LCMC for further review. As a result, the LCMC received a second presentation on the bill at its August 2026 meeting, since the bill has been substantially amended over the past few months. This report details SB 675's major provisions, recent amendments, and the LCMC's updated recommendation for SCAG to adopt a "watch" position on SB 675.

Bill: SB 675 **Author**: Senator Steve Padilla (D-San Diego)
Title: Imperial County Air Pollution Control District: members and duties.
Status: Passed Sen. Floor 39-0 06/04/25. Gut-and-amended in the Assembly to contain current language 06/01/26. Passed Asm. Natural Resources 9-4 on 06/08/26 and Asm. Approps Suspense File 11-4. Pending Asm. Floor Vote.
Hyperlink: https://leginfo.legislature.ca.gov/faces/billVotesClient.xhtml?bill_id=202520260SB675

SB 675 would restructure the governance of the Imperial County Air Pollution Control District (ICAPCD) by replacing the current governing structure with an 11-member board consisting of one county supervisor, five city representatives, one representative from an irrigation district serving Imperial County, and four public members representing public health, environmental justice, labor, and agriculture interests. All members would be required to reside within Imperial County.

The bill would also establish new transparency, reporting, public participation, and air quality monitoring requirements. Among other provisions, it would require the district to maintain a public website, provide public access to specified permitting, enforcement, and budget information, evaluate and improve public engagement processes, publish annual reports, consult with the U.S. Navy and U.S. Marine Corps on matters that may affect military operations, and designate a military liaison. The bill would also require that district expenses not covered by existing funding sources be funded through annual per-capita assessments on the county and cities within the district.

Since the Legislative/Communications & Membership Committee (LCMC) and Regional Council (RC) considered SB 675 in June and July 2026, respectively, the bill has undergone several significant amendments, including:

- Removal of provisions that would have prohibited the district from issuing Title V and other major air permits during the transition period.
- Acceleration of the implementation date for the new governing board structure from March 1, 2028, to July 1, 2027.

- Addition of a representative from an irrigation district serving Imperial County to the governing board, increasing its size from 10 to 11 members.
- Narrowing of eligibility for the agriculture representative seat.
- Delay of certain online disclosure requirements until January 1, 2029.
- Authorization for the redaction of physical address information for certain sensitive facilities.
- Addition of requirements for consultation with the U.S. Navy and U.S. Marine Corps, including designation of a military liaison.

While SCAG will occasionally take positions on legislation with localized impacts to support member agencies' interests or address issues with broader regional significance, affected stakeholders remain divided on SB 675 despite the bill's substantial amendments. Given the significant changes already made to the measure, the potential for additional amendments, and the lack of consensus among affected stakeholders. Accordingly, the LCMC recommends that the Regional Council adopt a "watch" position on SB 675 (Padilla).

<u>Prior Committee Action</u>
At its meeting on June 16, 2026, staff presented an informational update on seven (7) active legislative bills related to SCAG's core issue areas: SB 675 (Padilla), SB 866 (Blakespear), SB 1123 (Wiener), SB 1361 (Durazo), SB 1414 (Reyes), AB 1777 (Garcia), and AB 2168 (Wicks). Following the presentation and committee discussion, members voted to redesignate three bills as action items and recommend that the EAC and RC adopt an "oppose" position on SB 675 (Padilla), SB 866 (Blakespear), and SB 1414 (Reyes). The motion passed 16-0.

At its July 2026 meeting, the Regional Council approved “oppose” positions on SB 866 (Blakespear) and SB 1414 (Reyes). However, members pulled SB 675 (Padilla) from the consent calendar and directed staff to return the bill to the August 2026 LCMC for further review following discussion and public comment. Since that time, SB 675 has undergone significant amendments.

Staff reevaluated the measure and provided a second presentation to the LCMC at its August 18, 2026, meeting, recommending that SCAG adopt a "watch" position on SB 675. After the presentation, LCMC Member Mike Goodsell provided background on air quality issues in Imperial County and commented on how they relate to SB 675, which he feels would not resolve those issues. Next, a member of State Senator Steve Padilla’s staff provided public comment on the bill, detailing the stakeholder feedback process which resulted in significant amendments over the last few months. After the discussion, the committee voted unanimously to forward a “watch” position on SB 675 to the Regional Council.

FISCAL IMPACT:
Work associated with SB 675 (Padilla) – Imperial County Air Pollution Control District Reform is within the Indirect Cost budget, Legislation 810-0120.10.

AGENDA ITEM 7

REPORT

Southern California Association of Governments
September 2, 2026

To: EAC - Executive Administration Committee
RC - Regional Council

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

From: Javiera Cartagena, Chief Government & Public Affairs Officer
(213) 236-1980, cartagena@scag.ca.gov

Subject: Transportation Policy and Safety Improvements

RECOMMENDED ACTION:
The Legislative/Communication & Membership Committee (LCMC) recommends the Regional Council (RC) adopt a "support" position on SB 741 and SB 1167 (Blakespear).

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region.

EXECUTIVE SUMMARY:
SB 741 (Blakespear) would streamline the Low Carbon Transit Operations Program (LCTOP) by broadening eligible uses of program funding and reducing administrative requirements associated with receiving and expending those funds. SB 1167 (Blakespear) would strengthen California's regulation of electric bicycles and other electric-powered devices by clarifying vehicle classifications, among other things.

Given the importance of LCTOP funding to transit operators throughout the SCAG region and SB 741's potential to provide greater flexibility in the use of these funds, and given SB 1167's focus on improving roadway safety for all users, the Legislative/Communications and Membership Committee recommends that the Regional Council adopt a "support" positions on SB 741 and SB 1167.

Bill: SB 741 **Author**: Senator Catherine Blakespear (D-Encinitas)
Title: Low Carbon Transit Operations Program (LCTOP)
Status: Gut-and-amended on 06/08/26 to relate to LCTOP streamlining. Passed Assembly Appropriations 15-0 on 8/13/2026. Awaiting a floor vote. Requires a two-thirds vote.
Hyperlink: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB741

SB 741 would revise the Low Carbon Transit Operations Program by replacing the current list of eligible expenditures with three broader spending categories: (1) maintenance or expansion of bus, rail, or ferry services, including equipment acquisition, fueling, maintenance, and operating costs; (2) transit fare subsidies, including discounted or free student transit passes; and (3) network and fare integration technology improvements. Expenditures within these categories would be deemed to reduce greenhouse gas emissions for purposes of the program.

The bill would also substantially streamline program administration by removing existing greenhouse gas reduction demonstration requirements, repealing current anti-supplantation requirements, allowing transit agencies to submit single-year or multi-year expenditure plans, and permitting agencies to modify expenditures within the authorized categories without restarting the approval process. Transit agencies would continue to provide expenditure documentation to Caltrans after funds are expended, but the bill would simplify how agencies access and administer LCTOP funding.

Since the bill was first introduced, it has undergone significant amendments. Most notably, the June 8, 2026, version would have eliminated the requirement that transit agencies serving disadvantaged communities dedicate at least 50 percent of their LCTOP allocations to projects benefiting those communities. In response to concerns raised by environmental, planning, and equity organizations, amendments adopted on July 1, 2026, restored the disadvantaged community investment requirements. Additional amendments clarified that expenditures on transit buses must comply with the California Air Resources Board's Innovative Clean Transit regulations and specified that eligible expenditures under the bill are deemed to reduce greenhouse gas emissions.

The bill is sponsored by the California Transit Association, which argues that existing LCTOP requirements have become unnecessarily complex and administratively burdensome, requiring transit agencies to devote significant staff time to documentation, greenhouse gas modeling, and compliance activities. Supporters contend SB 741 would allow agencies to focus resources on improving transit service and maintaining ridership while retaining oversight through expenditure reporting and financial audits. A coalition of organizations has taken a "support if amended" position, requesting that the bill be revised to maintain the program's greenhouse gas reduction objective and to continue limiting LCTOP-funded vehicle purchases to zero-emission transit vehicles and charging and fueling infrastructure.

The bill is particularly relevant to the SCAG region because local transit operators receive a substantial share of statewide LCTOP funding. According to the State Controller's FY 2025-26 allocation list, approximately $57.2 million, roughly 43 percent of statewide eligible allocations, is associated with transit operators and transportation entities within SCAG's six-county region. Major regional operators, including LA Metro and the Ventura County Transportation Commission, currently rely on LCTOP funding to support transit operations and related investments. Consequently, changes to program requirements and funding flexibility could have significant implications for transit agencies throughout Southern California.

While some stakeholders have expressed concerns regarding reduced oversight and broader spending flexibility, the bill's recent amendments have addressed many of the concerns raised by environmental justice and transit equity advocates. As currently drafted, SB 741 preserves disadvantaged community investment requirements, supports compliance with state transit electrification goals, and reduces administrative barriers that transit agencies frequently identify as challenges in accessing program funding. Given the measure's regional significance and potential benefits for transit operators throughout Southern California, staff recommends that SCAG adopt a “support” position on SB 741 (Blakespear).

Support:
California Transit Association (Sponsor), Orange County Transportation Authority, San Diego Metropolitan Transit System, Santa Barbara Metropolitan Transit District, Streets for All, Sunline Transit Agency.

Support if Amended:
Climate Plan, MoveLA, and NRDC Action Fund.

Opposition:
No Opposition.

Bill: SB 1167 **Author**: Senator Catherine Blakespear (D-Encinitas)
Title: E-Bike Classification and Safety Standards
Status: Passed Assembly Appropriations 15-0 on 8/13/2026. Awaiting a floor vote. Majority Vote Required.
Hyperlink: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB1167

The bill would require manufacturers and distributors of e-bikes, mopeds, and motor-driven cycles to permanently affix labels containing identifying information, including manufacturer details, vehicle classification, speed capabilities, and motor wattage. It would also establish new disclosure requirements for certain electric-powered vehicles, expand battery and charging system safety requirements, and impose additional responsibilities on retailers to verify classification labels before installation. These provisions are intended to improve consumer awareness and reduce confusion regarding the legal status and operational requirements of electric-powered devices.

SB 1167 would also provide law enforcement with additional tools to address unauthorized vehicles operating on public roads and rights-of-way. The bill authorizes removal of certain electric-powered devices that exceed legal operating thresholds and requires law enforcement officers to document vehicle classification and labeling information in crash reports involving e-bikes, mopeds, and motor-driven cycles. Supporters argue these changes will improve public safety and generate more accurate data regarding incidents involving electric-powered mobility devices.

The bill was introduced in response to growing concerns regarding the proliferation of noncompliant electric-powered vehicles being sold as e-bikes. According to findings cited by the author, many devices marketed as e-bikes exceed California's legal power and speed limits, creating challenges for consumers, schools, local governments, and law enforcement agencies. The author contends that clearer definitions, stronger labeling requirements, and enhanced enforcement authority will improve safety, consumer transparency, and accountability among manufacturers and retailers.

Supporters contend that SB 1167 will improve consumer awareness, strengthen enforcement of existing laws, and address safety concerns associated with illegal or modified electric-powered devices. Opponents have expressed concerns regarding the bill's treatment of industry terminology and the potential impacts on manufacturers and retailers. While the bill imposes some additional administrative and enforcement responsibilities, proponents maintain that the measure provides a comprehensive framework for addressing growing safety concerns associated with the rapidly expanding e-bike market.

Given the bill's focus on improving transportation safety, consumer protection, enforcement, and regulatory clarity for electric-powered mobility devices, staff recommends that SCAG adopt a "support" position on SB 1167 (Blakespear).

Support:
Orange County Transportation Authority, County of Orange, League of California Cities, City of Calabasas.

Opposition:
Motorcycle Industry Council.

FISCAL IMPACT:
Work associated with SB 741 (Blakespear) and SB 1167 (Blakespear) is within the Indirect Cost budget, Legislation 810-0120.10.

AGENDA ITEM 8

REPORT

Southern California Association of Governments
September 2, 2026

To: EAC - Executive Administration Committee
RC - Regional Council

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

From: Javiera Cartagena, Chief Government & Public Affairs Officer
(213) 236-1980, cartagena@scag.ca.gov

Subject: SCAG Memberships and Sponsorships

RECOMMENDED ACTION:
Approve up to $96,522 to maintain memberships with 1) California Association of Councils of Governments (CALCOG) ($55,572), 2) Association of Metropolitan Planning Organization (AMPO) ($31,050), and 3) Eno Center for Transportation ($9,900).

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region.

EXECUTIVE SUMMARY:
At its August 18, 2026, meeting, the Legislative/Communications and Membership Committee (LCMC) approved up to $96,522 to maintain memberships with 1) California Association of Councils of Governments (CALCOG) ($55,572) 2) Association of Metropolitan Planning Organization (AMPO) ($31,050) and 3) Eno Center for Transportation ($9,900).

BACKGROUND:

Item 1: California Association of Councils of Governments (CALCOG)
Type: Membership **Amount:** $55,572

California Association of Councils of Governments (CALCOG) is a statewide association representing 51 regional member agencies to serve its members' needs for regional coordination and policy development. CALCOG works with and through its members to provide a strong voice for regional organizations in Sacramento:

- Most recently CALCOG, alongside with SCAG has co-sponsored AB 2002 by Assemblymember José Luis Solache. AB 2002 would establish a Regional Early Action Planning (REAP) Fund to provide state funding to councils of governments and local jurisdictions to support implementation of the 7th and future RHNA cycles.

- In 2021, CALCOG exerted tremendous leadership in the creation of the REAP 2.0 program. In so doing it helped to secure $560 million for MPO regions to support Sustainable Communities Strategy implementation through projects that promote infill housing development and reduce vehicle miles traveled (VMT). In 2024, CALCOG was also an important partner in the effort to extend the REAP 2.0 expenditure and reporting deadline to 16REPORT ensure that all SCAG grantees could complete their projects without risk of these dollars reverting to the state general fund.

- In 2019, CALCOG played a key role in the creation of the first Regional Early Action Planning (REAP) program, which received a $125 million allocation in the state budget for that year. SCAG received $47 million to help local communities promote and increase the housing supply.

Beyond advocacy, CALCOG provides the following membership benefits:

- Access to a network of 50 Regional Agencies across California.

- Staff access to leadership development programs, retreats, webinars, and workshops.

- Staff participation in the California Academy for Regional Leaders (CARL), a leadership training program, with several SCAG employees having completed the series.

- Regional leadership forum, CALCOG's flagship conference, bringing together approximately 250+ board members, executives, and regional planning professionals annually.

- Direct Coordination with California's four largest MPOs through the “Big 4” partnership.

SCAG maintains a significant leadership presence within the organization. This year, former SCAG President Jan Harnik is serving as CALCOG’s President. LCMC Chair Margaret Finlay is the CALCOG board member representing SCAG. The Fiscal Year (FY) 2026-2027 annual dues are $55,572.

Item 2: Association of Metropolitan Planning Organizations (AMPO)
Type: Membership **Amount:** $31,050

The Association of Metropolitan Planning Organizations (AMPO) is a membership organization established in 1994 to serve the needs and interests of metropolitan planning organizations (MPOs) nationwide. AMPO is dedicated exclusively to MPOs, while other membership organizations in which SCAG participates, such as the National Association of Regional Councils (NARC) and the Coalition for America’s Gateways and Trade Corridors (CAGTC), include other public agencies that may not be federally designated MPOs. Approximately 70% of U.S. MPOs are members, providing SCAG with access to one of the largest national networks focused on metropolitan transportation planning.

AMPO offers the following membership benefits and resources:

- Federal Policy Advocacy & Analysis focused specifically on MPO interests. AMPO has worked directly with SCAG on federal policy initiatives and congressional engagement.

- Seven AMPO Interest Groups supporting collaboration and peer-to-peer learning opportunities.

- Dozens of virtual meetings and training sessions annually and dozens of AICP certification credit opportunities.

- National MPO Leadership Forum for Executive Directors, offering quarterly discussions on federal funding and emerging issues from Washington, D.C.

- Leadership opportunities through AMPO's board of directors, committees, and interest group leadership teams.

AMPO's annual conference will be held this September 14 through 18 in Sacramento and will provide a robust program covering current issues, including the future of transportation, data collection, and national legislative issues. Several SCAG staff will be attending and presenting at the event.

Additionally, AMPO members can join the member-run Technical Committee, which defines planning practices for active transportation initiatives, emerging technologies, GIS, and data visualization.

SCAG became an AMPO member in November 2023 and is now renewing its membership for the next full fiscal year at a cost of $31,050.

Item 3: Eno Center for Transportation
Type: Membership **Amount:** $9,900

The Eno Center for Transportation's mission is to continuously improve transportation by working across all modes of transportation to cultivate visionary leadership through its Center for Transportation Policy (CTP) and Center for Transportation Leadership (CTL).

Eno Transportation Weekly (ETW) provides vital intelligence to SCAG regarding federal policy and legislation. ETW's high-quality analyses cover critical topics, such as surface transportation reauthorization, appropriations bills, competitive grant programs, federal budgets, and emerging technologies. Ten (10) subscriptions are available to SCAG trough this membership.

- As part of SCAG's 2026 D.C. Reception & Hill Lobby Day, SCAG met with Rebecca Higgins, Eno's Vice President of Policy. This direct engagement occurred the morning after the House 18REPORT Transportation & Infrastructure Committee released its "BUILD America 250 Act," its vision for the next iteration of surface transportation policy.

- Ms. Higgins also shared her expertise by presenting virtually at the Legislative/Communications and Membership Committee (LCMC) meeting in August of 2025

While the standard cost is $11,000, SCAG receives a 10% government discount, bringing the total to $9,900. This membership provides 10 subscriptions to ETW, ensuring SCAG staff stay informed on federal developments.

PRIOR COMMITTEE ACTION:
Staff presented the agenda item for up to $96,522 for maintaining memberships with 1) California Association of Councils of Governments (CALCOG) ($55,572) 2) Association of Metropolitan Planning Organization (AMPO) ($31,050) and 3) Eno Center for Transportation ($9,900) to the LCMC at its meeting on August 18, 2026. The LCMC approved this item unanimously as part of the consent calendar.

FISCAL IMPACT:
$55,572 for the California Association of Councils of Governments (CALCOG) membership is divided between the FY 27 Indirect Cost and FY 27 General Fund budgets. $31,050 for the Association of Metropolitan Planning Organizations (AMPO) and $9,900 for Eno Center for Transportation are included in FY 27 Indirect Cost budget.

AGENDA ITEM 9

REPORT

Southern California Association of Governments
September 2, 2026

To:	EAC - Executive Administration Committee CEHD - Community, Economic, and Human Development Committee RC - Regional Council	**EXECUTIVE DIRECTOR'S APPROVAL** Kome Ajise
From:	Michael Dietz, Planning Supervisor (H) 213-630-1592, dietz@scag.ca.gov	
Subject:	SCAG Response to 2025-2026 Orange County Grand Jury Report – *California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods*	

RECOMMENDED ACTION FOR CEHD:
Information Only – No Action Required

RECOMMENDED ACTION FOR EAC AND RC:
Receive and File

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 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:
This item provides an informational update on the 2025-2026 Orange County Grand Jury report, **California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods*****, and SCAG's formal response. The report included findings and recommendations related to SCAG's role in the RHNA process and regional housing planning, and SCAG was required to submit a response. This report summarizes the Grand Jury report, SCAG's response, and key themes raised therein.***

BACKGROUND:
On May 27, 2026, the Orange County Grand Jury released a report titled *California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods*. The report, which is provided as Attachment 2 to this staff report, examined the implementation of state housing laws in Orange County, primarily focusing on the Regional Housing Needs Assessment (RHNA). The report includes discussion on the approach employed by the California Department of Housing and Community Development (HCD) in administering the process, SCAG's role in developing the RHNA methodology and allocating housing need throughout Orange County, as well as the broader SCAG region, and the function that the Orange County Council of Governments (OCCOG) has historically played in representing Orange County jurisdictions throughout the process, in addition to perceived

opportunities for OCCOG to do more. The report included findings and recommendations directed to several public agencies, including SCAG.

Pursuant to California Penal Code Sections 933 and 933.05, SCAG was required to provide a formal written response to certain findings and recommendations identified in the report within 90 days of its publication. Given the report's date of publication, that meant that SCAG was required, by law, to submit a formal response to the report to the Orange County Superior Court by August 25, 2026.

The findings and recommendations assigned to SCAG generally addressed three topics:

1. Representation of Orange County jurisdictions in the RHNA process, as well as SCAG's broader governance structure
2. Transparency and public understanding of the RHNA methodology and allocation process
3. Preparation for the 7th Cycle RHNA process.

The full slate of findings and recommendations that required a formal response by SCAG are provided on Pages 40-41 of the report, as shown below:

SCAG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17, F20, F21, F22
Recommendations	R5, R11, R19, R20

SCAG's formal response, which is provided in full as Attachment 1 to this staff report, was signed by SCAG Regional Council President Ray Marquez and submitted to the Orange County Superior Court via certified mail on August 20, 2026. Broadly speaking, SCAG's response focused on three overarching themes:

1. Orange County jurisdictions have meaningful opportunities to participate in and influence SCAG's governance, as well as the RHNA process. Orange County jurisdictions are represented throughout the agency's governance structure, including the Regional Council, CEHD Committee, and were represented on the 6th Cycle RHNA Subcommittee and are currently represented on the 7th Cycle RHNA Subcommittee.

2. While the RHNA process is complex and highly technical, it is not opaque. SCAG has historically provided substantial documentation, public outreach, workshops, and other opportunities for stakeholder engagement to support transparency and facilitate understanding. SCAG will continue providing these things during the 7th Cycle, and will look for opportunities to further bolster local understanding of the process.

3. Many concerns identified in the Grand Jury report relate to requirements established by state statute or HCD practices, limiting SCAG's discretion in certain areas.

While the report reflects differing perspectives regarding state housing mandates and, in particular, the RHNA process, SCAG's response emphasizes the agency's continued commitment to regional collaboration, transparency and stakeholder engagement, and compliance with state law. These principles will continue to guide SCAG as work on the 7th Cycle RHNA process moves forward.

FISCAL IMPACT:
Work associated with this item is included in the FY27 Overall Work Program (800.0160.03): Regional Housing Needs Assessment (RHNA).

ATTACHMENT(S):
1. SCAG Response to 2025–2026 Orange County Grand Jury Report – California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods
2. Orange County Grand Jury Report – California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods
3. PowerPoint Presentation – SCAG Response to 2025-2026 Orange County Grand Jury Report

INNOVATING FOR A BETTER TOMORROW

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
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August 19, 2026

The Honorable Sheila F. Hanson
Presiding Judge
Orange County Superior Court
700 Civic Center Drive West
Santa Ana, CA 92701

Subject: **SCAG Response to 2025–2026 Orange County Grand Jury Report – *California Housing Mandates***

Dear Judge Hanson:

On behalf of the Southern California Association of Governments (SCAG), I am submitting SCAG's response to the 2025-2026 Orange County Grand Jury Report entitled "*California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods*," in accordance with California Penal Code §§ 933 & 933.05(a) and (b).

SCAG recognizes the concerns expressed by Grand Jury regarding the need for housing policies to reflect local conditions and preserve meaningful community participation. As a regional planning agency, SCAG remains committed to working constructively with its member jurisdictions to advance housing solutions that are feasible, responsive to community priorities, and coordinated with the infrastructure and resources necessary for successful implementation, while also adhering to state statute.

The attached response addresses the findings and recommendations assigned to SCAG. Should you have any questions, please do not hesitate to contact Ma'Ayn Johnson, Housing Department Manager at SCAG, at (213) 236-1975 or johnson@scag.ca.gov.

Sincerely,

Ray Marquez
President
SCAG

FINDINGS

F3: OCCOG coordinates RHNA regional planning in partnership with the SCAG for Orange County. OCCOG lacks adequate influence with SCAG.

Response to Finding 3:

SCAG agrees that the Orange County Council of Governments (OCCOG) coordinates regional planning in partnership with SCAG for Orange County. SCAG's Regional Council is intentionally structured to provide representation from across the entire six-county SCAG region. OCCOG handles the administration and conducts the elections for the 13 Regional Council districts in Orange County. Three additional RC positions are appointed by the County of Orange, the Orange County Transportation Authority, and the Transportation Corridor Agencies. In total, 15 of SCAG's 64 Regional Council positions represent Orange County member jurisdictions, consistent with county's share of the regional population.

The representatives delineated above participate in planning and housing policy decisions, including the Community Economic and Human Development Committee (CEHD) and the RHNA Subcommittee. Additionally, SCAG's 6th Cyle RHNA and Housing Element Reform subcommittee was chaired by then-Regional Council Member Peggy Huang, a City of Yorba Linda councilmember. SCAG believes that OCCOG has adequate opportunities to influence the RHNA process through its representation on these governing bodies.

F4: Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies

Response to Finding 4:

SCAG agrees that meaningful participation by Orange County cities, as well as all jurisdictions within the SCAG region, strengthens regional planning efforts and helps ensure local perspectives are considered during the development and implementation of housing policies, including state housing mandates. SCAG provides multiple opportunities for participation through the Regional Council, policy committees, stakeholder workshops, and public comment opportunities. During the 6th Cycle RHNA process, SCAG convened RHNA Subcommittee meetings and conducted extensive outreach regarding the RHNA methodology. For the 7th Cycle RHNA process, SCAG will continue to conduct extensive outreach to facilitate participation by all member jurisdictions, including Orange County cities, to the extent possible given statutory timing requirements.

F5: SCAG's 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021–2029 planning period, with higher allocations concentrated in cities with major population and employment centers

Response to Finding 5:

SCAG agrees that Orange County jurisdictions received a total allocation of 183,861 housing units for the 6th Cycle, and that a substantial share of the allocation was assigned to jurisdictions with major population and employment centers. This result is consistent with the RHNA methodology adopted by the SCAG Regional Council. The methodology was developed with input from the RHNA subcommittee and CEHD, both of which included representatives from Orange County cities, and directly furthers the five statutory objectives outlined in Government Code Section 65584(d).

F12: The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify

Response to Finding 12:

SCAG partially agrees with this finding. SCAG agrees that the 6th Cycle RHNA methodology incorporated numerous technical inputs and datasets published by both SCAG and the California Department of Housing and Community Development (HCD). However, SCAG provided substantial documentation and opportunities for review to support transparency and local understanding of the process. These resources included the Final RHNA Methodology, RHNA Methodology Data Appendix, Final RHNA Allocation Plan, and supporting materials published through SCAG's RHNA website and Regional Data Platform. In addition, SCAG conducted workshops, public hearings, and technical assistance activities throughout the RHNA development process to assist jurisdictions in reviewing and understanding the methodology and resulting allocations.

F13: The California State Auditor's 2022 review found significant deficiencies in HCD's regional determination process—including inadequate documentation, data-entry errors, and insufficient justification for key assumptions—raising concerns that similar issues may affect the 7th Cycle process.

Response to Finding 13:

SCAG agrees that the California State Auditor's 2022 review found significant issues with HCD's Regional Housing Needs Determination (RHND) process. Following the state audit, SCAG evaluated the findings and participated in efforts to identify potential reforms to improve the RHNA process. SCAG conducted a stakeholder engagement process to *collect input and feedback on RHNA reform. The stakeholder feedback that was received was used to shape SCAG's RHNA reform recommendations. The recommendations were presented to the public in 2023 for additional feedback through a series of outreach efforts, including two public listening sessions, an online survey, and posting of draft recommendations online for public input. SCAG housing staff also participated in HCD's outreach for RHNA reform and evaluated housing bills. Based on the stakeholder feedback received, as well as SCAG's own analysis, SCAG staff updated its draft recommendations. The final recommendations, which were intended to improve transparency, documentation, and public confidence in the RHNA process, were approved by the Regional Council and transmitted to HCD. However, while HCD is required to consult with SCAG as part of the regional determination process, HCD is ultimately responsible for conducting the process in accordance with State housing law.*

F14: OCCOG's current resources and organizational structure are insufficient to fully advocate for Orange County jurisdictions during RHNA methodology development, especially when compared with larger or more heavily resourced regional councils of governments that also influence SCAG

Response to Finding 14:

SCAG acknowledges the importance of ensuring that all member jurisdictions have meaningful opportunities to participate in the RHNA process. Orange County jurisdictions played an active role in the development of the 6th Cycle RHNA methodology through their representation on the RHNA Subcommittee, the Community, Economic and Human Development (CEHD) Committee, and the Regional Council. Orange County jurisdictions will continue to be represented throughout the 7th Cycle RHNA process by serving on the RHNA Subcommittee, CEHD Committee, and Regional Council. Through this representation, OCCOG member jurisdictions will have ongoing opportunities to provide input, shape methodology discussions, and participate in the review and approval process at each stage of RHNA development.

SCAG's governance structure is intended to ensure that all counties, including Orange County, are actively engaged in regional planning decisions.

F15: Demands on HCD are anticipated to materially alter methodology for the 7th Cycle, but Orange County jurisdictions have not yet received clear guidance on how these allocations will be translated into SCAG policy or local impacts.

Response to Finding 15:

SCAG has not yet received the RHND from HCD, nor has it begun the process of developing the methodology for the 7th Cycle. As a result, it is unknown at this time how the RHNA methodology will be designed, what allocations that methodology may result in, and what the resulting impacts of those allocations may be for individual jurisdictions. That being the case, it would be premature for SCAG to offer such guidance at this time.

The 7th Cycle RHNA methodology will be developed under the oversight of the RHNA Subcommittee, reviewed by the CEHD Committee, and reviewed and ultimately adopted by the Regional Council. Throughout this process, SCAG will communicate with member jurisdictions, including Orange County jurisdictions, about how certain decisions on the RHNA methodology may impact the resulting allocations. SCAG will offer guidance and recommendations to each of these bodies, all of which are comprised of representatives serving member jurisdictions, and will also provide technical assistance to support local jurisdictions as they implement their housing elements after receiving their final RHNA allocations to the extent possible. However, until the methodology begins to take shape under the guidance of the RHNA Subcommittee, the CEHD Committee, and the Regional Council, SCAG cannot assume potential outcomes and provide guidance accordingly.

F17: The large number of committees, subcommittees, and advisory groups involved in SCAG and OCCOG's RHNA processes promotes broad participation but diffuses accountability, making it difficult to determine who is responsible for specific analytic inputs or process decisions

Response to Finding 17:

SCAG agrees that the RHNA process promotes broad participation and incorporates input from a variety of stakeholders, local jurisdictions, and elected officials. The involvement of multiple committees and subcommittees is intended to ensure transparency, regional representation, and public engagement throughout the development of the RHNA methodology.

However, SCAG does not agree that the process diffuses accountability for RHNA decisions. Roles and responsibilities within the RHNA process are clearly defined. The RHNA Subcommittee is responsible for developing and refining recommendations regarding the RHNA methodology. The CEHD Committee reviews the Subcommittee's recommendations and forwards its recommendations to the Regional Council. The Regional Council, SCAG's governing body, is responsible for approving the RHNA methodology and adopting the final RHNA Allocation Plan.

F20: Cities and other stakeholders encounter difficulty explaining RHNA outcomes to elected officials and the public due to a lack of clear, consolidated documentation describing how allocation decisions are derived from the underlying data.

Response to Finding 20:

SCAG agrees that the RHNA process is highly technical and that explaining RHNA outcomes to elected officials and the public can be challenging. However, SCAG does not agree that the 6th Cycle RHNA process lacked clear or consolidated documentation describing how allocation decisions were derived. During the 6th Cycle, SCAG published the RHNA Methodology, RHNA Methodology Data Appendix, Final RHNA Allocation Plan, supporting datasets, and other explanatory materials that documented the methodology, data inputs, assumptions, and formulas used to develop allocations. These materials were made publicly available on the SCAG website to provide jurisdictions and stakeholders with information regarding how RHNA allocations were determined. Furthermore, SCAG also delivered dozens of presentations to individual jurisdictions, agencies, stakeholders, and the general public to help explain RHNA, including its various nuances.

SCAG remains committed to making the RHNA process as transparent and understandable as possible. As part of the 7th Cycle RHNA process, SCAG will continue to publish information about the RHNA methodology and underlying data on its website.

F21: The absence of a clearly articulated and easily understandable description of the RHNA allocation algorithm contributes to perceptions that discretionary or political considerations may influence outcomes, even when allocations are made in compliance with state housing law.

Response to Finding 21:

SCAG disagrees with this finding. The 6th Cycle RHNA allocation methodology was developed through a transparent process that included multiple levels of public review and comment. The methodology was discussed at publicly noticed meetings of the RHNA Subcommittee and subsequently reviewed and approved by the CEHD Committee and the Regional Council. These meetings provided opportunities for local jurisdictions, stakeholders, and members of the public to review the methodology, ask questions, and provide input before its adoption, and both the staff reports and the associated staff presentations clearly delineated how the methodology worked.

In addition, SCAG published a detailed RHNA Methodology and Data Appendix that documented the factors, formulas, assumptions, and data inputs used to develop the final *allocations. These materials were made publicly available to allow jurisdictions and interested parties to understand how the methodology was applied and how final RHNA allocations were derived. SCAG also developed an interactive workbook where jurisdictions could review the Final RHNA Allocation Plan and experiment with the various factors to see how different numbers would result in a different allocation for each jurisdiction in the SCAG region.*

F22: Improved transparency and communication regarding RHNA methodology would enhance public confidence in the process and reduce misunderstandings among member jurisdictions.

Response to Finding 22:

SCAG agrees that transparency and communication regarding the RHNA methodology enhance public confidence in the process and reduce misunderstandings among member jurisdictions. During the 6th Cycle RHNA process, SCAG conducted extensive outreach, including public workshops, public hearings, technical assistance, and the publication of detailed methodology documents and supporting materials to assist jurisdictions in understanding the methodology and resulting allocations.

During the 7th Cycle, SCAG will continue to communicate proactively about the RHNA methodology and ensure that all local jurisdictions and members of the public have access to relevant documents and opportunities to meaningfully participate in the process.

RECOMMENDATIONS

R5: OCCOG should request that SCAG and HCD, by December 31, 2026, provide written guidance explaining how HCD's recommendations will be applied in shaping the 7th Cycle RHNA methodology so that jurisdictions can prepare proactively.

Response to recommendation R5:

SCAG appreciates the recommendation and notes that the 7th Cycle RHNA process is governed by state law. HCD is responsible for issuing the RHND for the region and conducting statutory review of SCAG's draft methodology, but HCD does not provide guidance that shapes the development of the methodology itself. SCAG is responsible for developing the RHNA methodology through a public process, consistent with statutory requirements, and then submitting it to HCD for review. SCAG will also be required to obtain HCD's approval of its RHNA methodology prior to adoption, which is a new requirement for the 7th RHNA cycle.

SCAG cannot commit to a December 31, 2026, deadline, as HCD is not statutorily required to deliver the RHND to SCAG until October 2026. However, SCAG is committed to providing jurisdictions with timely information, clear documentation, and meaningful engagement opportunities throughout the methodology development process to support proactive preparation.

R11: The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development. (F3, F4, F15)

Response to recommendation R11:

SCAG appreciates the recommendation and recognizes the importance of consistent participation by Orange County and its member cities in SCAG and OCCOG committees to support effective regional coordination during the development of the 7th Cycle RHNA methodology. SCAG also welcomes participation by Orange County jurisdictions, as well as all jurisdictions in the SCAG region, in its various committees. However, it should be clarified that the OCCOG Technical Advisory Committee does not develop the RHNA methodology.

The development of the 7th Cycle RHNA methodology will be overseen by the SCAG RHNA Subcommittee, which includes a comprehensive public comment and hearing process. This subcommittee is responsible for recommending the final methodology to the CEHD Committee and the SCAG Regional Council, and ultimately serves as the final hearing body for any submitted RHNA appeals.

Under the 7th Cycle structure, as directed by SCAG's Regional Council, Orange County jurisdictions will be represented by up to three members on the RHNA Subcommittee, ensuring direct and consistent participation in the methodology's development.

SCAG will continue to provide regular meeting opportunities, public comment periods, and outreach to support meaningful participation by all member jurisdictions. The first meeting for the RHNA Subcommittee for the 7th Cycle was held on August 13, 2026.

R19: By September 1, 2026, SCAG should conduct a formal review of its RHNA allocation methodology and clearly document, in understandable language, the inputs, assumptions, weighting, and decision points used in the allocation algorithm. This documentation should be publicly released and designed to improve transparency, reduce perceptions of political influence, and enhance public understanding of how allocations are determined. (F21)

Response to recommendation R19:

Under state law, the RHNA allocation methodology follows a multi-step process, which will clearly document, in understandable language, the inputs, assumptions, weighting, and decision points used in the allocation methodology. SCAG will begin the development of the methodology after the first RHNA Subcommittee meeting, which was held on August 13, 2026. After the development of a proposed methodology, SCAG will conduct a public comment process and then develop a draft methodology to send to HCD. Prior to adopting the final methodology, SCAG must receive HCD's approval of the methodology. Due to these multiple steps that will take place over many months, SCAG will be unable to have a methodology available for formal review by September 1, 2026.

R20: By September 1, 2026, SCAG should revise its RHNA appeals process to improve procedural transparency and responsiveness by clearly defining appeal criteria, documenting staff analyses and recommendations, providing written explanations for appeal decisions, and ensuring jurisdictions have meaningful opportunities to present and respond to staff findings. (F22)

Response to recommendation R20:

SCAG appreciates the recommendation to improve procedural transparency and responsiveness in the RHNA appeals process. However, Government Code Section 65584.05 currently limits RHNA appeals to three statutory bases:

1. *The council of governments or delegate subregion, as applicable, failed to adequately consider the information submitted pursuant to subdivision (b) of Section 65584.04.*

2. *The council of governments or delegate subregion, as applicable, failed to determine the share of the regional housing need in accordance with the information described in, and the methodology established pursuant to, Section 65584.04, and in a manner that furthers, and does not undermine, the intent of the objectives listed in subdivision (d) of Section 65584.*

3. *A significant and unforeseen change in circumstances has occurred in the local jurisdiction or jurisdictions that merits a revision of the information submitted pursuant to subdivision (b) of Section 65584.04. Appeals on this basis shall only be made by the jurisdiction or jurisdictions where the change in circumstances has occurred.*

By statute, appeals based on local ordinances, underproduction in prior cycles, or stable population growth are prohibited. Under current law, this framework is expected to apply to the 7th RHNA cycle, unless subsequently amended by the Legislature. SCAG does not have the authority to expand or modify the appeal criteria beyond what state law permits. Consistent with prior RHNA cycles, SCAG will continue to implement procedures that support transparency and responsiveness in the appeals process, including providing written procedures, publishing guidance materials such as FAQs, and conducting public hearings where jurisdictions can present information and respond to staff findings. The published staff reports and associated staff presentations, which are delivered at public hearings, will explain the reasoning for the staff recommendation. Appeal determinations will continue to be publicly documented in writing.

SCAG will continue these practices for the 7th Cycle RHNA process and will make materials available in a clear and accessible format to support understanding by jurisdictions and the public. SCAG staff will remain available to answer technical questions and provide process-related guidance throughout the appeals process.

California Housing Mandates

The Unintended Reshaping of Orange County Neighborhoods

Orange County Grand Jury 2025-2026 [redacted]

[redacted]

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SUMMARY

California's perceived housing shortage has prompted the California Legislature to impose increasingly bureaucratic prescriptive State Housing Mandates (Housing Mandates) on local governments, with the stated goal of accelerating production across all income levels. Core frameworks such as the Housing Element and the Regional Housing Needs Allocation (RHNA) process require cities and counties to plan for significant increases in housing capacity. Many additional statutes have contributed to a streamlined development approval process and weakened local discretion with severe penalties for noncompliance. These measures are intended to overcome decades of the perceived underbuilding and restrictive zoning within cities, yet their cumulative effect has been to create unnecessary local government costs, confusion, inequity, and growing tension between state directives and local realities. All of these efforts have led to minimal housing being built.

In Orange County, a region defined by diverse cities, established neighborhoods, and distinct infrastructure constraints, as well as environmentally sensitive areas, these Housing Mandates operate as a one-size-fits-all system poorly suited to local conditions. Housing targets are derived from opaque formulas, that fail to account for land costs, land availability, funding limitations, labor shortages, construction costs, infrastructure capacity and accurate population projections. Without corresponding investments in transit, utilities, schools, parks, public safety, and affordable housing subsidies, the Housing Mandates themselves are largely impractical and difficult to achieve. In addition, because of the financial infeasibility of building low-income housing without subsidies, cities must approve developments with higher density to pay for and meet the affordable housing requirements. As a result, local cities face mounting pressure to comply with requirements that often lack economic and logistical feasibility.

The dissolution of local redevelopment agencies in 2012 eliminated a primary mechanism for financing and managing affordable housing at the local level. In response, the State layered new housing requirements through the Housing Mandates onto cities and counties without restoring comparable funding tools or infrastructure support. Although these laws are framed as solutions to homelessness and affordability, they have in fact caused unintended consequences that have not produced incremental housing production. This is primarily due to regulatory complexity, limited subsidies, and heavy reliance on private market forces. Over time, repeated legislative interventions to solve these challenges have only expanded state authority. This leaves local governments with fewer resources and diminished control.

Housing Mandates have significantly eroded local land-use authority, supplanting community-based planning with rigid, top-down rules. Residents experience a loss of

meaningful input; even as local officials remain legally responsible for compliance. Streamlined approvals frequently bypass public hearings and local design standards, shift liability to cities, and prioritize building over neighborhood character. The practical elimination of traditional single-family zoning and the widespread upzoning of existing neighborhoods threaten longstanding community character while limiting local oversight of height, density, parking, and environmental resilience.

The Southern California Association of Governments (SCAG) determines the RHNA housing allocation for most of Southern California. Within this framework, the Orange County Council of Governments (OCCOG) serves as the County's representative to SCAG in the RHNA process. The RHNA methodology and resulting allocations have been widely criticized as unrealistic, inequitable, and insufficiently transparent.[1] OCCOG's level of influence with SCAG is critical to regional planning outcomes. OCCOG needs substantial funding increases to better advocate in Sacramento and within SCAG to support OC jurisdictions.

Given the significant challenges and inequitable housing allocations experienced during the current RHNA 6th Cycle (2021-2029), it is imperative that Orange County begin strategic preparation for the upcoming 7th Cycle (2029-2037) process. Proactive planning will strengthen the County's ability to advocate within SCAG for fair, data-driven, and achievable housing allocations in the next cycle.

This report examines how Housing Mandates operate in practice within Orange County, and how well-intended legislation has produced unintended consequences for cities, neighborhoods, and local governance. It evaluates the feasibility, effectiveness, and equity of current state policies, and highlights the growing disconnect between mandated housing goals and the capacity of communities to absorb them responsibly. The report underscores the need for housing solutions that respect local conditions, restore meaningful public participation, and align development goals with infrastructure, funding, and community priorities.

BACKGROUND

California continues to experience some of the highest housing prices and rents in the nation, while some say housing production has not kept pace with population and employment growth[2]. State policymakers have concluded that fragmented local decision-making, restrictive zoning practices, and lengthy approval processes, have

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[1] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf

[2] California Housing in 2025 - Advocacy - California Chamber of Commerce

contributed to this imbalance[3]. In response, the California Legislature has pursued a more centralized and enforceable approach to housing policy such as Senate Bill (SB)9, SB10, SB35, SB79, SB131, SB330, and Assembly Bill (AB)1050, AB2011(see Appendix A), shifting significant authority from local jurisdictions to the State. Since 2017, the California Legislature has enacted more than one hundred housing-related bills designed to establish clearer production expectations, reduce procedural delays, and strengthen enforcement mechanisms for jurisdictions that do not comply with state housing requirements.

The Housing Element Law (Government Code 65580-65589.11), originally adopted in 1969, remains the foundation of California's housing policy. The law requires every city and county to prepare a Housing Element as part of its General Plan that identifies how the jurisdiction will meet the housing needs of all income groups.[4] The RHNA process implements these Housing Mandates by assigning each jurisdiction a specified number of housing units—categorized by income level. Compliance is tied to eligibility for state housing and transportation funding, creating substantial financial implications for the County of Orange and its 34 municipalities.

Zoning has long been a cornerstone of local government authority, guiding development, and shaping the physical form of cities.

First introduced in the late nineteenth and early twentieth centuries to address public safety concerns, zoning has since expanded into a sophisticated regulatory system governing land use, building height, setbacks, lot coverage, density, and numerous other development standards. These tools enable local governments to align growth with infrastructure capacity, environmental constraints, and long-term planning objectives, while simultaneously delivering broad public benefits. In addition to protecting public health and safety by distancing residential areas from heavy industrial activities and ensuring reliable emergency access, zoning helps preserve neighborhood character and property values. It also supports community cohesion by balancing residential, commercial, and civic uses, and guides growth in ways that correspond with available public services and facilities. Moreover, zoning plays a vital role in safeguarding environmentally sensitive areas and reducing exposure to wildfire risks, underscoring its enduring importance as a foundational instrument of urban planning.

In recent years, traditional zoning practices have been subject to increasing scrutiny. Critics argue that low-density zoning and land-use restrictions have contributed to housing shortages, affordability challenges, socioeconomic segregation,

[3] In California, statewide housing reforms brush against local resistance | Brookings
[4] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf

automobile-dependent development, and exclusionary housing patterns.[5] Housing advocates, civil rights organizations, and some policymakers have cited these concerns as justification for significant state intervention and reform of local land-use authority.[6]

State leaders have relied on these critiques to support a series of Housing Mandates that expand the State's role in local planning decisions. These measures prioritize increased housing production as the central response to the State's affordability challenges. The underlying assumption is that a significant increase in supply will help reduce housing costs. However, historical data reviewed by the 25-26 Orange County Grand Jury (OCGJ) indicate that periods of high housing production in Orange County, including during the 1990s, did not consistently result in improved affordability.[7] This suggests that housing affordability is influenced by multiple factors other than housing supply, including land values, construction costs, wages, and regional economic conditions.

The dissolution of redevelopment agencies in 2012 further altered the local housing landscape. Redevelopment agencies had served as a significant source of financing for affordable housing and community revitalization projects through tax-increment financing and state-authorized planning powers. Their elimination removed a key funding mechanism for cities and counties.[8] In subsequent years, the State imposed additional Housing Mandates without restoring revenue sources, leaving jurisdictions and builders responsible for meeting expanded obligations with reduced financial capacity.

The current generation of State Housing Mandates (6th Cycle) reflects multiple statewide policy objectives. Early legislative proposals referenced a goal of constructing approximately 3.5 million new housing units; later that figure was reduced to approximately 2.5 million units.[9] Despite these goals, statewide production continues to fall short of identified need. To address this, state housing legislation has emphasized increased zoning density, reduced discretionary review, expanded ministerial approval pathways, strengthened density bonus incentives, and increased requirements for jurisdictions to facilitate affordable housing in lieu of government subsidies. Additional measures focus on locating new housing near employment centers and transit corridors to reduce commute times and greenhouse gas emissions.[10]

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[5] National Low Income Housing Coalition - Land Use Restrictions and Affordable Housing
[6] Fixing California's housing shortage requires new policy and new politics - Berkeley Economy & Society Initiative
[7] Court Agrees Anaheim Violated State Law. Decision is a Big Win for Fair Housing in California | California Department of Housing and Community Development
[8] California Post-RDA Affordable Housing Developer Survey: Analysis of Results - San Francisco Fed
[9] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf
[10] California State Senate Recent Legislative Actions

Collectively, these policies mark a significant shift in California's approach to land-use governance. While intended to address housing shortages and affordability concerns, they have also raised questions regarding feasibility, infrastructure capacity, public engagement, and the long-term effects on established communities. These issues are particularly relevant in Orange County, where many cities are fully built out, constrained by environmental concerns, geography, and infrastructure limitations, and seeking to balance statutory obligations with community priorities and public expectations. The impact on Orange County and its 34 cities in meeting these Housing Mandates deserves intense scrutiny.

REASON FOR STUDY

The expansion of Housing Mandates has provoked public awareness and challenged local governments. Media coverage has grown, reflecting divergent viewpoints regarding the Housing Mandates' effectiveness, equity, and long-term consequences. Cities across Orange County have responded in a variety of ways, adopting compliance strategies that differ widely in breadth, transparency, and community engagement. Residents have expressed a similarly broad range of perspectives, from support for expanded housing opportunities to concerns regarding neighborhood impacts, infrastructure strain, loss of local control, and limitations on public participation in land-use decision-making.

Housing Mandates have the potential to significantly reshape the character of Orange County Communities.

Beyond requiring increased zoning density and higher residential densities, the Housing Mandates influence demographic patterns, neighborhood character, transportation systems, public services, and environmental concern. Local jurisdictions must absorb these impacts without corresponding state investment in infrastructure, affordable housing subsidies, or restoration of tools previously used to manage growth, such as redevelopment agency financing.

Given these conditions, this report attempts to evaluate both the intended and unintended consequences of Housing Mandates as they are applied within Orange County. It will identify where state requirements may conflict with local capacity and community needs and assess how recent legislative changes have shifted the balance between state authority and local governance. In addition, this report seeks to establish a strategic framework for influencing future housing allocations within SCAG by strengthening the role and effectiveness of OCCOG as we move into the next planning phase.

METHOD OF STUDY

In conducting this study, the OCGJ employed a multi-method approach designed to gather information from a broad range of governmental, professional, construction industry, and community perspectives. The methodology included research, interviews, observational site visits, document review, surveys, and participation in relevant public forums. This comprehensive approach allowed the OCGJ to evaluate how Housing Mandates are interpreted, implemented, and experienced across Orange County jurisdictions.

Research

The OCGJ conducted extensive background research using publicly available sources, including:

- Governmental and agency websites
- Online news and media sources
- Local and Community news outlets

Interviews

The OCGJ conducted interviews with representatives from the following organizations and groups:

- City leadership from multiple Orange County cities
- Sitting and former city officials
- Orange County Council of Governments (OCCOG)
- Orange County Public Works – Development Services
- Orange County Housing & Community Development
- Local housing program administrators
- American Institute of Certified Planners (AICP) – housing specialists
- Private-sector builders and development professionals

Observations and Site Visits

OCGJ members conducted guided site visits and observations of housing and mixed-use developments, including:

Multiple retail and housing developments (market rate, affordable and low income) in:

- Huntington Beach
- Midway City
- Anaheim
- Santa Ana
- Westminster
- Irvine

- San Juan Capistrano

Public Forums and Events

The Members of the OCGJ attended:

- The 2025 Chapman Economic Forecast
- Newport Beach Community Forum
- Foothills Neighborhood Association Town Hall

Government Meetings

The Members of the OCGJ attended:

- Orange County Board of Supervisors
- Orange County Council of Governments (OCCOG)
- Technical Advisory Committee (TAC), a subcommittee of OCCOG
- Monitored City Council meeting within the County

Document Review

- Complaints and correspondence submitted by Orange County residents.
- Community Development Records from applicable jurisdictions

City Survey

The OCGJ developed and distributed written survey questions to Orange County cities to gather information concerning:

- Housing Element compliance strategies
- Local responses to Housing Mandates
- Community engagement processes
- Infrastructure and resource constraints

INVESTIGATION AND ANALYSIS

State Housing Mandates and Local Implementation

The Housings Mandates, through the laws approved by the California Legislature, have pursued a more centralized and enforceable approach to housing policy (Appendix A), shifting significant authority from local jurisdictions to the State. Since 2017, the California Legislature has enacted more than one hundred housing related bills, designed to establish clearer production expectations, reduce procedural delays, and strengthen enforcement mechanisms for jurisdictions that do not comply with state housing requirements.

California's housing statutes are not aspirational guidelines; they carry the force of law and impose affirmative legal obligations on local jurisdictions. Cities are therefore required to plan for, accommodate, and in many cases, approve housing development consistent with Housing Mandates, regardless of local political preferences, historic planning practices or public consensus.

According to California State policy guidance, the Housing Mandates are intended to address decades of housing underproduction that state policymakers identify as contributing to rising housing costs, overcrowding, displacement, reduced economic mobility and a lack of affordable housing.[11] From the State's perspective, reliance on regional and local discretion has not consistently generated housing at levels necessary to improve affordability, particularly for lower and moderate-income households.[12] In response, the California Legislature and HCD have adopted a compliance driven model designed to ensure that every jurisdiction contributes to meeting statewide housing needs.

Orange County cities differ significantly. Th OCGJ's investigation focused on areas where the state's rapidly evolving legislative requirements conflicted with local zoning practices, infrastructure constraints, and past practices. It also examined how recent statutory reforms shifted authority away from local jurisdictions toward state oversight and enforcement, reshaping the governance methodology and altering both the practical and legal responsibilities of cities.

Within this context, this report does not question whether cities must comply with state housing law—they must—but rather this report's objective is to assist Orange County jurisdictions and the public in understanding the framework within which they operate and enhance the possibility of good planning practices and design. During interviews, city officials and builders described to the OCGJ the benefits of citizen engagement, proactive and early coordination on planning, realistic site inventories, and timely engagement with state agencies to avoid punitive actions.

Public communication and civic education is essential. Several Orange County cities reported undertaking efforts to engage residents and explain how the Housing Mandates affect local decision-making authority, including reductions in traditional zoning discretion. Transparent public outreach was identified as an important practice for maintaining community trust and managing expectations in an era of constrained local control.

Through interviews, document review, site observations, and comparative analysis, several key themes emerged and are expanded on below:

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[11] Statewide Housing Plan
[12] California Legislative Analyst's Office - California Housing

- Environmental Context and CEQA
- RHNA Process
- RHNA Challenges
- Penalties of Not Having an Approved HCA Housing Element
- Penalties for Not meeting Approved Housing Plan
- Feasibility of Housing Mandate in Orange County
- One Size Does Not Fit All
- California and OC Population Trends
- 6th Cycle Housing Allocations in OC
- City Challenges
- 7th Cycle Concerns

Environmental Context and CEQA

In 1970, California enacted the California Environmental Quality Act (CEQA) with broad legislative support. These are the broad body of environment laws that attempt to protect California's environment[13]. Its core purpose is to ensure that state and local government agencies identify and publicly disclose the environmental impacts of proposed projects before approving them.[14] Importantly, CEQA does not prohibit development; it ensures development is done responsibly, with environmental protections, public notice, and accountability. It has played a key role in shaping California's environmental standards for over five decades. Yet recent housing laws are chipping away at these hard-won environmental protections and may put our environment at risk.

Over time, the California Legislature has adopted amendments intended to streamline housing projects. Several interviewees asserted that recent statutes—including A130 and SB131—have the effect of narrowing CEQA's environmental review for qualifying housing projects by expanding ministerial or exempt pathways[15]. Before CEQA and the Federal Clean Air Act, Southern California experienced severe air pollution, with the region enduring over 200 days each year of unhealthy ozone levels.[16] In the 1970s, this led to frequent smog alerts and restrictions on outdoor activity for vulnerable residents[17]. Longtime residents recall this period as one when smog was so persistent it regularly obscured visibility and affected daily life. Today, air quality in Southern California is dramatically improved, with far fewer unhealthy-air days due to decades of

13 PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California
14 South Coast Air Quality Management District - CEQA
15 California Lawmakers Approve Major Overhaul of Landmark Environmental Law | KQED
16 How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal
17 Los Angeles Historical Air Quality Analysis: AQI, PM, CO, SO2, NO2, O3

CEQA measures that have collectively transformed the air basin and made local conditions significantly cleaner and healthier than during the smog-filled 1970's.[18]

A smoggy aerial view of downtown Los Angeles in January 1975.

Polling in California consistently shows strong public support for environmental protection, though some surveys also indicate support for regulatory changes aimed at increasing housing production and lowering costs.[19]

Recent laws have made it simpler to construct housing by scaling back environmental controls.[20] While this may accelerate development, it also threatens to weaken important environmental protections that California has relied on for decades. And importantly, there is no guarantee that these streamlined projects will provide affordable homes or meaningfully improve the housing crisis.

[18] How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal
[19] PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California
[20] In California, statewide housing reforms brush against local resistance | Brookings

Regional Housing Needs Assessment Process

RHNA is the State mandated process that determines the number of new housing units across various income levels that each city and county must plan for each 8-year cycle.[21] It requires local governments to zone adequate land to meet projected regional housing needs.[22] RHNA is implemented through the HCD whose mission statement emphasizes safe, affordable homes and sustainable communities.[23]

The RHNA process begins with HCD's review of household growth projections to estimate future housing needs by region. The California Department of Finance shares demographic projections with regional planning bodies known as Councils of Governments (COGs). These projections form the basis for RHNA determinations among California regions, and each COG then develops suballocations for counties and cities within its jurisdiction. Each city is required to update a Housing Element as part of its General Plan, describing objectives, programs, and housing sites consistent with RHNA goals. In recent years, the California Legislature has enacted statutes expanding HCD's authority in reviewing and enforcing RHNA related plans.[24]

SCAG is the largest COG in the State which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. SCAG represents 197 jurisdictions across more than 38,000 square miles. SCAG develops RHNA allocations for its member jurisdictions and also engages at the state level on issues relevant to regional planning, including housing legislation.[25]

OCCOG, established as a joint power's agency in 1996, serves as a representative of Orange County to SCAG on RHNA planning (and other issues, i.e., transportation). The organization emphasizes collaboration, transparency, and consistent advocacy to ensure Orange County's interests are effectively represented in regional planning, areas where the OCGJ has identified deficiencies.[26]

OCCOG's charter describes it as a voluntary advisory association of local governments seeking sub regional and regional planning, coordination, and technical assistance on issues of mutual concern. OCCOG has an Executive Director and minimal staff. A member of the Orange County Board of Supervisors serves on the OCCOG Board and is the SCAG representative for the County of Orange.[27]

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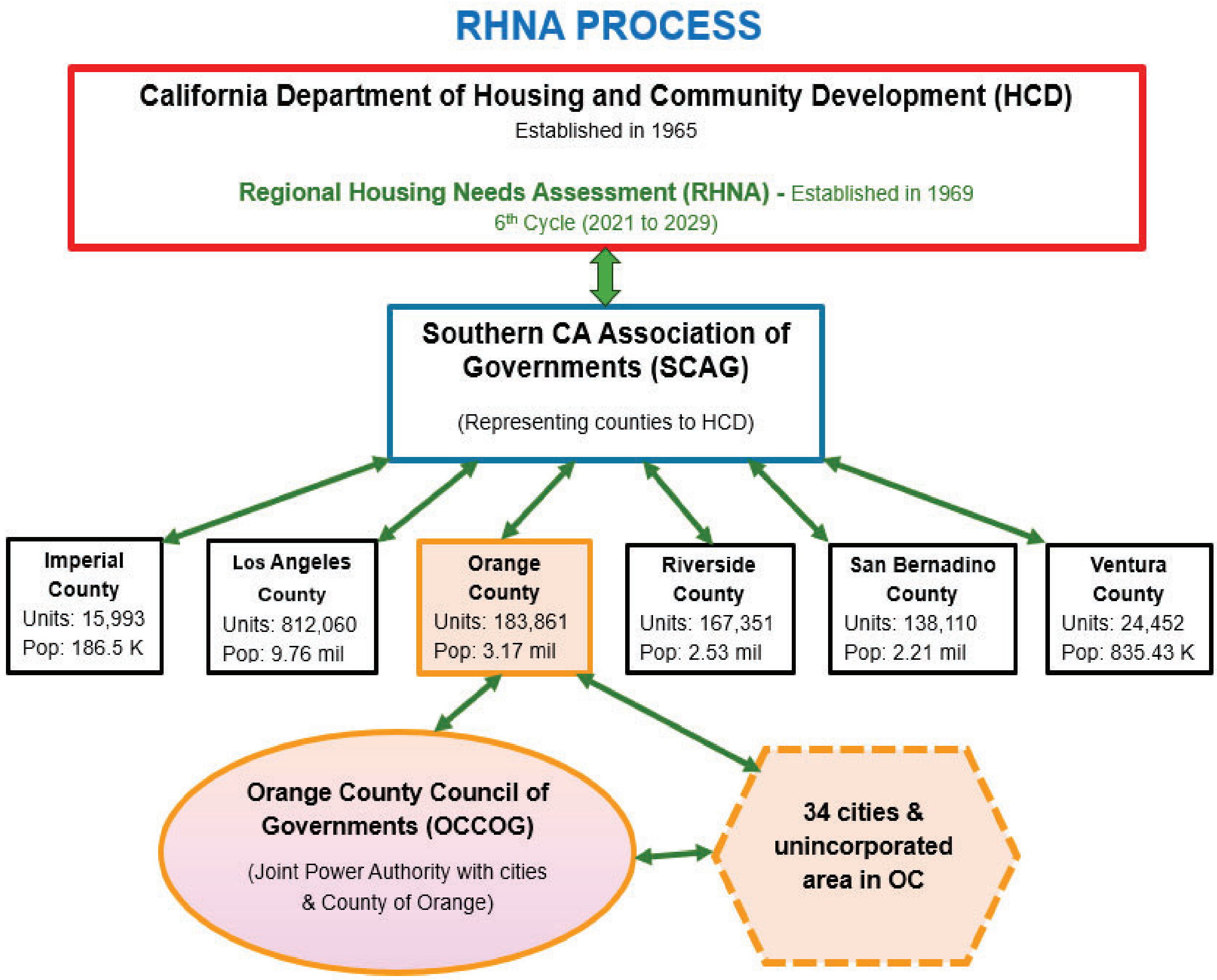
[21] California Housing Element Law Explained – Legal Clarity
[22] The California State of Real Estate - Realtor.com Economic Research
[23] Welcome to HCD! | California Department of Housing and Community Development
[24] Enforcement Authority | California Department of Housing and Community Development
[25] About us | Southern California Association of Governments
[26] Orange County Council of Governments
[27] Orange County Council of Governments



SCAG adopted its 6th Cycle housing allocation plan for the period of October 2021 through October 2029. The plan assigns 1,341,827 additional housing units across the SCAG region—which includes most of Southern California—and distributes those units among cities and unincorporated areas, including those in Orange County.[28]

Stakeholders reported that the 6th Cycle methodology resulted in a significant housing unit increase compared with the 5th Cycle allocation to SCAG of 411,953 units; representing approximately a 300% increase. The dramatic increase prompted the municipalities to request reviews and appeals of their assigned housing requirements. In response, HCD cited multiple reasons for the regional increases including unit overcrowding, affordability indicators, the ongoing effects of previously unbuilt housing units during the 2008 recession and the statutory adjustment factors under California Government Code § 65584.01 (statutory formula)[29]

[28] Southern California COG Regional Housing Need Determination
[29] Southern California COG Regional Housing Need Determination

Summarized are the five objectives that the COGs (i.e. SCAG) must further in their allocation methodology (Gov. Code § 65584(d)):[30]

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, resulting in allocations for low and very low-income households, and providing for extremely low and acutely low-income allocations within the range prescribed by statute
- Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, encouraging efficient development patterns, and achieving greenhouse gas reduction targets pursuant to Government Code section 65080.
- Improving the intraregional relationship between jobs and housing, including balance between low wage jobs and housing affordable to low wage workers.
- Allocating a lower proportion of housing need to an income category where a jurisdiction already has a disproportionately high share of households in that category relative to the countywide distribution.
- Affirmatively furthering fair housing.

These objectives are intended to support more economically diverse communities by assigning housing to high resource, job rich areas and by encouraging infill development while protecting environmental resources (CEQA).[31] RHNA assigns targets to each jurisdiction by income category. For the 6th Cycle, the four income categories are: Very Low (≤ 50% of county median income), Low (50–80%), Moderate (80–120%), and Above Moderate (≥ 120%)[32]. Through HCD and RHNA, California instructs and enforces compliance with specific housing targets.

Regional Housing Needs Analysis Challenges

The cities' leadership in Orange County offered multiple critiques of RHNA, including: (1) allocation methodology at SCAG does not reflect local housing need, (2) concerns of fairness in allocation across jurisdictions, (3) the appeal process to SCAG by local governments were consistently denied, and (4) assigned housing goals do not consistently translate into actual permitting, especially for lower income households.[33] HCD has stated that RHNA goals should not be interpreted as a production forecast but

[30] California Department of Housing and Community Development |
[31] The 5 Statutory Objectives of the RHNA Methodology
[32] State Housing Law Program | California Department of Housing and Community Development
[33] Best Practices for Allocating & Evaluating RHNA

as a planning objective.[34] Even with this planning objective, Orange County jurisdictions reported significant operational and fiscal challenges associated with implementation.

Jurisdictions described resource constraints that affect their ability to implement the Housing Mandates consistent with legislative intent, including staffing limitations, the need for specialized consultant support, and budget constraints. Several cities characterized RHNA determination and compliance as complex and costly. Some cities reported spending hundreds of thousands of dollars (sometimes reaching close to $1,000,000) to meet the reporting mandate. Taxpayer money spent on planning does not directly result in the construction of housing units.

Interviewees also reported that SCAG's approved methodology is complex and difficult for elected officials to communicate their housing allocation and ultimate Housing Element to their constituents. HCD and SCAG should take steps to improve the RHNA processes, including enhancing communication transparency and simplifying data driven methodologies. Additionally, recognizing the compliance costs to taxpayers cannot be left unaddressed even as the 7th Cycle planning is currently underway.

In October 2021, the California State Joint Legislative Audit Committee approved an emergency audit of HCD's regional determination process, citing limited public visibility of calculation methods and a need for independent review.[35] Further, the audit identified errors in certain data calculations and raised concerns[36]. The California State Auditor subsequently issued findings that criticized aspects of HCD's methodology indicating potential inflation of requirements by a substantial number of housing units.[37] Some of the cited errors included the use of very outdated and inaccurate vacancy factor rates[38]. One report even suggests base information used was from the 1980's[39]. Others reported that HCD relied on population projections that differed from California Department of Finance forecasts, which generally show relatively modest long-term growth, and instead used assumptions that resulted in significantly higher projected housing needs.[40] HCD's response, to the California State Auditor, and on their website, acknowledged there was room for improvement and addressed the allocation criticisms in very general terms but did not mention that the numbers had been or would be corrected.[41]

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34 New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf
35 California Auditor Report 2021-125
36 California Auditor Report 2021-125
37 More Homes, Hardly Any Population Growth—So Why Is California Still So Expensive?
38 CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight
39 CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight
40 Court: 'Regional Housing Need' Determinations Aren't Judicially Reviewable - Davis Vanguard
41 California State Auditor - Report 2021-125 Recommendation 3 Responses

Separately, in June 2021, OCCOG, on behalf of the Orange County cities, filed a judicial challenge to HCD's regional housing determination, arguing that HCD failed to follow statutory requirements in developing the RHNA allocation.[42] The trial court dismissed the petition in November 2021, and the Second District Court of Appeal affirmed that dismissal in July 2023, holding that neither OCCOG nor its member cities could challenge HCD's methodology.[43] On August 24, 2023, the OCCOG Board authorized counsel to petition the California Supreme Court for review, but the Court denied the petition on October 11, 2023, effectively ending OCCOG's legal challenge.[44] During the 6th Cycle process, SCAG received 48 appeals from cities challenging their housing allocation within their 45-day appeal period. After SCAGs review, they quickly denied 47 of them.[45] This demonstrates limited jurisdictional influence over the allocation and appeal process. This series of rulings confirms that HCD's statutory authority has been upheld by the courts, and that any changes sought by local jurisdictions may be addressed better through the legislative process rather than litigation.

Penalties for Not Having an HCD-Approved Housing Element

A city that fails to obtain certification of its Housing Element from the HCD is considered out of compliance with state Housing Element Law and becomes subject to a range of escalating enforcement actions.[46] HCD's Housing Accountability Unit (HAU) has authority to initiate enforcement, including referral to the California Attorney General for legal action when a jurisdiction does not meet statutory planning requirements.[47] When a city is out of compliance, it can be exposed to severe statutory penalties, such as lawsuits by the Attorney General or outside entities, court-imposed fines ranging from $10,000 to $600,000 per month, and court orders that may mandate project approvals, require rezoning, suspend a city's authority to issue building permits, or even strip the city council of land-use authority until compliance is achieved.[48]

The most concerning and widely known consequence of noncompliance is the Builder's Remedy, which restricts a city's ability to deny qualifying housing projects even when they conflict with the city's General Plan or zoning rules.[49] Under this provision, developers may propose larger, denser projects that bypass local zoning controls if at least 20% of the units are affordable to low-income households or if the project is 100%

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42 OCCOG Press Release HCD
43 Orange Cnty. Council of Gov'ts. v. Velasquez - vLex United States
44 Orange County Council of Governments
45 Orange County Council of Governments
46 Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard
4747 Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard
48 Housing Open Data Tools | California Department of Housing and Community Development
49 "Builder's Remedy" Reform Bill Approved by Governor Newsom | Allen Matkins

moderate-income.[50] Cities without a compliant Housing Element lose their ability to regulate these projects through their typical zoning constraints unless they can demonstrate specific, adverse health or safety impacts.[51] Additional consequences include loss of access to key state funding sources and being placed on a shorter four-year Housing Element update cycle rather than the standard eight-year schedule.[52]

As of this writing, some Orange County cities—such as Huntington Beach and Seal Beach—have not yet obtained certification of their Housing Elements for the 6th Cycle or have been subject to enforcement actions related to noncompliance, while others, such as Costa Mesa, have only achieved compliance after delays and state intervention.[53]

Penalties for Not Meeting Housing-Plan Construction Goals

While RHNA production targets are planning requirements, not actual construction mandates – cities may face meaningful consequences if they fail to implement the programs and rezoning commitments included in their certified Housing Elements. HCD's HAU monitors compliance with both Housing Element commitments and state housing laws, and violations may prompt enforcement letters, monitoring actions, or legal referrals to the Attorney General.[54] Courts have shown a willingness to override local discretion when a city's failure to implement its Housing Element prevents the jurisdiction from accommodating its assigned RHNA allocation.[55] In some cases, courts may mandate rezoning, invalidate local development restrictions, or require approval of specific projects to ensure that adequate housing capacity is created.[56]

Feasibility of Housing Mandate in Orange County

The feasibility of California's Housing Mandates in Orange County raises significant practical concerns. HCD, during the 6th Cycle, has allocated 183,161 housing units to Orange County to be constructed by 2029 with 30% being considered 'affordable'. However, according to the US Census Bureau, Orange County is only producing an average of 5,000 units a year over the past 5 years.[57] Clearly this is a dilemma for the County. While it is relatively easy for the California Legislature to pass ambitious housing laws, the actual construction of these units is far more challenging. The Housing Mandates may be well-intentioned but translating them into real-world development is complex, due to constraints in land availability and costs, infrastructure

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[50] Builder's Remedy Primer
[51] The Builder's Remedy and Housing Elements
[52] Housing Elements | California Department of Housing and Community Development
[53] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[54] Enforcement Process | California Department of Housing and Community Development
[55] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[56] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[57] Index of /programs-surveys/popest/tables

capacity, high construction and labor costs, community acceptance, and capital formation.

Capital formation for housing development in Orange County faces significant challenges. The cost of capital remains high, and the long timeline required to entitle, build, and eventually generate revenue increases financial risk for developers. Interest-rate volatility further complicates financing, affecting both equity investment and construction loan terms. At the same time, affordable housing projects often struggle to qualify for limited government subsidies, leaving many developments financially infeasible. These pressures are intensified in Orange County, which has some of the highest land and construction costs in California, making lower-income housing especially difficult to deliver without substantial public support.[58] [59] [60] [61]

Most parts of Orange County are already built out, leaving limited land available for new development. Substantial portions of the remaining undeveloped areas are further constrained by coastal regulations, floodplains, wildfire-prone zones, steep hillsides, protected open space, and other environmentally sensitive lands. These physical and regulatory barriers significantly reduce the amount of land that can realistically be developed. At the same time, the County faces substantial infrastructure limitations—including constraints on water and sewer systems, road capacity and traffic circulation, parking availability, schools, parks and recreation space, transit corridors, and even utilities such as electricity and natural gas. Taken together, these constraints sharply limit how much additional housing can be accommodated, even when zoning or Housing Mandates call for higher densities.

High construction costs remain a major obstacle to new housing production, driven by escalating prices for essential building materials such as lumber, steel, concrete, and electrical components. Persistent labor shortages across skilled trades further compound these costs, as limited labor supply leads to higher wages and project delays. Appliance costs have also risen significantly, especially for energy-efficient or higher-end models now commonly required by building codes or market expectations. Additionally, the desired level of luxury or finish, such as premium flooring, countertops, fixtures, and community amenities, can substantially increase overall project budgets, making even modest housing developments expensive to deliver.

Reports indicate it cost approximately $500,000 to $800,000 to build a one-bedroom low-income rental unit in Orange County. Low Income units require rental subsidies.

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58 Turner Center UC Berkeley Development Math
59 Interest Rates Impact Construction Project Funding
60 CHP State Housing Needs Report
61 The High Cost of Producing Multifamily Housing in California: Evidence and Policy Recommendations | RAND

With declining federal, state, and local funding subsidies, it is difficult to build affordable housing. Developer interest therefore is focused on market rate housing production.

In short, Housing Mandates are legally binding, yet remain extraordinarily difficult for many cities to achieve. ~~While~~ While RHNA serves a key role as a planning tool, requiring cities to zone for additional housing and align local policies with statewide objectives, meeting the full scale of assigned housing targets, especially for lower-income households, is often unrealistic without sustained public funding, expanded infrastructure, and ongoing State support. In practice, the Housing Mandates alone do not produce homes. Achieving HCD/SCAG goals in Orange County ultimately depends on market-responsive policies, and complementary funding strategies. It is not simply higher numerical requirements or punitive measures.

In practice, Housing Mandates alone do not build homes.

One Size Does Not Fit All

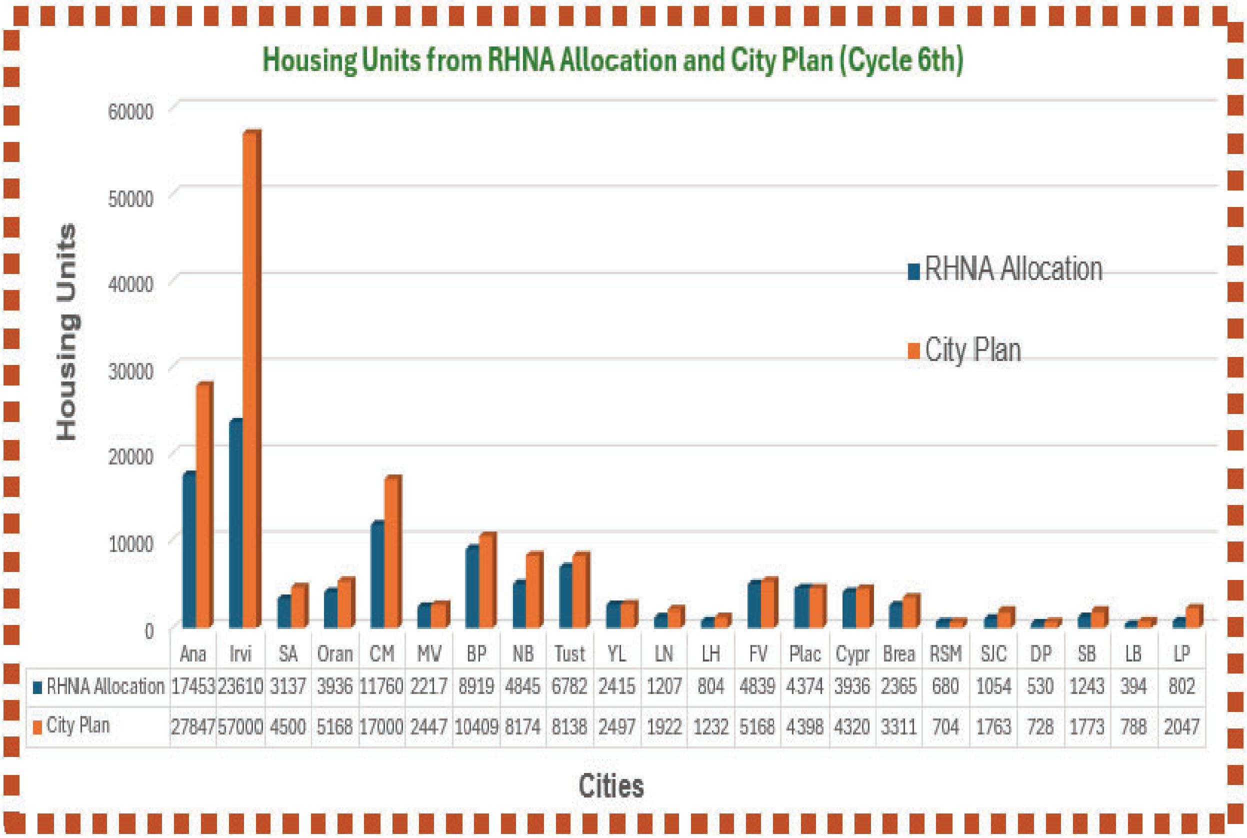
California's statewide Housing Mandates are intended to address a persistent and perceived shortage of housing.[62] However, the OCGJ found that the uniform statutory framework governing the RHNA process can function as a blunt instrument when applied across jurisdictions with widely differing conditions. City leadership consistently noted that a one-size-fits-all approach may not fully account for the unique character, environmental, infrastructural, economic, demographic, and geographic circumstances facing individual communities.

Several stakeholders noted that the RHNA process does not adequately differentiate among jurisdictions with varying levels of infrastructure capacity, longstanding physical or environmental constraints, or distinct development patterns. In particular, it fails to account for older, largely built-out cities—such as Garden Grove, Westminster, La Habra, and Fountain Valley, where available land is minimal and new housing can occur primarily through infill development. In these contexts, construction is typically more complex and costly, further challenging feasibility. As a result, some local governments face disproportionate burdens in accommodating housing allocations that do not fully reflect on-the-ground constraints and local conditions.

The OCGJ notes that perspectives on this issue varied considerably. Interviewees from fast-growing or infrastructure-rich areas were more likely to support uniform standards, arguing that consistent requirements prevent jurisdictions from avoiding their fair share of housing obligations. Others expressed the view that Housing Mandates are necessary to overcome decades of underproduction and local resistance to growth.

[62] California Department of Housing and Community Development | California Department of Housing and Community Development

Ultimately, comments on the adequacy and fairness of California's uniform approach depended heavily on local context and a jurisdiction's capacity to absorb additional housing.



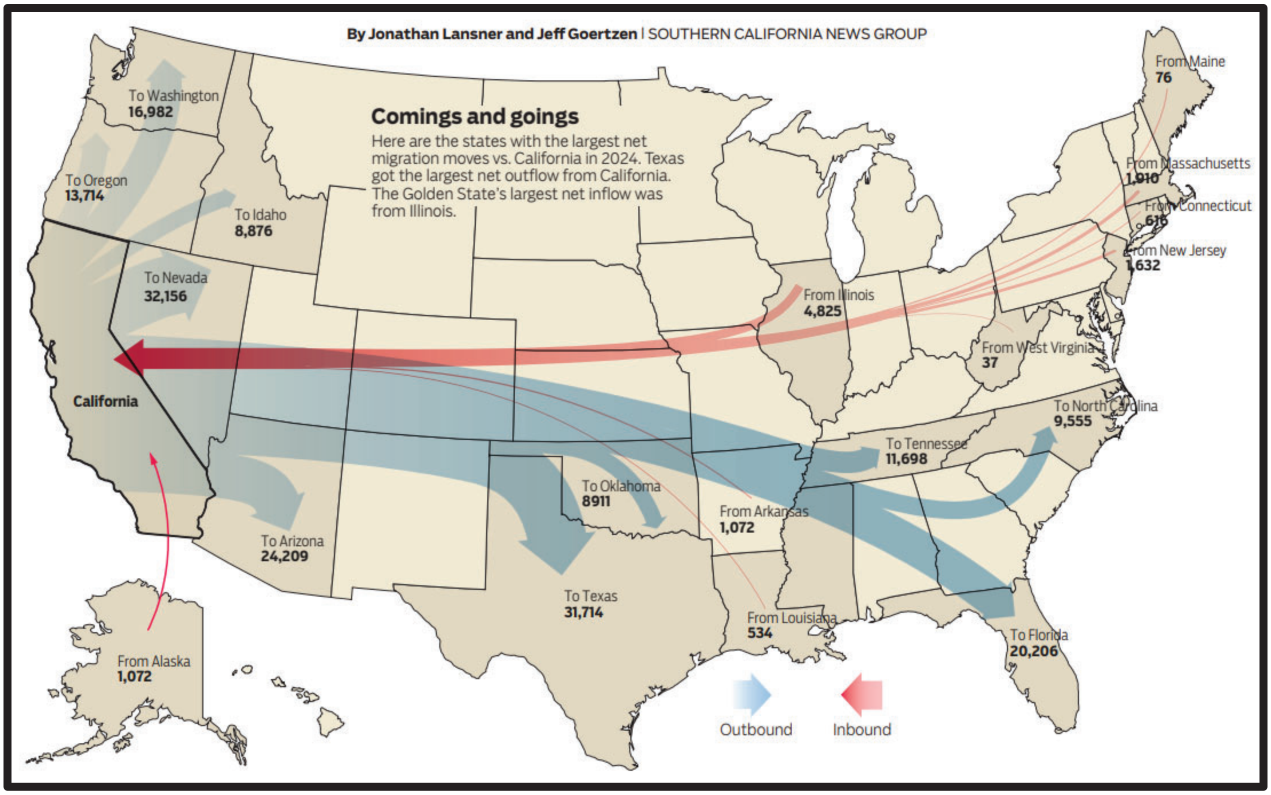
	Ana	Irvi	SA	Oran	CM	MV	BP	NB	Tust	YL	LN	LH	FV	Plac	Cypr	Brea	RSM	SJC	DP	SB	LB	LP
RHNA Allocation	17453	23610	3137	3936	11760	2217	8919	4845	6782	2415	1207	804	4839	4374	3936	2365	680	1054	530	1243	394	802
City Plan	27847	57000	4500	5168	17000	2447	10409	8174	8138	2497	1922	1232	5168	4398	4320	3311	704	1763	728	1773	788	2047

Data source: Cities' responses to the 2526 Grand Jury's survey

California and Orange County Population Trends

Over the past three decades, California has undergone a profound demographic shift. After more than a century of rapid population expansion (growing from under 20 million in 1970 to nearly 40 million by 2020) the State's growth has slowed dramatically, and in recent years has turned negative.[63] According to the Public Policy Institute of California, California lost 322,000 residents between July 2020 and July 2022 due largely to emigration, declining births, and reduced immigration.[64] And although modest growth resumed between 2022 and 2025, the overall trend remains flat and well below historical norms. As previously noted, this validates the California State Auditor's criticism of HCD, and its projections based on population.

[63] CSUF - Center for Demographic Research
[64] California's Population - Public Policy Institute of California



Source Orange County Register [65]

Historically, one of California's fastest-growing regions, Orange County, exhibits similar trajectories – population stagnation and decline. The U.S. Census Bureau has documented recent population decreases, noting that Orange County's long-standing growth pattern began to reverse in the early 2020's due in part, to an aging population, and reduced international migration and increased outmigration.[66] These trends challenge long-held assumptions about continuous growth in Orange County and suggest that future planning should incorporate demographic stabilization rather than expansion.

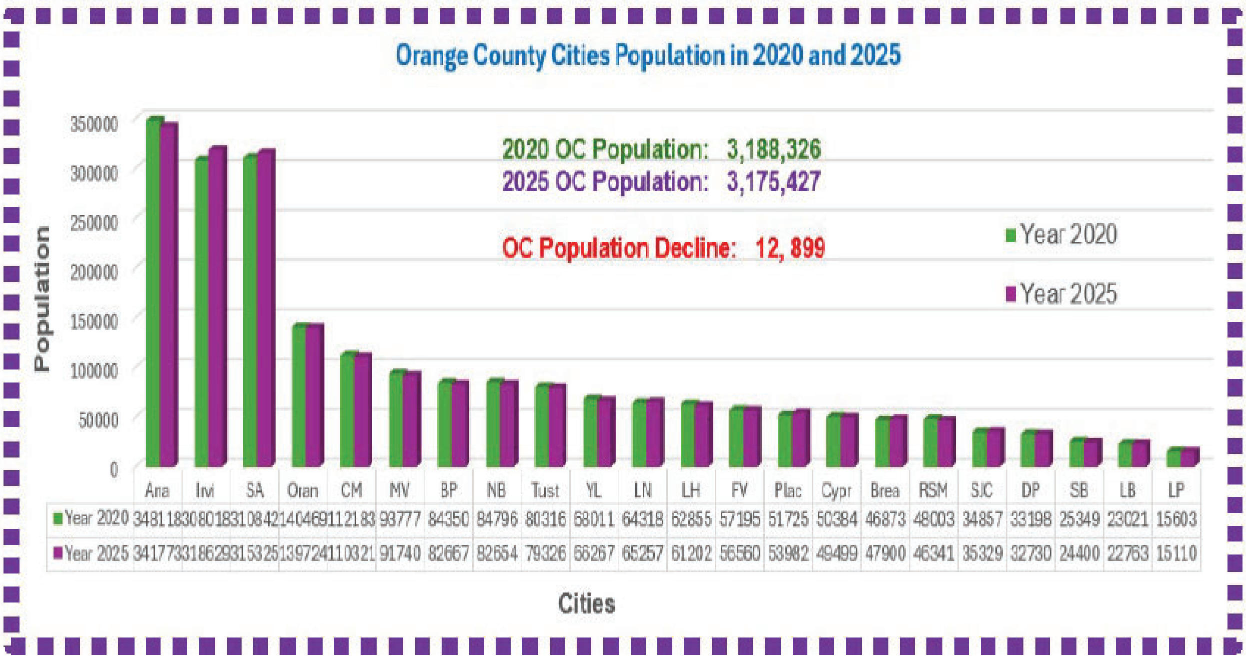
Despite these emerging realities, population projections used during the 6th Cycle (2021–2029) relied on pre-pandemic models that assumed continued growth.[67] HCD's 6th Cycle regional determination began with population forecasts from the Department of Finance and applied upward adjustments for overcrowding, cost burden, and vacancy—factors that significantly inflated the region's housing need calculation. However, by 2020–2025, many of these underlying drivers shifted in the opposite direction as

[65] Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register
[66] Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register

[67] Presentation: Overview of Regional Growth Forecasting, Modeling Task Force May 25, 2022 Meeting

California entered a period of population decline, raising questions about the accuracy of the assumptions embedded in the 6th Cycle projections. SCAG has acknowledged concerns from stakeholders regarding the appropriateness of the population and household growth assumptions used during the 6th Cycle and has initiated discussions with HCD to reform the methodology.[68]

Looking ahead to the 7th Cycle, California's demographic outlook is markedly different from the 6th Cycle. The Department of Finance's newest long-range projections (2024 baseline) show significantly slower statewide and county-level growth through 2070, with some regions, including Orange County, projected to experience prolonged stagnation or decline.[69] These updated projections, combined with post-2020 population losses, underscore the necessity for HCD and SCAG to recalibrate their methodologies so that the next RHNA Cycle reflects a more accurate and data-driven assessment of true housing need. Without incorporating the State's new demographic trajectory, RHNA risks overestimating future household growth and imposing planning obligations disconnected from both California's and Orange County's actual population realities.



Data source: Orange County Progress Report 2025

Notes: This chart includes only cities, who responded to the 2526 Grand Jury's survey.

6th Cycle (2021–2029) Housing Allocations in OC

California's Housing Element Law requires every city and county to plan for its share of regional housing need. For the 6th Cycle (October 2021–October 2029), SCAG

[68] PowerPoint Template for SCAG Presentations
[69] Projections | California Department of Finance

assigned the Orange County subregion a total of 183,861 housing units, allocated across four income categories: Very Low, Low, Moderate, and Above Moderate.[70]

While RHNA establishes the minimum number of units each jurisdiction must plan for, this OCGJ finds that cities seeking to meaningfully expand affordable housing production must adopt local housing targets that exceed their RHNA assignment. This is largely because the cost of constructing deed-restricted affordable units—often approaching $700,000 per unit—is rarely economically feasible without substantial public subsidy, layered financing, and other creative development strategies. As a result, cities increasingly rely on density bonus incentives, allowing developers to build additional market-rate units in exchange for providing affordable units, to help close funding gaps and meet lower-income housing obligations.

The RHNA process begins with the HCD determining the amount of housing needed for each region, including affordability levels, and continues with a regional agency (here, SCAG) dividing that need among counties and cities. SCAG's final 6th Cycle plan assigns Orange County jurisdictions a combined 183,861 total units for 2021–2029.[71]

SCAG's allocation plan further distributes Orange County's total to each city (and to the County's unincorporated area). The largest allocations go to major employment and population centers, with substantial totals assigned to, among others:

City	Units	City	Units
Irvine	23,610	Huntington Beach	13,368
Garden Grove	19,168	Costa Mesa	11,760
Anaheim	17,453	OC Unincorporated	10,340

These totals reflect the regional policy judgment—guided by state objectives—that jurisdictions must plan for additional housing capacity across income categories.

In summary, RHNA 6th Cycle allocations establish minimum planning obligations, but they do not, by themselves, overcome the structural feasibility barriers that constrain low-income housing delivery. This higher target is justified by (1) the anticipated attrition between zoning capacity and constructed projects, and (2) the necessity of leveraging private development to be incentivized to build affordable housing in a market where restricted rents cannot reliably support new construction without layered public assistance.

[70] Regional Housing Needs Assessment | Southern California Association of Governments
[71] Regional Housing Needs Assessment | Southern California Association of Governments

City Challenges

California's increasingly prescriptive Housing Mandates have placed substantial pressure on local governments in Orange County, requiring cities to plan for significantly higher levels of housing capacity. The cumulative effect has been added local government costs, uncertainty in interpreting evolving state requirements, inequities among jurisdictions, and escalating tension between state directives and the longstanding expectation of local control over planning and zoning.

While the State has articulated policy goals and methodology behind its Housing Mandates, the top-down framework often overlooks the essential role of local communities in electing officials to ensure that planning and zoning decisions reflect the values and priorities of the electorate—the very reason most cities incorporated in the first place. This disconnect has contributed to considerable tension, community frustration, and political instability in many Orange County cities, not to mention the constituents' lack of confidence that their elected officials are representing their interests.

To successfully meet the requirement of the Housing Mandates cities must file a Housing Element with HCD every eight years to meet the aggressive targets being mandated. Many local cities lack the internal expertise and staff time to draft such housing submissions and thus must hire costly external consultants to prepare appropriate legal documents. As previously noted, the costs to cities have been between $100,000 and over $1,000,000 for some of the larger cities. With 34 cities in Orange County and the County also required to provide a housing plan, the administrative costs are in the millions of dollars just to comply. With many local cities having budgetary challenges, this administrative burden is just another unfunded liability. These taxpayer dollars are spent to comply with the law and have no commensurate direct beneficial outcome for the community.

In Orange County, the Housing Mandates have substantially narrowed local land use discretion while increasing administrative, legal, and compliance risks for cities. Although framed as a planning requirement, the Housing Mandates have expanded residential density and embedded enforceable state oversight into what were traditionally local planning functions. As a result, compliance and enforcement mechanisms have begun to reshape municipal governance and materially influenced developmental patterns across the county. The result of these impacts in Orange County includes but are not limited to the following:

- Reduced local land-use authority
- Administrative and staffing burdens
- Financial expense
- Infrastructure limitations

- Increased legal exposure
- Political and community conflict
- Unfair RHNA housing allocations across the cities

Each city in Orange County has had a variety of challenges based upon differences in geography, fiscal capacity, land availability, funding availability, development interest and conditions, local policy decisions and community responses. The impact of the Housing Mandates has had dramatic impacts and cannot be ignored.

For example:

Anaheim: As the largest (population) city in Orange County, Anaheim has a strong fiscal base, including significant tourist-based revenue, and has already permitted and constructed a large number of housing units especially in light of their massive OC Vibe residential, retail and entertainment district. This is not to say, however, that they do not have their challenges with developers pushing to increase density within Anaheim Hills and the City's concern of density and building into a designated high-fire risk area. Due to its population of over 300,000, unlike most Orange County cities, Anaheim does have access to state and federal dollars~~,~~ to assist in meeting the affordable housing requirements.

Costa Mesa: Costa Mesa is one of only three Orange County cities still without a compliant Housing Element. Its continued effort to defend local regulations on sober living homes—rules that HCD does not formally recognize—has already cost the city access to certain state low-income housing funding. The situation worsened when one of the City's largest developers withdrew all of his properties from Costa Mesa's Housing Element inventory, slashing projected housing capacity from roughly 17,000 units to the bare minimum of about 11,750 units needed to meet state requirements.[72] This leaves the City with virtually no buffer to achieve compliance.

Fountain Valley: Fountain Valley is largely built out, with approximately 90% of its land already utilized. Limited available land and constrained financing capacity present major hurdles in Fountain Valley ever being able to meet the state requirements.

Huntington Beach: Huntington Beach has adopted a totally different strategy to address the Housing Mandates. They have aggressively pursued litigation in an effort as a "charter city" to preserve local land-use authority. This approach has resulted in substantial legal costs and financial exposure for the City for noncompliance. The City's

[72] Planning Commission Bombshell: Housing Element Update Crisis in Costa Mesa

legal challenges have all been denied including a final appeal to the US Supreme Court.[73] Consequences for non-compliance are pending.

Irvine: Irvine's response to the Housing Mandates differs from other Orange County cities. Being very progressive with available land currently under development, and two major developers active, the master planned community of Irvine has substantial flexibility. They have submitted to the State committing to build 56,000 additional units even though their allocation is approximately 26,000 units, the highest in Orange County. The original vision of Irvine being a residential community with commercial and residential balance runs the risk of being seriously eroded with high density apartments being vigorously constructed. This suggests Irvine might ultimately be more of an urban versus suburban community in the future. Residents are starting to be concerned as to the impact on traffic, parks, and schools. Furthermore, the current City council's recent move to rezone past open space commitments has created voter activism and resistance.

Newport Beach: Newport Beach has faced difficulty implementing the Housing Mandates due the concerns regarding community character, coastal constraints, and local values, contributing to resistance to higher density residential development. While elected officials worked hard at engaging and educating the community on the Housing Mandates, as development projects started to come on-line, major public resistance ensued. A recent ballot initiative was just approved to push back on the City's approved Housing Element.[74]

Mission Viejo: In March 2026, hundreds of Mission Viejo residents rallied in opposition to a proposed expansion of the Vista Del Lago apartment complex off Marguerite Parkway. The developer's plan called for demolishing 68 existing units and replacing them with 418 new units, resulting in a net increase of 350 units, as well as constructing a new parking structure. The expansion would bring the total number of units on the 33-acre property to 958 units, dramatically increasing density in an area surrounded primarily by single-family homes.

After hours of heated public testimony and debate, the City Council voted 3–2 to advance the project. A majority of councilmembers stated they felt they had no choice but to approve the development due to the Housing Mandates, which require cities to zone and plan for significantly higher housing densities regardless of local neighborhood opposition.[75]

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[73] Attorney General Bonta Celebrates U.S. Supreme Court's Denial of Huntington Beach's Challenge to State Housing Laws | State of California - Department of Justice - Office of the Attorney General
[74] Newport Beach may dump state mandate as residents prep to vote on plan for far fewer housing units | LAist
[75] Editorial: Mission Viejo's needless angst over apartments – Orange County Register

San Juan Capistrano: Due to its historical significance and geographic characteristics, the City has been challenged to meet the Housing Mandates. It is a tale of two communities – residents of great wealth and a large lower socioeconomic population requiring the need for more affordable housing. To date, City leadership appear to have built partnerships with low-income developers to build projects that maintain the community's heritage and meet the needs of the City. As high-end development takes place, a "fee in lieu" is assessed that generates funds for affordable housing. Superb planning and design have led to across-the-board community support for well designed, low-income redevelopment projects completed or underway.

Santa Ana: Santa Ana is already considered by HCDs' RHNA process to be a densely populated, lower socioeconomic community, and it has the lowest housing target in Orange County with only 3,137 units. Like Anaheim due to its population size, it has access to more federal and state housing dollars to meet its low-income housing compliance obligations.

The County of Orange: The County also has a RHNA requirement for its unincorporated areas. The County struggled to obtain certification of its Housing Element in 2025; it required multiple revisions due to the nature of small pockets of unincorporated areas it serves. Its largest development area in South Orange County, Rancho Mission Viejo of over 6,000 acres was entitled by the County before the Housing Mandates became law – few were affordable units. In addition, the largest track of undeveloped land is owned by the Federal Government (Cleveland National Forest) and not available for development.

The impacts of the Housing Mandates have disrupted governance and local control. In some communities it has created fierce resistance. The loss of local control impacts the traditions and norms within many Orange County cities. Community heritage, rightly or wrongly, is being seriously eroded.

The one-size-fits-all Housing Mandates has serious repercussions economically and politically only now coming into focus for the voters of Orange County as the implementation goes forward.

> *Community political activism has increased as housing projects move from approval to construction, but this engagement is often narrowly focused on individual developments rather than broader policy impacts. Cities should take a more proactive role in engaging residents in a comprehensive discussion about how RHNA implementation is affecting neighborhood character, infrastructure, and social cohesion. In addition, local elected officials have a responsibility to clearly communicate how state-directed housing policies, originating in Sacramento, shape local land-use decisions and limit municipal discretion.*

7th Cycle (2029-2037) Concerns

The 7th Cycle of the RHNA planning process has already started, addressing the period from 2029-2037. The OCGJ identified significant concerns related to transparency, data integrity, governance, and Orange County's ability to competitively represent itself within the broader SCAG region. These concerns stem from documented issues in the 6th Cycle, particularly the lack of clarity of the allocation methodology, the complexity of the decision-making structure, and inadequate procedural safeguards to ensure that Orange County's unique conditions are fully acknowledged.

The 6th Cycle methodology relied on numerous questionable inputs—including projected population, transit accessibility, job growth, vacancy adjustments, cost burden, and subjective social equity factors—derived from HCD and SCAG's adopted methodology.[76] These inputs were published but remained difficult for local jurisdictions to interpret due to their subjectivity, complexity and technical nature and the failure of HCD to clearly identify their methodology.[77]

Given these findings, Orange County cities face a recurring risk, because the statewide RHNA determination feeds directly into SCAG allocations, any methodological deficiencies at the state level immediately cascade into subregional planning and ultimately influence the allocations assigned to Orange County jurisdictions.

Experiences from the 6th Cycle highlight several issues that continue to shape Orange County's concerns heading into the 7th Cycle. The previous allocation process was marked by complexity, questionable data, late-stage modifications, and an overall lack of transparency. For example, SCAG's 6th Cycle allocation was adopted in March 2021 and then modified only a few months later[78], fueling confusion about how final numbers were determined. The process felt unfair to many local jurisdictions because the appeals window was extremely compressed, the methodology was difficult to replicate, and the relationship between data inputs—such as overcrowding, cost burden, or future transit accessibility—and final allocations was not easily understood. The appeals process was also futile and was not open to cities concerns.

Governance also played a role. SCAG and OCCOG rely on a large network of committees, working groups, and advisory bodies, which ensures broad participation but diffuses responsibility. With so many entities involved, accountability for data accuracy, timely inputs, and interpretation of the methodology becomes fragmented, making it difficult for any single entity to ensure the process is both rigorous and transparent.

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[76] SCAG Final RHNA Methodology, March 5, 2020
[77] Best Practices for Allocating & Evaluating RHNA
[78] Regional Housing Needs Assessment | Southern California Association of Governments

The upcoming 7th Cycle is expected to be even more data-intensive.[79] New state guidance calls for clearer and more prescriptive methodology factors, improved appeals procedures, new income categories, and stronger alignment with greenhouse-gas and transportation planning.[80] Transit definitions are also being standardized statewide, meaning all Orange County Transportation Authority (OCTA) transit routes, frequencies, and hub locations must be fully validated and published early in the process. Without early coordination, the County risks being disadvantaged compared with regions that already have well-organized transit datasets.

Transparency remains a central concern. Orange County jurisdictions need access to all datasets used to calculate their allocations, ranging from growth projections to transit accessibility metrics, and must be able to replicate the calculations that lead to their assigned numbers. The California State Auditor has previously flagged gaps in how HCD documented its factors, reinforcing the need for a system that jurisdictions can audit and verify.

CONCLUSION

"We shape our buildings; thereafter they shape us." (Winston Churchill)

Housing Mandates and the RHNA allocation process are highly consequential for Orange County jurisdictions, particularly because the construction of low-income housing is rarely feasible without substantial subsidy. Interviewees consistently reported that funding streams to support deed-restricted housing remain limited, leaving cities responsible for planning large numbers of units that may never be financially viable without additional state or federal assistance. This gap between planning obligations and realistic development capacity has heightened local concern about the fairness and practicality of the current RHNA framework not to mention wasted tax dollars.

Against this backdrop, a recurring theme in interviews was the need for stronger regional coordination. Per the Joint Powers Agreement, OCCOG members pay dues to support operations, based on a 2009 adopted formula tied partly to each city's share of the county population. However, dues have not been adjusted in many years, leading several stakeholders to question whether current funding levels adequately support OCCOG's ability to coordinate subregional planning, respond to SCAG, and represent Orange County interests on matters as significant as RHNA. SCAG likewise uses population factors in its own dues structure, meaning jurisdictions with growing populations carry greater financial responsibility. Stakeholders noted that the overall

[79] California's Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development
[80] California's Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development

resource base may still be insufficient for the level of technical engagement required. Many jurisdictions expressed that increased support for OCCOG, both financial and participatory, would improve transparency around RHNA inputs and allow for more robust review of the assumptions that drive housing allocations.

The OCGJ believes that OCCOG is an underutilized regional asset that could play a significantly larger role in promoting equity, transparency, and public understanding of the RHNA process. Interviewees emphasized that consistent, proactive participation by city and county representatives in OCCOG and SCAG meetings is critical, especially early in the methodology-setting phase, when data inputs, assumptions, and distribution formulas are still in development. Without regular engagement, jurisdictions risk losing opportunities to influence decisions that later become binding obligations. Several interviewees suggested that cities consider enhancing their financial contributions so OCCOG can expand its analytical capacity, conduct independent research, and engage more effectively in SCAG's technical and policy committees and at the state level.

As work begins on the 7th Cycle, the need for collaboration is more urgent than ever. Cities cannot afford to be passive observers. Even if cities cannot directly change the final numbers issued by HCD or SCAG, their active involvement is essential to ensuring that Orange County's unique circumstances are understood and represented. Meaningful engagement can also help jurisdictions align their local planning strategies, clarify shared concerns, and coordinate responses to proposed methodological changes before they become final. A more empowered and better-resourced OCCOG would strengthen Orange County's collective voice, improve regional planning outcomes, and ensure local governments are not navigating the California's housing requirements in isolation.

Finally, the OCGJ notes that collaboration must extend beyond government agencies to the residents they serve. As Sacramento lawmakers continue to enact significant housing legislation, much of it with direct consequences for zoning, density, local control and neighborhood character development standards, the public must be informed and involved. Cities, working through OCCOG and SCAG, have an important role in educating residents about new laws, explaining their local impacts, and encouraging constituents to register their views with State Representatives. Improving public awareness not only strengthens transparency and trust but also ensures that community perspectives are included in shaping future housing policy.

By working together, jurisdictions, regional agencies, and the public, Orange County can more effectively navigate the challenges of Housing Mandates and advocate for a clearer, more equitable, and more locally responsive RHNA process.

FINDINGS

In accordance with California Penal Code §933 and §933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency and city affected by the "Findings" presented in this section. Responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation "California Housing Mandates" the 2025-2026 Orange County Grand Jury has arrived at 22 findings as follows:

F1 In recent years, the California Legislature has enacted an unusually large and burdensome volume of housing-related laws intended to strengthen compliance with State Housing Mandates.

F2 Housing Mandates are implemented through a RHNA process that often lacks transparency and relies on complex methodologies that are difficult for local officials and the public to understand or meaningfully challenge.

F3 OCCOG coordinates RHNA regional planning in partnership with the SCAG for Orange County. OCCOG lacks adequate influence with SCAG.

F4 Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies.

F5 SCAG's 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021–2029 planning period, with higher allocations concentrated in cities with major population and employment centers.

F6 RHNA allocations are unrealistic and not attainable within the current planning cycle due to limited available land, built-out urban conditions, infrastructure constraints, environmental factors, and public health and safety requirements.

F7 Residents in Orange County consistently express a desire for local planning decisions to reflect community priorities, including but not limited to neighborhood character, safety considerations, the environment and open-space preservation.

F8 California's regulatory construction costs (i.e. permitting fees) present substantial challenges for private housing developers—particularly those delivering affordable units.

F9 The cost of constructing a single affordable housing unit in California typically ranges from approximately $500,000 to $800,000 per unit when fully complying with current state regulations. New low-income housing is generally not financially feasible without public subsidy.

F10 Prior to their dissolution in 2012, redevelopment agencies served as a primary mechanism for cities and counties to finance affordable housing and related infrastructure. The loss of redevelopment has reduced cities' ability to support construction of affordable units.

F11 Because public subsidy is limited and highly competitive, cities seeking to produce meaningful quantities of low-income housing must rely in part on private development incentives, often resulting in higher overall development densities and unit counts than the RHNA allocation.

F12 The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify.

F13 The California State Auditor's 2022 review found significant deficiencies in HCD's regional determination process—including inadequate documentation, data-entry errors, and insufficient justification for key assumptions—raising concerns that similar issues may affect the 7th Cycle process.

F14 OCCOG's current resources and organizational structure are insufficient to fully advocate for Orange County jurisdictions during RHNA methodology development, especially when compared with larger or more heavily resourced regional councils of governments that also influence SCAG.

F15 Demands on HCD are anticipated to materially alter methodology for the 7th Cycle, but Orange County jurisdictions have not yet received clear guidance on how these allocations will be translated into SCAG policy or local impacts.

F16 The reliance on transit accessibility as a major RHNA consideration requires high-quality, early-released datasets from OCTA; however, these datasets are not currently consolidated or formally adopted for use in the 7th Cycle methodology.

F17 The large number of committees, subcommittees, and advisory groups involved in SCAG and OCCOG's RHNA processes promotes broad participation but diffuses accountability, making it difficult to determine who is responsible for specific analytic inputs or process decisions.

F18 The City of Huntington Beach has been unsuccessful in its attempts to contest Housing Mandates. To date, Huntington Beach lacks an approved General Plan Housing Element related to RHNA Allocation.

F19 The City of Irvine has been progressive in submitting a housing plan that calls for twice the number of units mandated (56,000). However, this threatens the historical nature of a master plan community with substantial infrastructure challenges.

F20 Cities and other stakeholders encounter difficulty explaining RHNA outcomes to elected officials and the public due to a lack of clear, consolidated documentation describing how allocation decisions are derived from the underlying data.

F21 The absence of a clearly articulated and easily understandable description of the RHNA allocation algorithm contributes to perceptions that discretionary or political considerations may influence outcomes, even when allocations are made in compliance with state housing laws.

F22 Improved transparency and communication regarding RHNA methodology would enhance public confidence in the process and reduce misunderstandings among member jurisdictions.

RECOMMENDATIONS

In accordance with California Penal Code §933 and §933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency and city affected by the “Recommendations” presented in this section. Responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury makes the following 20 recommendations:

R1 OCCOG should expand its technical-assistance and training programs, by September 30, 2026, to ensure that all Orange County jurisdictions understand RHNA methodology, statutory obligations, and the implications of noncompliance. (F1, F2, F3, F4)

R2 OCCOG should coordinate a countywide review of sites identified in local Housing Elements, by December 31, 2026, to evaluate whether each site meets state requirements for realistic capacity and development feasibility, supported by a standardized, version-controlled change log. (F3, F4)

R3 OCCOG should develop and publish a comprehensive RHNA Inputs Catalog, by April 30, 2027, prior to drafting the 7th Cycle methodology, documenting all datasets used, their sources, methodological assumptions, and a version-controlled record of changes. (F3, F4)

R4 OCCOG should create a public-facing RHNA Accountability Dashboard, by April 30, 2027, displaying deadlines, responsible agencies, dataset readiness, and upcoming SCAG decision points, to ensure transparency and timely action by jurisdictions. (F16)

R5 OCCOG should request that SCAG and HCD, by December 31, 2026, provide written guidance explaining how HCD's recommendations will be applied in shaping the 7th Cycle RHNA methodology so that jurisdictions can prepare proactively. (F16)

R6 OCCOG should convene a 7th Cycle Technical Working Group, by December 31, 2026, composed of planners, data analysts, and transit experts to pre-evaluate methodology scenarios and deliver unified, countywide recommendations to SCAG. (F3, F6, F15)

R7 OCCOG, all Orange County cities and the County of Orange should reassess the current dues structure, by September 30, 2026, to ensure that OCCOG has the resources necessary to effectively represent Orange County jurisdictions in SCAG processes, including RHNA methodology development and appeals. (F3, F15)

R8 By December 31, 2026, the Orange County Board of Supervisors should partner with cities to evaluate countywide infrastructure capacity—including water, wastewater, flood control, transportation, and public-safety systems—and develop a coordinated regional plan capable of supporting the level of housing growth required under state law. (F6)

R9 By September 30, 2026, the Orange County Board of Supervisors should strengthen its engagement with OCCOG and increase staff support to develop a shared, countywide database of potential housing sites and key development-feasibility factors. (F15)

R10 By June 30, 2027, the Orange County Board of Supervisors should evaluate whether the County should pursue its own independent Metropolitan Planning Organization (MPO) designation for purposes of regional housing planning. (F5, F6, F7, F15)

R11 The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development. (F3, F4, F15)

R12 The County of Orange and each city should designate a single technical representative, by September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies. (F4)

R13 OCTA should provide an official, data-frozen countywide transit dataset (GTFS + GIS), by September 30, 2026, to meet OCCOG's analytical needs for 7th Cycle RHNA planning. (F17)

R14 By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County and city-determined capacity assumptions remain aligned with actual production. (F13)

R15 By September 30, 2026, and ongoing, the County Board of Supervisors and all city councils should make a coordinated and sustained effort to educate their constituents about the RHNA process—its requirements, its impact on local planning and community character, and the role residents can play in shaping outcomes. Public education efforts should also include guidance on how community members can effectively engage with the California Legislature and advocate for more realistic, data-driven housing policies. (F1, F7)

R16 By December 31, 2026, all cities should look to enhance their relationships with not-for-profit affordable housing developers to increase the opportunity to develop more affordable housing. (F8, F10, F12)

R17 By September 1, 2026, the City of Huntington Beach should evaluate submitting an appropriate Housing Element to reduce potential exposure to HCD penalties. (F18)

R18 By September 1, 2026, the City of Irvine should ascertain the level of community support for its housing element submission and its impact on the character of its master plan. (F19)

R19 By September 1, 2026, SCAG should conduct a formal review of its RHNA allocation methodology and clearly document, in understandable language, the inputs, assumptions, weighting, and decision points used in the allocation algorithm. This documentation should be publicly released and designed to improve transparency, reduce perceptions of political influence, and enhance public understanding of how allocations are determined. (F21)

R20 By September 1, 2026, SCAG should revise its RHNA appeals process to improve procedural transparency and responsiveness by clearly defining appeal criteria, documenting staff analyses and recommendations, providing written explanations for appeal decisions, and ensuring jurisdictions have meaningful opportunities to present and respond to staff findings. (F22)

RESPONSES CODE

The following excerpts from California Penal Code provide the requirements for public agencies to respond to the Findings and Recommendations of this Grand Jury's report:

Penal Code §933

(c) No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices. One copy shall be placed on file with the applicable grand jury final report by, and in the control of the currently impaneled grand jury, where it shall be maintained for a minimum of five years.

Penal Code §933.05*.*

(a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:

(1) The respondent agrees with the finding.

(2) The respondent disagrees wholly or partially with the finding; in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor.

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:

(1) The recommendation has been implemented, with a summary regarding the implemented action.

(2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.

(3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of

the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

(4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefor.

(c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision-making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

RESPONSES

The Orange County Grand Jury requires (or, as noted, requests) the following responses:

OCCOG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17
Recommendations	R1, R2, R3, R4, R5, R6, R7, R9, R11, R13
County of Orange, Board of Supervisors	90 Day Response Required
Findings	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations	R7, R8, R9, R10, R11, R12, R14, R15, R16
OCTA	90 Day Response Required
Findings	F16
Recommendations	R13
SCAG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17, F20, F21, F22
Recommendations	R5, R11, R19, R20
City of Aliso Viejo	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Anaheim	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Brea	90 Day Response Required

Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Buena Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Costa Mesa	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Cypress	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Dana Point	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fountain Valley	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fullerton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Garden Grove	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Huntington Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F18
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R17
City of Irvine	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F19
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R18
City of La Habra	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of La Palma	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of Laguna Beach	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Hills	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Niguel	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Woods	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Lake Forest	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Los Alamitos	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Mission Viejo	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Newport Beach	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Orange	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Placentia	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Rancho Santa Margarita	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of San Clemente	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of San Juan Capistrano	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Santa Ana	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Seal Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Stanton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Tustin	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Villa Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Westminster	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Yorba Linda	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

GLOSSARY AND ACRONYMS

ADU	Accessory Dwelling Unit (ADU) is a secondary, independent housing unit located on the same lot as a primary residence. ADUs are sometimes called granny flats, in-law units, casitas, or backyard homes.
Builder's Remedy	Builder's Remedy is a provision in California's Housing Accountability Act (HAA) that limits a city or county's ability to deny certain housing projects when the jurisdiction does not have a State-compliant Housing Element.
Charter City	Charter City is a city governed by its own locally adopted charter rather than solely by California general law. Under the California Constitution, charter cities have greater authority over municipal affairs, including land use and zoning. However, this authority may be limited when the State determines that a matter, such as housing, is of statewide concern and subject to state law.
COG	Council of Governments (COG) is a regional planning body made up of elected officials from cities and counties within a defined geographic area.
Deed-Restricted	Deed-Restricted refers to a property that is subject to legally recorded limitations or conditions placed on its use, occupancy, or resale. In the housing context, deed restrictions are commonly used to ensure long-term affordability by limiting resale prices, rental rates, or eligible occupants based on income thresholds for a specified period, often several decades or longer.
Deed-in-Lieu	Deed-in-Lieu (of foreclosure) is a voluntary transaction in which a property owner transfers ownership of a property to a lender to satisfy a mortgage debt and avoid foreclosure. While commonly used in the private lending context, the term may appear in discussions of property disposition, distressed assets, or redevelopment-related transactions.
Density Bonus Incentives	Density Bonus Incentives are benefitting that California law (primarily Government Code § 65915) provides to housing developers in exchange for including affordable housing units within a residential or mixed-use project. These incentives make it easier and financially feasible to build affordable housing by allowing developers flexibility beyond local zoning limits.
Equity Component	Equity Component is the requirement that housing need to be allocated in a way that promotes socioeconomic equity, reduces

	segregation, and balances disproportionate household income distributions across jurisdictions.
Fee-in-Lieu	Fee-in-Lieu refers to a payment made as an alternative to fulfilling a low income housing requirements.
Federal Clean Air Act	Federal Clean Air Act (CAA) is the primary U.S. federal law that regulates air pollution to protect public health and the environment. It authorizes the federal government, principally the U.S. Environmental Protection Agency (EPA), to set and enforce standards that limit harmful air pollutants from industrial facilities, power plants, and motor vehicles.
GIS	Geographic Information System (GIS) is a type of software and data system used to map, analyze, and visualize geographic information. Examples: ArcGIS, QGIS which integrates layers of spatial information such as: Parcels, Zoning maps, Transit lines (often imported from GTFS), Flood zones, Environmental constraints, Income and demographic data, RHNA site inventories.
Grand Jury	Grand Jury (GJ) is a legal body empowered to conduct official proceedings to investigate potential criminal conduct and determine whether criminal charges should be brought.
Green State	Green State generally refers to a government or jurisdiction, often a U.S. state, that prioritizes environmental protection, sustainability policies, and climate-focused governance. The term is descriptive, not legal.
GTFS	General Transit Feed Specification (GTFS) is a standardized, machine-readable data format used to describe public transit systems, including Bus routes, Rail lines, Station and stop locations, Service schedules.
General Plan	In California, a city General Plan is a comprehensive, long-term policy document that serves as the legal and policy foundation for all local land-use and development decisions within a city. Adopted by the city council pursuant to California Government Code § 65300 et seq., the General Plan expresses the community's vision for physical development and conservation over time and guides zoning, public investment, and regulatory actions.
HAU	Housing Accountability Unit (HAU) is a specialized enforcement and oversight unit within the California Department of Housing and Community Development created to ensure local governments comply with state housing and homelessness laws and to hold

	jurisdictions accountable for meeting their Husing Element commitments.
HCD	Housing and Community Development (HCD) is California state agency responsible for housing policy, building standards, and the administration of affordable housing and community development programs. It operates under the California Business, Consumer Services and Housing Agency (BCSH).
Housing Element Law (65580-65589.11)	Housing Element Law is California's foundational land-use law requiring every city and county to plan for the housing needs of all economic segments of the community. It is part of each jurisdiction's General Plan and must be regularly updated on a state-mandated cycle.
Joint Powers Authority	A Joint Powers Authority (JPA) is a legal structure used in California (and some other states) that allows two or more public agencies to jointly exercise their powers through a separate, shared entity.
Layered Financing	Layered Financing (sometimes called capital stacking) is a funding approach in which a project—most commonly a real estate or affordable housing development—is financed through multiple sources of capital, each with different requirements, risk levels, repayment terms, and priorities.
Ministerial approval	Ministerial approvals are a type of land-use or development approval in which a government agency must issue the permit automatically once an application meets all the objective, pre-established standards. Because the approval is non-discretionary, officials do not exercise judgment or interpretation, hold public hearings, or evaluate subjective criteria such as neighborhood character or compatibility.
MPO	Metropolitan Planning Organization (MPO) is a regional transportation-planning agency required by federal law in every urbanized area with 50,000 or more people.
OCGJ	Orange County Grand Jury (OCGJ) refers 2025-2026 Orange County Grand Jury.
OCTA	Orange County Transportation Authority (OCTA) is the county transportation planning commission, responsible for funding and implementing transit and capital projects for a balanced and sustainable transportation system.
RHNA	Regional Housing Needs Allocations (RHNA) works with the California Department of Housing & Community Development (HCD) to allocate each jurisdiction's share of required housing across income levels.

RTP	Regional Transportation Plans (RTP) are utilized to coordinate regional transportation, land-use planning, and climate-related planning (e.g., reducing vehicle miles traveled). Data, forecasts, and long-range planning. They provide demographic forecasts, economic analyses, and collaborative regional policies.
State Housing Mandates	State Housing Mandates (Housing Mandates) are legal requirements specifically the Housing Element Law in California, obligating local governments (cities/counites) to adopt plans facilitating the construction of housing across all income levels. These mandates require compliance with Regional Housing Needs Allocation (RNHA) targets forcing localities to zone for rather than necessarily build.
SCS	In California, a Sustainable Communities Strategy (SCS) is a regional land-use, housing, and transportation planning framework prepared by a Metropolitan Planning Organization as part of its Regional Transportation Plan. Required by Senate Bill 375 (2008), the SCS is designed to integrate transportation investments, housing patterns, and land-use policies in a way that reduces greenhouse gas emissions from passenger vehicles while supporting economic development and public health.
Vacancy Factor Rates	Vacancy Factor Rates refer to the percentage of housing units within a defined geographic area that are assumed to be vacant at any given time. In state housing planning, vacancy rates are used as an analytical adjustment to account for normal turnover in the housing market and to ensure availability for new households. Assumed vacancy rates directly affect housing need calculations and can influence required housing production targets.
5th Cycle, 6th Cycle, 7th Cycle	The 5th, 6th, and 7th Cycles refer to sequential eight-year planning periods of the Regional Housing Needs Allocation (RHNA) process mandated by California housing law. • The 5th Cycle generally covered the period from 2013 to 2021 (with timing varying by region). • The 6th Cycle generally covers the period from 2021 to 2029 and includes significantly higher housing allocations statewide. • The 7th Cycle will be the next allocation period following the 6th Cycle and is expected to further shape long-term housing planning requirements for cities and counties. Each cycle establishes projected housing needs that jurisdictions must plan for through their Housing Elements.

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APPENDIX

APPENDIX A: Major Housing Laws & What They Tried to Do[81]

Surplus Land Act (1968; strengthened by AB 1486 in 2019)
Problem addressed: Local agencies often disposed of valuable public land without prioritizing affordable housing.
Solution: The Surplus Land Act requires local agencies to offer surplus sites to affordable housing developers first; AB 1486 (2019) expanded who must comply, added reporting, and created enforceable penalties. HCD now issues binding guidelines and may impose fines.
Role: A siting tool that converts public land near jobs/transit into affordable housing at scale (HCD reports thousands of units proposed/approved under SLA).

Housing Element Law & RHNA (1969; RHNA made mandatory by 1980 AB 2853; repeatedly strengthened)
Problem addressed: Cities historically under-planned for growth or zoned exclusionary, constraining supply across income levels.
Solution: Every city/county must adopt an 8-year Housing Element showing adequate, zoned sites to meet its RHNA allocation by income tier; HCD issues regional need determinations and certifies elements. Enforcement has tightened (HCD's Housing Accountability Unit; fines; referrals to the AG).
Role: The spine of California housing policy—other laws (HAA, SB 35, SB 330, AFFH) enforce or operationalize these plans.

Density Bonus Law (1979; expanded often, incl. AB 1287 in 2023)
Problem addressed: Mixed-income projects often do not pencil without zoning flexibility.
Solution: Grants extra units, incentives/waivers, and reduced parking in exchange for deed-restricted affordable homes; AB 1287 (2023) added a "stackable" bonus on top of the 50% base, enabling up to ~100% bonus with additional very-low/moderate units.
Role: A ubiquitous feasibility lever to deliver affordability in market-rate projects.

Housing Accountability Act (HAA) (1982; strengthened 2017–2019)
Problem addressed: Cities used subjective discretion (e.g., "neighborhood character") to deny otherwise compliant housing.
Solution: Limits denial, density reduction, or infeasible conditions for projects meeting objective standards, unless the city makes specific, evidence-based health/safety findings. 2017–2019 updates raised the burden of proof, added fees/attorney's fees, and clarified "objective standards."
Role: A litigation-backed guardrail ensuring code-compliant housing moves forward—the State's classic "anti-NIMBY" tool.

Redevelopment Agencies (RDAs): Termination and Loss of Local Affordable Housing Funds (2011–2012)
Problem addressed (pre-2012): RDAs used tax-increment financing with a 20% housing set-aside to fund affordable housing; the State later sought budget relief.
Solution: The Legislature passed ABx1 26 (2011); the California Supreme Court affirmed dissolution

[81] Housing Statutes were summarized Microsoft Co-Pilot May 2025 version

effective Feb 1, 2012, shifting property-tax increment, and creating successor agencies to wind down obligations.
Role: Ended a major local funding stream, increasing reliance on density bonus, public land, tax credits, and state programs.

SB 375 (2008) & SB 743 (2013; statewide VMT implementation 2020)
Problem addressed: Sprawl drove VMT and GHGs; CEQA's **Level of Service (LOS)** metric discouraged infill.
Solution: SB 375 requires Sustainable Communities Strategies (SCS) aligning land use and transportation to cut GHGs; SB 743 replaced LOS with VMT in CEQA, favoring infill and multimodal access, with statewide implementation by 2020.
Role: Climate + housing siting framework; housing near jobs/transit faces fewer CEQA hurdles than sprawl.

ADUs (2016–2025 waves): Legalizing "Gentle Density"
Problem addressed: Single-family-only rules and local barriers (parking, minimums) impeded backyard cottages/garage conversions near jobs.
Solution: Successive bills created 60-day ministerial approval, broad parking relief, and standardized rules; HCD's 2025 ADU Handbook consolidates guidance and updates.
Role: A distributed, lower-cost production engine—large, scalable homeowner-led supply statewide.

HCD Law §16884.01 (2017): Establishes Housing Element Compliance Consequences and State Enforcement Authority
Problem addressed: For decades, many cities and counties failed to adopt or maintain HCD-compliant Housing Elements, resulting in chronic under-production of housing, exclusionary zoning practices, and resistance to RHNA obligations. Prior housing law lacked clear, enforceable consequences for noncompliance, allowing jurisdictions to delay, obstruct, or ignore housing planning requirements with minimal risk. This undermined statewide housing policy, fair housing objectives, and public accountability.
Solution: HCD Law §16884.01 clarifies and operationalizes the legal consequences of Housing Element non-compliance, explicitly linking failure to adopt or implement a compliant Housing Element to loss of local land-use discretion and enhanced state oversight. The law affirms HCD's authority to make formal findings of noncompliance and triggers statutory remedies under related housing laws, including limits on down-zoning, exposure to the Housing Accountability Act, and eligibility for "builder's remedy" projects when required conditions are met. It strengthens the enforceability of Housing Element Law by making compliance legally consequential rather than aspirational.
Role: A state enforcement backbone for California's housing planning system, §16884.01 functions as a compliance-triggering provision that gives real effect to RHNA and Housing Element Law. It shifts housing policy from a negotiation-based model to a rule-of-law framework, ensuring that local governments that refuse to plan for housing face predictable, uniform consequences while compliant jurisdictions retain local control. The statute is central to California's modern "Yes In My Backyard" enforcement regime.

SB 35 (2017): Streamlined Ministerial Approval
Problem addressed: Lengthy discretionary review and CEQA litigation stalled production, especially where jurisdictions lagged RHNA.
Solution: Creates a ministerial (CEQA-exempt) pathway in cities not meeting RHNA progress for qualifying infill projects that meet objective standards, affordability, and labor provisions; HCD issued binding guidelines.

Role: A fast lane that translates zoning into approvals within 90–180 days; HCD publishes which jurisdictions are subject.

AB 686 (2018): Affirmatively Furthering Fair Housing (AFFH)

Problem addressed: Persistent segregation and unequal access to opportunity despite fair-housing statutes.

Solution: Requires all public agencies to affirmatively further fair housing and adds new Housing Element duties (analysis of segregation, access to opportunity, displacement risk, equitable siting).

Role: Embeds civil-rights obligations into RHNA/Housing Elements, pushing lower-income housing into high-opportunity areas.

SB 330 (2019; extended by SB 8 to 2030): Housing Crisis Act

Problem addressed: Moving goalposts (new subjective standards), downzoning, unlimited hearings, and loss of protected units increased entitlement risk.

Solution: Freezes new subjective design rules, caps hearings, creates preliminary application vesting, and requires replacement/relocation when protected units are impacted.

Role: Stabilizes entitlements, preserves capacity, and protects renters.

SB 9 (2021): Duplexes & Urban Lot Splits

Problem addressed: Large single-family parcels constrained capacity; owners lacked simple legal paths to add units.

Solution: Requires ministerial approval of up to two units on most single-family lots and allows urban lot splits (with guardrails). Implementation and litigation have been mixed, but SB 9 continues to operate statewide.

Role: Incremental densification in high-opportunity areas (uptake has been modest vs. ADUs).

SB 10 (2021): Local Rezoning for "Missing Middle" Housing

Problem addressed: CEQA-exposed rezonings and voter-approved limits made modest upzoning slow and risky.

Solution: Voluntary tool letting cities zone up to 10 units/parcel on transit-rich or urban infill sites with the rezoning action itself exempt from CEQA; may override local initiative restrictions with a 2/3 council vote.

Role: A local-option upzoning mechanism; note it does not streamline the project approvals that follow.

AB 2011 (2022): Affordable Housing and High Road Jobs Act

Problem addressed: Vast commercially-zoned land sat underused while housing faced discretionary review and CEQA.

Solution: Creates ministerial, CEQA-exempt approvals for qualifying multifamily on commercial corridors via two paths: 100% affordable or mixed-income meeting corridor, site, and labor standards. Effective July 1, 2023.

Role: A production-focused pathway converting retail/office/parking sites into housing statewide.

SB 6 (2022): Middle Class Housing Act (Companion to AB 2011)

Problem addressed: Housing often not allowed on commercial parcels absent a rezoning.

Solution: Allows residential use in many commercial zones (by right as a permitted use) with labor standards; not ministerial/CEQA-exempt on its own (but can combine with other tools). Effective July 1, 2023.

Role: Opens more sites to housing when AB 2011 is not available.

AB 2097 (2022): Eliminating Parking Minimums Near Transit
Problem addressed: Mandatory parking minimums near transit raised costs and reduced housing feasibility.
Solution: Prohibits minimum parking requirements for most projects within ½ mile of a major transit stop (with narrow exceptions); HCD issued a 2025 Technical Advisory for implementation.
Role: Lowers costs and removes a common barrier to infill housing.

SB 423 (2023): Extends & Expands SB 35 Through 2036
Problem addressed: SB 35's 2026 sunset and exclusions (e.g., much of the Coastal Zone) limited reach; many cities still failed RHNA or lacked certified elements.
Solution: Extends SB 35 to 2036, applies streamlining to more jurisdictions and sites (incl. parts of the Coastal Zone), ties eligibility to Housing-Element compliance, and updates affordability/labor standards; allows DGS to administer on State-owned land.
Role: A statewide production accelerator, making the SB 35 fast lane broader and longer-lived.

SB 131 + AB 130 (2025): CEQA & Housing Streamlining (Budget Trailer Bills)
Problem addressed: Infill housing still faced CEQA delays, litigation risk, and inconsistent timelines.
Solution: Establishes new CEQA exemptions for qualifying infill housing (e.g., up to 20 acres, or 5 acres for builder's-remedy sites), streamlined review, and—via the broader package—a temporary freeze on code updates to improve predictability. Effective June 30, 2025.
Role: A modernized CEQA framework that complements HAA/SB 330/SB 35 to speed compliant housing.

Builder's Remedy under HAA (codified/updated 2024–2025)
Problem addressed: Some cities delayed or adopted **non-compliant Housing Elements** to preserve restrictive zoning.
Solution: AB 1893 (2024) and AB 1886 (2024) formalize and clarify the Builder's Remedy: where a jurisdiction lacks a certified element, qualifying projects with required affordability may proceed (with new standards and protections effective Jan 1, 2025).
Role: A blunt enforcement backstop—if a city does not plan properly, it loses discretion to reject compliant affordable projects.

SB 79 (2025): Overrides Local Zoning to Enable Higher-Density Housing Near Transit
Problem addressed: Local zoning caps on height and density near transit stops prevented production of transit-oriented housing even in regions with extensive rail and bus networks.
Solution: Preempts local zoning within ½ mile of qualifying transit stops to legalize multi-story multifamily housing, allowing substantially greater height and density. Creates a statewide TOD framework that can be combined with SB 35, SB 330, the Housing Accountability Act, and the State Density Bonus Law to streamline approvals at lower affordability thresholds.
Role: A land-use preemption tool establishing "as-of-right" higher density near transit so state streamlining laws (e.g., SB 35) can actually deliver buildable transit-oriented projects. It operationalizes California's TOD objectives and supports pro-housing production goals.

AB 507 (2025): Establishes Adaptive Reuse as Use-by-Right With Streamlined Approval
Problem addressed: High commercial vacancy rates and slow, discretionary local approval processes made it difficult to convert underutilized office/retail buildings into housing—despite acute statewide housing shortages.

Solution: Declares adaptive reuse a use-by-right in all zones except non-residential industrial areas and provides ministerial, streamlined approval for eligible projects in existing buildings (generally <50 years old or meeting historic-preservation requirements). Requires income-restricted units (e.g., 8% very low + 5% extremely low, or 15% lower-income for rentals) and allows mixed-use conversions if ≥50% of floor area is residential. Waives parking for portions of buildings without existing on-site parking.
Role: A conversion-focused production tool enabling rapid, CEQA-bypassed adaptive reuse of commercial buildings into housing. Pairs with local incentive programs (e.g., tax-increment-funded Adaptive Reuse Investment Funds starting FY 26-27) to subsidize affordability and unlock large-scale urban reuse.

AB 648 (2025): Exempts Community College Housing from Local Zoning
Problem addressed: Community college districts (CCDs) face severe barriers building student, faculty, and staff housing because local zoning ordinances—unlike UC/CSU—block or delay projects, worsening housing insecurity for the 2M+ community college students, over half of whom experience housing instability.
Solution: Exempts CCD-built student, faculty/staff, and university housing projects on CCD-owned or leased property from local city/county zoning regulations. Requires certain projects with faculty/staff units to include extremely low- and lower-income affordable units. Declares the exemption a matter of statewide concern applying to all cities, including charter cities.
Role: A state-level preemption tool enabling rapid production of student and workforce housing on community college land, eliminating local zoning barriers and aligning CCD authority with UC/CSU to address student homelessness and workforce affordability.

AB 1021 (2025): Expands and Streamlines Workforce Housing on School District Property
Problem addressed: High housing costs prevent school districts from recruiting and retaining teachers and staff; thousands of acres of school-owned land remain underutilized due to zoning barriers, procedural hurdles, and limits on allowable uses.
Solution: Revises and expands the law deeming workforce housing an allowable use on any property owned by a local educational agency (LEA). Requires qualifying projects (≥10 units) to prioritize renting to school employees and the public under a set hierarchy, with a majority of units deed-restricted for lower- or moderate-income households. Applies Housing Accountability Act protections, enables density bonuses, and extends the program to 2036.
Role: A major workforce-housing production tool that cuts red tape, activates school district land for affordable educator housing, and strengthens school staffing stability—particularly in high-need communities where housing costs drive turnover.

AB 253 (2025): Creates a Private Pathway to Speed Up Residential Permit Plan-Checking
Problem addressed: Local building departments often take more than 30 days to complete residential plan checks, creating permitting backlogs that slow housing production, increase project costs, and leave small-scale infill projects stalled.
Solution: Establishes the *California Residential Private Permitting Review Act*, requiring cities/counties to publish residential permit fee schedules and provide applicants with estimated plan-check timelines. If the estimated timeframe exceeds 30 business days (or if no determination is provided within 30 days), applicants may hire a licensed private professional ("private professional provider") to perform the plan check. Applies to 1–10 unit projects ≤40 ft tall and allows private reviewers to certify compliance via affidavit.

Role: A post-entitlement acceleration tool that cuts through municipal bottlenecks by letting homeowners and builders use certified private reviewers, moving small-scale housing through permitting faster while maintaining local agency oversight.

AB 1308 (2025): Imposes an Inspection "Shot Clock" and Allows Private Inspectors

Problem addressed: Unpredictable and months-long delays in final inspections—framing, electrical, plumbing, final occupancy sign-off—prevent newly built or renovated homes from being occupied, increasing holding costs and slowing the delivery of small-scale housing.

Solution: Requires local building departments to conduct inspections for 1–10-unit projects (≤40 ft) within 10 business days after receiving notice of completion. If the estimated inspection window exceeds 30 days—or no inspection occurs within 30 days—applicants may hire a licensed private professional inspector to complete the inspection and submit an affidavit attesting to code compliance. Also requires cities/counties to post residential permit fee schedules.

Role: A post-entitlement enforcement and delivery tool that ensures housing is not delayed at the final inspection stage. Speeds up occupancy, adds accountability to local inspection offices, and allows builders to default to vetted third-party inspectors when jurisdictions are too slow.

AB 712 (2025): Strengthens Enforcement of State Housing Laws Against Noncompliant Cities

Problem addressed: Local agencies routinely delay, obstruct, or illegally deny housing projects despite state housing reform laws; enforcement is weak, costly for applicants, and slow, enabling jurisdictions to continue violating State Mandates without consequence.

Solution: Creates a robust enforcement framework requiring courts to award attorney's fees and costs to prevailing housing applicants and to impose mandatory fines on violating local agencies. Extends statutes of limitation by 60 days when applicants issue a notice of intent to sue, and bars agencies from requiring applicants to indemnify them for litigation arising from the agency's own violations. Defines "housing reform law" broadly to cover laws protecting housing applicants or limiting local discretion.

Role: A statewide compliance tool that finally gives housing applicants meaningful remedies—and gives local governments financial and legal consequences for ignoring state housing law, thereby enabling real enforcement of the State's pro-housing framework.

SB 808 (2025): Fast-Tracks Judicial Review of Housing Permit Denials

Problem addressed: Cities continue denying compliant housing projects, forcing applicants into a slow judicial review process where litigation delays—often lasting years—kill projects, escalate costs, or allow permits to expire.

Solution: Establishes an expedited writ-of-mandate process for housing permit denials. Requires:

- Local agencies to compile and certify the administrative record within 15 days.
- Courts to set hearings within 45 days and issue decisions within 30 days of submission (or 75 days from filing, whichever comes first).
- Priority scheduling for appeals.
  Allows the applicant, Attorney General, or HCD to file the petition; authorizes temporary judicial assignments to meet deadlines.

Role: A litigation-acceleration tool that prevents local agencies from using procedural delay to kill housing projects, ensuring that California housing laws have immediate, enforceable consequences. Complements AB 712 by enforcing housing rights on the judicial side.

SB 786 (2025): Clarifies Housing Element Law and Strengthens Court Remedies Against Noncompliant Cities

Problem addressed: Conflicts between General Plan elements, vague housing-element rules, and slow litigation processes create uncertainty for cities, courts, and developers—leading to delays, stalled rezoning, and litigation bottlenecks that block housing production.

Solution: Establishes clear hierarchy rules: when General Plan elements conflict—including quantified development standards—the most recently adopted, HCD-certified Housing Element controls. Tightens judicial timelines in Housing-Element challenges:

- Limits continuances to 60 days,
- Requires temporary relief whenever continuances occur,
- Requires HCD to conduct substantial-compliance reviews when local jurisdictions miss required Housing-Element deadlines,
- Extends rezoning compliance timelines to 120 days and mandates sanctions if jurisdictions fail to comply.
  Applies general-plan challenge rules to charter cities.

Role: A statewide governance-and-compliance tool ensuring that Housing Elements actually function as the controlling document, reducing litigation gamesmanship, and compelling jurisdictions to implement rezoning and Housing-Element obligations on enforceable timelines. Complements AB 712 and SB 808 as part of the Attorney General's statewide enforcement strategy.

SB 340 (2025): Expands Emergency Shelter Requirements in Housing Elements

Problem addressed: Emergency shelter planning requirements were outdated and limited, failing to reflect modern shelter models (e.g., navigation centers, recuperative care) and the full range of onsite supportive services needed for effective homelessness response.

Solution: Updates the definition of "emergency shelter" to require housing *with supportive services* (not minimal services) and requires Housing Elements to account for all onsite services consistent with written, objective standards. Imposes new obligations on cities/counties in shelter planning and broadens the Emergency Housing and Assistance Program definition.

Role: A homelessness-response modernization tool ensuring jurisdictions plan realistically for service-rich shelter models within their Housing Elements and zoning designations.

AB 610 (2025): Requires Disclosure of New Local Governmental Constraints in Housing Elements

Problem addressed: Cities and counties were adopting new land-use constraints (fees, ordinances, zoning rules) during Housing-Element cycles without disclosure, undermining RHNA compliance and increasing barriers to housing production.

Solution: Requires a governmental constraints disclosure statement in each Housing Element (7th Cycle onward), identifying all new or amended constraints adopted since the last Housing Element. Prohibits adoption of new constraints unless they were disclosed and the jurisdiction has completed all required programs to remove past constraints (except when mandated by state/federal law). Applies to charter cities.

Role: A transparency and anti-backsliding tool ensuring local governments cannot quietly increase barriers to housing once RHNA obligations are set.

AB 670 (2025): Allows Converted Affordable Units to Count Toward RHNA Reporting

Problem addressed: Cities lacked credit in their Annual Progress Reports (APRs) for preserving or converting multifamily buildings into long-term deed-restricted affordable housing, despite this being a major preservation strategy.

Solution: Expands APR reporting starting in 2027 to allow units converted to affordable housing—with 55-year covenants for low, very low, extremely low, or acutely low income households—to count toward a jurisdiction's RHNA-creditable progress, if they meet specified criteria. Includes detailed new reporting requirements for demolitions, replacement units, and affordable conversions.
Role: A preservation-credit tool aligning RHNA reporting with long-term affordable housing conversion strategies, encouraging cities to preserve expiring-affordability stock.

AB 726 (2025): Allows Cities to Count Substantial Rehabilitation of Affordable Units in APRs
Problem addressed: Deeply affordable older units (often 15+ years old) need major rehabilitation but cities receive *zero RHNA/APR credit* for investing in repairs—causing cities to prioritize new construction instead of preserving aging stock.
Solution: Allows jurisdictions to include substantially rehabilitated deed-restricted affordable units (≥15 years old, ≤45% AMI average affordability, ≥$60k local investment per unit) in APRs. These units cannot be counted toward eligibility for streamlining under SB 35. Updates references to the Office of Land Use and Climate Innovation.
Role: A preservation-incentive tool enabling cities to earn APR credit for rehabilitating deeply affordable units, helping maintain long-term housing quality and prevent affordable-stock losses.

AB 1275 (2025): Extends RHNA Timelines and Aligns Housing Needs with Transportation Plans
Problem addressed: Regional Housing Needs Determinations (RHND) were rushed due to tight timelines (2-year lead time), leading to disputes, insufficient data review, and disconnects between transportation planning and housing allocations.
Solution: Extends RHND timeline from 2 to 3 years before a Housing-Element update (with special rules for 2027–2029 cycles), requires earlier consultation between HCD and councils of governments (COGs), and mandates that RHNA methodology be informed by Sustainable Communities Strategy (SCS) patterns in regional transportation plans. Strengthens integration of job-housing balance, mobility patterns, and fair housing objectives.
Role: A regional-planning alignment tool ensuring RHNA allocations better reflect transportation, climate, and job-housing realities, improving the planning accuracy of future housing cycles.

SB 233 (2025): Requires Earlier State–Regional Consultation for RHNA Determinations
Problem addressed: During prior RHNA cycles, HCD provided regional housing need numbers too late (26-month timeline), leaving councils of governments (COGs) and cities with insufficient time to plan, contributing to widespread late Housing-Element adoption.
Solution: Requires HCD to meet and consult with each COG at least 38 months before a Housing-Element revision (one year earlier than prior law), with special rules for the 7th Cycle. Ensures earlier agreement on RHNA assumptions, methodologies, and data inputs.
Role: A regional-planning coordination tool that expands the planning window for local governments, reducing delays, improving RHNA accuracy, and increasing likelihood of timely Housing-Element compliance.

AB 920 (2025): Requires Centralized Online Portals for Housing Permit Applications
Problem addressed: Local permitting processes were opaque, slow, and inconsistent across cities; applicants could not easily track housing development permits, resulting in delays, confusion, and high administrative burdens.
Solution: Requires cities/counties with populations ≥150,000 to create a centralized online application portal for housing development projects, allowing electronic submissions and real-time status tracking.

Jurisdictions may delay implementation until 2030 only if they begin procurement by 2028. Applies to charter cities.
Role: A statewide digital-permit modernization tool that increases transparency, reduces processing delays, and standardizes how applicants navigate housing approvals.

SB 358 (2025): Reduces Traffic Impact Fees for Transit-Oriented Housing
Problem addressed: Traffic impact fees—often 20% of project cost—were applied using outdated auto-trip assumptions, inflating costs for infill and transit-oriented housing that generates fewer vehicle trips.
Solution: Reforms the Mitigation Fee Act to:

- Require at least 50% fee reductions for qualifying transit-oriented housing,
- Update eligibility criteria (parking maximums, proximity to ≥3 amenities, transit-priority locations),
- Require fee-denial findings to be supported by substantial evidence,
- Remove outdated convenience-retail requirements and proportional-fee provisions.

Role: A cost-reduction and TOD-incentive tool that aligns traffic fees with actual impacts, supporting infill and climate-oriented housing production.

AB 752 (2025): Makes Child Daycare Centers in Multifamily Housing a Use-by-Right
Problem addressed: Cities treated daycare centers co-located with multifamily housing as commercial uses—triggering zoning barriers, business license fees, CEQA review, and inconsistent local requirements, reducing childcare capacity near where families live.
Solution: Makes daycare centers co-located with multifamily housing or community amenities a residential use by right; prohibits business license fees; exempts such centers from CEQA; bars stricter standards on them than those applied to the co-located housing or amenity. Maintains all California licensing and safety requirements.
Role: A childcare-access and land-use integration tool that reduces barriers to collocated daycare centers, supporting housing-adjacent amenities and family-serving communities.

SB 415 (2025): Refines Statewide Warehouse & Logistics Development Standards
(Not a housing production bill but affects land-use and zoning environments related to freight-adjacent communities.)
Problem addressed: AB 98 (2024) established statewide warehouse standards but included ambiguous definitions and inconsistent requirements, creating confusion for local governments, developers, and environmental-justice communities in logistics-heavy regions.
Solution: SB 415 clarifies key definitions ("logistics use development," "sensitive receptor"), narrows exemptions, updates siting and truck-route standards, refines buffer requirements, and ensures 21st-century warehouses meet applicable sustainable-design standards at permit issuance. Also clarifies where warehouse concentration regions apply.
Role: A land-use-governance and environmental-mitigation tool improving clarity and enforceability of statewide logistics-facility regulations—reducing conflicts between freight operations, housing, and community health.

AB 98 (2024–2025): Establishes Statewide Design, Siting & Environmental Standards for Logistics Facilities
Problem addressed: Warehouse and logistics developments—especially in the Inland Empire—were producing severe air-quality, noise, traffic, and public-health impacts on nearby residential areas, schools, and other sensitive receptors, while local regulations were inconsistent or ineffective.

Solution: Creates California's first statewide design, siting, and operational standards for logistics facilities, including:

- Mandatory buffers (500–900 feet) from sensitive receptors,
- Truck-route and loading-bay orientation requirements,
- Anti-idling measures and cold-storage plug-ins,
- Title 24–level building efficiency standards (solar, EV-readiness),
- 2:1 replacement requirement for recently occupied affordable units demolished,
- Applicability to large new facilities and expansions ≥20% of floor area.
  Compliance required for applications submitted after Sept. 30, 2024, with most standards fully effective Jan. 1, 2026.

Role: A statewide environmental-mitigation and freight-land-use tool aimed at protecting communities while aligning logistics growth with sustainability and public-health goals. AB 98 is foundational to later cleanup legislation (SB 415).

AB 1007 (2025): Cuts Responsible-Agency Permit Deadlines in Half

Problem addressed: Even after cities approved housing projects, state and regional "responsible agencies" (e.g., air districts, water boards) could take months to issue secondary permits, causing ballooning timelines and costs. Shot-clocks for these agencies (90 days) were much longer than those for lead agencies.

Solution: Amends the Permit Streamlining Act to require responsible agencies to approve/disapprove residential, mixed-use, supportive, or farmworker housing permits within 45 days of project approval or application completeness—cutting the prior 90-day deadline in half. Applies statewide, including charter cities.

Role: A permitting-acceleration tool ensuring faster post-entitlement approvals and reducing interagency delays that frequently stall housing construction.

AB 1050 (2025): Allows Removal of Private Covenants Blocking Housing on Commercial Properties

Problem addressed: Commercial parcels often have old CC&Rs and reciprocal easement agreements (REAs) that prohibit residential uses or limit density, preventing commercial-to-housing adaptive-reuse projects—even when allowed under State housing laws like AB 2011.

Solution: Expands existing restrictive-covenant-modification law (previously limited to affordable housing) to **all** qualifying housing developments located on commercial sites, allowing developers to:

- Invalidate covenants that restrict residential use, density, unit count, or occupancy,
- Apply the process to REA**s** as well as CC&Rs,
- Record a Restrictive Covenant Modification Document after county counsel review.

Does not authorize projects inconsistent with state housing laws.

Role: A statewide barrier-removal tool enabling adaptive reuse of commercial corridors and shopping centers into housing by preempting private land-use restrictions.

SB 92 (2025): Closes Loopholes in the Density Bonus Law for Mixed-Use Projects

Problem addressed: Developers exploited the Density Bonus Law to exceed commercial FAR and build oversized hotel-heavy or visitor-serving mixed-use projects with minimal housing (e.g., San Diego "Project Vela").

Solution: Reforms Density Bonus Law by:

- Limiting commercial FAR increases under DBL to **≤2.5×** base zoning,
- Prohibiting incentives/waivers for transient lodging (hotels, motels, B&Bs) except residential hotels,

- Requiring ≥2/3 of mixed-use square footage to be residential to qualify,
- Maintaining full affordability thresholds for bonus eligibility.
  Effective Jan. 1, 2026 (with grandfathering for pre-application projects).

Role: A guardrail tool ensuring Density Bonus Law is used to build actual housing—not oversized hotel or commercial space leveraged through affordable-unit "tokenism."

AB 87 (2025): Prevents Density Bonus Incentives for Hotel Components of Mixed-Use Projects
Problem addressed: Developers were using DBL concessions (height, FAR, parking waivers) to benefit hotel components of mixed-use projects, diluting the State's housing incentives and enabling visitor-serving developments that undermined local zoning.
Solution: Clarifies that DBL incentives may not be applied to hotel/motel/visitor-serving portions of a mixed-use project. Makes parallel conforming amendments to align with SB 92 if both bills are enacted. Applies statewide, including charter cities.
Role: A housing-priority tool reinforcing that density bonuses are for residential production—not for hospitality or tourism development.

APPENDIX B: Orange County Housing Mandate Survey Questions

Q1 What is your city's 6th-cycle RHNA allocation, and does your Housing Element plan exceed that number? If so, by how much, and what factors influenced the decision to exceed the allocation?

Q2 If the RHNA mandate were not in place, how would your housing plan differ? Would it still meet the demand for low-income housing?

Q3 What strategies has your city used to inform and engage residents about the state housing mandate? How do you measure the effectiveness of these outreach efforts?

Q4 What are the implications of recent state legislation on R-1 single-family zoning for your city's land-use policies and community character?

Q5 What are the most significant challenges your city faces in meeting RHNA requirements? In what ways has OCCOG supported your efforts to overcome these challenges?

Q6 Do you anticipate achieving your approved Housing Element goals by the end of the 6th cycle in 2030? What factors will most influence your success or shortfall?

Q7 What additional information would you like to provide us regarding this topic?

APPENDIX C: Responsibilities

Responsibilities of OCCOG

Mission Statement:

The Orange County Council of Governments (OCCOG) convenes jurisdictions throughout Orange County to collaboratively address land use, housing, mobility, energy, air quality, and water issues, and to ensure that Orange County is effectively represented in regional and state decision-making. Through sound governance, impartial analysis, and regional coordination, OCCOG delivers value to its member agencies and the residents of Orange County.

Core Responsibilities:

1. Sub-Regional Planning and Coordination
   a. Serves as Orange County's official sub-regional planning organization within the six-county SCAG region.

   b. Leads the preparation of required regional and sub-regional planning documents that allow Orange County jurisdictions to compete for state and federal funding. [occog.com], [occog.com]
2. Regional Representation and Advocacy
   a. Ensures Orange County's interests are represented in regional policy development by coordinating the county's representation on the SCAG Regional Council and committees.
   b. Works to align countywide perspectives on policy issues affecting transportation, housing, sustainability, and infrastructure.
3. Housing, Transportation, and Sustainable Communities Planning
   a. Supports housing and transportation planning coordination, including RHNA-related activities and implementation discussions.
   b. May serve as the lead agency for a sub-regional Sustainable Communities Strategy if Orange County elects to pursue one under SB 375, consistent with SCAG's Regional Transportation Plan.
4. Technical Analysis, Studies, and Data Support
   a. Conducts countywide and sub-regional studies, prepares technical reports, and provides data-driven analysis to support policymaking by member agencies.
   b. Develops best-practice guidance (e.g., Complete Streets, mobility and infrastructure tools) for voluntary adoption by cities and the County.
5. Intergovernmental Collaboration and Consensus-Building
   a. Functions as a forum for cooperation among cities, the County, and special districts on issues of shared concern.
   b. Facilitates coordination on funding strategies, infrastructure planning, and policy alignment without supplanting local land-use authority.[82]

Responsibilities of SCAG

Mission Statement

The Southern California Association of Governments (SCAG) serves as the regional planning agency for Southern California, coordinating among local, regional, state, and federal partners to advance transportation, housing, land-use, and environmental planning that supports sustainable growth, economic vitality, social equity, and improved quality of life for the region's diverse communities.

SCAG's mission is to lead collaborative regional planning by developing and implementing integrated transportation, housing, and sustainability strategies; allocating regional housing needs; ensuring compliance with state and federal planning requirements; and providing data, technical assistance, and policy guidance to its member jurisdictions to address Southern California's long-term growth challenges.[83]

Responsibilities of HCD

Mission Statement (Primary)

The California Department of Housing and Community Development (HCD) works to ensure safe, affordable, and sustainable housing opportunities for Californians by administering housing programs,

[82] Orange County Council of Governments
[83] Home | Southern California Association of Governments

shaping statewide housing policy, and enforcing housing laws to promote equity, environmental quality, and community stability across the state.

HCD's mission is to lead and implement California's housing policy by determining regional housing needs, reviewing and enforcing Housing Element compliance, administering state and federal housing funds, and holding local jurisdictions accountable for fulfilling their obligations under state housing law.[84]

[84] California Department of Housing and Community Development

SCAG Response to 2025–2026 Orange County Grand Jury Report

California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods

September 3, 2026

WWW.SCAG.CA.GOV

Background Information

- Report released by Orange County Grand Jury on May 27th
- Reviews implementation of state housing laws, particularly RHNA, with relation to OC jurisdictions
- Findings and recommendations were directed to several agencies, including SCAG
    - SCAG required to submit a response within 90 days
- SCAG submitted a formal response on August 20, 2026

What Did The Report Focus On?

- Findings and Recommendations assigned to SCAG generally focused on three areas:

OC Jurisdictions' Representation and Influence	• Orange County jurisdictions' representation and influence within SCAG, especially related to the RHNA process
Transparency and Public Understanding of the Methodology	• 6th Cycle RHNA methodology was complex and not easily understood, leading to confusion. Process also felt unfair at points.
7th Cycle RHNA Recommendations	• Recommendations to consider and incorporate for the 7th Cycle

SCAG Response

- SCAG's response focused on three overarching themes:

OC jurisdictions have meaningful opportunities to participate in both SCAG's governance structure and the RHNA process

RHNA process is highly technical and complex, but not opaque

Many concerns identified relate to requirements stemming from state statute or HCD practice

Looking Forward to the 7th Cycle

- SCAG will continue to do the following:

Ensure compliance with state housing requirements	Seek opportunities to boost transparency and understandability
Foster stakeholder engagement	Support regional collaboration

SCAG

THANK YOU!

For more information, please visit:

https://scag.ca.gov/housing

To subscribe for updates, please visit:

https://scag.ca.gov/subscribe-updates-0

AGENDA ITEM 10

REPORT

Southern California Association of Governments
September 2, 2026

To:	EAC - Executive Administration Committee RC - Regional Council	**EXECUTIVE DIRECTOR'S APPROVAL**
From:	Erika Bustamante, Deputy Director (Finance) 213-236-1892, bustamante@scag.ca.gov	Kome Ajise
Subject:	Purchase Orders, Contracts, and Contract Amendments below the Regional Council's Approval Threshold	

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. 4: Build a unified culture anchored in the pursuit of organizational excellence. 5: Secure and optimize diverse funding sources to support regional priorities.

BACKGROUND:
SCAG executed the following Purchase Orders (POs) for more than $5,000 but less than $500,000 in June 2026:

Vendor	Description	Amount
DELTA DENTAL OF CALIFORNIA	FY27 DELTA DENTAL PPO ANNUAL R	$310,000
STANDARD INSURANCE COMPANY	FY27 STANDARD LIFE INSURANCE/A	$211,509
COUNTY OF RIVERSIDE	FY27 RIVERSIDE OFFICE RENT	$115,400
VISION SERVICE PLAN (VSP)	FY27 VSP VISION SERVICE PLAN A	$88,061
PUBLIC AGENCY RETIREMENT SERVICES	FY27 PARS RETIREMENT PLAN QTRL	$86,259
BB2 TECHNOLOGY GROUP INC	FY27 MICROSOFT DATA CENTER CORE	$81,648
KONICA MINOLTA BUSINESS SOLUTIONS	FY27 COPIER MFP LEASE	$70,452
CARAHSOFT TECHNOLOGY CORP	FY27 DOCUSIGN LICENSES	$65,873
CALCOG	FY27 BIG 4 MOA AND MPO/STA	$56,440
EMPLOYMENT DEVELOPMENT DEPT.	FY27 UNEMPLOYMENT INSURANCE CH	$35,000
VCCF NON-PROFIT CENTER LLC	FY27 VENTURA OFFICE RENT	$35,000

STANDARD INSURANCE COMPANY	FY27 STANDARD SUPPLEMENTAL INS	$27,000
Staples Contract & Commercial, Inc.	FY27 COFFEE & BEVERAGE SUPPLIE	$20,000
GOVERNMENTJOBS.COM, INC.	FY27 NEOGOV RENEWAL	$17,988
OFFICE DEPOT BUSINESS SERVICES DIV.	FY27 OFFICE SUPPLIES	$15,000
IMPERIAL COUNTY TRANSPORTATION COMMISSION	FY27 IMPERIAL OFFICE RENT	$12,000
STAPES CONTRACT & COMMERCIAL	FY27 OFFICE SUPPLIES	$10,000
ACCUSOURCEHR, INC.	BACKGROUND INVESTIGATION SERV	$10,000
CPRIME, INC.	FY27 ASANA RENEWAL	$9,180
DELTA DENTAL INSURANCE CO	FY27 DELTA CARE - HMO RENEWAL	$7,706
SEI INC DBA SERVICE EXPRESS INC	FY26 SERVICE EXPRESS RENEWAL	$7,644
FEDEX	FY27 DELIVERY SERVICES	$7,000
QUADIENT LEASING USA INC	FY27 MAIL MACHINE LEASE	$7,000
CARAHSOFT TECHNOLOGY CORP	FY27 LINKEDIN JOB SLOTS FOR AD	$6,525
L.A. PLANT CO.	FY27 PLANT MAINTENANCE	$6,000

SCAG executed the following Purchase Orders (POs) for more than $5,000 but less than $500,000 in July 2026:

Vendor	**Description**	**Amount**
CALPERS FISCAL SERVICES DIVISION	FY27 CALPERS CERBT EMPLOYER CONTRIBUTION	$110,000
GREAT WEST TRUST CO LLC	FY27 EMPOWER QUARTERLY ADMIN FEE	$42,000
SAS INSTITUTE, INC.	FY27 SAS SW ANALYTICS RENEWAL	$33,342
METROPOLITAN TRANSP COMM	FY26 SCAG/MTC LEG RECEPTION	$26,668
CA JOINT POWERS INSURANCE AUTHORITY	FY27 PROPERTY PREMIUM	$13,932
CALCOG	FY27 POLITICO PRO SUBSCRIPTION	$10,800
THE ADVANTAGE GROUP	FY27 TAG FSA ADMINISTRATIVE FEE	$8,300
MOBILITY 21	FY27 MOBILITY 21 SUMMIT SPONSOR	$6,500
AMERICAN PUBLIC TRANSP ASSOCIATION	FY27 APTA MEMBERSHIP DUES	$5,772
CARAHSOFT TECHNOLOGY CORP	FY26 LINKEDIN LEARNING RENEWAL	$5,190

SCAG executed the following contracts for more than $25,000 but less than $500,000:

Consultant/Contract No.	Description	Amount
Cornerstone OnDemand, Inc. 27-011-C01	SCAG is transitioning from SABA TalentSpace, its performance management system since 2009, to Cornerstone due to SABA's planned sunset in December 2027. Cornerstone was selected to ensure continuity and minimize disruption, leveraging SCAG's existing LMS, dedicated support, and integration between learning and performance management.	$341,240
CSU Fullerton Auxiliary Services Corporation 27-006-C01	SCAG is renewing its agreement with the Center for Demographic Research (CDR) at Cal State Fullerton, which SCAG has sponsored since 2011, to continue providing reliable demographic, housing, employment, and socioeconomic data. The partnership will support growth forecasting for the 2028 RTP/SCS and future planning cycles and other regional planning activities.	$486,472

To date, SCAG has awarded four task orders under the procurement program approved by the Regional Council in February 2026 to accelerate delivery of twelve (12) quick-build transportation safety projects in preparation for the 2028 Summer Olympic and Paralympic Games. The program delegates contracting authority to the Executive Director, up to a total of $5 million, to streamline procurement and expedite project implementation, with procurement activities reported to the Regional Council for informational purposes. Below is a list of the task orders awarded under this procurement as of August 2026.

Task Order No.	Project	Awarded to (Consultant)	Amount of Award
26-026-MRFP 01	Covina Town Center Bicycle/Pedestrian Safety and Connectivity Quick Build Roadway Project	Fehr & Peers	$239,806
26-026-MRFP 02	Norwalk Boulevard Vision Zero Quick-Build Pedestrian Safety Project	Egis	$229,790
26-026-MRFP 03	Santa Monica Neighborhood Greenways Project	Fehr & Peers	$434,902
26-026-MRFP 04	Safer Downtown Burbank Mobility Network Improvement Project	Fehr & Peers	$249,872
26-026-MRFP 05	Monrovia Active Community Travel Vinculum Phase II	Alta Planning + Design	$336,881
26-026-MRFP 06	Montebello CycleSafe Bridge Project	Egis	$134,662
		Total:	**$1,625,913**

ATTACHMENT(S):

1. 27-011-C01 Contract Summary
2. 27-006-C01 Contract Summary
3. 26-026-C01 to C04 Contract Summary

CONSULTANT CONTRACT NO. 27-011-C01

Recommended Consultant:	Cornerstone OnDemand, Inc.
Background & Scope of Work:	SCAG has utilized SABA TalentSpace as its performance management system since 2009 to support core HR processes including annual performance evaluations and objective setting. In 2021, SCAG contracted with Cornerstone for its Learning Management System (LMS) since Cornerstone acquired all SABA products. The LMS serves as the agency's platform for employee training and development. Cornerstone announced that SABA will be sunset, effective December 2027. To ensure continuity of performance management operations and avoid disruption to staff and supervisors, SCAG must transition to a replacement platform. Given the familiarity with Cornerstone, existing dedicated support, and integration between the LMS and performance module, staff awarded a sole source contract to Cornerstone.
Project's Benefits & Key Deliverables:	The project's benefits and key deliverables include, but are not limited to: • Uninterrupted continuity of performance management operations through the transition from SABA prior to its sunset date December 2027; • Integration between the Cornerstone Performance Management and LMS modules, enabling supervisors and staff to directly link learning and development opportunities to performance and individual development goals; • Concurrent access to both SABA and Cornerstone Performance during the transition period, allowing staff uninterrupted use of existing systems and processes during new system configuration; and • An improved performance management experience for staff and supervisors through a modern, unified platform that supports a more streamlined and effective annual evaluation process.
Strategic Plan:	This item supports SCAG's Strategic Priority # 4: Build a unified culture anchored in the pursuit of organizational excellence.
Contract Amount:	**Total not to exceed** **$341,240** Cornerstone OnDemand, Inc. (prime consultant) $341,240
Contract Period:	July 1, 2026 through June 30, 2029
Project Number(s):	810-0120.04 $341,240 Funding source(s): Indirect Cost (IC) Program Funding of $108,779 is available in the Fiscal Year (FY) 2026-27 Indirect Cost Program Budget in Project Number: 810-0120.04, and the remaining balance will be requested in future fiscal year budget(s), subject to budget availability.

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Basis for Selection:	This contract was awarded pursuant to Section 021 Non-Competitive Procurements (Sole Source) of the SCAG Procurement Policy and Procedures Manual. Staff selected Cornerstone OnDemand, Inc. for contract award because the consultant: • Offers a Performance Management module that operates within the same platform as the Cornerstone LMS already utilized by SCAG, enabling direct integration between performance and learning functions that would not be available through a separate third-party system; • Minimizes disruption to agency operations and staff by leveraging SCAG's existing relationship with Cornerstone as the current SABA TalentSpace vendor, ensuring a seamless transition prior to the platform's sunset December 2027; and • Has an established relationship with SCAG and demonstrated familiarity with the agency's technical environment through its current role as SCAG's LMS provider.

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CONSULTANT CONTRACT NO. 27-006-C01

Recommended Consultant:	CSU Fullerton Auxiliary Services Corporation
Background & Scope of Work:	The Center for Demographic Research (CDR), situated at California State University, Fullerton (CSUF), was established to effectively coordinate the development of demographic and socioeconomic data for Orange County and provide valuable insights to data users. SCAG, along with other public agencies, has sponsored CDR since 2011. CDR, being a non-profit research center, is committed to its mission of providing precise and timely information concerning population, housing, and employment characteristics in a cost-effective manner. This dedication aligns perfectly with SCAG's objective of ensuring accurate demographic and economic growth forecasting for long-range planning, as mandated by Federal and state regulations. Their successful partnership in the past has resulted in the development of highly reliable socioeconomic growth forecasts, making CDR an indispensable data source for SCAG's diverse planning activities. The primary objectives and deliverables include facilitating and assessing SCAG's growth forecasting practices for the 2028 RTP/SCS planning cycle and beyond, supporting the development of the Regional Data Platform, and providing critical data for the RTP/SCS process.
Project's Benefits & Key Deliverables:	The project's benefits and key deliverables include, but are not limited to: • Facilitate SCAG's collaborative activities and tasks with the Orange County peer agencies and local jurisdictions to enhance SCAG's mission; • Provide the Housing Inventory and other pertinent housing and employment data files; • Produce comprehensive sets of city/TAZ level socioeconomic data files specifically tailored for the growth forecast, a crucial requirement in SCAG's long-range planning, mandated by Federal and state regulations. CDR's data structure aligns with SCAG's forecasting framework, leading to cost savings and ensuring consistency.
Strategic Plan:	This contract aligns with SCAG's Strategic Plan Priority: (3) Spur innovation and action through leadership in research, analysis and information sharing.
Contract Amount:	**Total not to exceed** **$486,472** CSUF-ASC (prime consultant) $486,472
Contract Period:	July 1, 2026, through June 30, 2029
Project Number(s):	055.0704.02

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	Funding source(s): Funding of $154,544 is available in the Fiscal Year (FY) 2026-27 Overall Work Program (OWP) Budget in Project Number(s) 055.0704.02, and the remaining balance will be requested in future fiscal year budget(s), subject to budget availability.
Basis for Selection:	This contract was awarded pursuant to Section 021 Non-Competitive Procurements (Sole Source) of the SCAG Procurement Policy and Procedures Manual.

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CONSULTANT CONTRACT NOS. 26-026-C01 through 26-026-C04

Background & Scope of Work:	In February 2026, the Regional Council approved a procurement program to accelerate delivery of twelve (12) quick-build transportation safety projects in preparation for the 2028 Summer Olympic and Paralympic Games. The goal of the program is to streamline the procurement process and direct time savings towards quick-build project implementation. This report is to inform the Regional Council of procurement activities related to the approved program. In summary, the procurement program accelerates implementation of the quick-build projects as follows: (1) Delegate contract and contract amendment authority to the Executive Director to accelerate delivery of quick-build transportation safety projects in support of the 2028 Summer Olympic and Paralympic Games in an amount up to, and not to exceed, a total value of $5,000,000; (2) Authorize the Executive Director to execute contracts above the thresholds noted in the Regional Council Policy Manual Article IX without first obtaining Regional Council approval; and (3) Directing staff to make informational reports to the Regional Council of procurement activities, contracts and amendments related to quick-build transportation projects made pursuant to this action.
Selected Consultants:	1. Alta Planning + Design, Inc. **(Contract 26-026-C01)** 2. Fehr & Peers, Inc. **(Contract 26-026-C02)** 3. Egis USA, Inc. (formerly H.W. Lochner, Inc.) **(Contract 26-026-C03)** 4. Street Plans Collaborative, Inc. **(Contract 26-026-C04)**
Project's Benefits & Key Deliverables:	The project's benefits and key deliverables include, but are not limited to: • Improve mobility across the region, especially for children, older adults, and people walking, biking, riding public transit, and using other forms of active transportation. • Strategically invest in communities most harmed by traffic injuries and fatalities, including historically underserved communities comprising the majority of the SCAG Regional High Injury Network. • Support a more resilient transportation network, especially in anticipation of forthcoming large-scale events hosted by the region. • Support local efforts to increase competitiveness for state and federal funding.
Strategic Plan:	This item supports SCAG's Strategic Plan Priorities: (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.
Contract Amount:	**Total not to exceed** **$5,000,000**

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	Note: This is for on-call, or as needed services with consultants to be paid upon a Task Order award. As such, there is no specific award amount to each consultant, nor does SCAG guarantee any specific amount of work to a consultant.
Contract Period:	May 2026 through June 30, 2029
Project Number(s):	225-4955.01 - 2023 Safe Streets and Roads for All 225-4955.02 - 2024 Safe Streets and Roads for All 305-4926.01 - REAP 2.0 Transportation Partnership Program Funding sources: California Active Transportation Program (ATP); REAP 2.0; 2023 Safe Streets and Roads for All; 2024 Safe Streets and Roads for All
Status	Below is a table showing task orders awarded under this on-call procurement as of August 2026.

Project	**RFP Released**	**Awarded to (Consultant)**	**Amount of Award**
Covina Town Center Bicycle/Pedestrian Safety and Connectivity (Gap-Closure) Quick Build Roadway Project	06/09/26	Fehr & Peers	$239,806.09
Norwalk Boulevard Vision Zero Quick-Build Pedestrian Safety Project	06/09/26	Egis	$229,790.42
Safer Downtown Burbank Mobility Network Improvement Project	06/10/26	Fehr & Peers	$249,872.20
Santa Monica Neighborhood Greenways Project	06/10/26	Fehr & Peers	$434,902.24
Montebello CycleSafe Bridge Project	06/11/26	Egis	$134,661.72
Monrovia Active Community Travel Vinculum Phase II	06/10/26	Alta Planning + Design	$336,880.51
		Total:	**$1,625,913.18**

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AGENDA ITEM 11

REPORT

Southern California Association of Governments
September 2, 2026

To: EAC - Executive Administration Committee
RC - Regional Council

From: Cindy Giraldo, Chief Financial Officer
(213) 630-1413, giraldo@scag.ca.gov

Subject: CFO Monthly Report

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

RECOMMENDED ACTION:
Information Only - No Action Required

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 5: Secure and optimize diverse funding sources to support regional priorities.

ACCOUNTING:
<u>Membership Dues</u>
As of July 31, 2026, 105 cities, 3 counties, 4 commissions, and 3 tribal governments have paid their Fiscal Year (FY) 2026-2027 membership dues. SCAG has collected $1.11 million out of $2.93 million billed. This represents 37.91% of the membership assessment.

<u>Investments & Interest Earnings</u>
Pursuant to SCAG's Investment Policy adopted by the Regional Council in July 2018, staff provides monthly reporting on investments and interest earnings.

As of July 31, 2026, SCAG had $9.65 million invested in the Local Agency Investment Fund (LAIF). Interest earnings are distributed quarterly, with an average interest rate of 3.92%.

In addition, SCAG has established a Money Market Account to maximize interest earnings while maintaining liquidity and monitoring REAP funding balances. Interest earnings from this account are distributed monthly. As of July 31, 2026, SCAG had $99.54 million invested in the Money Market Account and had earned $227,338.70 in year-to-date interest income.

BUDGET & GRANTS (B&G):
On July 30, 2026, SCAG submitted the FY 2025-26 Preliminary Overall Work Program (OWP) 4th Quarter Progress Report to Caltrans.

In August, staff submitted the FY 2025-26 OWP Year-End Package to Caltrans, which included the certification of final expenditures, the final FY 2025-26 OWP Quarterly Progress reports, and the final FY 2025-26 OWP work products for projects completed in the fiscal year.

Also in August, staff initiated the process for FY 2026-27 Comprehensive Budget Amendment 01, including FY 2026-27 Overall Work Program (OWP) Formal Budget Amendment 01 and collected the proposed change requests. Staff will analyze the proposed changes, and the FY 2026-27 Comprehensive Budget Amendment 01 will be presented to the Executive/Administration Committee (EAC) and the Regional Council (RC) for approval in November.

CONTRACTS ADMINISTRATION:
As of August 25, 2026, the Contracts Administration Department supported an average of 20 formal procurements and managed 195 active contracts valued at approximately $75.42 million.

The following contracts started in June-July:

Agreement No.	Project Name	Vendor	Award Amount	Start Date	End Date
26-036-C01	Complete Communities Framework & Toolkit	Raimi + Associates, an Alta Company	$498,940	6/4/2026	11/30/2027
27-007-C01	Parking Inventory Data Purchase	INRIX, Inc.	$43,500	6/30/2026	6/30/2027
27-004-C01	Connect SoCal 2050 PEIR Legal Service	PC Law Group	$270,000	6/30/2026	6/30/2027
26-048-C01	2050 Outreach & Partnerships Intake	City Fabrick	$854,941	7/1/2026	12/31/2027
26-064-C01	SCAG Quarterly Economic Roundtable	David Wells Roland Holst DBA Bear	$54,440	7/1/2026	6/30/2029
26-064-C02	SCAG Quarterly Economic Roundtable	Boules Consulting	$21,321	7/1/2026	6/30/2029

	(Boules Consulting)				
26-064-C03	SCAG Quarterly Economic Roundtable (CEF)	California Economic Forecast	$30,360	7/1/2026	6/30/2029
26-064-C04	SCAG Quarterly Economic Roundtable (IEEP)	Inland Empire Economic Partnership	$37,950	7/1/2026	6/30/2029
26-064-C05	SCAG Quarterly Economic Roundtable (LAEDC)	LAEDC	$17,773	7/1/2026	6/30/2029
26-064-C06	SCAG Quarterly Economic Roundtable (London Group)	London Moeder Advisors	$55,275	7/1/2026	6/30/2029
26-064-C07	SCAG Quarterly Economic Roundtable (TCCG)	Tech Coast Consulting Grp LLC	$37,950	7/1/2026	6/30/2029
26-064-C08	SCAG Quarterly Economic Roundtable (Zenith)	Zenith Economics LLC	$24,150	7/1/2026	6/30/2029
27-006-C01	Center for Demographic Research – MOU CSUF	Cal State University Fullerton ASC	$486,472	7/1/2026	6/30/2029
27-009-C01	Palo Alto Renewal	Pinnacle Business Solutions Inc.	$479,698	7/1/2026	6/30/2028

27-010-C01	Microsoft Datacenter Licenses	BB2 Technology Group Inc.	$81,648	7/1/2026	6/30/2027
27-011-C01	Learning Management System	Cornerstone OnDemand Inc.	$341,240	7/1/2026	6/30/2029
26-027-C01	TAM Transit Asset Management	Cambridge Systematics Inc.	$405,207	7/2/2026	6/30/2028

AGENDA ITEM 12

REPORT

Southern California Association of Governments
September 2, 2026

To:	EAC - Executive Administration Committee	**EXECUTIVE DIRECTOR'S APPROVAL**
From:	Darin Chidsey, Chief Operating Officer 213-236-1836, chidsey@scag.ca.gov	Kome Ajise
Subject:	SCAG Mobile Workshop – REAP 2.0 Site Visit, Ontario International Airport and ONT Field	

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:
To advance President Ray Marquez's Presidential Priorities, SCAG convened a mobile workshop for a delegation of Regional Councilmembers on August 19, 2026, featuring stops in the cities of Upland and Ontario. The tour highlighted how regional collaboration and strategic investments in housing, utility and transportation infrastructure, and community amenities support economic growth and enhance the quality of life across the Inland Empire and the Southern California region at large.

BACKGROUND:
SCAG's Mobile Workshop provided an opportunity to see first-hand how President Ray Marquez's Presidential Priorities are being advanced through local projects and investments in Upland and Ontario.

The first stop was the City of Upland, where REAP 2.0 funds are directly supporting planning and development efforts in Upland's historic downtown. RC Members toured a site that advances utility planning to support two affordable housing developments, Euclid Villas and Magnolia Villas, on vacant parcels near the Upland Metrolink Station. REAP 2.0 is funding the design and engineering plans for the relocation of Southern California Edison transmission lines along Stowell Street and the expansion of a stormwater drainage facility along 3rd Avenue. Completing this design and engineering work is a critical first step before construction of the Euclid and Magnolia villas projects can begin. Ultimately, more than 300 units will be constructed on these parcels.

The second stop was Ontario International Airport, a key economic and transportation asset for the Inland Empire and Southern California. SCAG plays an important role in regional aviation planning focused on ground access and the seamless movement of passengers and goods across the region's multi-modal transportation system. SCAGregularly convenes the Aviation Technical Advisory Committee (ATAC), as a forum for collaboration on aviation system planning, airport ground access, and emerging issues affecting the region's airports. The committee is currently chaired by Karen Kavanagh, Executive Vice President of Corporate Strategy and Performance at Ontario International Airport, reflecting Ontario's active leadership in regional aviation coordination and strengthening the connection between the Inland Empire and broader regional aviation planning. In addition to supporting the development of the aviation element for Connect SoCal 2050, the ATAC is partnering with SCAG on the Southern California Airport Access and Mobility Study to assess ground access at the region's commercial service and select reliever airports and identify ways to improve multimodal connectivity, reduce congestion, and support regional mobility needs, including 2028 Games readiness. The tour provided an opportunity for SCAG leadership to learn more about the Ontario International Airport and the role it plays in the region's transportation system.

Finally, the SCAG delegation also visited the ONT Field for a Buzzers game, providing an opportunity for Regional Council members to experience how recreational amenities can contribute to community pride, attract visitors and support local economic activity while creating places for residents to live, work, and play.

Regional Council members in attendance included:

RC Member Ryan Bailus (Anaheim)	RC Member Margaret Finlay (Duarte)
RC Member Rick Denison (Yucca Valley)	RC Member Daniel Ramos (Adelanto)
RC Member John Dutrey (Montclair)	TC Member Gabriel Reyes (Adelanto)
RC Member Tanya Doby (Los Alamitos)	RC Member Frank Yokoyama (Cerritos)

SCAG looks forward to showcasing additional presidential priorities, including the 2028 Olympic Games and Clean Transportation Technology, at future Mobile Workshop opportunities. Please save the date for a Mobile Workshop schedule for Friday, October 23, that includes a tour of the newly extended LA Metro "D Line" and a tour of the LA 84 Foundation Museum in Los Angeles.

FISCAL IMPACT:
Work associated with this item is included in the FY 25-26 Overall Work Program No. 305 – Regional Early Action Planning (REAP) Grants Program – REAP 2.0.