

NEW HOUSING LAWS & HIGH QUALITY TRANSIT AREAS

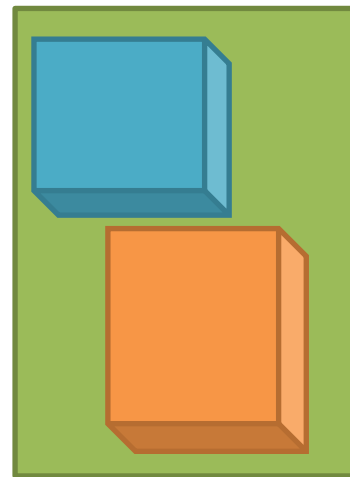
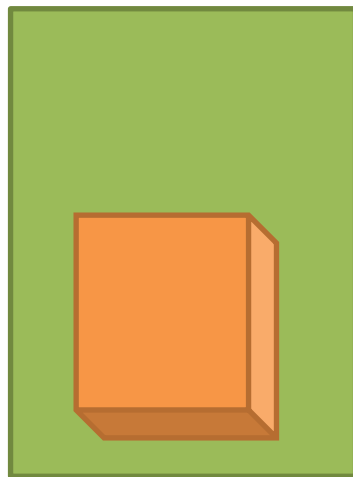
GCTD BOARD OF DIRECTORS
OCTOBER 6, 2021



SB 9 – Signed by the Governor Takes effect Jan 2022

Requires city to ministerially approve a conversion of a Single-Family home to create two units such as a lot split or a duplex

- **Must be located in an “Urbanized Area”**
- **Not allowed in certain areas (rural, historical, fault or flood zone, etc.)**
- **Owner must occupy for 3 years**
- **No parking requirements if you are within ½ mile of “high-quality transit”**



SB 10 – Signed by the Governor – takes effect Jan 2022

Allows cities (*not* requires) to rezone certain parcels to increase density up to ten units. Must be in either:

- “Transit Rich Areas” – ½ mile of major transit stop
- Urban Infill Sites – located in an urbanized area or urban cluster

AB 1401 Proposed (now dead) - Would have prohibited cities from enforcing a minimum parking requirement on developments within ¼ mile of major transit stops.



What is a High Quality-Transit Area (HQTA)

- There are 137 SCAG Jurisdictions in 5 Counties with QTAs
- Half Mile (1/2) from Transit Line In Place or Future Identified in 2040 RTP
 - *Major Bus Stop* – Rail or Bus stop with a route that has 15 min frequency
 - *High Quality Transit Corridor* – ½ mile around route with 15 min freq.
 - *Transit Rich Area* – SB 10 has specific frequencies defined in the law
 - *High Quality Transit Area* – ½ buffer around major stops or corridors
 - *Transit Priority Area* – HQTA in place now or in the 2045 RTP
 - *Neighborhood Mobility Areas* - Uses TAZ Data to identify



HQTA History

The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, adopted by SCAG in 2016, anticipates that a significant amount of new housing, population and employment growth to occur in High Quality Transit Areas (HQTAs).

HQTAs, which feature frequent transit service or major transit stations, are located in communities throughout the SCAG region.

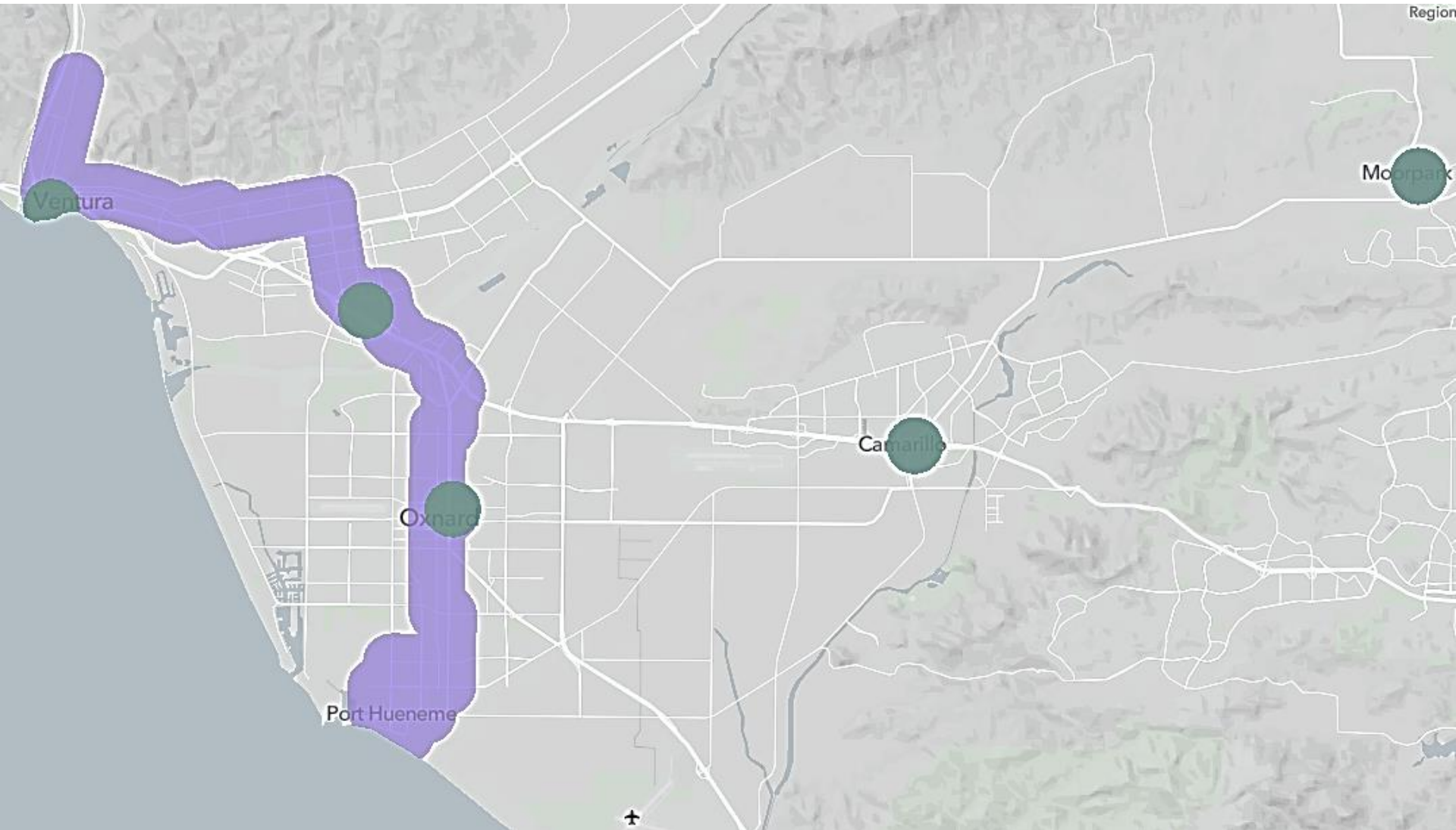
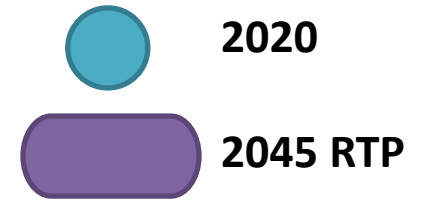


HQTA Goals

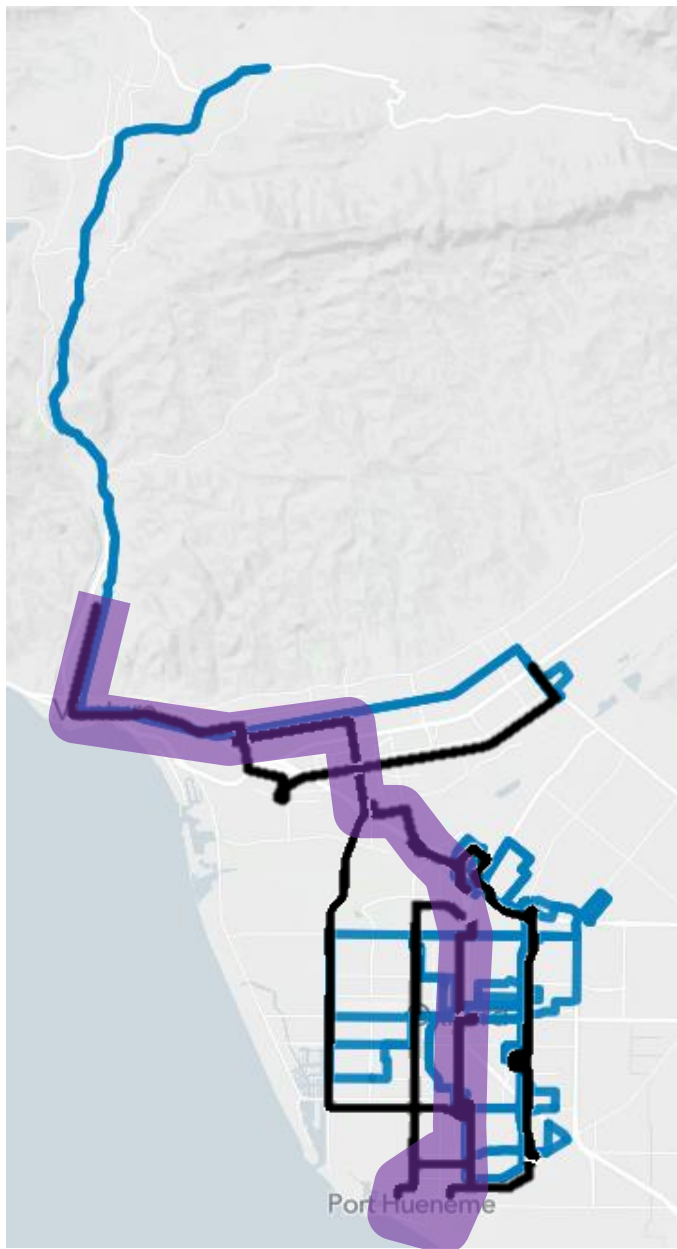
- 1) Implement the Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) & So Cal Connect 2020 RTP (Based on SB 375)**
 - HQTAs represent 3% of land area; 46% of future household growth
- 2) Promote Higher-Density Development and Active Transportation**
 - Change the Growth Pattern
 - Compact, Mix of Uses, Alternative Modes of Transportation
- 3) Reduce Greenhouse Gases (GHG) and Vehicle Miles Traveled (VMT)**
 - 20% Regional Goal reduction in GHG
 - Lower vehicle miles traveled, increased walking, biking, use of transit



SCAG's definition of HQTAs is the area within one-half mile from major transit stops and high-quality transit corridors based on the language in SB375.







Route 2,3,4A/B,5,7,10,15,16,19

Routes provide minimal levels of service, with a bus coming by ever 60+ minutes

Route 11,17, 21, 23

Routes provide moderate levels of service, with a bus coming by every 30-45 minutes

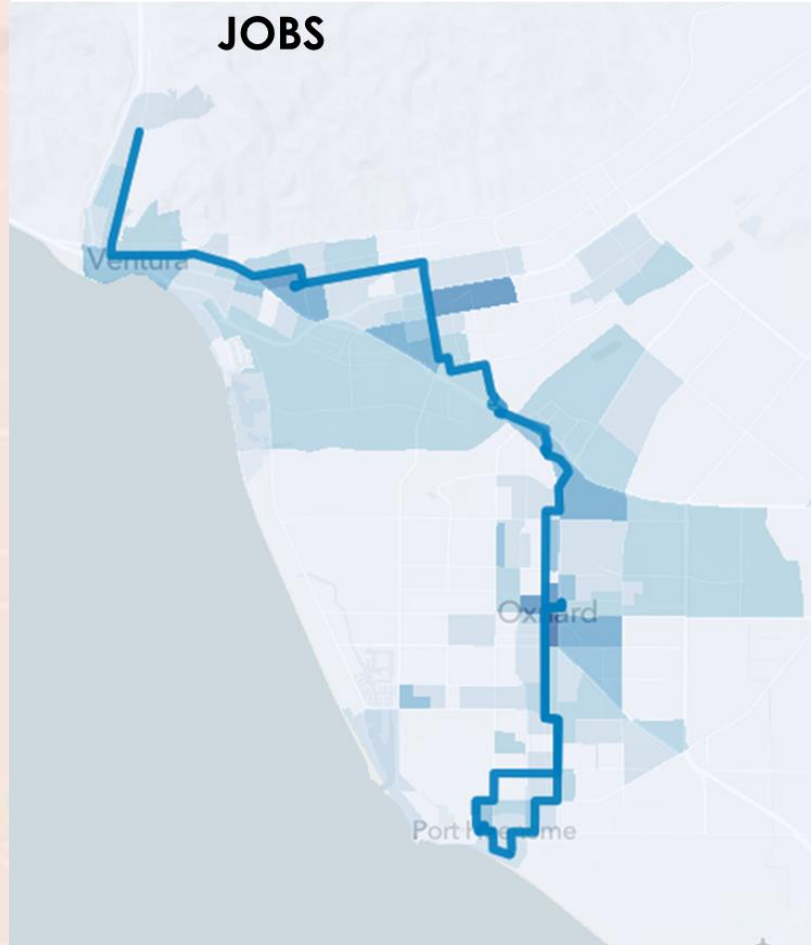
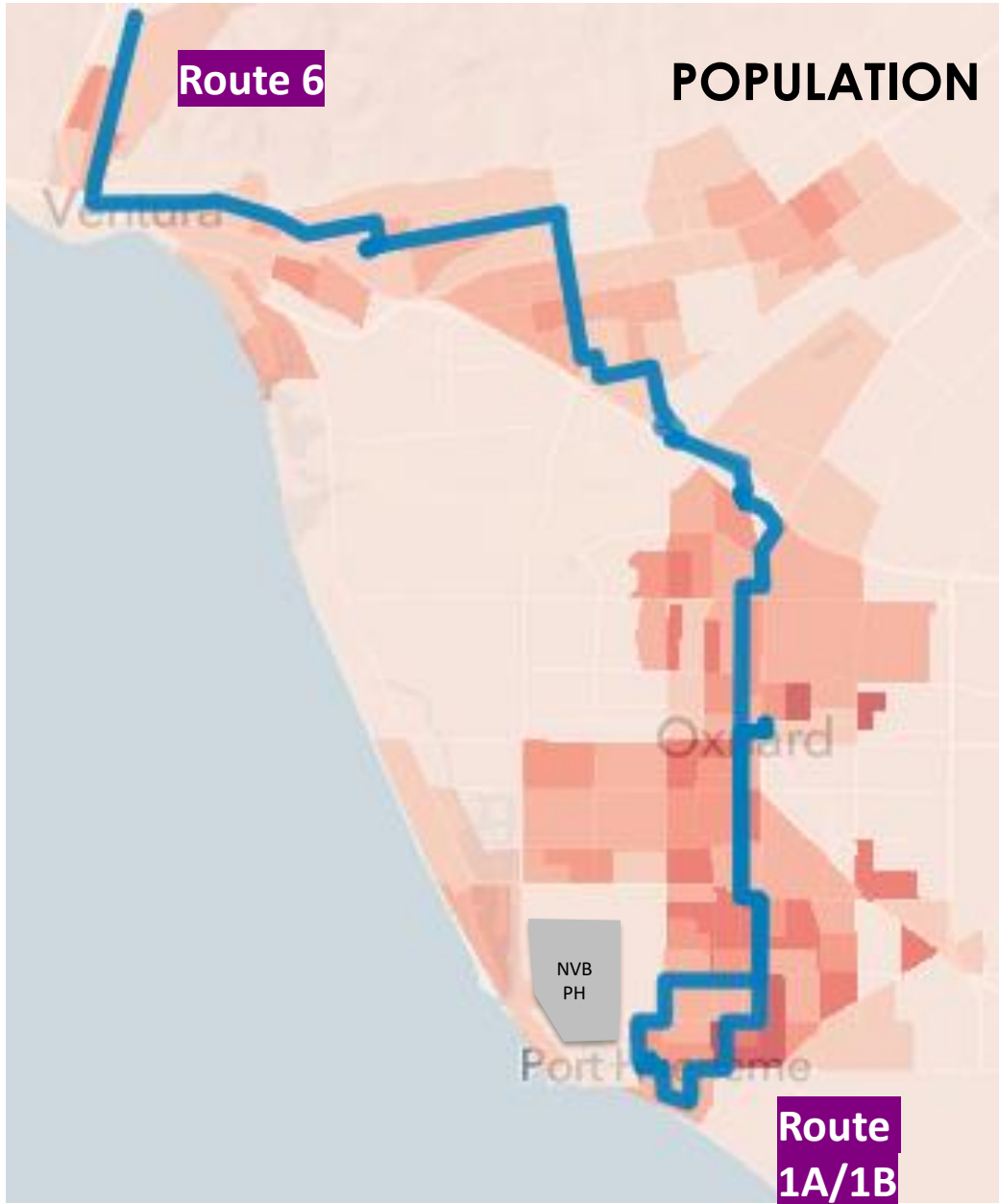
Route 1 & 6

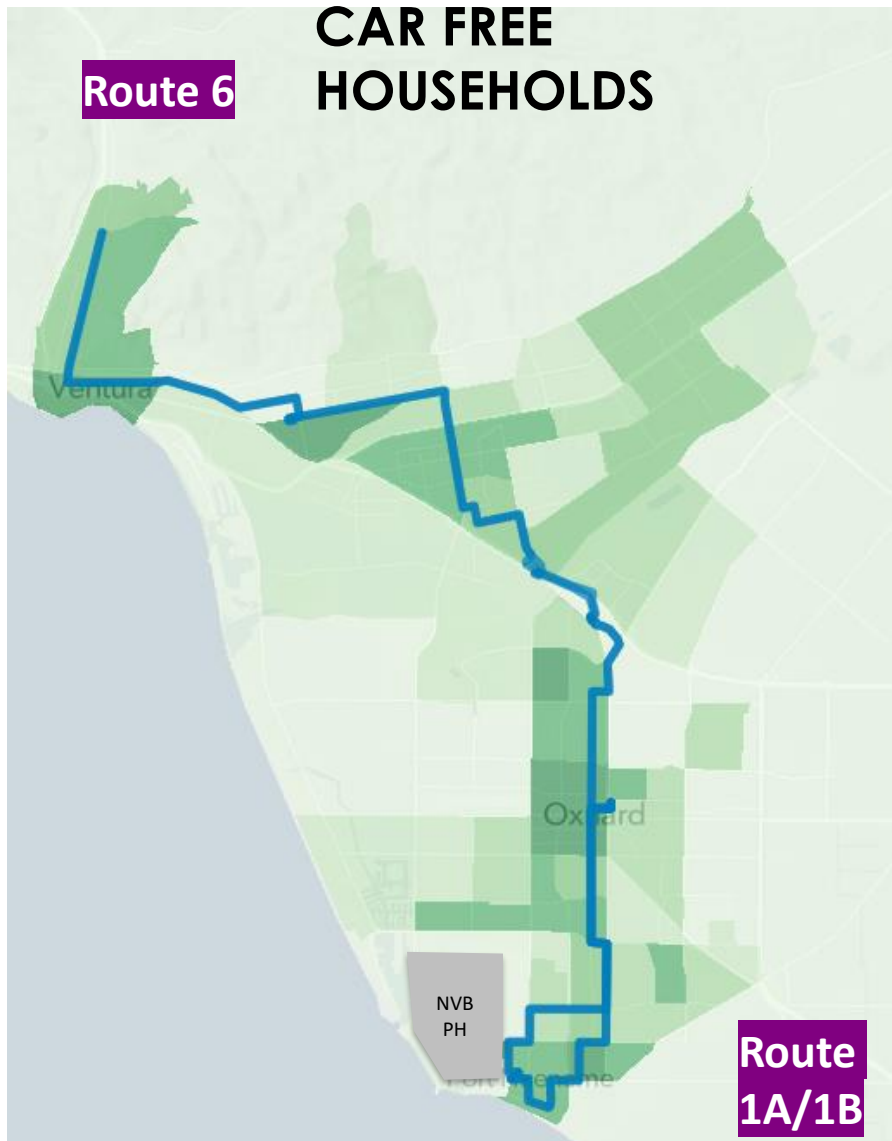
Routes provide good levels of services with a bus coming by every 18-25 minutes

Route 1 & Route 6 –

Average Weekday Riders 4,538

Backbone of Transit Network of Ventura County





Questions

This item is for information only.