

Attachment F: Factors Considered in Updating the MTP/SCS Land Use Forecast

	Regulatory/Policy and Market Factors	Description of Projects Assumed to have the Highest Likelihood of Inclusion in Blueprint Land Use Assumptions	Middle range of conditions	Description of Projects Assumed to have the Lowest Likelihood of Inclusion in Blueprint Land Use Assumptions
REGULATORY	Local Entitlements	Specific Plan approved, Annexation complete (if required), Tentative Map(s) approved, No active lawsuits	Range of conditions includes: projects that are approved but still need annexation; projects approved but no tentative maps submitted/approved; projects approved but have unsettled lawsuit; projects currently in process; projects in pre-application	Little to no current entitlement activity; Proposed projects with no formal approvals; identified by general plan or SOI as future growth area
	State/Federal Entitlements	Approved	Range of conditions includes: projects that are not yet approved but in process; projects participating in an HCP or NCCP; projects with no significant resource issues	Significant, unresolved resource issues
POLICY	Increases Likelihood of Achieving GHG Target	Lower than average VMT for Developing Communities when Modeled in One of the Blueprint Pathways	Range of conditions includes: projects that are in the SCS with average VMT; projects in the SCS with higher than average VMT; projects not in the SCS with lower than average VMT; projects not in the SCS with average VMT	Significantly Higher than Average VMT for Developing Communities when Modeled in One of the Blueprint Pathways
	Furtheres Triple Bottom Line Policy Goals	Improves Ability to Achieve Multiple Triple Bottom Line Goals	Range of conditions includes: Project helps to achieve one or two of the triple bottom line goals but potentially at the expense of another	Does Not Actively Improve Ability to Achieve Any Triple Bottom Line Goals
MARKET	Proximity to Job Centers	Close proximity to existing regional job centers	Range of conditions includes: projects within close proximity of subregional job centers; projects within close proximity of what could become a regional job center	Significant distance from job centers
	Housing Mix	Mix of housing types including mostly small-lot and attached	Range of conditions includes: projects that have a mix of housing types including small-lot and attached housing at varying amounts; projects that are primarily large-lot residential because they are in more rural areas	All large-lot single-family where higher densities could be supported (i.e. more urban or suburban locations)
	Market Demand	Historically high market demand and limited number of approved or pending projects in market area, strong history of housing permits in subregion	Range of conditions includes: projects in areas with high market demand and high number of approved or pending projects in market area; projects in areas with average market demand and a high number of approved or pending projects in market area; projects in area with lower market demand and a high number of approved or pending projects in market area, but have a unique factor that could significantly change the market demand for the area	Historically low market demand and a high number of approved or pending projects in market area, no history of housing permits in subregion
	Adjacency	Adjacent or surrounded by existing urban development	Range of conditions includes: projects that are adjacent to existing development at varying rates	Plan boundary is 25% or less adjacent to existing urban development
	Developer Activity	Very active, single ownership or experienced ownership partnerships, multiple completed projects in region	Range of conditions includes: very active to active, single or multiple ownerships with no development history; single or multiple ownerships with varying levels of activity and some projects completed in the region; single or multiple ownerships with varying levels of activity and no history of completed projects in or outside the region	Not active, single or multiple ownership, no completed projects in the region
	Transportation Infrastructure	No major or regional infrastructure needed or infrastructure is fully funded	Range of conditions includes: projects that have some infrastructure, but need more; projects that can build some before significant infrastructure investment is needed; projects that need significant infrastructure and have funding	Significant infrastructure needed and not funded or not yet defined
	Other Infrastructure (sewer, water, flood control, etc)	No major or regional infrastructure needed of infrastructure is fully funded	Range of conditions includes: projects that have some infrastructure, but need more; projects that can build some before significant infrastructure investment is needed; projects that need significant infrastructure and have funding	Significant infrastructure needed and not funded or not yet defined