



Housing Series Part 1:

Tools and Resources for Increasing Equitable Housing Access and Exploring Development Trends

10/17/2023



WWW.SCAG.CA.GOV

Housekeeping

1. Meeting length: 1.5 hour
2. This meeting is being recorded
3. All participant lines will be muted
4. At the end, there will be a Q&A session
5. If you have a question during the presentation, please type it into the chat box or press the "raise hand" function
6. We will log all questions and then voice a selection at the end of the presentation
7. A recording of this webinar and the PowerPoint slides will be available on the SCAG website. We will send a link to everyone who has registered after the event

Agenda

- SCAG Housing Program
- HCD APR Dashboard
- HCD AFFH Tool
- Wrap up

Housing Program Overview

Regional Housing
Needs Assessment
(RHNA)

Regional Early Action
Planning Program 1
(REAP)

Regional Early Action
Planning Program 2
(REAP 2021)

Housing Working
Group

RDP*

What is Regional Housing Needs Assessment (RHNA)?

1. State housing law requirement to determine existing and projected housing need
2. The process to determine a RHNA allocation is conducted by a council of governments, such as SCAG, every eight (8) years
3. RHNA determination for the 6th cycle is **1,341,827** units for the SCAG region
4. SCAG develops a methodology to assign **1,341,827** units equitably to its member jurisdictions
5. Jurisdictions must plan for their RHNA allocation in their housing elements by ensuring there is enough sites and zoning to accommodate their RHNA allocation



RHNA Process



Regional Early Action Planning Program (REAP)

Partnerships & Outreach



- Subregional Partnership Program
- Call for Collaboration
- Housing Leadership Academy
- Pro-Housing Campaign

\$31.3M

Regional Housing Policy Solutions



- Data and Technical Support for Housing Element Updates
- Housing Policy Solutions Research

\$2.5M

Sustainable Communities Strategies (SCS) Integration

- Sustainable Communities Program
- Transit Oriented Development Work Program
- Priority Growth Area (PGA) Analysis and Data Tools

\$9.3M

Other



- RHNA Methodology/ Allocation
- Administration

\$4.3M

SCAG's REAP 2.0 Grant Program Portfolio

\$246 Million



Housing Working Group

- A forum for SCAG staff to engage stakeholders in the development and implementation of plans and policies to advance the region's mobility, economy, and sustainability.
- Meetings are open to the public and may include participation from peer stakeholders and staff from state, regional, and local agencies, non-profit organizations, local universities, and the business community.
- Recent topics include:
 - Housing element compliance and law
 - Conversion of other to residential toolkit
 - Connection to Connect SoCal and household growth patterns
 - Housing legislation updates

A Look Through the Data Window

An overview of the APR Dashboard and other tools being developed at HCD

Toolbox Tuesday

Tom Brinkhuis

HCD Specialist II

Department of Housing and Community Development

State of California





What is the Data Strategy?

As part of the Statewide Housing Plan, HCD was required to develop a 10-year data strategy informed by a workgroup that:

- Evaluates data priorities
- Identifies data useful to enforce housing laws and inform policy
- Supports efforts to:
 - Preserve affordable housing
 - Protect residents
 - Understand process and barriers to housing production
- Considers tools and resources needed by state and local governments



The California Department of
Housing and Community Development

DATA STRATEGY

An Appendix to the
Statewide Housing Plan

Recent Data Tools Developed by HCD aim to:

- Analyze housing production trends and effectiveness of housing element implementation
 - Housing production by type, affordability, utilizing density bonuses or inclusionary
 - Housing development timelines – how long it takes for housing to get approved and constructed
- Provide information on sites suitable for housing development
 - Zoning, general plan designations, allowable densities, existing uses
- Open Data Portal – Making data available and accessible



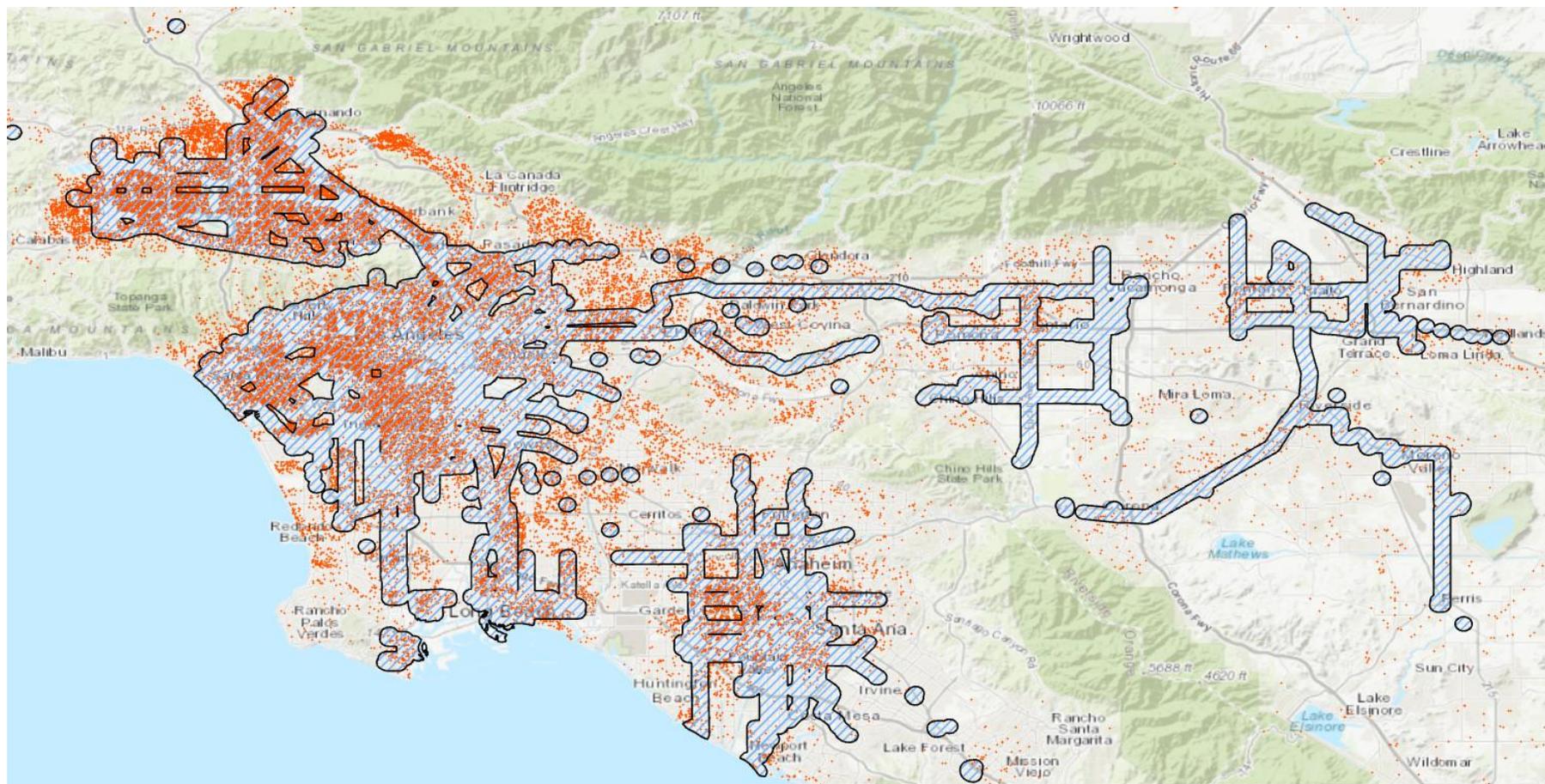


Annual Progress Report Overview

- State law requires every local government (539 cities and counties) complete the report by April 1 of each year
- Used to report housing element implementation
- Reporting requirements have significantly expanded recently
- Each report must include information on all housing units in various stages of production – housing development applications submitted, entitled (approved), permitted, completed
- Also included:
 - Units by structure type
 - Units by affordability
 - Parcel numbers
 - Street Addresses
 - Key Dates
 - Housing Streamlining Provisions (Duplex in Single Family Zones, Housing in Commercial Zones)

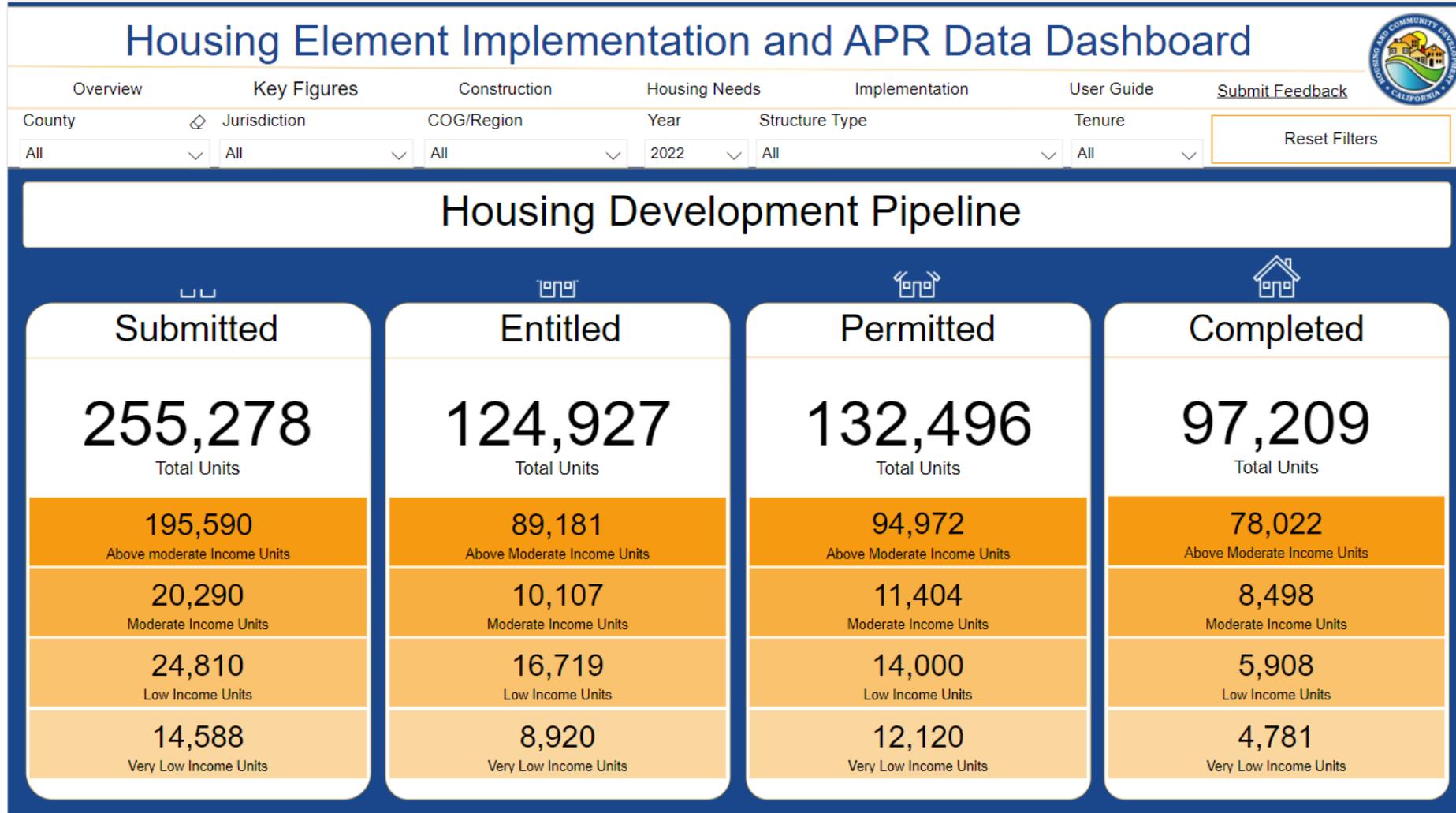


ADU Permits in the SCAG Region – High Quality Transit Areas 2045





Brief Dashboard Overview





Housing and Local Land Development Opportunity Map

What is the **Housing and Local Land Development Opportunity Map**?



A **publicly accessible inventory** of public- and privately-owned land identified by local governments as **suitable and available for housing development** * or as **surplus/excess**

County	fips_apn	Jurisdiction	Site Address/Int...	Zip Code	Assessor Parcel ...	Consolidated Si...	Current G
SACRAMENTO	06067_00100400140000	CITY OF SACRAMENTO			100400140000		Urban Cent
SACRAMENTO	06067_00100400150000	CITY OF SACRAMENTO			100400150000		Urban Cent
SACRAMENTO	06067_00100400390000	CITY OF SACRAMENTO			100400390000		Urban Cent



Collaboration between HCD and DGS



Target users: developers, researchers, general public



[Housing and Local Land Development Opportunities](#)

* Information is self-reported by jurisdictions; SB 6 sites shown on the map reported on adopted Housing Elements are not necessarily final until HCD finds the jurisdiction in compliance. Sites reported on draft Housing Element submissions are not displayed on the map.



Sample query

Example

A developer is searching for an approx. **40-acre** site in **Riverside County** that is already declared **surplus land**

Search

<i>Dataset</i>	Local Government Owned Excess/Surplus Sites
<i>County</i>	Riverside
<i>Parcel size</i>	35-45 acres
<i>Surplus designation</i>	Surplus Land

Results

Jurisdiction	County	Assessor Parcel N...	Street Address	City	Zip Code	Housing Element ...	Reporting Year	Existing Use	Number
PALM SPRINGS	RIVERSIDE	504150018	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150060	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150014	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150034	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150038	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150025	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150019	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150047	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150030	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150011	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150026	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0
PALM SPRINGS	RIVERSIDE	504150033	W. Via Escuela near W. Chi...			5th Cycle	2,020	Vacant	0



Housing Open Data Portal

Followers

4

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California
Department of
Housing and
Community
Development

Website: <https://hcd.ca.gov>
w/ HCD helps to provide st

Housing Element Annual Progress Report (APR) Data by Jurisdiction and Year

Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation. This dataset includes information reported to the Department of Housing and Community Development (HCD) by local jurisdictions on their APR form. Additional information about annual progress reports (APR), including the form, instructions, and definition can be found on HCD's website here: <https://www.hcd.ca.gov/planning-and-community-development/annual-progress-reports>.

Data and Resources

 **APR Table A** 🔥
Housing Development Applications Submitted

[Explore](#)

 **APR Table A Data Dictionary** 🔥

[Explore](#)

 **APR Table A2** 🔥
Annual Building Activity Report Summary - New Construction, Entitled,...

[Explore](#)

 **APR Table A2 Data Dictionary** 🔥

[Explore](#)

 **APR Table C** 🔥
Sites Identified or Rezoned to Accomodate Shortfall Housing Need

[Explore](#)



Housing Open Data Portal

- View data
- Download Data
- Access via API

APR Table A2

[Setup for Reporting](#)
[Manage](#)
[Download](#)
[Data API](#)

URL: <https://data.ca.gov/dataset/81b0841f-2802-403e-b48e-2ef4b751f77c/resource/fe505d9b-8c36-42ba-ba30-08bc4f34e022/download/table-a2-combined.csv>

Annual Building Activity Report Summary - New Construction, Entitled, Permitted, and Completed Units

Data Table

Canonical View

Fullscreen

Embed

Add Filter

Show 10 entries

Hide/Unhide Columns

Showing 1 to 10 of 529,382 entries

Search:

_id	JURS_NAME	CNTY_NAME	YEAR	PRIOR_APN	APN	STREET_ADDRESS	PROJECT_NAME	JURS_TRACKING_ID	UNIT_CAT_DESC	TR
1	ENCINITAS	SAN DIEGO	2018		2620225300	1555 Crest Dr Unit 1&2			Accessory Dwelling Unit	Re
2	SAN JOSE	SANTA CLARA	2018		9233079	2203 OLD PIEDMONT RD			Accessory Dwelling Unit	Re



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Join Team HCD

HCD values diversity at all levels of the department and is committed to fostering an environment in which employees from a variety of backgrounds, cultures, and personal experiences are welcomed and can thrive. We believe the diversity of our employees and their unique ideas inspire innovative solutions to complex housing challenges.

Join us and help improve the lives of all Californians.

To find jobs at HCD:

Visit: jobs.ca.gov and click “Advanced Job Search.”

- Search for California Department of Housing and Community Development

New to state service? Don't worry.

You can view the step-by-step process on jobs.ca.gov.

Overview of HCD's AFFH Data Viewer

SCAG Toolbox Tuesdays 10/17/23



California Department of Housing and Community Development

What is Affirmatively Furthering Fair Housing?

California Assembly Bill 686 (2018) defines Affirmatively Furthering Fair Housing as, “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”.

“The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development.”

(Gov. Code, § 8899.50, subd. (a)(1).)



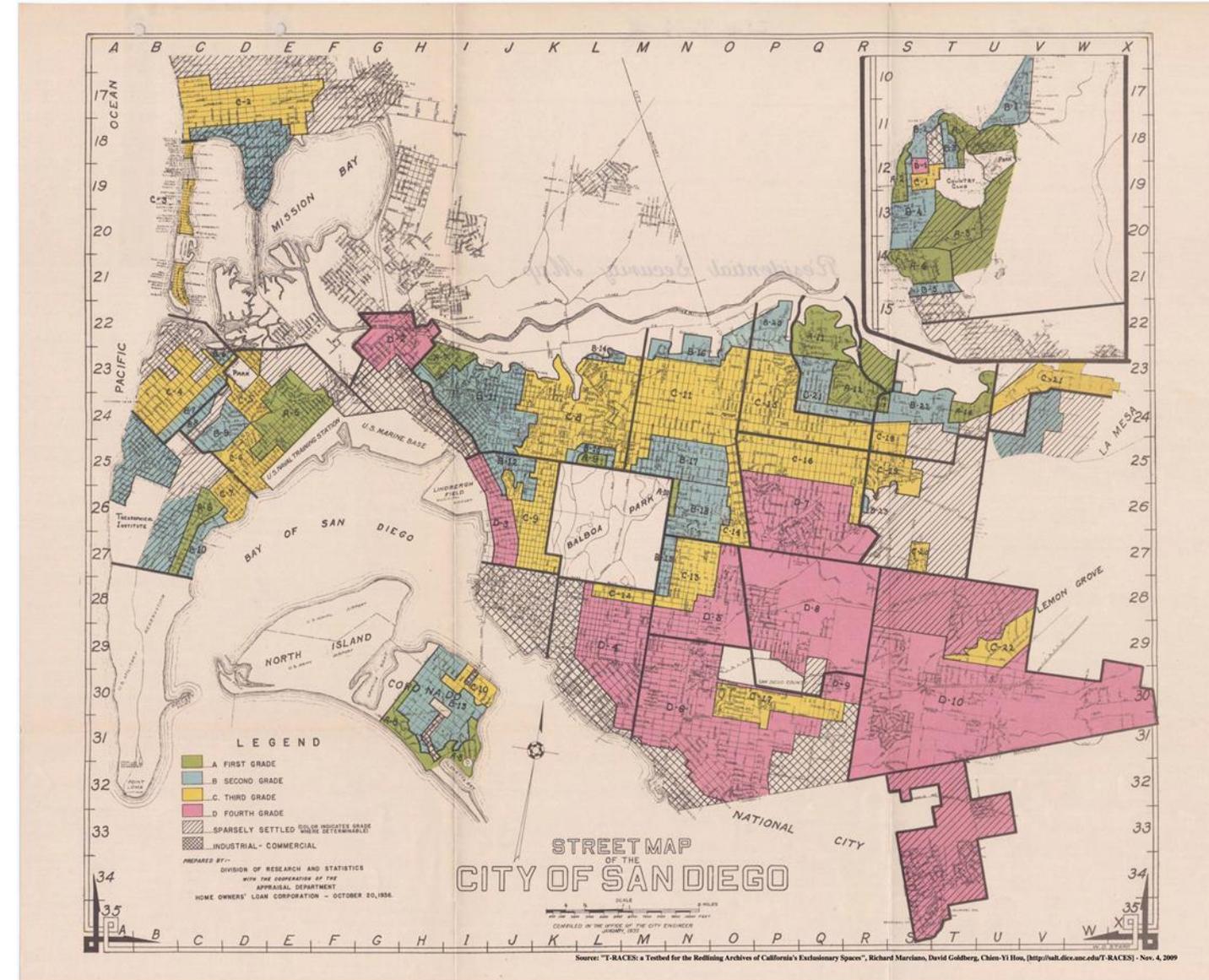
What is Affirmatively Furthering Fair Housing?

Specifically, these meaningful actions must aim to accomplish the following:

- » Address significant disparities in housing needs and in access to opportunity;
- » Replace segregated living patterns with truly integrated and balanced living patterns;
- » Transform racially and ethnically concentrated areas of poverty into areas of opportunity;
- » Foster & maintain compliance with civil rights and fair housing laws.

The Need for AFFH

- » Despite prohibitions against housing discrimination, forces driving residential segregation persist today.
- » Racially explicit practices replaced by more subtle methods.
 - These include single family & exclusionary zoning policies and placing affordable housing in low-resource neighborhoods.
 - Practices such as these continue to reinforce spatial segregation of low-income and communities of color in California.



CA Assembly Bill 686 (2018)

- » **Establishes an independent state mandate for all CA public agencies to adhere to AFFH, regardless of future federal actions**
 - Mandates state, local public agencies to facilitate deliberate action to explicitly address & combat disparities resulting from past patterns of segregation to foster inclusive communities. All public agencies must administer programs and activities relating to housing and community development, broadly defined, in a manner that AFFH and take no action inconsistent with AFFH.
 - Creates new requirements for housing elements due to be revised on or after January 1st, 2021.

AB 686

» Duty on all Public Agencies

» Housing Element AFFH Requirements

1. Outreach
2. Assessment of Fair Housing (AFH)
3. Site Inventory
4. Identification & Prioritization of Contributing Factors
5. Goals and Actions/Programs

 **AB 686**
Expands and protects duty to affirmatively further fair housing (AFFH) in CA

1 All public agencies required to administer programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with this obligation.

2 **New Housing Element Requirements**
**Applies to housing elements due to be revised on or after January 1, 2021*

 <p>Outreach A diligent effort must be made to equitably include all community stakeholders in the housing element public participation process.</p>	 <p>Assessment of Fair Housing All housing elements must include an assessment of fair housing within the housing needs section. This assessment should include an analysis of fair housing issues in the jurisdiction including existing segregation and inclusion trends and current fair housing practices.</p>
 <p>Sites Analysis Local jurisdictions must evaluate and address how particular sites available for development of housing will meet the needs of households at all income levels and will AFFH by replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.</p>	 <p>Priorities, Goals, and Actions Based on findings from the needs assessment and the site inventory analysis with respect to AFFH, local jurisdictions will assess contributing factors to fair housing barriers and adopt policies with programs that remediate identified fair housing issues and/or further promote fair housing.</p>

Assessment of Fair Housing (AFH)

» Each of the 5 analysis areas below must have an assessment:



Fair Housing
Enforcement
& Outreach

Segregation
& Integration

Disparities in
Access to
Opportunity

Disproportionate
Housing Needs/
Displacement

Racially /
Ethnically
Concentrated
Poverty

» Each analysis must include patterns & trends (regional & local scale), local data & knowledge, and other relevant factors like local land use history

» Must also have a summary of fair housing issues

Analysis Requirements

» Patterns & Trends (Local & Regional)

- Data tables
- Maps
- Narration

» Local Data & Knowledge

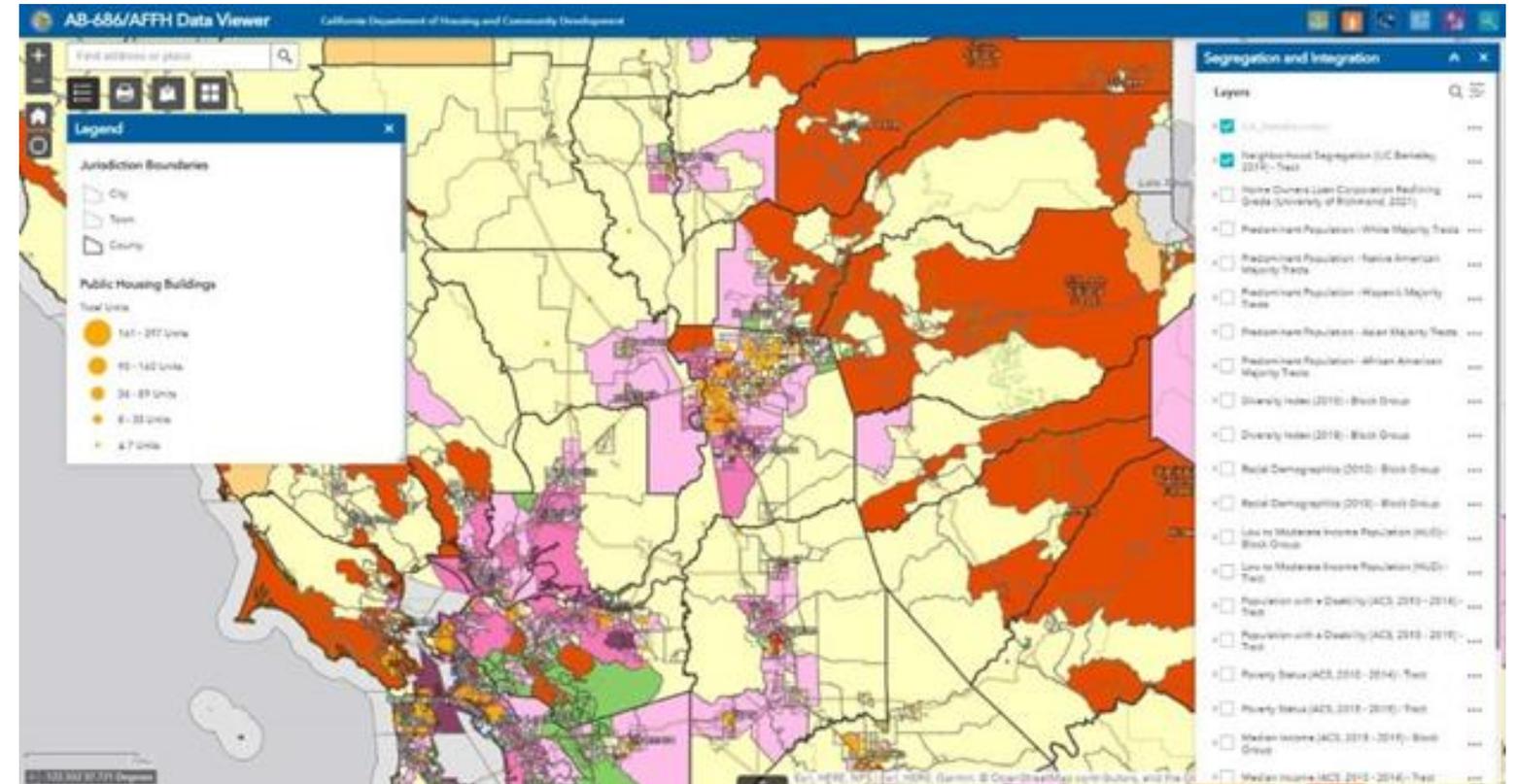
» Other Relevant Factors

- History
- Demographic Trends
- Governmental Barriers or Lack of Action
- Supplemental Data Sources



AFFH Data Viewer – Features Overview

- » Interactive Maps
- » 60+ Downloadable Data layers w/metadata
- » Recommended vs. Additional Data Layers
- » How-To Guide
- » Print/Export Functions
- » <https://affh-data-and-mapping-resources-v-2-0-cahcd.hub.arcgis.com/>



Live Demo of AFFH Data Viewer

Thank you!

AFFH Inbox:

AFFHGuidance@hcd.ca.gov



Wrap up

- Next Toolbox Tuesday Nov 14 12:30 –2pm (Housing Series Part 2)
- Contact the Local Information Services Team (LIST) at list@scag.ca.gov for any questions

Tell us how we did!

Take a quick 2-minute survey to help us improve future Toolbox Tuesdays!



SCAN ME