



6th Cycle Housing Element Updates – Data and Technical Assistance from SCAG

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Southern California Association of Governments

SCAG Housing Element Digital Workshop
August 20, 2020

www.scag.ca.gov



SCAG's objectives



Yikes! My housing element update is due in just over a year! There are a lot of new laws coming down from Sacramento, and some of them even resulted in my huge new RHNA number!

- SCAG has a fairly sophisticated data operation from a long history of local outreach and regional planning
- The clock for effective technical assistance is ticking...
 - Housing element update is due in less than 14 months
 - Pre-workshop survey: 52% indicate staff/consultant work already underway
- SCAG objectives: update, refine, curate, and make existing data sets available
 - Time savings
 - Link with HCD guidelines to help smooth review process
 - *Link with Connect SoCal objectives*

Ultimately the housing element update is a jurisdiction's responsibility to complete and HCD's responsibility to evaluate.

Presentation Outline



TECHNICAL ASSISTANCE FOR HOUSING ELEMENT UPDATES

In partnership with the California Department of Housing & Community Development (HCD), SCAG will be providing a number of data and technical assistance tools to local jurisdictions. These resources will help member jurisdictions reduce costs associated with developing 6th cycle housing element updates as well as streamline the review process.

AVAILABLE **EXPECTED 8/28/20**

Pre-Certified Housing Needs Data

- Data sets will be pre-certified by HCD for use in housing elements. Use of these datasets will help to streamline housing element development and review.
- Data sets for each jurisdiction include: Large families, seniors, housing stock characteristics, overcrowding, and more! [Click here for a full list of required data.](#)
- Available as a spreadsheet and completed report.
- NEW! Analysis of regional ADU rents to assist in matching anticipated ADUs to RHNA income categories

AVAILABLE **EXPECTED 12/1/20**

SCAG Parcel Data for Site Inventory & Analysis¹

SCAG's parcel-level land use data (available online) will be updated and augmented to help provide a first pass for a local jurisdiction's site inventory. In addition, SCAG is in the process of developing two new approaches to help identify and analyze sites.

Jurisdiction Parcel Listing

- SCAG parcel data can be used for an identification of nonresidential sites with potential for inclusion.
- Map and parcel level GIS data provided individually to jurisdictions.
- Attributes include: Vacant parcels, public-owned land, underutilized commercial and retail land and more.
- Selected Affirmatively Furthering Fair Housing (AFFH), AB 686 and SCAG Priority Growth Area data also available.

ADU Physical Capacity

- Gauge each jurisdiction's total physical ADU capacity based on user selection
- Generate estimates based on certain variables: Eligible parcel types, ADU sizes, configuration, land cover, slope, etc.

¹Note: Does not constitute SCAG's estimate of inflill potential. Inclusion of a site may require additional documentation per HCD guidelines. Additional analysis from the jurisdiction is required.

- Pre-certified local housing data
 - Data and a report for each jurisdiction
 - Preliminarily approved by HCD; official letter expected next week
- Current SCAG Open Data Portal
 - *A Preview of:*
- Data update and site inventory support web application forthcoming
 - 2019 Annual Land Use Update
 - Housing-specific attributes and analyses
 - Web mapping application
- *ADU affordability study will be covered on Day 2 of this workshop*

Pre-certified local housing data



- Pre-certified local housing data
 - Data and report for each jurisdiction
 - In housing element statute this is referred to as “Housing Needs” data
 - Pending HCD approval letter, will be available by Fri 8/28 at:
<http://www.scag.ca.gov/programs/Pages/Housing-Elements-2020.aspx>

Pre-certified local housing data - background

Statute requires quantification and analysis of housing needs in each jurisdiction:

Housing Needs

Housing-element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing needs allocation. A complete analysis should include a quantification and a descriptive analysis of the specific needs and resources available to address these needs.

Existing

- Assisted Housing Developments at Risk of Conversion
- Extremely Low-Income Housing Needs
- Housing Stock Characteristics
- Overpayment and Overcrowding
- Population, Employment, and Household Characteristics

Projected

- Projected Housing Needs - Regional Housing Needs Allocation

Special

- Farmworkers
- Large Families and Female-Headed Households
- People Experiencing Homelessness
- People with Disabilities, Including Developmental Disabilities
- Seniors

Source: <https://www.hcd.ca.gov/community-development/building-blocks/index.shtml>

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- II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED HOUSEHOLDS
- III. PEOPLE EXPERIENCING HOMELESSNESS
- IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES
- V. HOUSING STOCK CHARACTERISTICS
- VI. OVERPAYMENT AND OVERCROWDING
- VII. ASSISTED UNITS AT RISK OF CONVERSION
- VIII. REGIONAL HOUSING NEEDS ALLOCATION

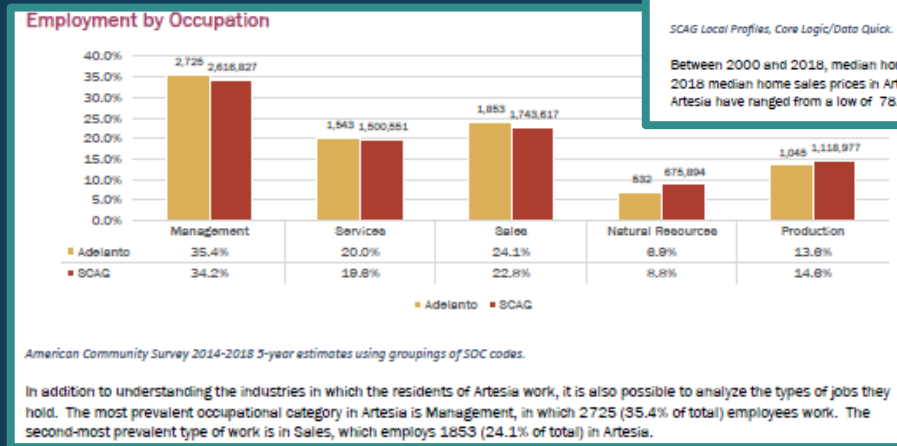
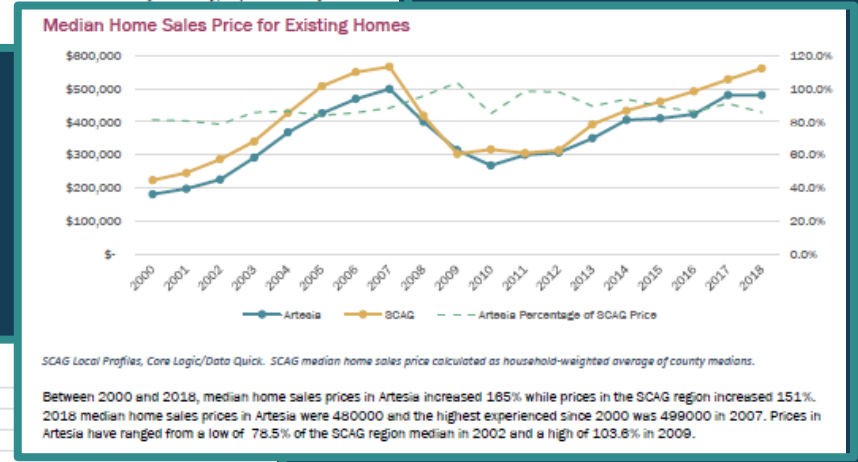
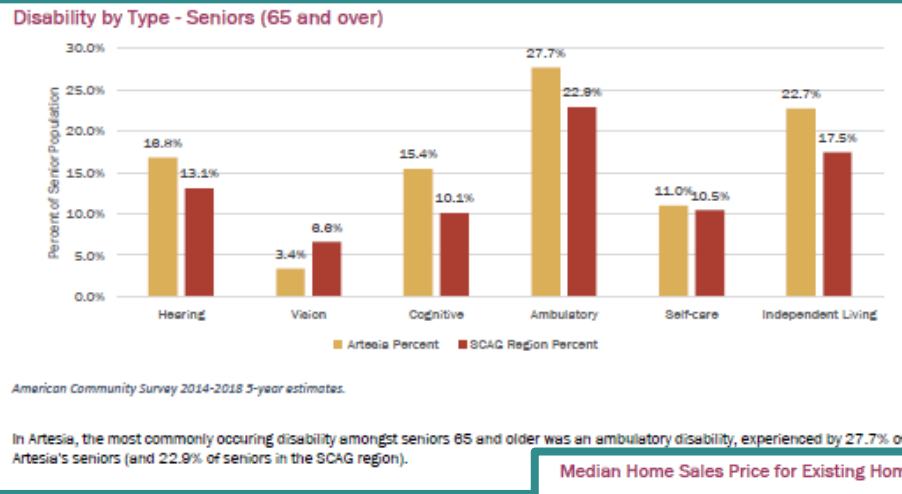
MAJOR DATA SOURCES USED

	DESCRIPTION	FOR MORE INFORMATION, PLEASE SEE
ACS	American Community Survey 2014-2018 5-year estimates	www.data.census.gov
DOF	CA DOF E-5 Population and Housing Unit Estimates	www.dof.ca.gov/forecasting/demographics/
CHAS	HUD CHAS, 2012-2016	www.huduser.gov/portal/datasets/cp.html
CA DDS	California Department of Developmental Services	www.dds.ca.gov/transparency/
SCAG LOCAL PROFILES	Including Construction Industry Research Board (CIRB) and Core Logic/DataQuick	www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx

Pre-certified local housing data



- 34 figures and tables
- Dynamic text description and comparisons with regional statistics
- Augment with local data if a better source exists (e.g. substandard housing, farmworker housing, verification of homeless counts)
- Raw data available
- Report and data pre-certified by HCD for use



Examples from Arcadia's local housing data report.

Local housing data – list of included tables/figures

I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

Population Trend, 2000-2020
 Current Population by Age and Sex
 Employment by Industry
 Employment by Occupation
 Farmworkers
 Housing Tenure
 Housing Tenure By Age
 Housing Tenure by Year Moved to Current Residence

II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED HOUSEHOLDS

Households by Household Size
 Female Headed Households (FHH)
 Households by Poverty Status
 Elderly Households by Income and Tenure

III. PEOPLE EXPERIENCING HOMELESSNESS

IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

Disability by Type
 Disability by Type - Seniors (65 and over)
 Disability by Employment Status
 Developmental Disabilities

V. HOUSING STOCK CHARACTERISTICS

Housing Type
 Housing Type Trend
 Vacant Units by Type
 Housing Units by Year Structure Built
 Substandard Housing
 Median Home Sales Price for Existing Homes
 Housing Units Permitted

VI. OVERPAYMENT AND OVERCROWDING

Crowding by Extent and Tenure
 Cost Burden by Income
 Spending on Rent
 Spending on Rent by Income
 Household Income by (Cash) Rent
 Monthly Owner Costs for Mortgage Holders
 Costs for Mortgage Holders by Income
 Household Income by Home Value (for owned units)
 Extremely Low Income Housing Needs

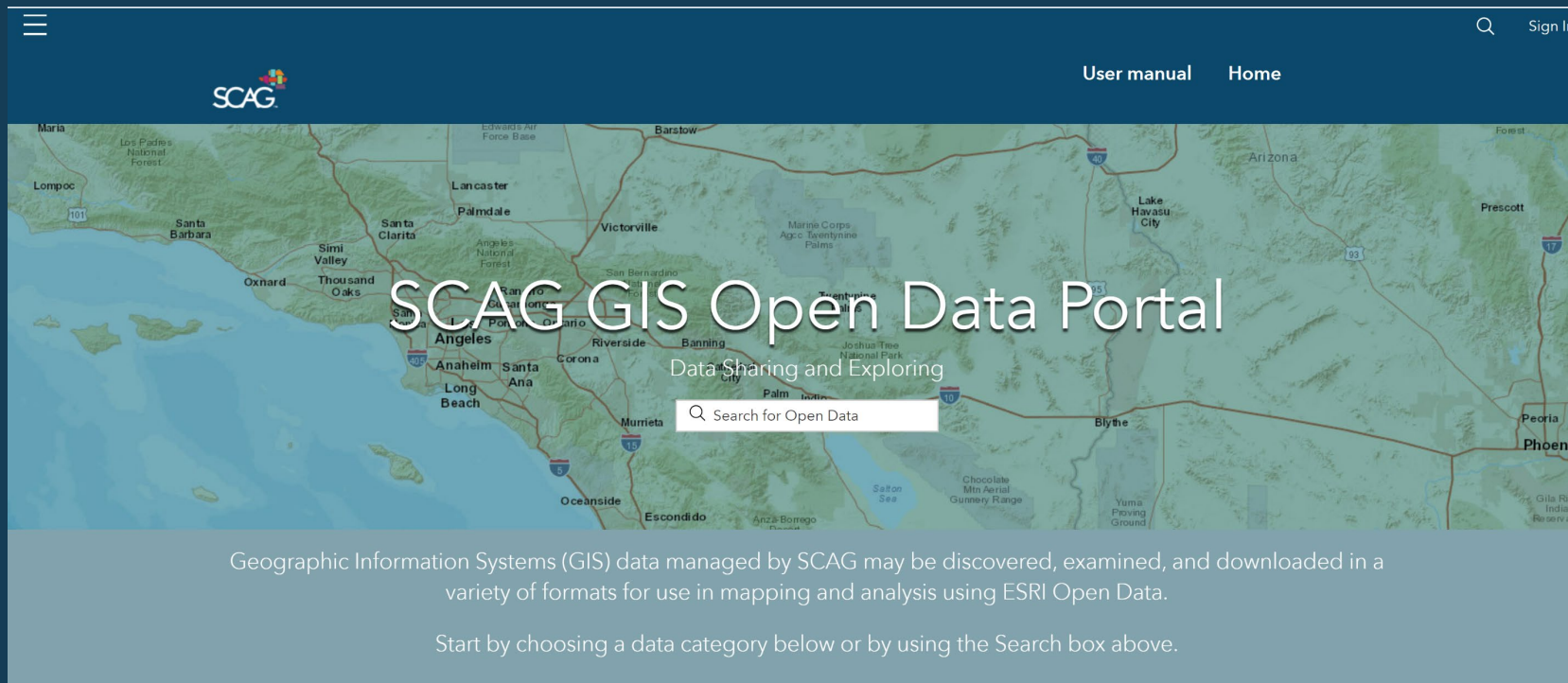
VII. ASSISTED UNITS AT RISK OF CONVERSION

Assisted Units at Risk of Conversion

VIII. REGIONAL HOUSING NEEDS ALLOCATION

6th Cycle Regional Housing Needs Allocation

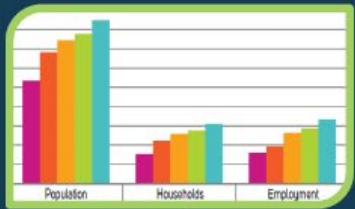
Existing SCAG Open Data Portal



- We are developing a basic site inventory support web application in-house
- Tool's data & features have similarities with the SCAG GIS Open Data Portal
- Target availability: December 1st
- **This presentation: a preview of what is online now**

Demonstration of parcel-level land use data for the region

Data Elements for Local Review



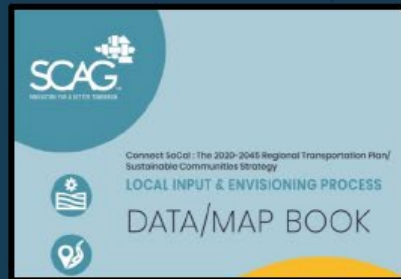
Current and Future Population, Households, Employment



Existing and Planned Land Use, Local Transportation Infrastructure, Resource Areas, Potential Infill Parcels



Sustainability Best Practices, Transit Supportive Measures



Bottom-Up Local Input and Envisioning Process

In preparation for another iteration of the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) in early 2020, SCAG will be working with local jurisdictions, including, but not limited to, to further development of the existing Plan. SCAG is looking for local input and Envisioning Process to bring jurisdictional vision forward. Jurisdictions are being asked to provide information on their vision for growth, resource areas, sustainability priorities, and local transit supportive measures to help ensure future plans meet the region's needs and priorities for the next transportation and regional plan.

The information will then be used to develop updated scenarios for the 2020 RTP/SCS, through a continued and iterative engagement and consultation process. Jurisdictional input will be used as a key input in the planning process, and the general public will have opportunities to provide feedback throughout and comments will also be invited. SCAG is part of the regional planning and administration process with the California Department of Housing and Community Development (CDH).

The work of review and data items have been reported in staff. Detail and assistance in additional materials for local input and Envisioning Process. Contact SCAG staff for more information on the process and how to get started.

Draft Data/Map Books

To request both high quality maps and datasets of SCAG's Data/Map Book or related materials, please contact IT@connectsoocal.org.

Please note that SCAG staff does not engage in enforcement based on feedback from local jurisdictions, and instead provides data to assist in various measures for which they should be directed to their respective jurisdiction.

Imperial County
Los Angeles County
Orange County
Riverside County
San Bernardino County
Ventura County

Training Materials

On October 28, 2017, SCAG held a regional training for the existing RTP/SCS and the Sustainable Communities Strategy. Local jurisdictions and other stakeholders are invited to attend this session to learn more about the RTP/SCS and Regional Housing Needs Assessment (RHNA).

[Watch the Video](#)

Regional Housing Needs Assessment (RHNA)

The Regional Housing Needs Assessment (RHNA) is required by state law. Local jurisdictions are invited to provide input on their vision for growth, resource areas, sustainability priorities, and local transit supportive measures and policies.

[View the Factbook](#)

Bottom-Up Local Input & Envisioning Process

SCAG will engage with jurisdictions to provide input on their vision for growth, resource areas, sustainability priorities, and local transit supportive measures and policies.

[More Information](#)

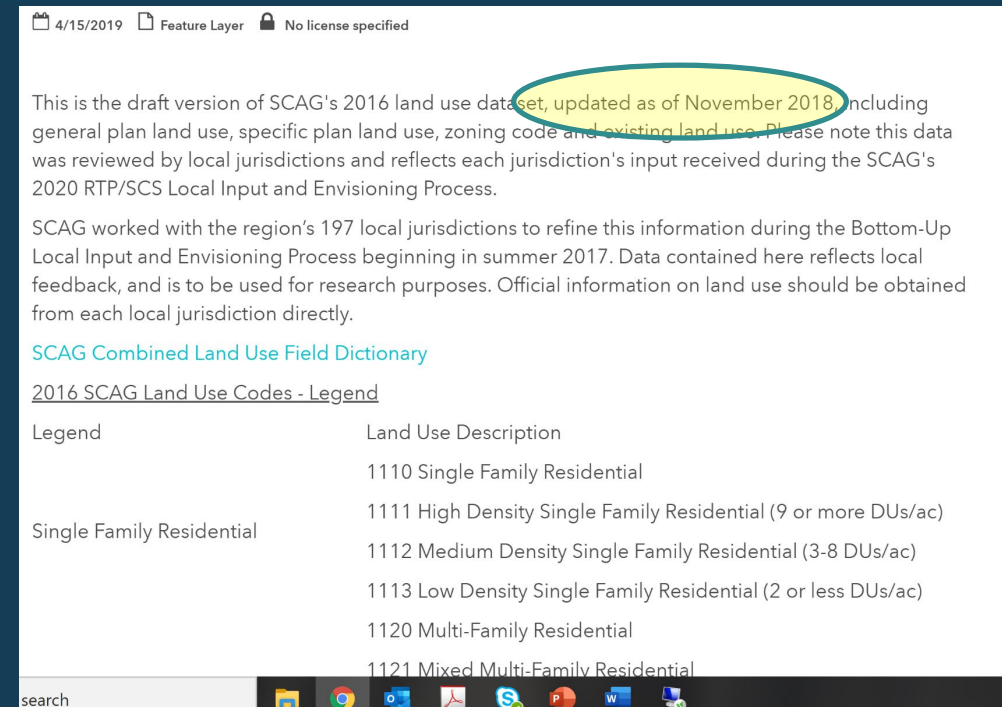
For additional information on this process, including a detailed work plan, please contact SCAG staff at IT@connectsoocal.org.

- Rooted in SCAG's Bottom-Up Local Input and Envisioning Process for Connect SoCal
- Research Version available online (by county)

Parcel-Level Land Use Dataset

- Four core elements:
 - Existing land use
 - Zoned land use*
 - General plan land use*
 - Specific plan land use*
- Expanded technical assistance will be built on top of these layers
 - Faster loading/split by jurisdiction
 - Updated existing land use using county tax assessor data (2019)
 - Addition of several attributes related to housing element guidelines

Please always note the version!



4/15/2019 Feature Layer No license specified

This is the draft version of SCAG's 2016 land use dataset, updated as of November 2018, including general plan land use, specific plan land use, zoning code and existing land use. Please note this data was reviewed by local jurisdictions and reflects each jurisdiction's input received during the SCAG's 2020 RTP/SCS Local Input and Envisioning Process.

SCAG worked with the region's 197 local jurisdictions to refine this information during the Bottom-Up Local Input and Envisioning Process beginning in summer 2017. Data contained here reflects local feedback, and is to be used for research purposes. Official information on land use should be obtained from each local jurisdiction directly.

[SCAG Combined Land Use Field Dictionary](#)

[2016 SCAG Land Use Codes - Legend](#)

Legend	Land Use Description
	1110 Single Family Residential
Single Family Residential	1111 High Density Single Family Residential (9 or more DUs/ac)
	1112 Medium Density Single Family Residential (3-8 DUs/ac)
	1113 Low Density Single Family Residential (2 or less DUs/ac)
	1120 Multi-Family Residential
	1121 Mixed Multi-Family Residential

search



*Using both local jurisdiction code and SCAG's standardized land use coding schema

Above: Description of currently available land use data for research purposes.
Below: Some of us use SCAG parcel-level land use data for professional headshots.

Various Connect SoCal and Other Datasets - DRAFT



SCAG datasets and external datasets for which we commonly receive requests.

Connect SoCal/SCAG Planning Data[^]

- Priority growth areas – e.g. High quality transit areas (HQTAs), transit priority areas (TPAs), job centers*
- Absolute and variable constraint areas*
- Environmental Justice Areas, SB535 Disadvantaged areas

External data

- Opportunity scores from CA Tax Credit Allocation Committee (TCAC)*
- Fire risk, Flood zones, protected/natural areas*

[^]Updates anticipated pending full adoption of Connect SoCal.

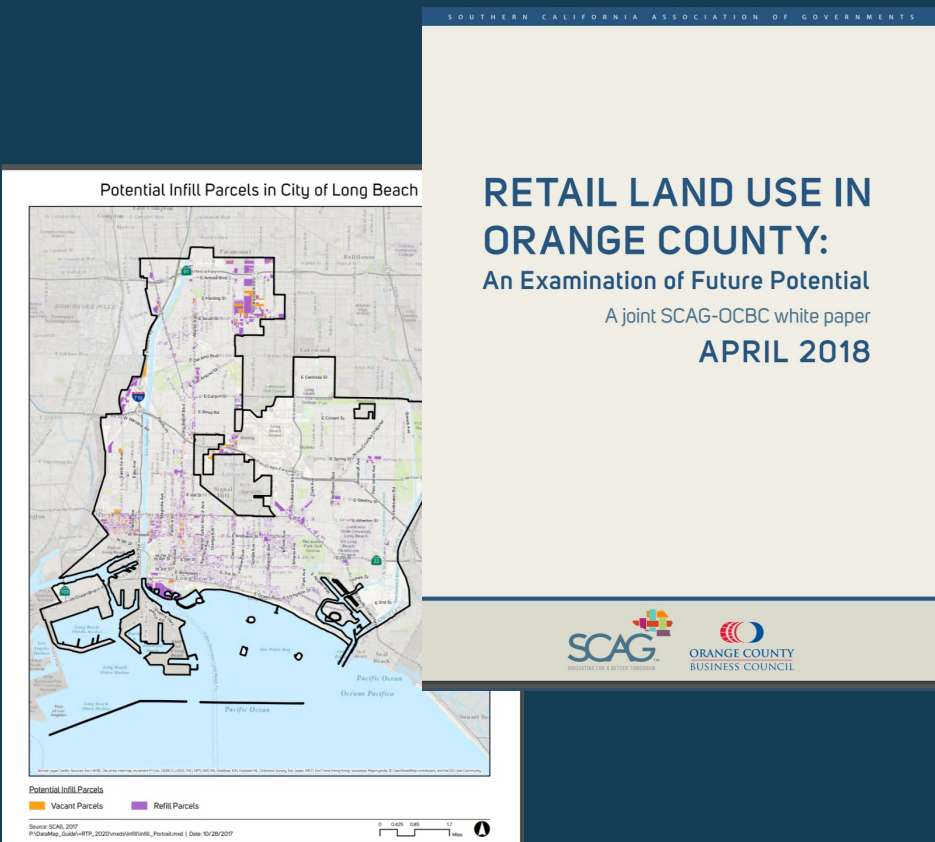
*Indicates data for which a version is NOT currently available on SCAG's GIS Open Data Portal

Open Data Portal Demo Notes



- <http://gisdata-scag.opendata.arcgis.com/>
- Use Nov. 2018 version of “LandUse Combined” for any county as an example
- Note the attributes, table, metadata, download button, & API button
- Click “Create Webmap”
- Add “SCAG 2045 HQTAs” (2019 update) and “SCAG SB535 disadvantaged areas” (2018 update)
- Zoom in to view parcels, click to see attributes
- Filter parcel layer example 1: Acres is greater than 0.5 and less than 10 to match HCD’s criteria for “automatic” lower-income RHNA suitability
- Filter parcel layer example 2: LU16 is 3100 (Vacant Undifferentiated)
- *Imagine a sleeker platform for this including additional attributes/overlays...*

Additional parcel-level attributes under development



SCAG previously conducted studies and analyses of infill potential. Note that these studies, data, and maps were not used in the RHNA process or Connect SoCal.

HCD Site Inventory Guideline or Requirement	Parcel-level attribute which could be considered:
Assessor parcel number, general plan and zoning designation	Assessor parcel number, general plan and zoning designation (verify w/local jurisdiction)*
Site size in acres	Parcel land area*
Publicly owned	Publicly owned*
Accessibility to amenities, healthcare, grocery store, etc.	Location scores*
Potentially suitable non-vacant site	Improvement-to-land value ratio*
Development constraints or opportunities	Brownfields; high slope*

*Green: a version is currently available in SCAG's open data portal.
 Red: currently under development.

Additional overlays under development



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 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 DIVISION OF HOUSING POLICY DEVELOPMENT
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GAVIN NEWSOM, Governor

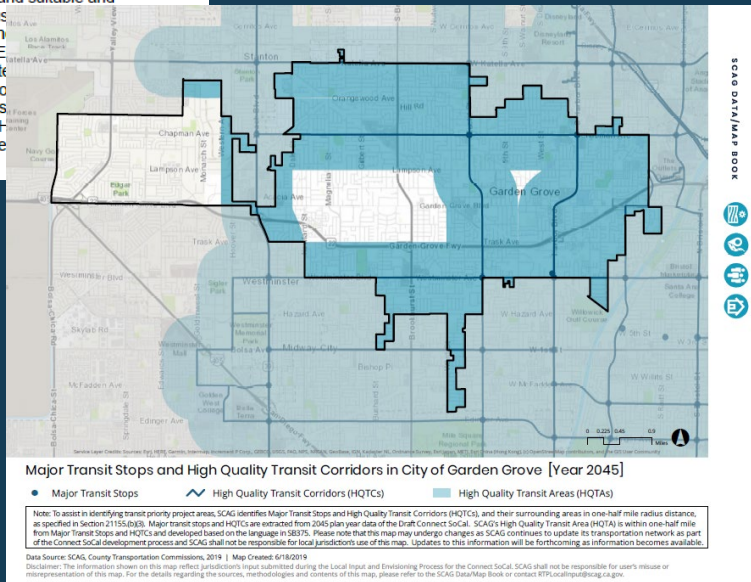
June 10, 2020

MEMORANDUM FOR: Planning Directors and Interested Parties

FROM: Megan Kirkeby, Acting Deputy Director
 Division of Housing Policy Development

SUBJECT: **Housing Element Site Inventory Guidebook
 Government Code Section 65583.2**

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the locality's regional housing income level. The purpose of this Guidebook is to assist jurisdictions with the development of the site inventory analysis for the 6th Housing Element and identify changes to the law as a result of Chapter 375, Statute 1397, Chapter 958, Statutes of 2018 (AB 686), Chapter 664, Statutes of 2019 (SB 6), and Chapter 667, Statutes of 2019 (SB 6). The Guidebook should be used with the site inventory form developed by the California Department of Housing and Community Development (HCD). These laws introduced changes to the components of the site inventory:



Please note: SCAG's RHNA methodology use a jurisdiction's share of the region's HQTA population to allocate a portion of the region's housing need to localities. Neither RHNA nor Connect SoCal imply any land use authority within a jurisdiction.

HCD Site Inventory Guideline or Requirement	Example of a dataset which could help to demonstrate this:
Affirmatively Furthering Fair Housing (AFFH)	TCAC Opportunity Scores, Environmental Justice (EJ) areas
Environmental Constraints	Constraint areas, natural hazards, protected space
Proximity to transit	High-quality transit areas (HQTAs), Transit Priority Areas (TPAs), etc.

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 - Housing-specific attributes and analyses
 - Web mapping application



Thank you.

Kevin Kane, PhD
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OR housing@scag.ca.gov

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