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

Kevin Kane, Tom Vo, and Meg Healy
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

- 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

SCAG's TA flyer on [www.housing.scag.ca.gov](http://www.housing.scag.ca.gov)
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:
Pre-certified local housing data - background

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

**Housing 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

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
• 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

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

For additional details on the local input process and Connect SoCal, see www.connectsocal.org
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

*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.
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 HQTA” (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

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

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

Above: Excerpt from SCAG’s Data/Map Books at https://connectsocal.org/Pages/Local–Input–Process.aspx  
Above-right: See http://scag.ca.gov/Documents/RetailLandUseReportInOC.pdf

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.
Additional overlays under development

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.

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

Above: Excerpt from HCD’s Site Inventory Guidebook available at [https://www.hcd.ca.gov/community-development/housing-element/docs/Sites_inventory_memo_final06102020.pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/Sites_inventory_memo_final06102020.pdf) Above-right: Excerpt from SCAG’s Data/Map Books at [https://connectsocal.org/Pages/Local-Input-Process.aspx](https://connectsocal.org/Pages/Local-Input-Process.aspx)
Pre-certified local housing data

Check out our current open data portal:

http://gisdata-scag.opendata.arcgis.com/

Data update and site inventory support web application forthcoming:

- 2019 Annual Land Use Update
- Housing-specific attributes and analyses
- Web mapping application
Thank you.

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

SCAG Housing Element Digital Workshop
August 20, 2020

www.scag.ca.gov