Preserving Affordable Homes in Priority Growth Areas

Stephen Fox, SCAG
Danielle Mazzella, California Housing Partnership Corporation
Roberto Carlos Garcia-Ceballos, California Community Land Trust Network
Caroline McCormack, Enterprise Community Partners
Lyle Janicek, SCAG

SCAG Planning Division | May 24, 2022

www.scag.ca.gov
1. Meeting length: 1.5 hours.
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, please type it into the chat box.
6. Resource information links included on slides.
7. Recording of webinar and slides will be available on SCAG website.
8. Link will be sent to registrants after event.
• Introduction

• Preservation needs within the region, state & federal laws, resources - Danielle Mazzella, California Housing Partnership Corporation

• Recent acquisition & preservation activities – Roberto Carlos Garcia-Ceballos, Fideicomiso Comunitario Tierra Libre, Los Angeles Community Land Trust Coalition (LA CLT Coalition), California Community Land Trust Network

• State preservation coalition efforts – Caroline McCormack, Enterprise Community Partners

• Using tools of SCAG’s Regional Development Platform (RDP) – Lyle Janicek, SCAG

• Q & A

• Adjourn
Participants Poll

1. Check which of the following you represent?
   ___ Local government
   ___ Affordable housing developer
   ___ Housing advocate or other CBO
   ___ Other

2. Which of the following are you most interested in?
   ___ Preservation of existing affordable housing with expiring affordability restrictions
   ___ Acquisition and preservation of affordability of existing unregulated housing
   ___ Both
• Metropolitan Planning Organization

• Mission: to foster innovative regional solutions that improve the lives of Southern Californians through inclusive collaboration, visionary planning, regional advocacy, information sharing, and promoting best practices

• Regional Transportation Plan & Sustainable Communities Strategy – 2020 Connect SoCal [https://scag.ca.gov/connect-socal](https://scag.ca.gov/connect-socal)
What is Connect SoCal?

Regional Transportation Plan/Sustainable Communities Strategy

- Long-Term Vision & Investment Framework
- Projects development patterns for 6-county region, 197 jurisdictions
- Integrated Regional Development Pattern & Transportation Network
- Reduce GHG Emission to Meet Targets for Passenger Vehicles
- Updated Every Four Years – 2024 pending
- Supported by SCAG Regional Data Platform (RDP)

https://scag.ca.gov/connect-socal
Housing Supportive Infrastructure Program

In addition to Utilities supporting housing development, proposed priority project areas include:

- Preservation of expiring covenants & naturally occurring affordable housing
- Housing Trust Funds
- Technical Assistance

* See SCAG’s REAP 2.0 Outreach Plan & Draft Program Development Framework - https://scag.ca.gov/reap2021
SCAG TOOLBOX TUESDAY:
PRESERVING AFFORDABLE HOMES IN PRIORITY GROWTH AREAS

Danielle M. Mazzella, Senior Research Manager
California Housing Partnership | chpc.net

May 24, 2022
California Housing Partnership

Combining Technical Expertise with Advocacy Leadership

1. Financial Consulting for Affordable Housing, including Housing Finance Training
2. Policy & Research for Preservation & Sustainable Housing
3. Housing Data Tools

**CHPC.NET/DATA-TOOLS**

- Affordable Housing Map
- Housing Needs Dashboard
Topics

1. Unsubsidized Affordable Housing
2. At-risk Subsidized Affordable Housing
3. State Law for Preserving Affordable Housing
4. Affirmatively Furthering Fair Housing
## Unsubsidized Affordable Rental Homes

<table>
<thead>
<tr>
<th>County</th>
<th># Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Imperial</td>
<td>2,656</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>396,853</td>
</tr>
<tr>
<td>Orange</td>
<td>118,055</td>
</tr>
<tr>
<td>Riverside</td>
<td>24,893</td>
</tr>
<tr>
<td>San Bernardino</td>
<td>24,949</td>
</tr>
<tr>
<td>Ventura</td>
<td>9,546</td>
</tr>
<tr>
<td><strong>SCAG Region</strong></td>
<td><strong>576,952</strong></td>
</tr>
</tbody>
</table>

---

Map and table showing the distribution of unsubsidized affordable rental homes across various counties in California.
Unsubsidized Affordable Rental Homes

• Commercial apartment buildings with five or more units; and

• Half or more of the apartments have rents that are affordable to households earning 80% or below of area median income (AMI).
  • An apartment is affordable to a tenant if they spend less than 30% of their income towards rent.
At-Risk Subsidized Affordable Rental Homes

<table>
<thead>
<tr>
<th>County</th>
<th># At-Risk Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Imperial</td>
<td>148</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>10,698</td>
</tr>
<tr>
<td>Orange</td>
<td>3,516</td>
</tr>
<tr>
<td>Riverside</td>
<td>570</td>
</tr>
<tr>
<td>San Bernardino</td>
<td>926</td>
</tr>
<tr>
<td>Ventura</td>
<td>777</td>
</tr>
<tr>
<td>SCAG Region</td>
<td>16,635</td>
</tr>
</tbody>
</table>

California Housing Partnership (chpc.net)
## At-Risk Subsidized Affordable Rental Homes

<table>
<thead>
<tr>
<th>County</th>
<th>Very High</th>
<th>High</th>
<th>Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Imperial</td>
<td>24</td>
<td>84</td>
<td>40</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>2,397</td>
<td>5,576</td>
<td>2,725</td>
</tr>
<tr>
<td>Orange</td>
<td>437</td>
<td>1,854</td>
<td>1,225</td>
</tr>
<tr>
<td>Riverside</td>
<td>143</td>
<td>196</td>
<td>231</td>
</tr>
<tr>
<td>San Bernardino</td>
<td>211</td>
<td>693</td>
<td>22</td>
</tr>
<tr>
<td>Ventura</td>
<td>0</td>
<td>588</td>
<td>189</td>
</tr>
<tr>
<td><strong>SCAG Region</strong></td>
<td><strong>3,212</strong></td>
<td><strong>8,991</strong></td>
<td><strong>4,432</strong></td>
</tr>
</tbody>
</table>
At-Risk Subsidized Affordable Rental Homes

What developments are at risk?

- Those with expiring affordability restrictions, contract end dates, and/or loan maturity dates within the next ten years and is not owned by a stable, mission-driven owner or public agency.
California law requires jurisdictions to study and monitor subsidized developments that may convert to market rate as part of the Housing Element process.

This entails:

• Inventory of ‘at-risk developments’;

• Strategies and resources to preserve ‘at-risk developments’; and

• Cost analysis of preserving ‘at-risk developments’ whether it is acquisition/rehab or new construction/replacement.
State Law - Preserving Subsidized Homes

State Preservation Notice Law requires owners of eligible multifamily rental housing developments to issue notices to affected tenants, local government, and the CA Department of Housing and Community Development (HCD) and provide qualified entities the opportunity to submit an offer to purchase the development.

Government Code sections 65863.10, 65863.11, and 65863.13

State Preservation Notice Information
Federal and State laws require public agencies, through Assessments of Fair Housing (AFH) and Housing Elements, to take meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity.

Strategies for preservation and revitalization of affordable housing and protection against displacement support these objectives.

HUD AFFH Guidance  HCD AFFH Guidance
Additional Resources

Affordable Housing Map & Benefits Calculator

Affordable Homes at Risk 2022

Who Can Afford to Rent?
THANK YOU!

Danielle M. Mazzella, Senior Research Manager
dmazzella@chpc.net
Implementation of the Los Angeles County CLT Pilot Program

Roberto Garcia-Ceballos, Co-director, Fideicomiso Comunitario Tierra Libre (FCTL) /roberto@cpcollective.org

FCTL is member of:
The Los Angeles Community Land Trust Coalition (LA CLT Coalition)
California Community Land Trust Network
Fideicomiso Comunitario Tierra Libre (FCTL)

- A grassroots Community Land Trust (CLT) founded in 2018 with support of community residents and community based organizations.
- Historically our communities have been disinvested and impacted by gentrification.
- FCTL members sought to create an alternative to the housing crisis and displacement of our neighbors, friends and family members by securing community control and community ownership through the CLT model.
LA CLT Coalition geographic focus

Legend
- El Sereno CLT
- Fideicomiso Comunitario Tierra Libre
- Liberty CLT *no geographic boundaries
- Beverly Vermont CLT
- T.R.U.S.T. South LA
The five CLTs formed into LA CLT Coalition, and are working together on a daily basis to advance their collective capacity and impact across the County.

The CLT Coalition attracted the attention of philanthropy, collectively raising almost $3 million dollars which has:

- First, provided operating funds for each of the CLTs to staff up their organizations,
- funded deposits on properties and paid for due diligence expenses on those potential acquisitions, and
- has allowed the CLTs to set aside funds for shared expenses such as potentially a joint campaign director, and to explore collectivizing functions like property management.
Economic recovery must seek to implement large-scale structural transformation in the housing market to counter long-standing unjust and racist practices. Community land trusts play a critical role in building community wealth in the following ways:

- Provide low- and moderate-income people with the opportunity to build equity through homeownership.
- Ensure residents are not displaced due to land speculation and gentrification.
- Protect owners from housing market downturns.
- Promote direct, grassroots participation in decision-making, community control of local assets.
LA-CLT COALITION

- September 2020, LA County Board of Supervisors approved a pilot program to transfer Chapter 8 tax defaulted properties to LA CLTs

- In November 2020, LA County Board of Supervisors expanded the CLT program, with the LA CLT Coalition winning $14M to acquire and rehab 4-20 unit buildings in high displacement-risk areas
Awarded $500,000 recoverable grant from SPARCC-LA for due diligence and deposits

County Counsel drafting funding, grant and monitoring agreements

Established CLT-CDC partnerships:

- El Sereno CLT + Habitat for Humanity San Gabriel Valley
- Fideicomiso Comunitario Tierra Libre + Little Tokyo Service Center
- Beverly Vermont CLT + Brilliant Corners
- Liberty CLT + Venice Community Housing
- TRUST South LA + Habitat for Humanity Greater Los Angeles

### Figure 3: Property Acquisition Selection Criteria

<table>
<thead>
<tr>
<th>Category</th>
<th>Parameter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property</td>
<td>Housing Type*</td>
</tr>
<tr>
<td></td>
<td>Multifamily, 4-20 units</td>
</tr>
<tr>
<td></td>
<td>Purchase Price*</td>
</tr>
<tr>
<td></td>
<td>$150,000 - $350,000</td>
</tr>
<tr>
<td></td>
<td>Building Class</td>
</tr>
<tr>
<td></td>
<td>B/C (~$50K per unit in rehab costs)</td>
</tr>
<tr>
<td></td>
<td>Proximity to Transit</td>
</tr>
<tr>
<td></td>
<td>0.5 miles; also consider TOD area</td>
</tr>
<tr>
<td>Tenants</td>
<td>Organized Tenants</td>
</tr>
<tr>
<td></td>
<td>Engaged and interested in ownership</td>
</tr>
<tr>
<td></td>
<td>At risk of being displaced</td>
</tr>
<tr>
<td></td>
<td>Household income</td>
</tr>
<tr>
<td></td>
<td>30-80% Area Median Income (AMI)</td>
</tr>
<tr>
<td></td>
<td>Displacement Risk</td>
</tr>
<tr>
<td></td>
<td>Gentrified, Disadvantaged Area (Displacement Map); Factors: Planned investment, California Tax Credit Allocation Committee/Housing and Community Development Opportunity Map</td>
</tr>
<tr>
<td>Preferences only</td>
<td>LA County</td>
</tr>
<tr>
<td></td>
<td>Unincorporated LA County</td>
</tr>
<tr>
<td></td>
<td>Distance from Freeway</td>
</tr>
<tr>
<td></td>
<td>&gt; 500 feet</td>
</tr>
</tbody>
</table>
Preserving unsubsidized housing (NOAH) through community ownership

CLT-CDC Acq/Rehab Program Summary

Program objective: stabilize communities and secure housing as affordable in perpetuity by acquiring and rehabilitating small and medium multifamily buildings to be stewarded in perpetuity in a CLT, with possibility of transferring ownership of improvements to tenants.

Diagram:
1. Form CLT-CDC partnerships
2. Secure public subsidy
3. Secure diverse financing
4. Identify pipeline
5. CDCs/CDC-CLT acquire+rehab, conduct tenant trainings
6. Transfer to CLT or transfer land to CLT and buildings to tenants
## Short-Term Metrics of the Pilot CLT Partnership Program

<table>
<thead>
<tr>
<th>Property</th>
<th>Original Stated Goals</th>
<th>Results To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>5+ properties (at least one in each SD)</td>
<td>8 properties acquired</td>
<td></td>
</tr>
<tr>
<td>Purchase Price: $150,000-$350,000/unit</td>
<td>Avg. acquisition price: $243,241/unit</td>
<td></td>
</tr>
<tr>
<td>Building Class B/C (~$50K/unit in rehab costs)</td>
<td>Avg. estimated rehab costs: $50,593/unit</td>
<td></td>
</tr>
<tr>
<td>Multifamily 4-20 units</td>
<td>Avg. units / property: 5.38. Max: 11; Min: 2</td>
<td></td>
</tr>
<tr>
<td>Proximity to Transit: 0.5 miles</td>
<td>All properties within 0.5 mile from a transit stop</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tenants</th>
<th>Original Stated Goals</th>
<th>Results To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organized tenants</td>
<td>Tenants at 2 properties had been organized prior to acquisition; at other properties, the CLTs are leveraging their prior relationships and expertise in community engagement to organize tenants.</td>
<td></td>
</tr>
<tr>
<td>30-80% AMI</td>
<td>Avg. AMI: 49%</td>
<td></td>
</tr>
<tr>
<td>Displacement Risk</td>
<td>See next slide</td>
<td></td>
</tr>
<tr>
<td>Project</td>
<td>CLT Partner</td>
<td>CDC Partner</td>
</tr>
<tr>
<td>--------------</td>
<td>-------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Simmons</td>
<td>FCTL</td>
<td>LTSC</td>
</tr>
<tr>
<td>Kenmore</td>
<td>BVCLT</td>
<td>Brilliant C.</td>
</tr>
<tr>
<td>224th St</td>
<td>Liberty CLT</td>
<td>VCH</td>
</tr>
<tr>
<td>Lemp</td>
<td>BVCLT</td>
<td>Brilliant C.</td>
</tr>
<tr>
<td>Atlantic</td>
<td>ESCLT</td>
<td>SGV Habitat</td>
</tr>
<tr>
<td>23rd St</td>
<td>TRUST</td>
<td>Habitat</td>
</tr>
</tbody>
</table>
OWNERSHIP STRUCTURES

Acquisition/Rehab Period

MODEL #1:
CLT’s LLC

improvement
s + land
contract with CDC as needed for rehab and/or property mgmt

MODEL #2:
CLT+CDC = JOINT LLC

improvement
s
land
ground lease

MODEL #3:
JOINT LLC: CLT + CDC

improvement
s + land

Options for Long-term Stewardship

improvements

CLT’s LLC

Limited Equity Housing Cooperative
(tenant-owned)

Limited Equity Housing Cooperative
(tenant-owned)

Ground lease

Ground lease

non-profit tenant association
(zero-equity coop)

Ground lease

Ground lease

contract with CLT as needed for rehab and/or property mgmt

contract with CLT as needed for rehab and/or property mgmt

contract with CLT as needed for rehab and/or property mgmt
Stay In Touch

The Los Angeles Community Land Trust Network, Liberty Hill Foundations, and Lesar Development Consultants are releasing an independent Report on the LA County CLT Pilot Program: June of 2022

Visit Fideicomiso Comunitario Tierra Libre’s Website: www.fctl.la

You can find us on instagram: FCTL_2019

Make sure you also visit the California Community Land Trust Network to get involved in statewide advocacy for Community Land Trusts: https://www.cacltnetwork.org/
Preservation Policy, Funding, Capacity Building

05.24.22 SCAG Toolbox Tuesday
ENTERPRISE GOALS

Together with our partners, we focus on the greatest need – the massive shortage of affordable rental homes – to achieve three critical goals:

Increase the Supply of Affordable Housing to meet the urgent need.

Advance Racial Equity after decades of systematic racism in housing.

Build Resilience & Upward Mobility to support residents, strengthen communities to be resilient to the unpredictable and make upward mobility possible.
## OUR APPROACH

### A coordinated approach with unmatched impact

<table>
<thead>
<tr>
<th>We support community development organizations on the ground.</th>
<th>We aggregate &amp; invest capital for impact in homes and communities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 2,000+ housing and community development partners</td>
<td>• $44 billion invested since 1982</td>
</tr>
<tr>
<td>• Innovate and scale best practices</td>
<td>• 781,000 homes and counting</td>
</tr>
<tr>
<td>• Advisory services and technical assistance</td>
<td>• Led creation of the Housing Tax Credit</td>
</tr>
<tr>
<td>• In all 50 states + Puerto Rico and the Virgin Islands</td>
<td>• Leading CDFI</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>We advance nonpartisan housing policy at every level of government.</th>
<th>We build &amp; manage communities ourselves and everything we do is informed by the residents we serve.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Largest housing policy team in U.S.</td>
<td>• 13,000+ affordable homes</td>
</tr>
<tr>
<td>• Federal, state and local levels, including Puerto Rico and the Virgin Islands</td>
<td>• 21,000+ residents</td>
</tr>
<tr>
<td></td>
<td>• Co-development opportunities for BIPOC-led partners</td>
</tr>
</tbody>
</table>

*Enterprise*
Scaling Preservation: Opportunities and Challenges

Challenges
- Bringing preservation to scale to meet the # of unsubsidized units lost per year
- Permanent source subsidy funding for preservation
- Developer capacity
- Long term asset management

Opportunities
- Capital resources coming down the line: $500 MM Foreclosure Intervention Housing Preservation Program (FIHPP), $500 MM Community Anti-Displacement and Preservation Program (CAPP)
- Developer Networks and Capacity Building: FIHPP & CAPP TA, Enterprise Preservation Next
INTEGRATING POLICY, PROGRAMS, & CAPITAL

Enterprise Preservation Strategies

- Community Anti-displacement Preservation Program ($500 MM)
- COPA/TOPA Policies
- BAHFA Ballot Measure
  - Regional Preservation Network
  - PBF Fellows Program
  - Local Preservation Capacity Building

- Bay Area Preservation Pilot
- Housing for Health Fund
- Foreclosure Intervention Housing Preservation Program

POLICY, RESOURCES & COALITIONS

PUBLIC SECTOR & COMMUNITY CAPACITY BUILDING

DIRECT HOUSING INVESTMENTS
Foreclosure Intervention Housing Preservation Program Basics (FIHPP) (AB 140)

- Signed into law July 2021
- Provides $500 million through June 2026 in loans and grants to nonprofit developers purchasing and rehabilitating buildings at risk of foreclosure or in the foreclosure process
- HCD must contract with one or more nonprofit lenders as Fund Managers
- Buildings at risk of foreclosure (1-25 units not owner occupied)
Proposed Key Features of FIHPP

• **Eligible Borrowers:** Nonprofit developers, CLTs, Limited Equity co-ops, tenants, local governments or public agencies
  • Borrowers must apply to be a Qualified Nonprofit OR Community Based Nonprofit in order to use the program

• **Affordability term:** 30 years for ownership, 55 years for rental housing.

• **Flexible Predevelopment Funding:** covers due diligence, deposits, etc.

• **Technical Assistance+ Grants:** HCD will contract with a team of Technical Assistance Providers, including capacity building grants to fund staffing, consultants and other capacity building activities
Proposed Funding Limits + Form

• Funds can cover up to **100% of the acq/rehab budget**
• **Max per-unit funding:** $450k (multi-family), $550k (single-family)
• Projects serving households at or below 50% AMI are also eligible for a 20-year **Capitalized Operating Subsidy Reserve (COSR) of up to $175k/unit**, based on need
• Max funding **per-project $10 million (including COSR)**
• Fund managers can exceed per-unit and per-project maximums for projects that provide exceptional community benefit
• Project sponsors can request funding in the form of a grant or a loan

• **Target Geographic Distribution:** 45% Southern CA, 30% Northern CA, 20% Rural (TCAC definition)
FIHPP Program Timeline

• **May 2022** – [Draft Program Guidelines](#) released on 5/20
  • Comments due on June 20, 2022
  • Submit to FIHPP@hcd.ca.gov

• **June/July 2022** – RFP for Fund Manager

• **August 2022** – RFP for TA Provider

• **Fall 2022** – Guidelines finalized, and Fund Managers selected

• **Q1 or Q2 2023** – Program Launches
Pending State Budget Negotiations: Community Anti-Displacement & Preservation Program (CAPP)

- **$500 Million** — requested from state’s historic budget surplus (in negotiations now)

- **Flexible Financing** — Revolving short-term acquisition capital & long-term public subsidy through a single, streamlined program

- **Technical Assistance** — accompanying TA and grants for mission driven development orgs like CDCs, CLTs and BIPOC led groups who often face barriers to accessing resources

- **Innovative partnership**—HCD, CDFIs, Local Government
Preservation Next
Preserving Housing Affordability and Protecting Residents from Displacement

May 2022
# Regional Preservation and Housing Stability Networks

Catalyzing Preservation through Tools and Resources, Training and Capacity Building, and Capital Resources

<table>
<thead>
<tr>
<th>National Preservation Toolkit</th>
<th>Regional Preservation Academies</th>
<th>Small to Medium Multifamily Capital Product</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Resources + Tools</strong></td>
<td><strong>Training, TA, and Grants</strong></td>
<td><strong>Capital Resources</strong></td>
</tr>
</tbody>
</table>
| The National Preservation Toolkit is an online resource of information and tools to equip:  
  Developers and partners in acquiring, rehabilitating, and preserving affordable homes in their communities  
  Public sector practitioners in understanding preservation opportunities and advocating for resources and policies  
  Existing owners and operators in improving the stability and sustainability of their properties to continue to provide affordable homes | Preservation Academies is a series of virtual training sessions to launch in California in 2022; Colorado, Atlanta, and Miami in 2023; other Enterprise markets in 2024 and beyond.  
Through the Academy, a smaller cohort of organizations will receive:  
• Grants – to jumpstart or facilitate preservation activities  
• Targeted Technical Assistance – through Enterprise and consultants | The SMMF Preservation Capital Product is a loan product in development targeted towards the financing needs of the small to medium multifamily housing stock  
• The product aims to help developers quickly acquire, effectively rehab, and preserve affordable homes.  
• Seeking interested developers with capacity + pipeline to pilot this product in 2022 |
Thank You

Caroline McCormack
Director of Preservation
cmccormack@enterprisecommunity.org

SoCal specific:
Elizabeth Richards
Senior Program Director
erichards@enterprisecommunity.org

Link to Enterprise Preservation Resources
Assessing Developments for Preservation: SCAG Regional Data Platform (RDP)

Lyle Janicek, SCAG

SCAG Planning Division | May 24, 2022

www.scag.ca.gov
SCAG’s RDP Offers a Variety of Web-Based Tools

- Regional Hub
- SoCal Atlas
- Housing Element Parcel Tool (HELPR)
- Parcel Locator
- LDX Data/Map Book
Accessing SCAG’s Regional Data Platform (RDP)

RDP Location on SCAG website
Explore data across both topics and geographies through maps and interactive charts & statistics.

A web-based application that can identify acreage, zoning, etc. about the parcel by APN or by address.
**Use HELPR to assess Location Characteristics**

**HELPR Parcel Filters**
- Vacant Parcels of Appropriate Size
- Lower valued commercial/retail
- Public Owned Land
- Inside Priority Growth Area/Outside Constraint Areas
- Outside Environmentally Sensitive Areas
- Inside Higher Opportunity Areas
- Inside Environmental Justice Areas
- Proximity to Services
## Assisted Units at Risk of Conversion

<table>
<thead>
<tr>
<th>Risk Level</th>
<th>Definition</th>
<th>Low-Income units in Jurisdiction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very High</td>
<td>At-risk of converting to market rate within the next year</td>
<td>88</td>
</tr>
<tr>
<td>High</td>
<td>At-risk of converting to market rate in the next 1-5 years</td>
<td>60</td>
</tr>
<tr>
<td>Moderate</td>
<td>At-risk of converting to market rate in the next 5-10 years</td>
<td>0</td>
</tr>
<tr>
<td>Low</td>
<td>At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer.</td>
<td>205</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>353</strong></td>
</tr>
</tbody>
</table>
Identifying subsidized units at risk of conversion

- **Go to:** [https://scag.ca.gov/housing-elements](https://scag.ca.gov/housing-elements)
- **Scroll to:** 6th Cycle Housing Element Update Resources . . .
  
  focus on link **highlighted** below and **data viewer**

  . . . SCAG has developed a variety of resources to assist local jurisdictions.
  These data are available as complete reports as well as in raw format . . .

- **Complete raw data and metadata**
- SCAG Regional Accessory Dwelling Unit Affordability Analysis
- **Housing needs data certification letter from HCD**
- **Housing Element Parcel Tool (HELP)**
- View Local Housing Data
A Data/Map book with the preliminary information is available for each jurisdiction: [https://scag.ca.gov/local-data-exchange](https://scag.ca.gov/local-data-exchange)

From May through December 2022, SCAG will be working with local governments to update preliminary land use data and maps.
Key Data/Map Book Land Use Information
Identify how many of the four a parcel lies in:

- Neighborhood Mobility Areas (NMA)
- Livable Corridors
- Transit Priority Areas (TPA)
- Sphere of Influence
Neighborhood Mobility Areas & Livable Corridors
High Quality Transit Areas & Transit Priority Areas
• Purpose – Coordinate, plan, and develop a system to
  • (1) link SCAG’s value-added products (e.g., data, applications, etc.) to help address local information needs,
  • (2) deliver technical assistance, and
  • (3) provide local staff an opportunity to offer feedback on how SCAG can improve our products to facilitate better collaboration, regionally and locally

• Request technical assistance at list@scag.ca.gov or submit a request on the RDP Regional Hub at https://hub.scag.ca.gov/
Preserving Affordable Homes in Priority Growth Areas

Questions?

www.scag.ca.gov
Tell us how we did!

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