



Housing Working Group

October 18, 2022

WWW.SCAG.CA.GOV

Agenda

- Welcome, Introductions, Overview
- Regional Early Action Planning (REAP) 1.0 Call for Collaboration Program Panel
- REAP 2.0 Update
- Vienna Social Housing Field Study Trip
- Housing Element Status Update
- Housing Policy Forum Series
- Local Data Exchange (LDX) Process Update
- Wrap-up and Next Steps



REGIONAL EARLY ACTION PLANNING (REAP) 1.0 CALL FOR COLLABORATION PROGRAM PANEL

Alisha James, Community Engagement Specialist, **SCAG**

Panelists:

Melanie Steele, Program Manager, **Inland SoCal Housing Collective**

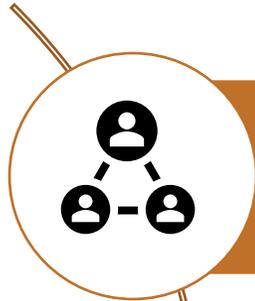
Gabrielle Vignone, Executive Director, **House Farm Workers**

David Levitus, Executive Director, **LA Forward**

Program Goals & Objectives

Regional Housing Needs Assessment (RHNA) goals

SCAG's Racial Equity Plan



Increase community involvement and collaboration in local planning and housing initiatives



Promote community-driven, equitable growth strategies that increase housing opportunities for people of color and lower-income households.



First of its kind partnership with philanthropic organization.

Program Overview

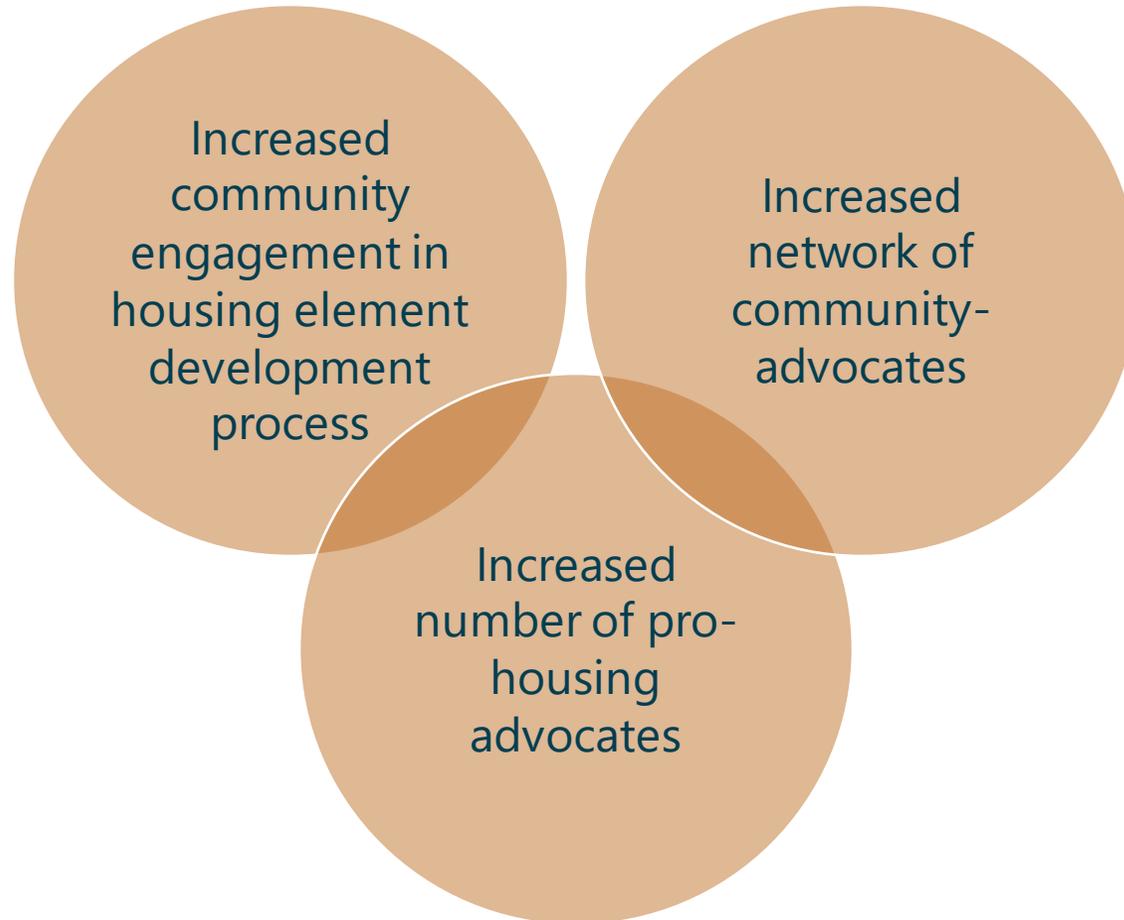
15 awardees.
Approximately
\$1.3M

April 2021 –
December
2022

Project Types

- Housing element development and implementation
- Increasing housing capacity near future rail lines
- Addressing barriers to housing development on church-owned land
- Building support for development of community land trusts
- Expansion of ADUs policies and programs, and
- Identifying new financing sources for affordable housing development.

Accomplishments



Key Takeaways





INLAND SOCIAL HOUSING COLLECTIVE

Melanie Steele, Program Manager

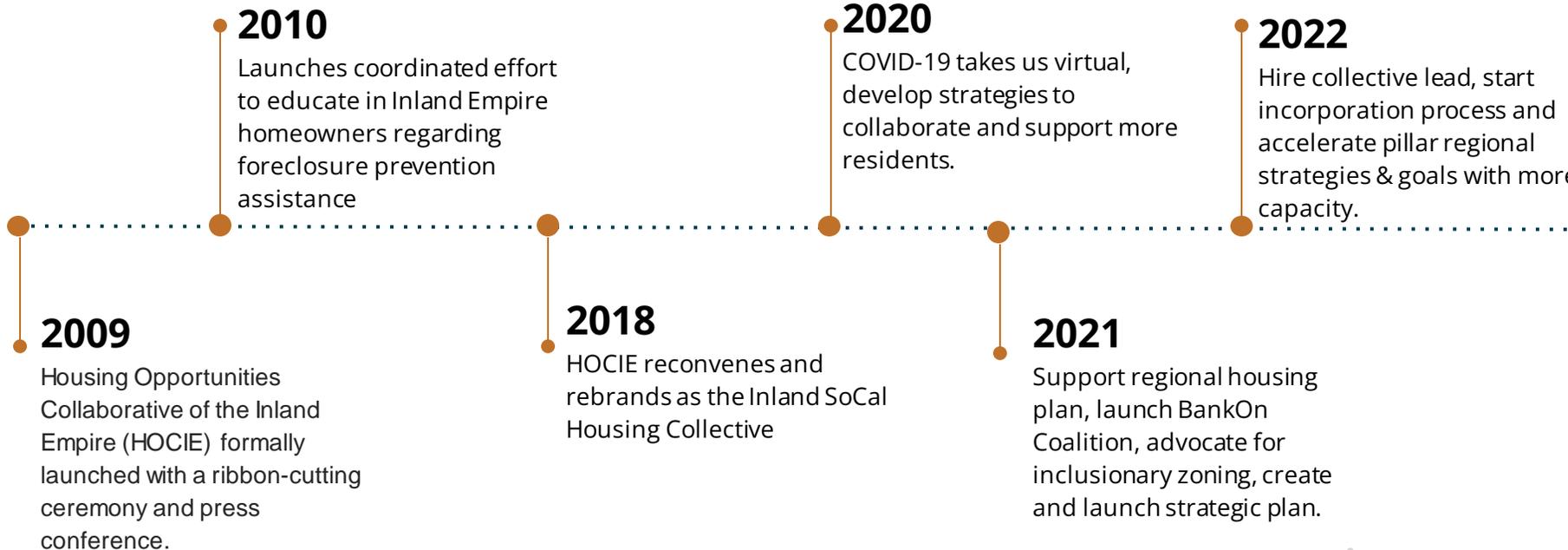


Inland SoCal Housing Collective

Creating solutions for safe, decent and affordable housing for renters, homebuyers, homeowners, and those experiencing homelessness through education, advocacy and access to resources in the Inland SoCal region.



Our History



Our Pillars



1 Educate & Advocate Public Policy
Educate community leaders and residents on local, state and federal housing policies and advocate for affordable regional housing creation and preservation.

2 Wealth Building & Preservation
Provide valuable education and access to resources for financial health and empowerment, and economic development.

3 Expansion of Housing Solutions
Identify, advocate, and support innovative & affordable housing solutions for residents experiencing homelessness and those seeking affordable, safe and decent dwellings

4 Increase Regional Involvement
Support & catalyze existing place based work within our region. Collaborate and identify ways to strengthen regional housing voice.



Goals



- 1-** Establish and build long term infrastructure and plans for sustainable growth for the ISCH Collective
- 2-** Develop a policy agenda including a pro-housing framework with priorities to guide policy advocacy work and education
- 3-** Convene 2 annual forums regionally, inviting elected officials and city staff to learn about the housing policies and the benefits of having housing opportunities for all incomes.
- 4-** Create a communication process for every time a jurisdiction has an affordable housing related public hearing so that public and ISCHC members are aware, and can support the project
- 5-** Create robust quarterly regional convenings of for all housing initiatives to share best practices and grow regional strength for collaboration

Formation of 501c3 – GOAL 1



Steering Committee Member---> Board Members

3-5 Year Action Plan -----> Strategic plan and budgeting

Pillar Groups-----> Committee Work -----> Funding Opt.

Education and Advocate for Public Policy

Pillar- GOAL 2



Policy Agenda and Position Statements

We promote the creation and preservation of low to moderate income affordable housing

We support the local production strategies to meet RHNA goals

We support the creation of transitional and permanent supportive housing that seeks to address our rising homeless numbers in both San Bernardino and Riverside Counties.

We believe homeownership is a tool to build familial wealth and stabilize communities and opportunities should be created to purchase a home across the all-incomes levels

We support innovative approaches to homeownership for low-income

We support efforts that foster equity & inclusion and eliminate barriers for disinvested communities

We support housing tools such as community land trusts, down payment assistance and first time/first generation home buyer loan products, to achieve the goal of homeownership.

Read more at www.ischcollective.org

Outcomes:

- Streamline process for support letters for housing
- Creation of a robust monthly collective meetings that promote and educate around the collective's position statement
- Formation of taskforce working groups from the IE that focus on the implementation of new housing legislation



Education and Advocate for Public Policy Pillar – GOAL 3

Regional Virtual and Local In-person Prohousing Designation TA webinars

What is the Prohousing Designation Program?

Incentives to cities and counties in the form of additional points or other preference in the scoring of competitive housing, community development, and infrastructure programs.

Speed Dating- Project HomeKey Networking Event

In preparation of the release of Project HomeKey, the ISCHC convened local govt, Continuum of Care providers and local developers to meet and establish contacts for natural partners and possible applications coming this spring in San Bernardino and Riverside Counties.

Outcomes:

- Local housing initiatives interested in hosting in-person TA
- Local government meeting developers and COC providers
- Cross county collaboration and sharing

Education and Advocate for Public Policy- GOAL 4



Communication Process for Jurisdictions Regarding Affordable Housing

- **Identified pilot cities** to create communication process
- **Created tool kit templates** to empower residents to talk about housing topics
- Launching communication process in one city with hopes of **replicating in other cities**

What we learned?

Each city has unique dynamics, infrastructure and influences that make it challenging to replicate.

Education and Advocate for Public Policy – GOAL 5



Quarterly Convenings- "The Great Housing Convening"

- **San Bernardino and Riverside Counties have 4-5 housing initiatives** that contain anywhere from 5-30 participating organizational or government members all focusing on the creation of affordable housing
- **The Great Housing Convening** is focused regional sharing of best practices, strategizing, educating and networking to learn and amplify the work of the Inland Empire

Outcomes:

- Geographic driven feedback on housing programs
- Sharing best practices and contacts
- Regional research and strategizing

Next Steps



- Finalizing incorporation process
- Building out pillar strategies
- Amplifying regional housing initiatives and work
- Attract local, state, and federal funding for the creation of affordable housing



Importance Of Our Work



Benefits

- Promote the thought leadership of the Inland Empire
- Advocate for policy and program guidelines that include and consider the prospective of the Inland Empire.
- Represent a region that has been historically neglected, taken advantaged of and underfunded.
- Facilitate collaboration and regional sharing.
- Educate local officials, govt., CBOs, developers and residents.
- Amplify IE housing initiatives, resources, pipeline of housing projects and bring TA to our region.



How has this program supported the ISCHC's goals and objectives?



- Provided capacity and allowed the housing thought leadership of over 150 members in the Inland Empire to mobilize regional and statewide.
- Allowed the goal timelines to be accelerate and ultimately leverage the collective's biggest assets of volunteer time. Our Steering committee gives over 600 hours annually to strategize, and problem solve.
- Built IE readiness to develop, organize, educate and advocate for safe, decent, affordable and innovative housing.



Contact Information



- Melanie@ischcollective.org
- Visit our website www.ischcollective.org
 - Sign up for newsletter
 - Learn more about Pillar objectives and meeting times
 - Connect with housing initiatives
 - Youtube channel for past webinars





HOUSE FARM WORKERS

Gabrielle Vignone, Executive Director

House Farm Workers!

Who is HFW! We support safe, decent and affordable housing for all farm workers and their families through advocacy and education in Ventura County since 2004.

We do not build farm worker housing. We make it possible for others to do so by building a conducive political and regulatory environment. This means alerting the general public and our elected representatives about the need for safe, decent and affordable housing for Ventura County farm workers and their families and supporting solutions.

How? City Committee meetings, Task Forces, Youth Advocate Meetings, CSUCI Immersion & service learning projects, bus tours, educational films, the Ellen Brokaw scholarships and addition of programs to local Housing Element action plans.





House Farm Workers!

Ventura County Agriculture

Ventura has 98,549 acres of irrigated cropland and 2,135 farms. They grow more than 100 different crops, with a gross value of \$2.1 billion a year.

Top Crops

 Strawberries
\$712 million

 Nursery Stock
\$214 million

 Lemons
\$254 million

 Raspberries
\$169 million

The Ventura County Farm Worker



Average Annual Wage

\$31,737



Estimated # of Farm Workers

41,600

A countywide farmworker housing survey and study in 2023-24 will provide much needed data.

Ventura County Housing



Annual income needed to afford a 2-bedroom apartment

\$81,480



Who is spending more than 30% income on housing?

52% of Ventura County residents

Sources: Ventura County's Crop and Livestock Report (2021), Employment Development Department, SCAG Pre Certified Local Housing Data (July, 2021) , SCANPH's Local Housing Wage Report (July, 2021), USDA's 2017 Census of Agriculture

www.housefarmworkers.org



[/housefarmworkers](https://www.linkedin.com/company/housefarmworkers)

info@housefarmworkers.org



Adding programs to the 2021-29 Housing Elements

House Farm Workers! pushed for the following programs

- **Countywide Farmworker Housing Study:** The City will (1) work with the County of Ventura, advocacy groups, and agricultural organizations to plan, seeking funding through grants or other sources for the implementation of a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers to farmworker housing and (2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farmworkers and to support agricultural businesses with a stable and healthy workforce.
- **Funding for the Housing Trust Fund Ventura County and permanent source of funding for affordable housing:** The City/County shall continue to support the efforts of the Housing Trust Fund Ventura County, a local nonprofit organization that provides short-term, acquisition and pre-development funding to developers of affordable housing. In addition, the City/County will coordinate with local agencies and community stakeholders on the creation of a countywide dedicated source of funding for affordable housing.



The 2021-2029 Housing Element Update Process

2019- Now

Getting a program into a Housing Element is a time/labor-intensive process that requires:

- Reviewing 100 + pages of former & current draft HEs.
- Participation in community workshops.
- Discussion at city group meetings.
- Inviting city and county leaders to task force meetings.
- Presentations to advocacy partners.
- Submittal of letters to cities and county.
- Attendance at public hearings of the Planning Commission and City Council on the draft, and then the final.

House Farm Workers! is lucky to have a great Board, City Chairs, Volunteers, City Committees, and a Consultant to fulfill these tasks.



Strategic Advisor, Jennifer Coile
joined *HFW!* in 2020



The *HFW!* 2019-2022 Update Process - what worked

Dedicated city committees

Having a knowledgeable strategic advisor

Building on successful relationships with elected/appointed officials

City Committees meeting monthly & to prepare for public hearings

Tracking sheets showing the dates of public meetings

Tracking the dates of community engagement events and activities

Emailing drafts of comments amongst committee members

Coordination of presenters, within COVID rules

Practicing reading comments within the three minute time limit



The Process - what wasn't so great

- **COVID** – Changes in comment procedures at city meetings and HCD's October 15, 2021 deadline for final HE was not extended
- **State Legislature** -AFFH guidance not released until April 27, 2021 – plus 30 new bills approved in the fall of 2020 AND another 30 in 2021 is a lot for volunteers to keep up with
- **When HFW! comments on HEs were ignored-** city did not acknowledge the comment, HCD did not catch that they didn't
- **HCD not responding to questions-** emails sent in July 2021 to HousingElements@hcd.ca.gov with no response



Progress to Date

“*HFW!* focused on six of the ten cities plus the County of Ventura to include the program of conducting a countywide farmworker housing study in their HE's action plan.

The County and five of the ten cities did so (Fillmore’s draft HE has just been released). In the other four cities (Ojai, Port Hueneme, Simi Valley, Thousand Oaks), we submitted written comments to request the program, but did not do in-person testimony at public hearings.” **–Jennifer Coile**

State law says the HEs should contain all public comments received AND the response to the comments.



HFW! Requests for Programs in 6th Cycle Housing Elements



City/County	Farmworker Study	Housing	Support Housing Trust Fund VC & Create countywide dedicated source of affordable housing funding
Camarillo	Yes		No
Moorpark	Yes		Yes
Oxnard	Yes		Yes-HTF, No-new source
Santa Paula	Yes		Indirectly – Support HTFs but not specifically HTFVC
Ventura (city)	Yes		Yes, but not with HFW! wording
Ventura County	Yes		Yes



“The County not only committed to participating in the study but early on volunteered to coordinate the study.

They contacted the ten cities requesting 2022-23 funding with suggested amounts and are coordinating the collection of those funds to cover the costs of the study that begins this fall.” -JC

Each city has its own vibe

All *HFW!* comment letters requesting programs additions to Housing Elements included:

Countywide Farmworker Housing Study &

Funding for the Housing Trust Fund Ventura County and permanent source of funding for affordable housing:



Each city group had additional ideas as well. Our Fillmore letter is very different from our Santa Paula letter.



Advocates and Allies

- *House Farm Workers!* board members, committee members and staff attend other advocate groups who also worked/ are working diligently to get programs into housing elements, such as **Homes For All, VPHAN Governmental Advocacy Action Group, Ventura Social Services Task Force, Santa Clara Valley Together, YIMBY Ventura County, and Ventura County Housing Coalition.**
- *HFW!* joined with allies to support the highest possible number of units for households with the lowest income levels.

Collaboration is important!





Additional Housing Element Suggestions created while working with **community partners**

- **Housing Sites:** Comments about housing sites listed in the HE were also submitted in accordance with the local knowledge and development expertise of Committee members.
- **Inclusionary Housing:** *HFW!* paid careful attention to inclusionary housing programs within Draft HEs and supported update of the programs or policies to include rental in addition to ownership units. (currently writing a suggested policy to Oxnard)
- **Affirmatively Furthering Fair Housing and Programs (AFFH):** *HFW!* requested targeted education and outreach to landlords in the HE AFFH programs. It is important to check if there are unused Housing Choice vouchers, if so, why, and what to do about it.

Information copied from Jennifer Coile's Advocacy for Farm Worker Housing in 6th Cycle Housing Elements





Additional Housing Element Suggestions created while working with **community partners**

- ***Delaying payment of impact fees for affordable housing projects:*** An affordable housing developer volunteer of *HFW!* noted that if a City delays the deadline for payment of impact fees for 15 years, the fee amount can be counted as a local match. This contributes to project feasibility, especially with the scarcity of local match dollars after the elimination of the California redevelopment program. *HFW!* suggested this as a policy in several HEs and it was accepted.
- ***City Staffing:*** In several instances, *HFW!* recommended expanding City staff to ensure adequate staffing dedicated to implementing and monitoring HE programs.

Information copied from Jennifer Coile's Advocacy for Farm Worker Housing in 6th Cycle Housing Elements



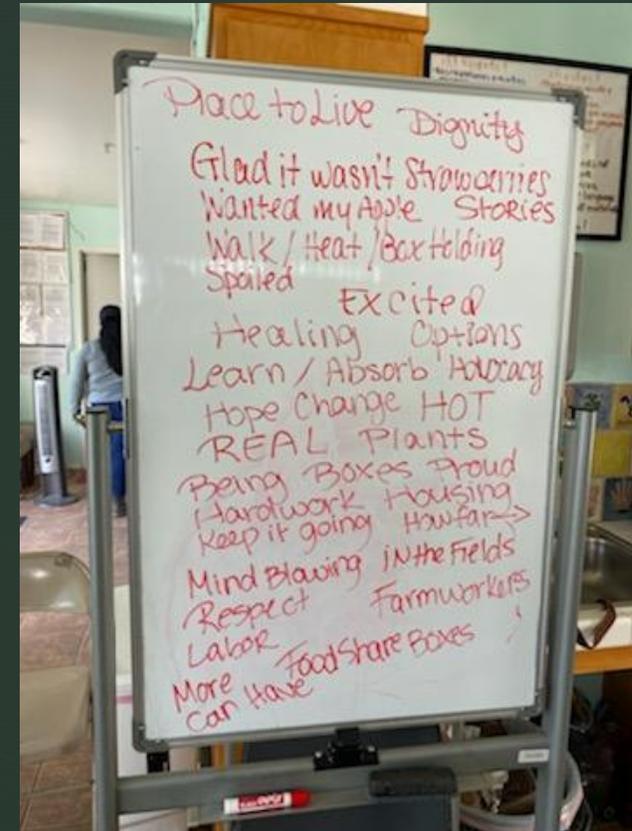
The Fun Stuff

Expressing your housing thoughts



I Support Farmworker Housing Signs

Our yearly joint Farmworker Immersion Project, where CSUCI students and faculty get to experience a day in the life of a farmworker, starts with an educational orientation on farmworker wages vs. current housing costs and ends with a reflection and call to action.



The Fun Stuff

Expressing your housing thoughts



During our monthly youth meetings at One Step A La Vez in Fillmore, we had presentations by:

Jennifer Coile
Gabrielle Vignone
Linda Braunschweiger
Artist William Caceres
Carl Morehouse

That led to the youth painting their emotions about housing in Fillmore and the creation and delivery of a letter to the Fillmore City Council requesting: the 2 programs *HFW!* endorsed, along with additional commerce geared towards providing their age group shopping and employment, and additional low income housing.



Tips and Tricks from Jennifer Coile

- **Give written recommendations at ALL stages to** Planning Commission and City Council Meetings and to HCD.
- **Provide verbal testimony at meetings** that tells a factual story and/or bring a person who is unable to find affordable housing or experiencing other housing problems, to highlight the need and reasons for your recommendations.
- **Recommend specific language** to be adopted.
- **Format input into a table** with columns could include: topic, page number of document, quote from document, proposed rewording, comment/explanation for requested revision.

Information copied from Jennifer Coile's **Advocacy for Farm Worker Housing in 6th Cycle Housing Elements**



HOUSE FARM WORKERS!

Presents



The DRAFT Guide:
**ADVOCACY FOR
FARM WORKER HOUSING
IN 6TH CYCLE
HOUSING ELEMENTS**

By Jennifer Coile, Strategic Advisor

Viewable at:

<https://housefarmworkers.org/advocacy-for-farm-worker-housing-in-6th-cycle-housing-elements/>

HFW! of Ventura County began advocacy in 2019 in the update process for 2021-2029 Housing Elements (HE) in 6 cities and the County. This document is their thoughts on collaboration, information about the mechanics of involvement, and a close-up look at their engagement in HEs, plus support resources.

**Please provide
comments and questions
by November 15, 2022**

To

info@housefarmworkers.org

Currently

Fillmore's draft HE has a 30-day public review period

September 16 -October 17

Advocacy opportunity :

Attend a City Council meeting /

Join our Fillmore & Piru Task Force

Get Involved

► Info@housefarmworkers.org

Handouts, videos and other resources are available on our resource page
@: <https://housefarmworkers.org/resources/>

Interested in becoming a presenter at our monthly Youth group or City groups?

Want to join a City Committee?

Want to get on the interest list for our upcoming Bus Tour?

Want *HFW!* to give this presentation or presentations on what a HE is to your staff, school or community group?

Interested in providing feedback on our draft Advocacy for Farm Worker Housing in 6th Cycle Housing Elements guide?

Email me





LA FORWARD

David Levitus, Executive Director,



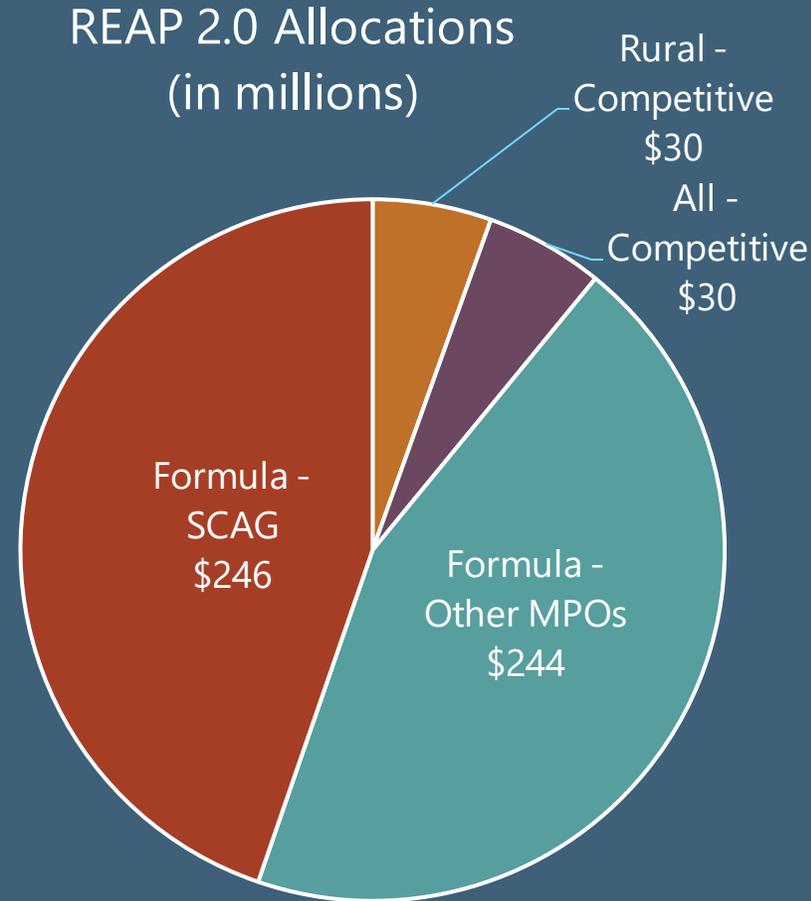
REAP 2.0 UPDATE

Alisha James, Community Engagement Specialist, **SCAG**

REAP 2.0 Introduction

AB140 – FY21-22 state budget (May revise)

- ~ \$600 million statewide, \$500 million formula allocations to MPOs
 - ~ \$246 million = SCAG region's formula share



Important Dates

December 2022
Final Application Due to State

June 2024
All REAP 2.0 Funds Obligated

June 2026
All REAP 2.0 Funds Expended

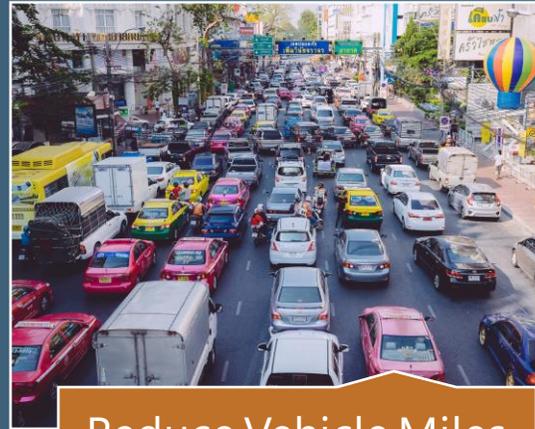
REAP 2.0 Quick Facts

“Transformative planning and implementation activities” which implement the regional Sustainable Communities Strategy (SCS)

REAP 2.0 Objectives



Promote infill housing development AND



Reduce Vehicle Miles Travelled AND



Affirmatively Further Fair Housing

SCAG's REAP 2.0 Core Program Objectives

- Support **transformative** planning and **implementation** activities that realize Connect SoCal objectives
- Leverage and augment the **Connect SoCal Implementation Strategy** to support activities that can be implemented quickly and in line with community-driven priorities
- Build regional capacity to deliver housing that realizes **6th cycle RHNA goals**
- Represent best practices in **vehicle miles traveled (VMT) reduction**
- Demonstrate consistency with **the Racial Equity Early Action Plan**
- Promote **infill development** in Connect SoCal identified Priority Growth Areas

Definition of Infill

“Infill”, for the purposes of the REAP 2.0 Program, means areas where all the following apply:

- ✓ (1) the area consists of unused or underutilized lands, **AND**
- ✓ (2) within existing development patterns, **AND**
- ✓ (3) that is or will be accessible to destinations and daily services by transit, walking, or bicycling
AND is located in either (a) or (b):

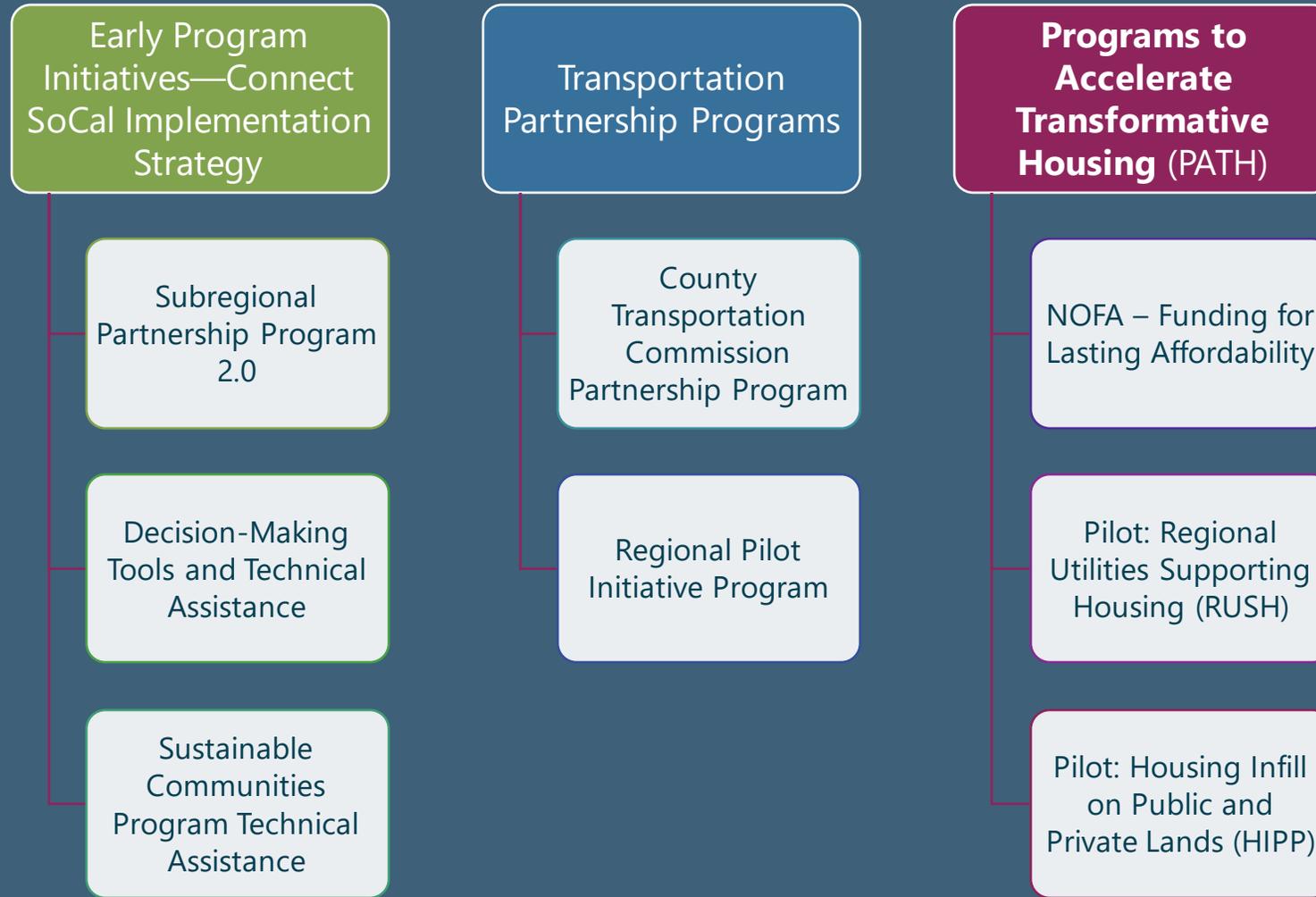
a. An urban center, urban corridor, or area with transit-supportive densities

OR

b. An established community that meets **ALL** the following criteria:

- + The area consists or previously consisted of qualified urban uses
- + The area is predominantly surrounded (approx. 75% of the perimeter) by parcels that are developed or previously developed with qualified urban uses. Perimeters bordering navigable bodies of water and improved parks shall not be included, and
- + No parcel within or adjoining the area is classified as agricultural or natural and working lands.

SCAG's REAP 2.0 Program Areas





SCP CIVIC ENGAGEMENT, EQUITY, AND ENVIRONMENTAL JUSTICE (CEEEJ)

SCP CEEEJ Overview

The Racial Equity Early Action Plan, approved by the Regional Council in May 2021, established a policy direction to advance racial equity at SCAG

SCP CEEEJ directly supports the policy direction and Goal 3 of the Plan

"Encourage Racial Equity in Local Planning"

- Provide resources for CBO engagement in Local Planning
- Refine equity goals and evaluation criteria used in the Sustainable Communities Program
- Provide resources through the Sustainable Communities Program to promote Environmental Justice

Project Eligibility

Applicants may apply to one or more of the following SCP project categories



Housing & Land Use Strategies

Affordable Housing Plans & Ordinances

Integrating Infill Housing into General Plans



Multimodal Communities

Vision Zero Policy and Programs or Safety Plans

Multimodal Corridor Studies

Priority Populations

Priority Populations

Focuses geographic and region-wide benefits for **Disadvantaged and Historically Underserved Communities**

SB535 Disadvantaged Communities (CalEnviroScreen 4.0)

SCAG Communities of Concern

TCAC/HCD Opportunity Areas

AB 1550 Communities

Applicant Eligibility

Agency Applicant

- Cities and Counties
- County Transportation Agencies
- Natural Resources or Public Land Agencies*
- Public academic institutions*
- Transit Agencies
- School Districts
- Tribal Entities
- Special District

**eligible for REAP 2 funds only*

***must be a registered 501c to be eligible for SB1 funds*

Co-Applicant(s)

- Community Based Organizations (CBOs)**
- Non-profits**
- Social enterprises that fulfill a social or public service mission**
- Regional housing trust funds**



PROGRAMS TO ACCELERATE TRANSFORMATIVE HOUSING

Programs to Accelerate Transformative Housing (PATH) Program Structure

NOFA – Funding for
Lasting Affordability

- Funding for Innovative Housing Finance
- Trust Funds, Catalyst Funds

Pilot: Regional Utilities
Supporting Housing
(RUSH)

- Non-Transportation Utilities Infrastructure Improvements

Pilot: Housing Infill on
Public and Private Lands
(HIPP)

- Scaling Up Development of Available Land
- Large Corridor-Wide or Area-Wide Infill Housing Policies and Initiatives

Proposed Funding

<i>Draft PATH Program</i>	
NOFA: Funding for Last Affordability	\$45,000,000
Pilot Program: Regional Utilities Supporting Housing (RUSH)	\$35,000,000
Pilot Program: Housing Infill on Public and Private Land (HIPPP)	\$8,000,000
TOTAL	\$88,000,000

<i>Subregional Partnership (SRP) 2.0 Program</i>	
Total	\$23,000,000

Subregional Partnership (SRP) 2.0 Funding & Eligibility

\$23 million - non-competitive, to complete actions required in housing element work plans

6th Cycle Housing Element Work Plans

General plan/ zoning amendments, programs, other actions resulting in **implementable/adoptable** actions accelerating housing production;

Outreach supporting actions in housing element work plans

Housing strategies for increasing availability and supply - *potential* to include rental assistance for impacted households

Grant writing, technical assistance, including temporary staff and consultant costs



TRANSPORTATION PARTNERSHIP PROGRAMS

TRANSPORTATION PARTNERSHIP PROGRAMS



CTC Partnership Program: Fund a \$80m competitive call for projects with the CTCs to advance high-impact and transformative concepts consistent with Key Connection strategies in Connect SoCal.



Regional Pilot Initiatives (RPI) Program: Launch a \$15m transformative regional transportation program to implement innovative pilot projects and programs region-wide.



CTC PARTNERSHIP PROGRAM SCAG'S PROJECT PRIORITIES



Transit Recovery – examples include capital improvements to increase bus speed and reliability and improve customer experience



Mobility Integration & Incentives – examples include mobility wallets, pricing, universal basic mobility, and fare integration.



Shared Mobility & Mobility Hubs – examples include micromobility programs, mobility hubs, first/last mile services, wayfinding systems, and multimodal access plans.



VMT Bank & Exchange Programs - examples include studies, pilot programs, and plans

RPI PROGRAM EARLY FRAMEWORK

Consultant Scope of Work

Program Development

- Market Research, Case Studies, Public Opinion Survey, Promising Practices

Private Sector Partnerships

- Develop KPIs & Data Sharing Agreements
- Identify jurisdictions and private sector partners for pilot programs

Technical Assistance

- Strategic Advisory Services and reporting assistance through length of program

Program Objectives

- Implement innovative pilot projects and programs from SCAG's own research and feasibility studies

Early Project Concepts

- TDM Strategies using Tech & Data
- Mobility Wallets / MaaS Pilots
- IoT and Smart City Pilots
- Mobility Hubs

BIG DATA SERVICES

Tool Procurement

- Procure a cloud-based platform that uses data collected from mobile devices and other sources to provide insights into historical and current travel behavior trends in the region.
- Launch procurement in September 2022.

Program Structure

- SCAG will purchase a universal license through June 30, 2026.
- Conduct outreach and distribute access to interested transit agencies, jurisdictions, other government agencies and consultants/ universities working on SCAG projects.

Regional Impact

- Identify geographies where the nexus between housing and transportation needs and opportunities align.
- Allow staff to quantitatively benchmark and measure the performance outcomes of projects funded under REAP 2.0.



TIMELINE

Program Development Timeline

November 3, 2022

CTC Partnership
Program Guidelines
(Action: TC, RC)

November 30, 2022

REAP 2.0 Budget Approval
and Authorization to Apply
for Full Funding
(Action: EAC)

December 31, 2022

SCAG Submits REAP 2.0
Funding Application
to HCD by this date

November 3, 2022

PATH Program
Guideline
(Action: CEHD)

November 30, 2022

PATH Program Guideline
(Action: EAC)

January 2023

Regional Council
Approval of SCP Call 4

**subject to change*

Upcoming Outreach Opportunities

REAP 2.0 Virtual Information Sessions

- Thursday, October 20th 12:00pm-2:00pm

Registration information will be posted on the SCAG REAP 2.0 webpage: <https://scag.ca.gov/reap2021>





THANK YOU!

For more information, visit:

<https://scag.ca.gov/reap2021>

Alisha James, Community Engagement
Specialist

Email: james@scag.ca.gov



VIENNA SOCIAL HOUSING FIELD STUDY TRIP & LIMITED PROFIT HOUSING ASSOCIATIONS (LPHAS)

Jacob Noonan, Housing Program Manager, **SCAG**

AGENDA

- ❑ Field Study Overview
- ❑ About Vienna
- ❑ The Social Housing Model
- ❑ Limited Profit Housing Associations (LPHAs)
- ❑ Take Aways



Global Policy Leadership Academy

- Immersive, 5.5 days
- Learning from:
 - Viennese social housing experts
 - Government officials
 - Residents
- Tours
- Peer-to-peer discussions



The Delegation

- 50 professionals
- Representing a range of leaders in housing

- State Assembly and Senators
- 3 Mayors/their offices
- Developers (for- and non-profit)
- Community Based Advocates
- Government employees
- Land Use Attorney
- Philanthropy
- Think Tanks/Academia
- Gateway Cities COG
- From SCAG: Jacob, Jenna and Clint Lorimore!

Quick Facts



160 Square Miles

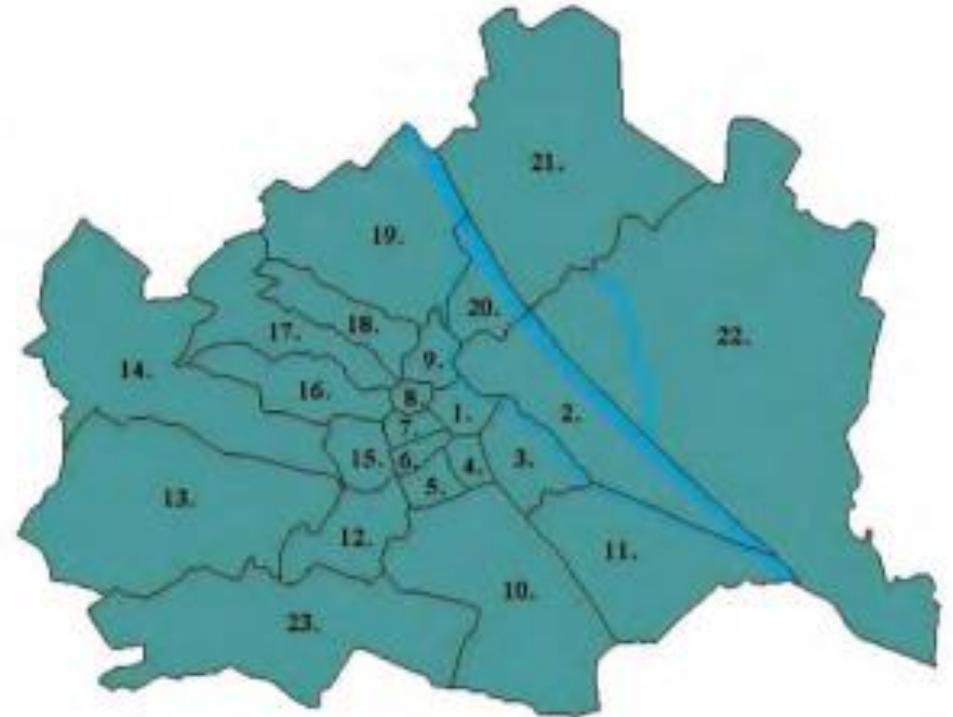
23 Districts

Pop: 1,920,949 (Country: 8,979,894)

Government: Municipality & State

Districts of Vienna

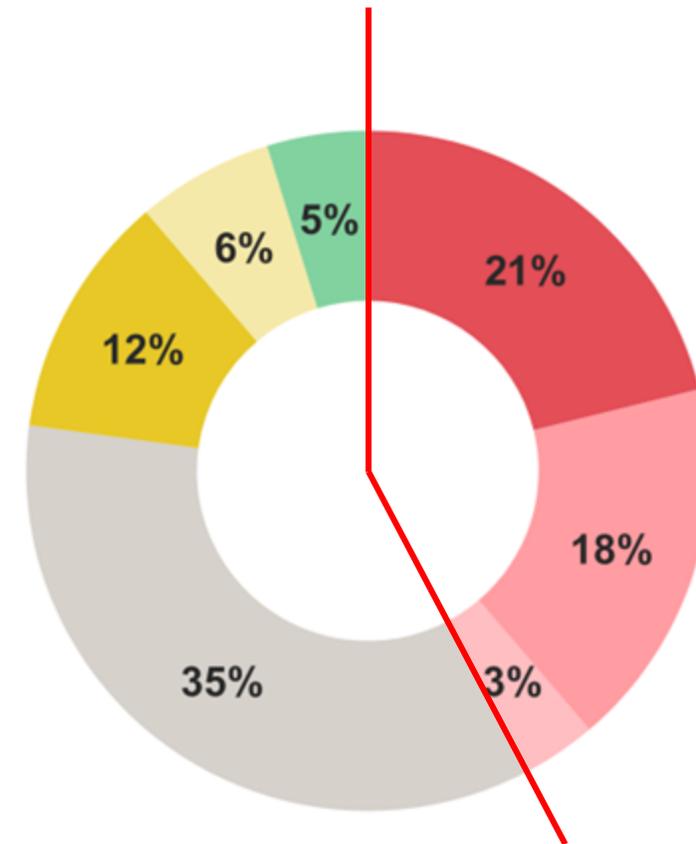
1. Innere Stadt
2. Leopoldstadt
3. Landstraße
4. Wieden
5. Margareten
6. Mariahilf
7. Neubau
8. Josefstadt
9. Alsergrund
10. Favoriten
11. Simmering
12. Meidling
13. Hietzing
14. Penzing
15. Rudolfsheim-Fünfstadt
16. Ottakring
17. Hernals
18. Währing
19. Döbling
20. Brigittenau
21. Floridsdorf
22. Donaustadt
23. Liesing



Housing Stock, 2020

80% of residents earn below Social Housing income cap, $\leq 200\%$ AMI

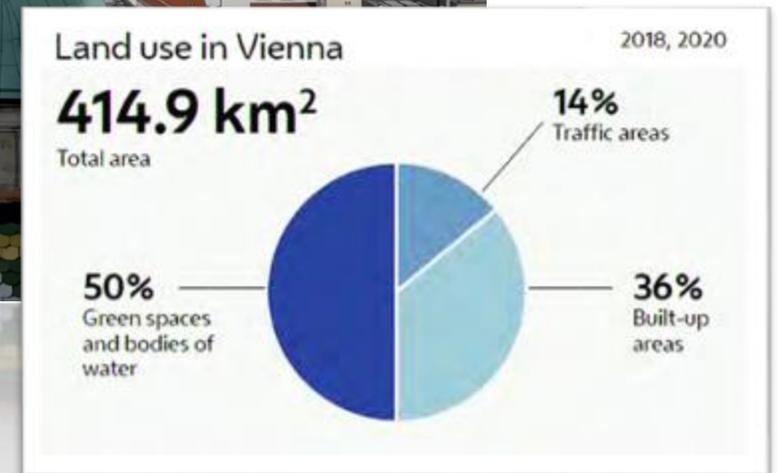
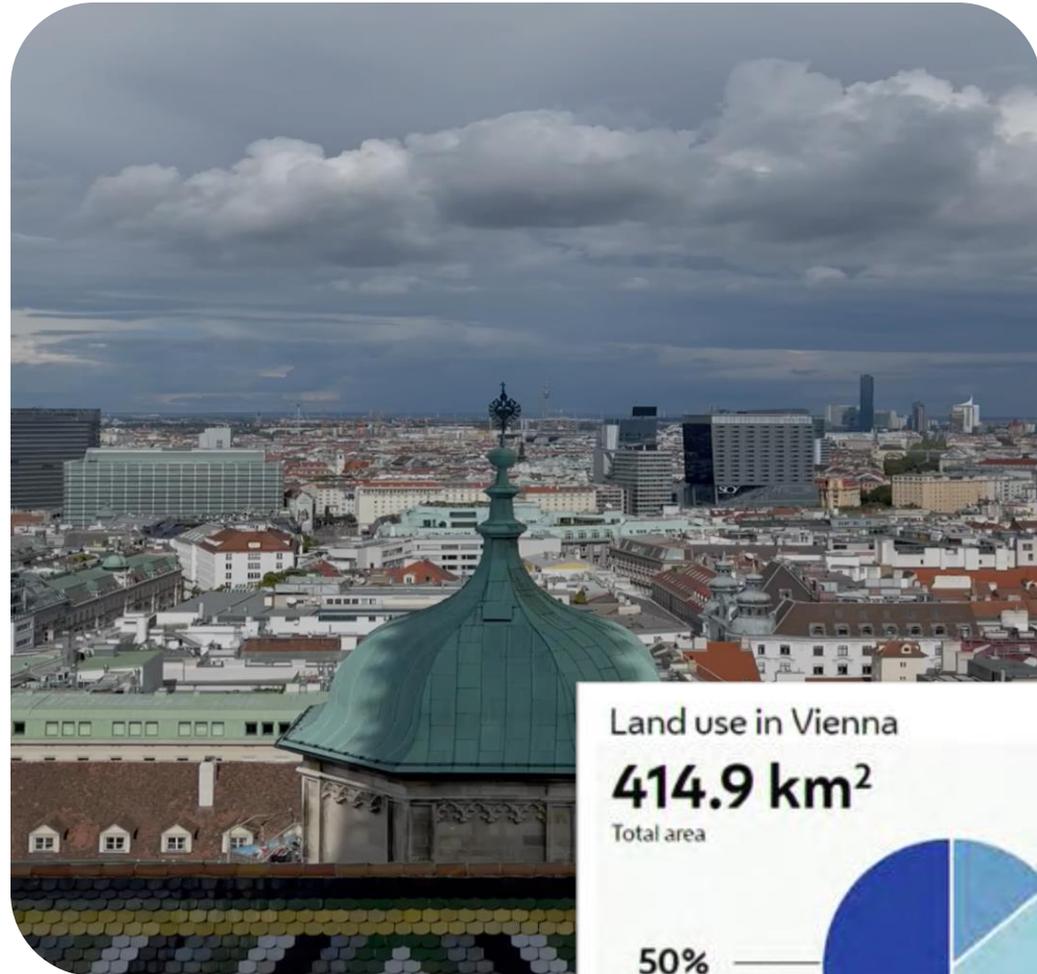
Rental Homes	75%	775,000
Municipal (Public Housing)	21%	222,000
LPHA (Subsidized Cooperatives)	18%	185,000
Privately Owned (Partly Rent-Controlled)	35%	368,000
Owner Occupied Homes	20%	225,000
Condominiums (Subsidized)	3%	35,000
Condominiums	12%	122,000
Single Family Homes	6%	68,000
Other (Sublease, dorms)	5%	50,000
Total Homes	100%	1,050,000



Estimation MA 50, Source: Statistik Austria Registerzählung, GBV Kompaktstatistik

Built Environment

- Smart City Plan:
 - Climate Adaptation
 - Mode shifts
- 47% of Viennese do not own cars
- Active Housing Policy



Vienna's Housing Policy

- Promote/Defend Inclusive Housing Policy
- Support the Non-Profit Sector
- Ensure Sustainable Funding
- Implement a Prospective Land Policy
- Promote Innovation

- Recognizes market doesn't provide for average family income,
- Market unable to provide affordability for *at least* 50% of residents

What Social Housing Is...



- Several models, based on population
- Emphasis on building subsidies, not individual subsidies
- Subsidy scheme for different target groups
- Includes low and middle incomes
- Quotas for low-income and vulnerable groups

Limiting Costs, Limits Rents

- Housing is built with debt and equity, whether subsidized or market-rate
- Lower project costs, need less equity and debt, which then is easier to pay off with lower rents



Forms of Social Housing

1. Limited Profit Housing Associations (LPHAs)

- Traditional
- SMART apartments

2. Cooperatives

3. Gentle Urban Renewal

4. Municipal Housing



Limited Profit Housing Association (LPHA) Model

- 1980s, became dominant form of new construction and financing.
- Shifted social housing toward private development.

- Permanent funding source
- Land acquisition
- Developer competitions

- Mixed-income Product:
 - Two-thirds: below market
 - One-third: market
- Some allow rent to purchase
- Excess profit recycled into new projects
- Finance structure is a *market intervention*

- Reduced land costs
- Reduced cost of soft debt, limit ROI
- Subsidies for lower rents

LIHTC (TCAC) vs LPHA Model

Low Income Housing Tax Credit (LIHTC)

- Tax Credit Equity
- Subsidy 1
- Subsidy 2
- Tax Exempt Bond/
Bank Debt

- Requires incomes to average 60% AMI
- Middle-class not possible

Invested by LP in exchange for federal tax waiver

Recycled back into new social housing

Future residents buy in at construction

Limited Profit Housing Association (LPHA)

- City Subsidy
- Bank Debt
- Limited Profit Equity
- Tenant Contribution

- Middle-class included, up to 200% AMI
- 1/3 of homes market-rate

Seestadt Aspern

- Airfield Redevelopment
- 593 Acre, brownfield
- U-Bahn Extension
- 25,000 future residents
 - Municipal Housing
 - Limited Profit Housing
 - Student Housing
 - Luxury Housing
- Hotel and Retail (20,000 jobs)
- 5 Billion Investment



Sonnwendviertel

- 75 Acres
- 17 Acre Park
- 5,500 Units
- 13,000 Residents
- 20,000 Jobs
- Central Rail Station
 - 100 Shops
 - EV Car Sharing Svc
 - 600 Parking Stalls
 - 1,100 Bicycle Stalls



In Summary...

- Collective belief housing is a human right
- Commitment to the public good; belief in government
- Inclusion of wider range of incomes generates broad acceptance (think Medicare)
- Conflict resolution/community building through counseling, emotional, and legal support

- LPHA structure is a *capital market intervention*
 - Mixes in higher incomes
 - Lower expected return on land and development
 - Profits recycled back into the funding stream
- Land banking, prospective land policy, cost limits critical

Thank You!

Jacob Noonan

Housing Program Manager, SCAG

noonan@scag.ca.gov





HOUSING ELEMENT STATUS UPDATE

Lennox Chaiveera, Junior Planner, **SCAG**

SCAG Region Housing Element Status

AS OF 10/18/22

Compliance Status	Adopted	Draft	No Submission	Total
In	73	-	-	73
Out	68	50	6	124
Total	141	50	6	197

SCAG Region Housing Element Status

73 FULLY COMPLIANT JURISDICTIONS

- **Imperial County (5):** Calipatria, El Centro, Holtville, Imperial, Imperial County
- **Los Angeles County (34):** Agoura Hills, Avalon, Bell, Bell Gardens, Bellflower, Burbank, Calabasas, Cerritos, Culver City, Diamond Bar, Downey, Duarte, El Monte, Hawthorne, La Puente, Lakewood, Lawndale, Lomita, Long Beach, Los Angeles, Los Angeles County, Montebello, Paramount, Pomona, Redondo Beach, Rosemead, San Dimas, San Fernando, San Gabriel, Santa Monica, Sierra Madre, Signal Hill, Torrance, Westlake Village, Whittier
- **Orange County (12):** Brea, Cypress, Fountain Valley, Irvine, Newport Beach, Rancho Santa Margarita, San Clemente, San Juan Capistrano, Santa Ana, Stanton, Tustin, Yorba Linda
- **Riverside County (10):** Corona, Eastvale, Indio, Jurupa Valley, Moreno Valley, Norco, Perris, Rancho Mirage, Riverside, Wildomar
- **San Bernardino County (9):** Big Bear Lake, Chino Hills, Fontana, Needles, Ontario, Rancho Cucamonga, Redlands, Victorville, Yucca Valley
- **Ventura County (2):** Port Hueneme, Ventura County

SCAG Region Housing Element Status

68 JURISDICTIONS WITH ADOPTED BUT NOT COMPLIANT HOUSING ELEMENTS

- **Los Angeles County (26):** Artesia, Azusa, Beverly Hills, Carson, El Segundo, Glendale, Hawaiian Gardens, Hermosa Beach, Hidden Hills, La Canada Flintridge, La Habra Heights, Lancaster, Lynwood, Malibu, Manhattan Beach, Monterey Park, Palos Verdes Estates, Pasadena, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, San Marino, Santa Clarita, Santa Fe Springs, South Gate, Walnut
- **Orange County (18):** Aliso Viejo, Buena Park, Costa Mesa, Dana Point, Garden Grove, La Habra, La Palma, Laguna Beach, Laguna Niguel, Laguna Woods, Lake Forest, Los Alamitos, Mission Viejo, Orange, Placentia, Seal Beach, Villa Park, Westminster
- **Riverside County (10):** Banning, Canyon Lake, Cathedral, Hemet, Indian Wells, La Quinta, Lake Elsinore, Palm Desert, San Jacinto, Temecula
- **San Bernardino County (7):** Barstow, Colton, Highland, Loma Linda, Rialto, San Bernardino County, Yucaipa
- **Ventura County (7):** Camarillo, Ojai, Oxnard, Santa Paula, Simi Valley, Thousand Oaks, Ventura

SCAG Region Housing Element Status

50 JURISDICTIONS WITH DRAFTS (IN REVIEW/ REVIEWED)

- **Imperial County (3):** Brawley, Calexico, Westmorland
- **Los Angeles County (26):** Alhambra, Arcadia, Baldwin Park, Bradbury, Claremont, Covina, Cudahy, Gardena, Glendora, Huntington Park, Industry, Inglewood, La Mirada, La Verne, Maywood, Monrovia, Norwalk, Palmdale, Pico Rivera, South El Monte, South Pasadena, Temple City, Vernon, West Covina, West Hollywood
- **Orange County (5):** Anaheim, Huntington Beach, Fullerton, Laguna Hills, Orange County
- **Riverside County (9):** Beaumont, Blythe, Calimesa, Coachella, Desert Hot Springs, Menifee, Murrieta, Palm Springs, Riverside County
- **San Bernardino (7):** Apple Valley, Chino, Hesperia, Grand Terrace, Montclair, Twentynine Palms, Upland
- **Ventura County (1):** Moorpark

SCAG Region Housing Element Status

6 JURISDICTIONS WITH **NO HE SUBMITTAL**

- Commerce, Compton, Irwindale, Adelanto, San Bernardino, Fillmore



HOUSING POLICY FORUM SERIES

Mairany Anaya, Junior Planner, **SCAG**

Housing Policy Forum Series

Housing Forum #3 Recap

- Held on Aug. 2 in collaboration with the San Diego Association of Governments (SANDAG)
- Centered on equitable homeownership, homeownership programs and solutions

Housing Forum #4 Preview

- On **Tuesday, Nov. 15, 1 – 3 p.m.** in collaboration with SANDAG
- Discussion on state housing policy initiatives, overview of the 2022-2023 state budget and funding trends in Southern California



LOCAL DATA EXCHANGE (LDX) UPDATE

Tom Vo, Program Manager, **SCAG**

Presentation Outline

- Connect SoCal 2024 Local Data Exchange Process
- Regional Data Platform Tools and Resources
- Local Information Services Team
- Local Data Exchange Meetings Status Update
- Next Steps

What is Connect SoCal?

- Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) - <https://scag.ca.gov/connect-socal>
 - A 20+ year plan with 6,000+ transportation projects, a forecasted regional development pattern and many supportive programs and strategies



MOBILITY

- Build and maintain a robust transportation network

ENVIRONMENT

- Develop, connect, and sustain communities that are livable and thriving.

COMMUNITIES

- Create a healthy region for the people of today & tomorrow

ECONOMY

- Support a sustainable, efficient, and productive regional economic environment that provides opportunities for all

Connect SoCal 2020

County Transportation
Commissions
Project List

Local Jurisdictions
Land use data through
**Local Data Exchange
Process**

CORE VISION

Land use & transportation strategies established over several plan cycles to increase mobility options and achieve a more sustainable growth pattern

KEY CONNECTIONS

Strategies and initiatives that augment the Core Vision



Connect SoCal 2020

County Transportation
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CORE VISION

Land use & transportation strategies established over several plan cycles to increase mobility options and achieve a more sustainable growth pattern

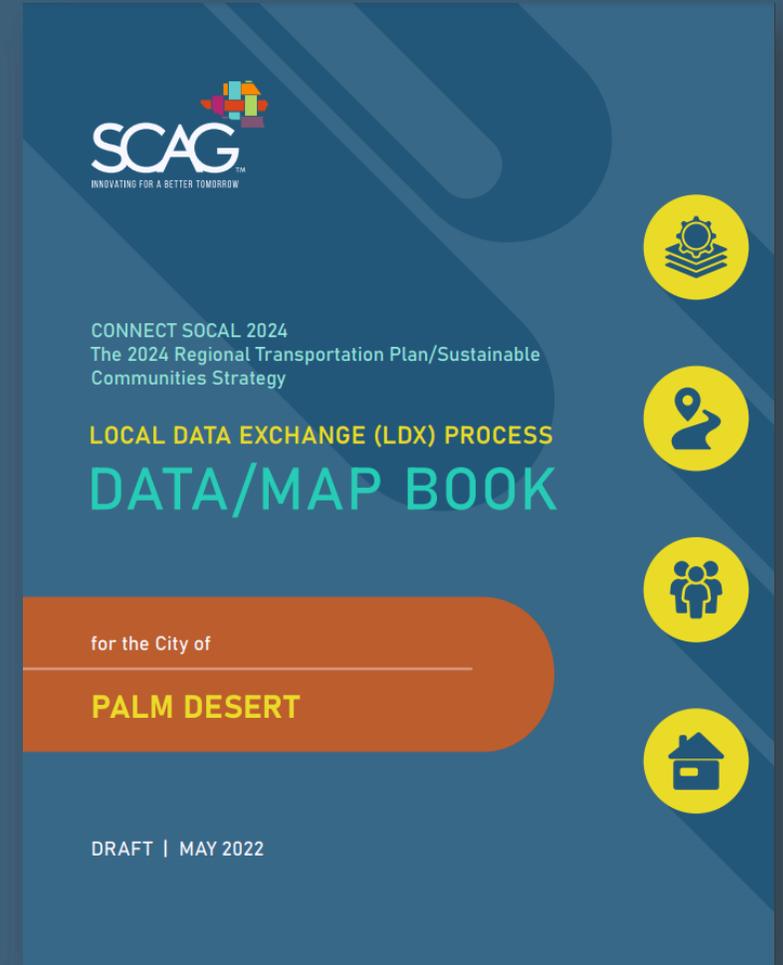
KEY CONNECTIONS

Strategies and initiatives that augment the Core Vision



Local Data Exchange (LDX) Process

- Collaborate with local jurisdictions to provide input into Connect SoCal 2024 development:
 - Soliciting **local updates and corrections** on land use layers and preliminary growth forecast
 - **Feedback and editing opportunities** on additional data layers
 - Third-party data related to regional growth objectives included **for reference**
 - **LDX Survey**



SCAG Data/Map Book and RDP-LDX Web Contents

- Data/Map Book (static)- <https://scag.ca.gov/local-data-exchange>
- RDP-LDX Web (interactive) - <https://hub.scag.ca.gov/pages/ldx>

CATEGORY	LAYER NAME	REVIEW TYPE
Land Use	General Plan	Update/Corrections
	Zoning	Update/Corrections
	Existing Land Use	Update/Corrections
	Specific Plan Land Use	Update/Corrections
	Key Entitlements	Update/Corrections
Priority Development	Neighborhood Mobility Areas	Optional
	Livable Corridors	Optional
	Job Centers	Optional
	Housing Trajectory	Update/Corrections and site inventory upload
Transportation	High Quality Transit Areas	Reference Only
	Transit Priority Areas	Reference Only
	Regional Bikeways	Optional
	Regional Truck Routes	Optional

LDX planning survey also available at <https://www.surveymonkey.com/r/LDX24>

CATEGORY	LAYER NAME	REVIEW TYPE
Green Region Resource Areas (SB 375)	Resilience (Flood areas, coastal inundation, wildfire risk)	Reference Only
	Open Space/Habitat (Open space and parks, endangered species and plants, sensitive habitat areas, natural community and habitat conservation plans)	Reference Only
	Administrative/Working Lands (Tribal nations, military installations, farmlands)	Reference Only
Geographical Boundaries	City Boundary and Sphere of Influence	Reference Only
	Census Tract	Reference Only
	Transportation analysis zones (Tier2)	Reference Only
Preliminary Growth Forecasts	Jurisdiction-level projections of households and employment (2019, 2035, 2050)	Update/Corrections
	Tier 2 TAZ-level projections of households and employment (2019, 2035, 2050)	Update/Corrections

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Connect SoCal 2024/**LDX** Timeline

Foundations
& Frameworks

Data Collection
& Policy
Development

Outreach
& Analysis

Draft Plan
& Adoption

COMPLETED

- ✓ Regional & County Forecast
- ✓ Relunched Working Groups
- ✓ Regional Data Platform (RDP)

LDX MILESTONES

- ✓ Soft Launch – February 23
- ✓ Complete Launch – May 23
- **Input Deadline – December 2**

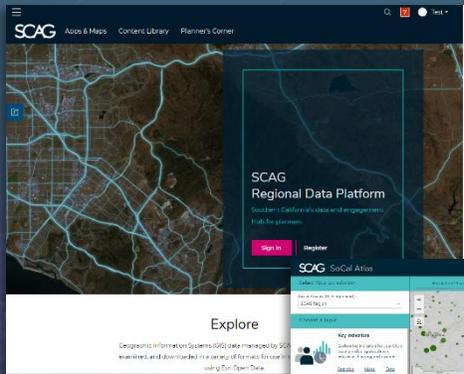
RDP – LDX Web

<https://hub.scag.ca.gov/pages/ldx>

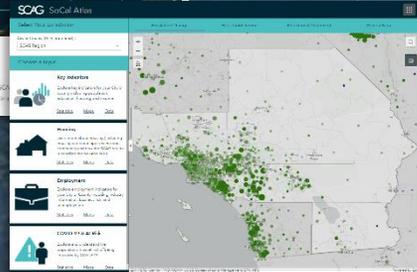


Accessible Data and Information

Regional Hub



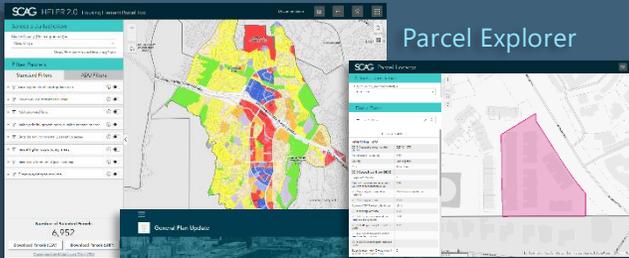
SoCal Atlas



SCAG Regional Data Platform (RDP)

Planning & Engagement Tools

HELPR



Parcel Explorer



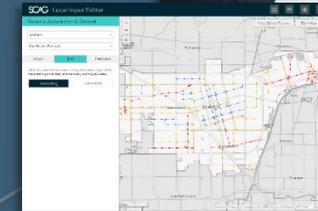
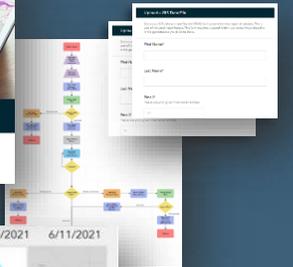
General Plan Update Initiative Templates

Data Sharing Tools & Workflows

Local Data Exchange (LDX) Web



LDX Data Upload



LDX Editor



LDX Workflow Management



Local Information Services Team (LIST) Introduction

- Purpose – Coordinate, plan, and develop a system to
 - 1) Link SCAG's value-added products (e.g., RDP, HELPR, LDX web, 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
- Focusing on the **RDP and Local Data Exchange (LDX)** process to obtain inputs from local jurisdictions
- Contact us at list@scag.ca.gov for any questions/suggestions!



LDX Current Status (as of 10/13/2022)

- Completed LDX 1:1 meetings with **113 (57%)** jurisdictions

County	Jurisdictions	RDP License	RDP-LDX Account	Scheduled 1:1 Formal LDX	Completed 1:1 LDX	Completed 1:1 LDX (%)
Imperial	8	5	1	5	5	63%
Los Angeles	89	61	20	53	50	58%
Orange	35	27	13	35	35	100%
Riverside*	29	19	4	0	0	0%
San Bernardino*	25	17	4	18	17	71%
Ventura	11	10	3	6	6	55%
TOTAL	197	139	45	117	113	57%

*SCAG is coordinating with subregional COGs to schedule one-on-one LDX meetings with their local jurisdictions. We are collaborating with WRCOG and waiting for their go-ahead to schedule meetings.

- Jurisdictions – the total number of jurisdictions in each county
- RDP License – the number of jurisdictions that received ArcGIS licenses from RDP
- RDP-LDX Account – the number of jurisdictions that received access to the RDP-LDX web
- Scheduled 1:1 Formal LDX – the number of jurisdictions that scheduled 1-on-1 LDX meetings
- Completed 1:1 Formal LDX – the number and percentage of jurisdictions that completed 1-on-1 LDX meetings

What's Next?

- Sign-up for 1-on-1 LDX meeting at <https://form.jotform.com/SCAGweb/rdp-ldx-meetings>
- Sign-up for LDX Web at <https://hub.scag.ca.gov/pages/ldx>
- Sign-up for ArcGIS licenses at <https://hub.scag.ca.gov/pages/planners-corner#licenses>
- Provide inputs by **December 2, 2022**



scag.ca.gov/**connect-socal**
scag.ca.gov/**local-data-exchange**
scag.ca.gov/**RDP**



Local Info Services Team (LIST)
LIST@scag.ca.gov
Vo@scag.ca.gov

Announcements – Funding and Technical Assistance

- Permanent Local Housing Allocation (PLHA)
 - Applications now due November 30, 2022
 - Can now apply even if housing element not yet found in compliance
 - Must achieve compliance by time of award, February 2023
 - Last year to apply for 2019 funds
- Grant writing technical assistance available!
 - SCAG is offering technical assistance to all jurisdictions and Tribal Governments applying for housing-supportive grants and funding
 - PLHA, Super NOFA, IIG, and more!
 - Contact: housing@scag.ca.gov



Announcements – Upcoming Meetings

- REAP 2.0 Listening Session – **Thursday, Oct. 20, 12 – 2 p.m.**
- Housing Policy Forum #4 – **Tuesday, Nov. 15, 1 – 3 p.m.**
 - **California’s Housing Budget & 2022 Legislative Landscape: What You Need to Know**
- Housing Working Group – **Tuesday, Jan. 17, 10 a.m. – 12 p.m.**



THANK YOU!

For more information, please visit:

www.scag.ca.gov/housing