

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



Toolbox Tuesday



Housekeeping



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.

Agenda



- 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-social>

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)

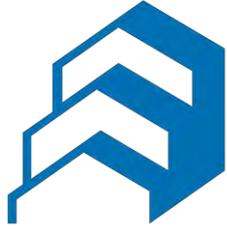
<https://scag.ca.gov/connect-socal>

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>



**California
Housing
Partnership**

*California's Experts on Affordable
Housing Finance, Advocacy & Policy*

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



**California
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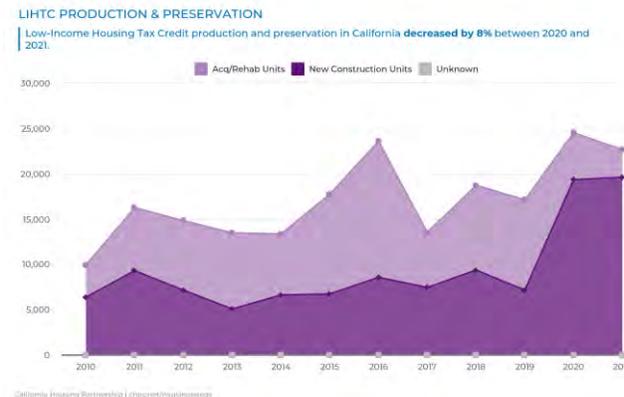
www.CHPC.net

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

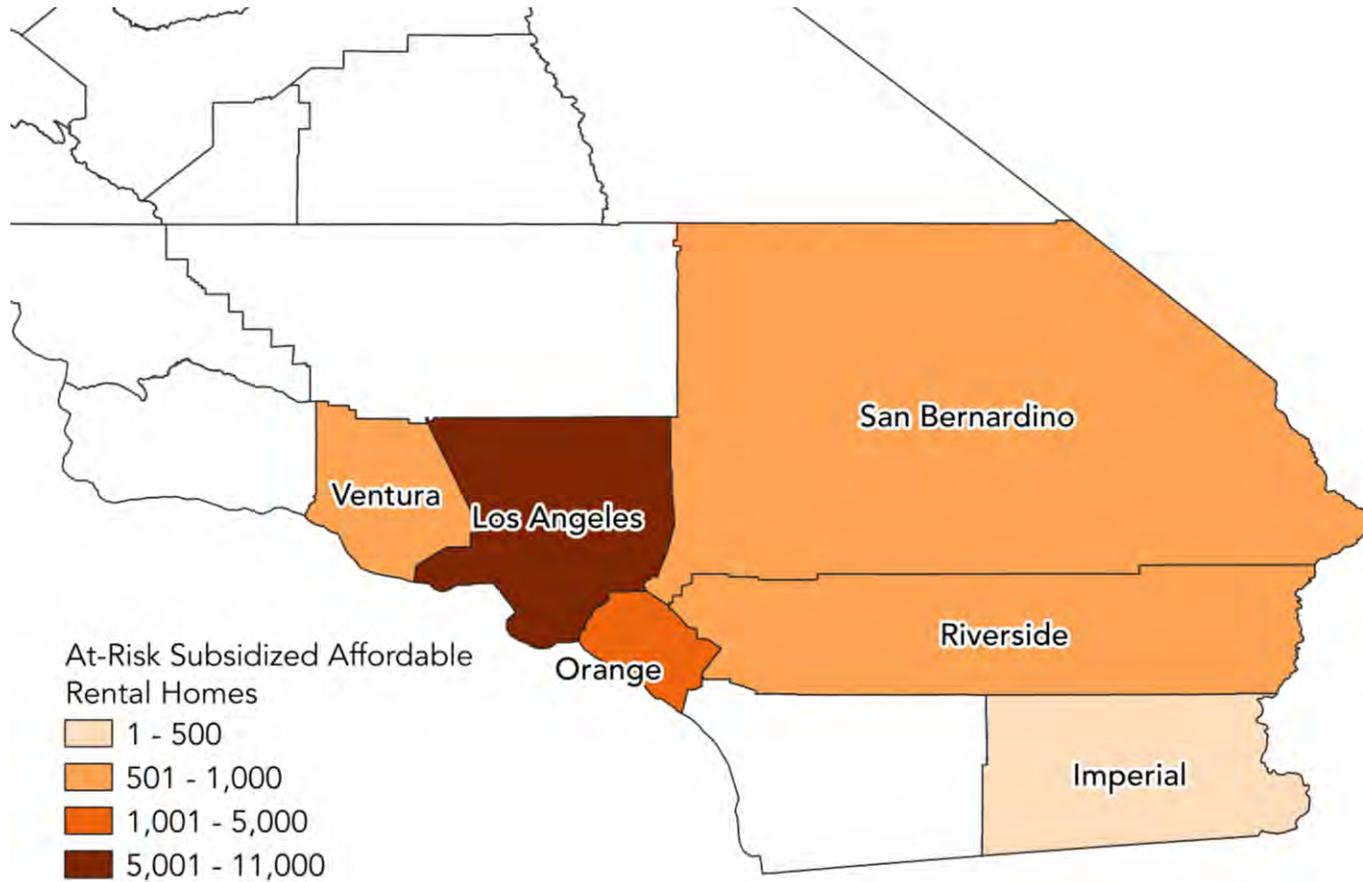


County	# Homes
Imperial	2,656
Los Angeles	396,853
Orange	118,055
Riverside	24,893
San Bernardino	24,949
Ventura	9,546
SCAG Region	576,952

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



County	# At-Risk Homes
Imperial	148
Los Angeles	10,698
Orange	3,516
Riverside	570
San Bernardino	926
Ventura	777
SCAG Region	16,635

At-Risk Subsidized Affordable Rental Homes

County	Very High	High	Moderate
Imperial	24	84	40
Los Angeles	2,397	5,576	2,725
Orange	437	1,854	1,225
Riverside	143	196	231
San Bernardino	211	693	22
Ventura	0	588	189
SCAG Region	3,212	8,991	4,432

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.

Very High <1 Year

In less than one year.

High 1-5 Years

In one to five years.

Moderate 5-10 Years

In five to ten years.

State Law - Preserving Subsidized Homes

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](#)

Affirmatively Furthering Fair Housing

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.

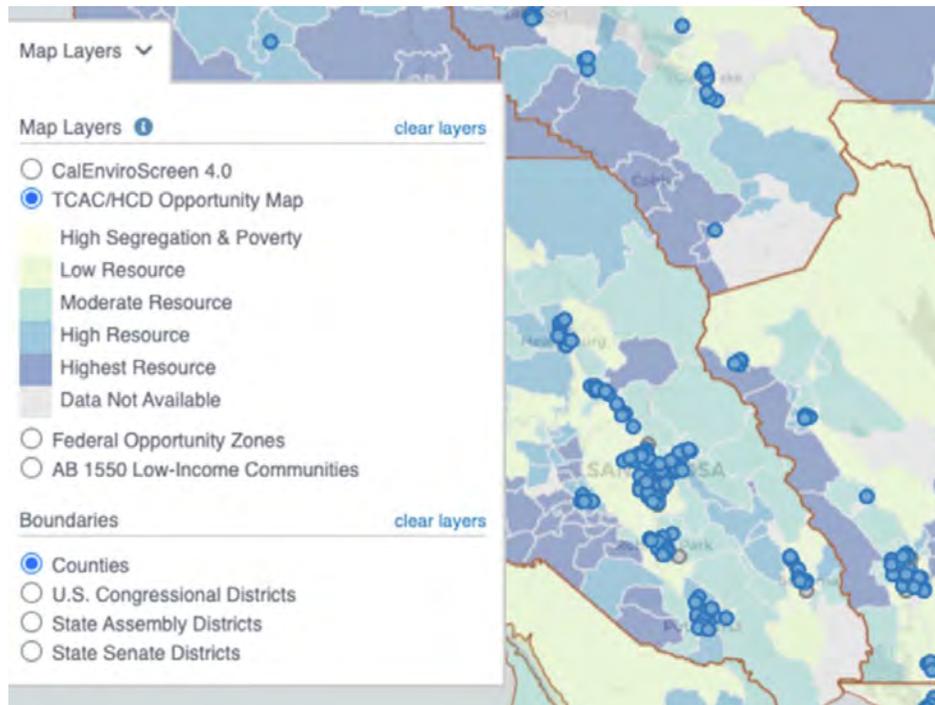
Strategies for preservation and revitalization of affordable housing and protection against displacement support these objectives.

[HUD AFFH Guidance](#)

[HCD AFFH Guidance](#)

Additional Resources

[Affordable Housing Map & Benefits Calculator](#)



[Who Can Afford to Rent?](#)

[Affordable Homes at Risk 2022](#)

Affordable Homes At Risk
How Many of California's Affordable Rental Homes Have Converted to Market Rate? How Many are Still at Risk?
FEBRUARY 2022

California's lower income renters are served primarily by two types of affordable homes: 1) federal, state, and locally subsidized multifamily properties ("affordable housing") governed by regulatory agencies, and 2) less defined, less well studied "naturally-occurring" affordable housing (NOAH) which are becoming an increasing focus for policymakers as upturns in private, for-profit acquisitions further threaten the supply of homes affordable to low-income Californians.

Lead Author: Danielle M. Mazzella
Preservation & Data Manager

Losing California's Subsidized Affordable Homes¹
The California Housing Partnership analyzed the ownership structure of subsidized affordable housing developments that lost their affordability between 1997 and 2021 and found that 65% (13,530 affordable homes) were owned by for-profit entities (see Figure 1). Between 1997 and 2021, California has lost 20,792 affordable homes (see Figure 2 on page 2) due to expiring regulatory restrictions on government-assisted multifamily developments and owner decisions to opt out, sell, or allow their properties to convert to market rate.

Currently at risk:
7,053 Affordable homes may no longer be affordable as soon as next year
32,753 Affordable homes are at risk of losing affordability in the next ten years (See page 3 for details)

Figure 1 | Loss of Affordable Rental Homes by Ownership Type, 1997-2021

Ownership Type	Count	Percentage
For-profit	8,888	65%
Non-profit	3,214	27%
Other**	1,690	18%

Other includes Single Asset, Limited Divided, Public Agency, or Unknown owner
Source: California Housing Partnership Preservation Database, February 2022.

Quantifying California's Unsubsidized "Naturally-Occurring" Affordable Housing

The Partnership has also identified an approximate number of apartments in the private market can be deemed "naturally" affordable. Either due to age, location, or other market factors, these properties offer rents that lower income households are able to afford. In this analysis, the Partnership defines these as: 1) commercial apartment buildings with five or more units, and 2) half or more of the apartments have rents affordable to households earning 80% or below of the area median income (AMI). Unfortunately, these properties are often targeted for acquisition and conversion by for-profit entities, leading to the displacement of these lower income residents unless the property is preserved by mission-driven nonprofit-controlled organizations with the support and oversight of local government housing agencies. (See Appendix A for at-risk affordable homes by county.)

NOAHs in California
1.134 million apartments
(in 38,643 apartment building)

NOAHs + Subsidized Homes
1.638 million apartments
(California's estimated total supply of unsubsidized and subsidized affordable housing)

Lower Income Renters
Meanwhile, California has 2,976 million lower income renter households.²

California Housing Partnership | Affordable Homes At Risk - 2022 Report | chpc.net | 7

POLICY BRIEF '21
DECEMBER 2021

Who Can Afford to Rent in California's Many Regions?

INTRODUCTION

The California Housing Partnership has regularly documented the severity of the ongoing housing affordability crisis that affects every county in the state.¹ As the crisis has worsened in recent years, state leaders have explored devoting resources to helping households earning at (or even above) the area median income (AMI), pay for housing. Proponents of these policies argue that these moderate-income households are often excluded from affordable housing programs despite also struggling to find affordable homes and that providing relief to these households will reduce pressure on the rental market more broadly.²

As planning for a new state budget and legislative cycle begin in earnest, the Partnership has updated our analysis—first conducted two years ago—of the income required to afford average asking rents in each county across California, asking to what extent renters of different income groups are struggling with housing affordability.³

KEY FINDINGS⁴

- None of the 1.09 million extremely low-income (ELI) renter households in California—those earning 30% of AMI or less—can afford average asking rents in any California county.
- Very low-income (VLI) households earning 50% of AMI can afford average asking rents in only three (3) California counties.
- Lower income households—defined by state funding programs as those earning 60% of AMI—can afford average asking rents in 17 California counties.
- Low-income renter households earning 80% of AMI can afford average asking rents in 42 of California's 58 counties.
- In contrast, median-income households—defined as those earning 100% of AMI—can afford average asking rents in all 58 California counties.
- Households earning 100% of AMI can afford modest rents in 89% of zip codes in California. The remaining 11% of zip codes unaffordable to median-income households are largely concentrated in the Bay Area and Los Angeles County.⁵

Figure 1. Percent of AMI Needed to Afford Average Rents in Each County





**California
Housing
Partnership**

*California's Experts on Affordable
Housing Finance, Advocacy & Policy*

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)

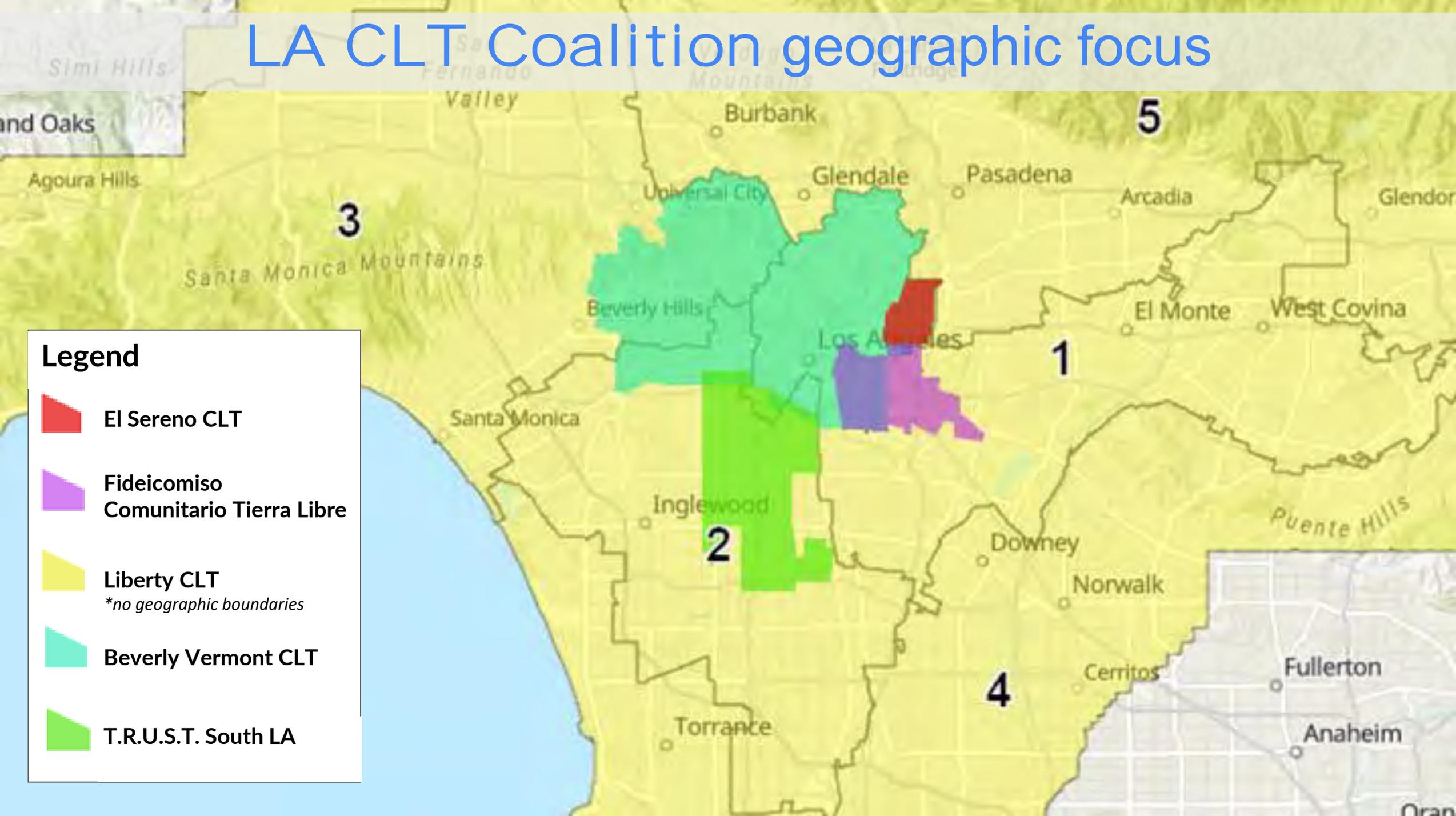
- A grassroots Community Land Trust (CLT) founded in 2018 with support of community residents and community based organizations.
- Historically our communities have been disinvested and impacted by gentrification.
- FCTL members sought to create an alternative to the housing crisis and displacement of 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



LA CLT COALITION



BEVERLY-VERMONT
COMMUNITY
LAND TRUST

LIBERTY
COMMUNITY
LAND TRUST



T.R.U.S.T.
SOUTH LA

TENEMOS QUE RECLAMAR Y UNIDOS SALVAR LA TIERRA



El Sereno Community Land Trust



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.

LA-CLT COALITION



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

Implementation

- 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

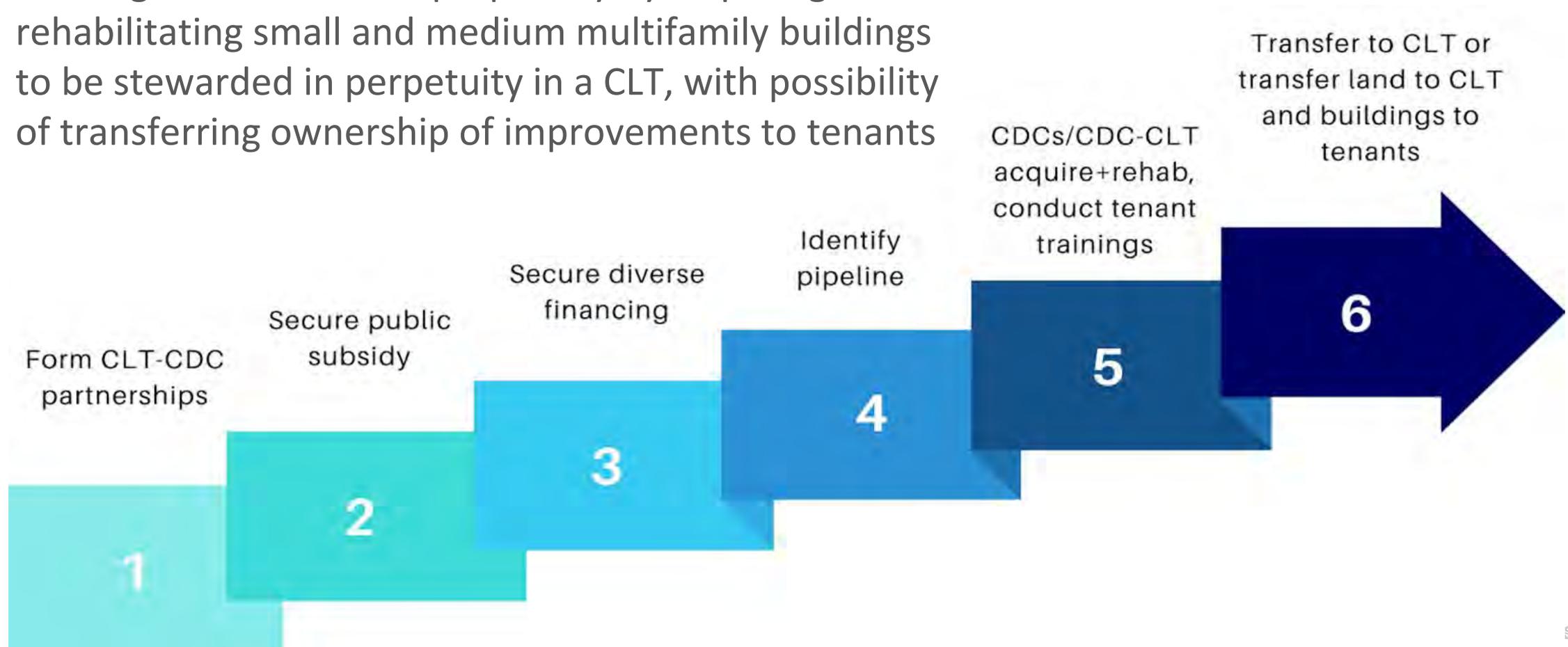
Figure 3: Property Acquisition Selection Criteria

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

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



Short-Term Metrics of the Pilot CLT Partnership Program

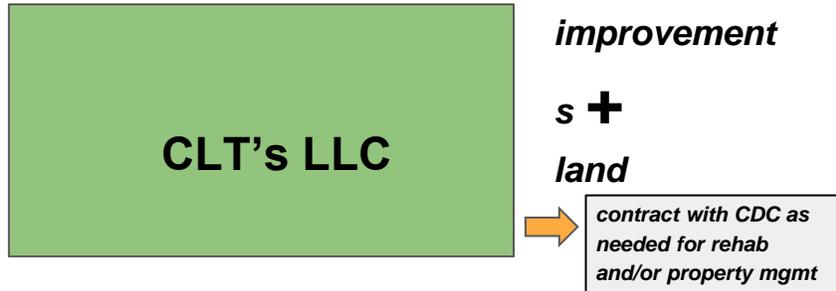
	Original Stated Goals	Results To Date
Property	5+ properties (at least one in each SD)	8 properties acquired
	Purchase Price: \$150,000-\$350,000/unit	Avg. acquisition price: \$243,241/unit
	Building Class B/C (~\$50K/unit in rehab costs)	Avg. estimated rehab costs: \$50,593/unit
	Multifamily 4-20 units	Avg. units / property: 5.38. Max: 11; Min: 2
	Proximity to Transit: 0.5 miles	All properties within 0.5 mile from a transit stop
Tenants	Organized tenants	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.
	30-80% AMI	Avg. AMI: 49%
	Displacement Risk	See next slide

Project	CLT Partner	CDC Partner	Area	SD Office	Displacement Vulnerability Index Score ¹	# Units	Average Affordability Level (% AMI) ³
Simmons	FCTL	LTSC	East LA	1	Moderate	11	50%
Kenmore	BVCLT	Brilliant C.	Wilshire	2	High	4	40%
224 th St	Liberty CLT	VCH	Harbor Gateway	4	N/A	4	50%
Lemp	BVCLT	Brilliant C	N. Hollywood	3	Highest	5	56%
Atlantic	ESCLT	SGV Habitat	El Sereno	5	High	8	50%
23 rd St	EDCLT	Wishart					

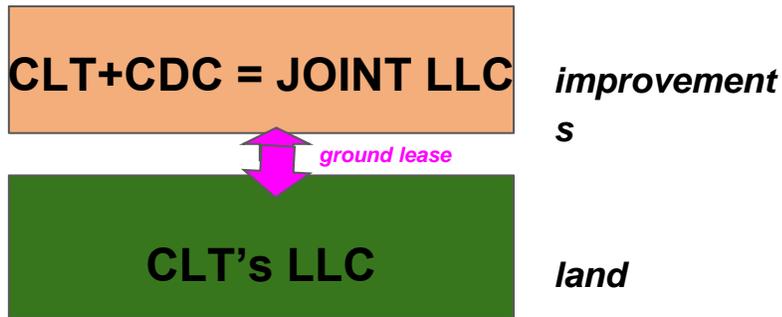
OWNERSHIP STRUCTURES

Acquisition/Rehab Period

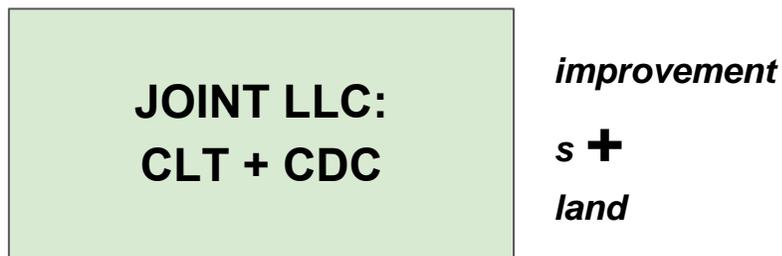
MODEL #1:



MODEL #2:

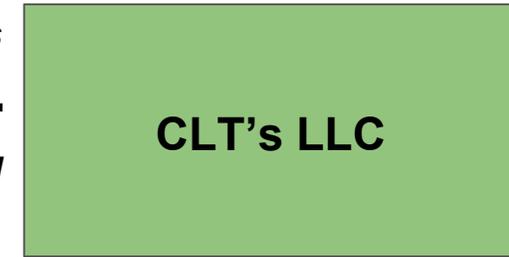


MODEL #3:



Options for Long-term Stewardship

improvements
+
land



improvements
land

Limited Equity Housing
Cooperative (tenant-owned)



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

improvements
land

non-profit tenant
association (zero-equity coop)



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

We support community development organizations
on the ground.

- 2,000+ housing and community development partners
- Innovate and scale best practices
- Advisory services and technical assistance
- In all 50 states + Puerto Rico and the Virgin Islands

We aggregate & invest capital for impact
in homes and communities.

- \$44 billion invested since 1982
- 781,000 homes and counting
- Led creation of the Housing Tax Credit
- Leading CDFI

We advance nonpartisan housing policy
at every level of government.

- Largest housing policy team in U.S.
- Federal, state and local levels, including Puerto Rico and the Virgin Islands

We build & manage communities ourselves
and everything we do is informed by the residents we serve.

- 13,000+ affordable homes
- 21,000+ residents
- Co-development opportunities for BIPOC-led partners

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

Enterprise Preservation Strategies



POLICY, RESOURCES &
COALITIONS

PUBLIC SECTOR &
COMMUNITY CAPACITY
BUILDING

DIRECT HOUSING
INVESTMENTS

- 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

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



**Prevent displacement today.
Create affordable housing
for the future.**

50+ housing & equity organizations are fighting to secure \$500 million from state budget surplus for the Community Anti-Displacement & Preservation Program (CAPP).

CAPP will allow communities to acquire rental housing, prevent displacement, & preserve these homes as affordable for generations to come!

 Enterprise

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

NATIONAL PRESERVATION TOOLKIT

RESOURCES + TOOLS

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

REGIONAL PRESERVATION ACADEMIES

TRAINING, TA, AND GRANTS

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

SMALL TO MEDIUM MULTIFAMILY CAPITAL PRODUCT

CAPITAL RESOURCES

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

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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



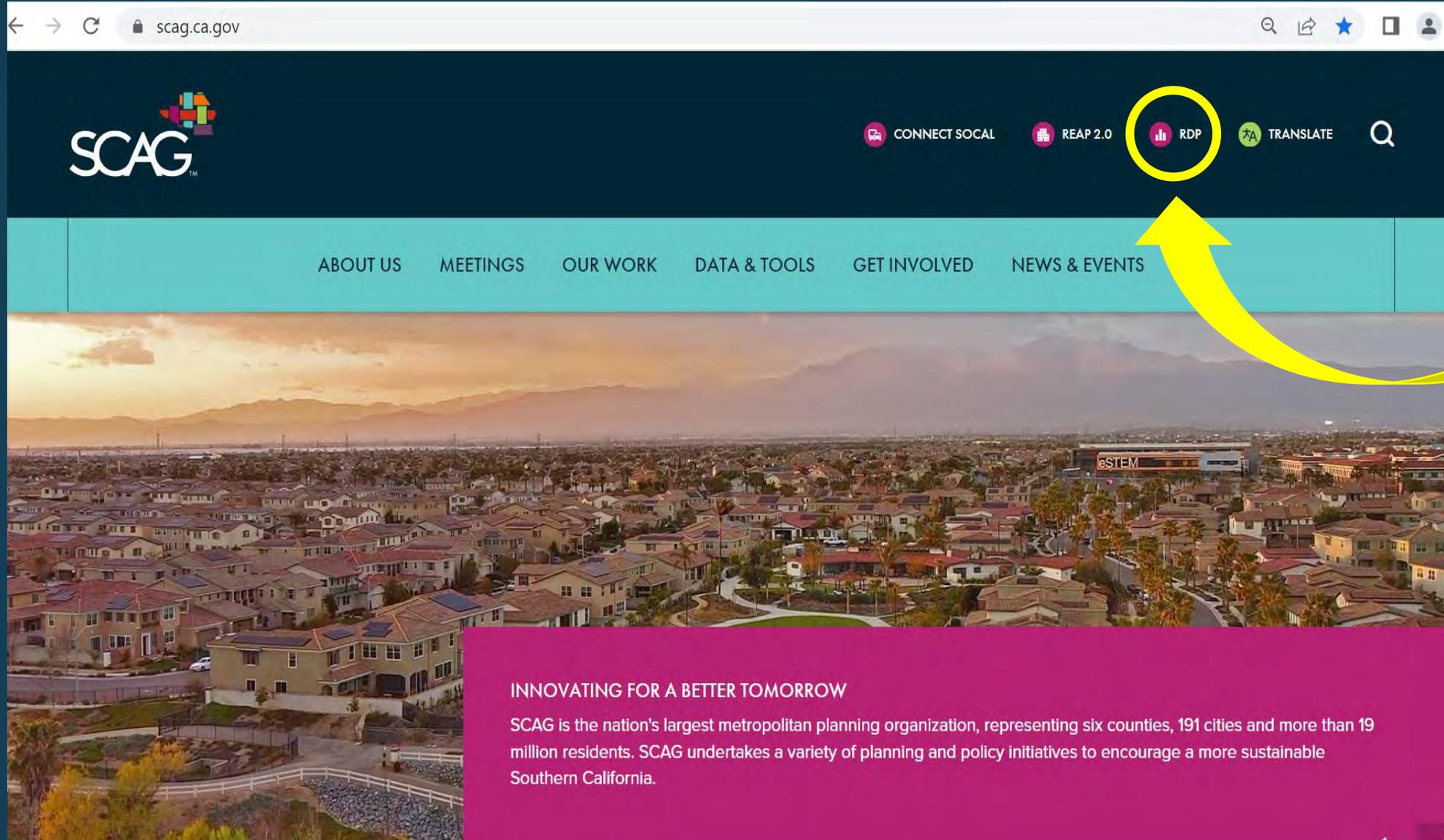
Toolbox Tuesday



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

SoCal Atlas & Parcel Locator



SCAG SoCal Atlas

Select Your Jurisdiction

City or County (Unincorporated): SCAG Region

Choose a Topic

- Key Indicators**
Explore key indicators for your City or County including population, education, housing, and income.
Maps Statistics Data
- Housing**
Learn more about housing including housing types, ages, and cost within your community.
Maps Statistics Data
- Employment**
Explore employment indicators for your City or County including industry information and unemployment.
Maps Statistics Data
- COVID-19 & At-Risk Population**
Explore and understand the populations most at risk of being impacted by COVID-19.
Maps Statistics Data

Find an address or parcel

About the Map

Where are the population centers?
This map shows population counts from the 2020 Census for counties, census tracts, blocks, and block groups in the SCAG Region. The data is sourced from the U.S. Census Bureau PL-90 redistricting file (processed and published by Esri) and the vintage is 2020.
Learn more about this map.

Legend

Census Population - Counties

Total Population

- 10,000,000
- 8,000,000
- 6,000,000
- 4,000,000
- 2,000,000
- 1,000,000

Explore data across both topics and geographies through maps and interactive charts & statistics.

SCAG Parcel Locator

Select a Jurisdiction

City or County (Unincorporated): Aliso Viejo

Find a Parcel

Search APN or address

Please enter an APN with no spaces or special characters (such as hyphens). Address search only returns addresses in the current map extent.

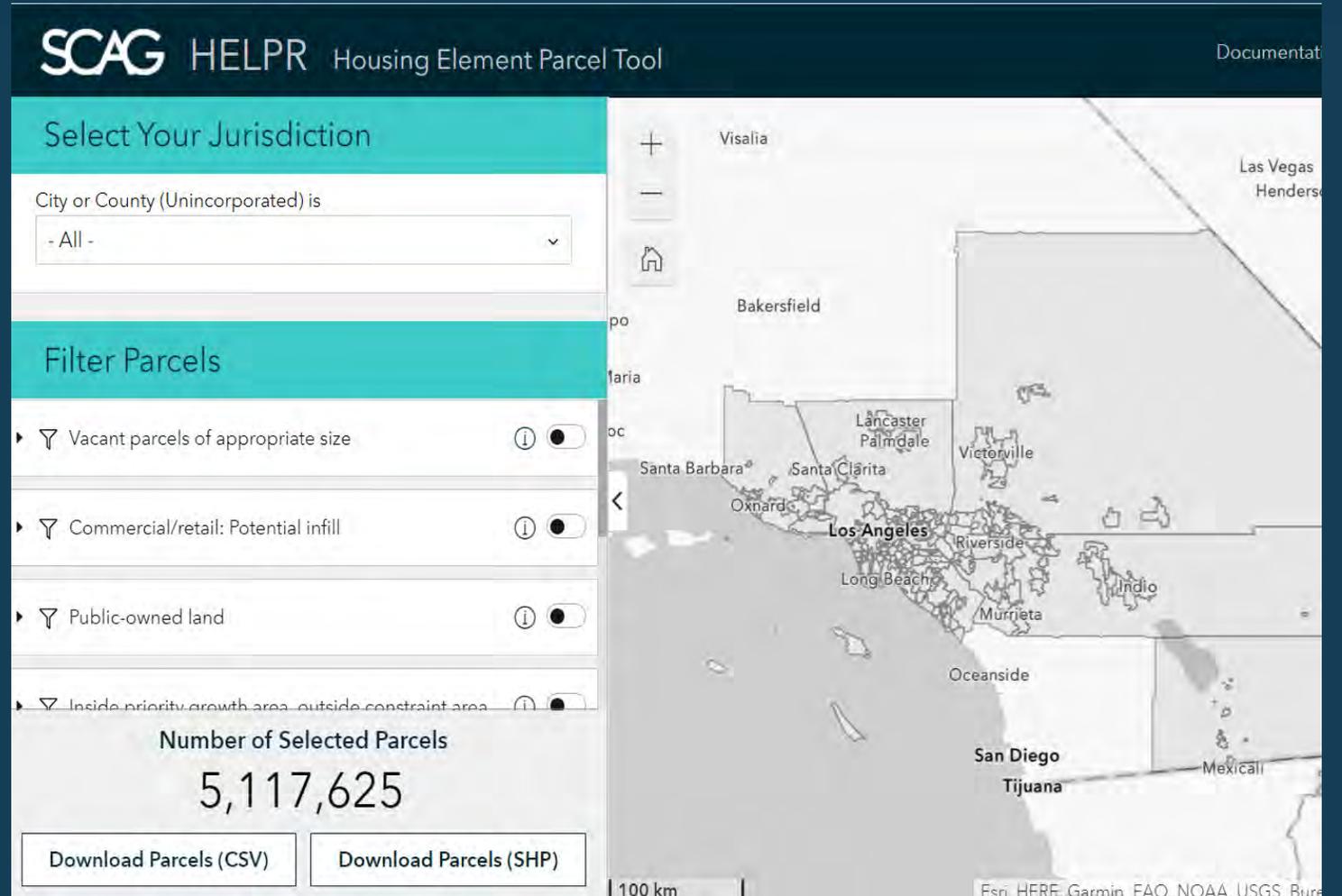
APN: 62116107
2019 Assessor's parcel number (APN): 62116107
Parcel area (in acreage): 2.26
County: Orange
City: Aliso Viejo
Block information: 4
Ratio of improvement assessed: retail to land assessed value: 1.17
2019 existing land use (see legend): Single family detached
2017 existing land use: 1110
Source of 2019 existing land use: A052304
2016 existing land use: 1110
2016 jurisdictional general plan land use designation: MDR
2016 SCAG general plan land use code: 1120
2014 jurisdictional special order land use designation:

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



Pre-Certified Local Housing Data



Assisted Units at Risk of Conversion		
Risk Level	Definition:	Low-income units in jurisdiction
Very High	At-risk of converting to market rate within the next year	88
High	At-risk of converting to market rate in the next 1-5 years	60
Moderate	At-risk of converting to market rate in the next 5-10 years	0
Low	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.	205
TOTAL		353

Identifying subsidized units at risk of conversion

- Go to: <https://scag.ca.gov/housing-elements>
- Scroll to: 6th Cycle Housing Element Update Resources . . .

focus on link **highlighted** below and **data viewer**

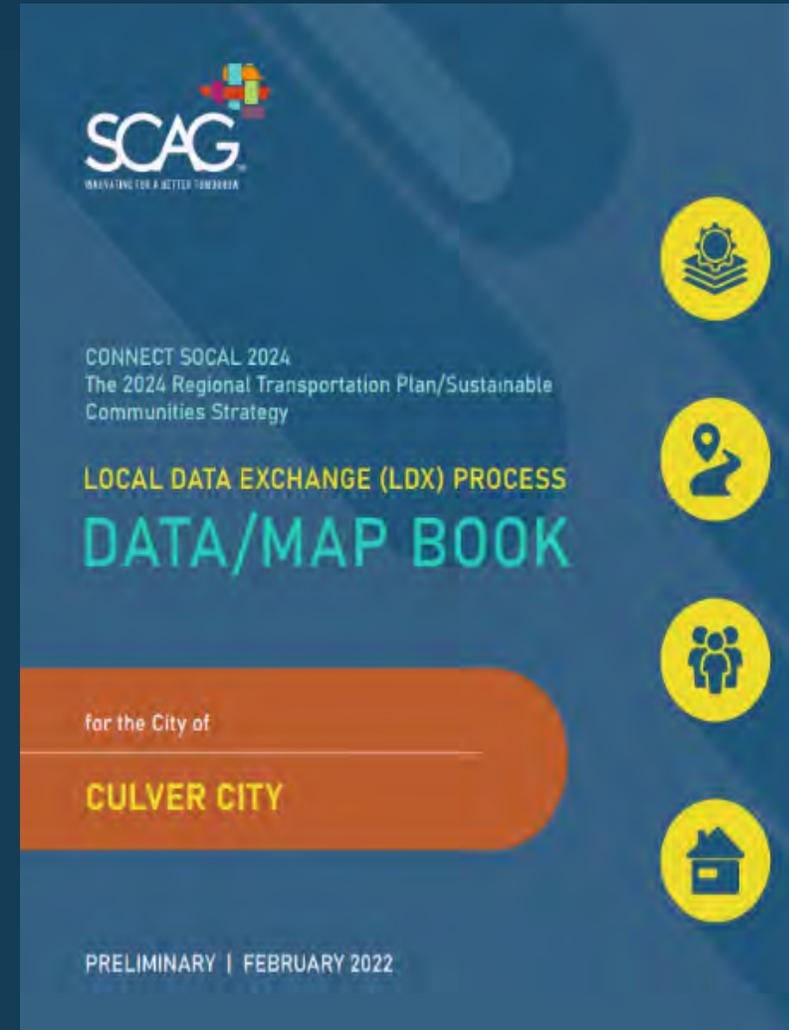
. . . SCAG has developed a variety of resources to assist local jurisdictions.
 These data are available as complete reports as well as in raw format . . .

- [Complete raw data and metadata](#)
- [SCAG Regional Accessory Dwelling Unit Affordability Analysis](#)
- [Housing needs data certification letter from HCD](#)
- [Housing Element Parcel Tool \(HELPR\)](#)
- [View Local Housing Data](#)

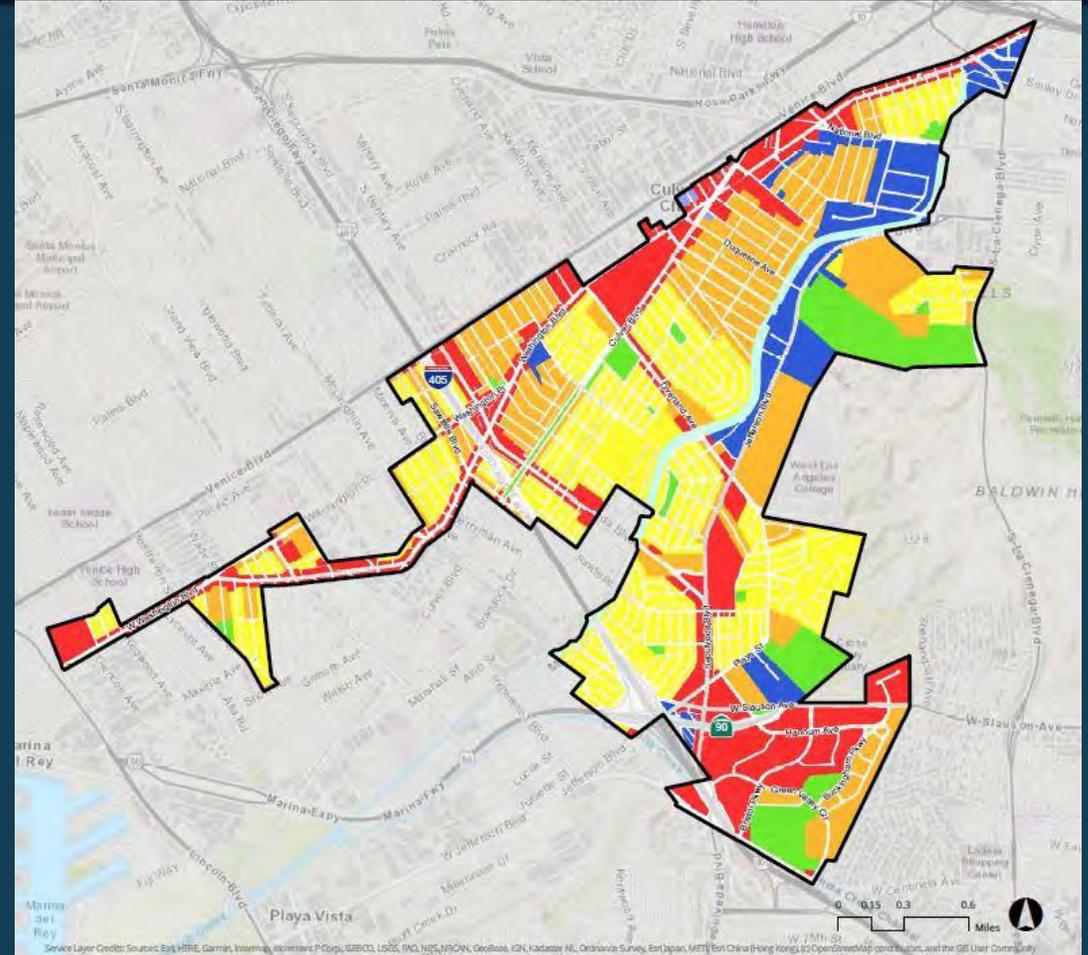
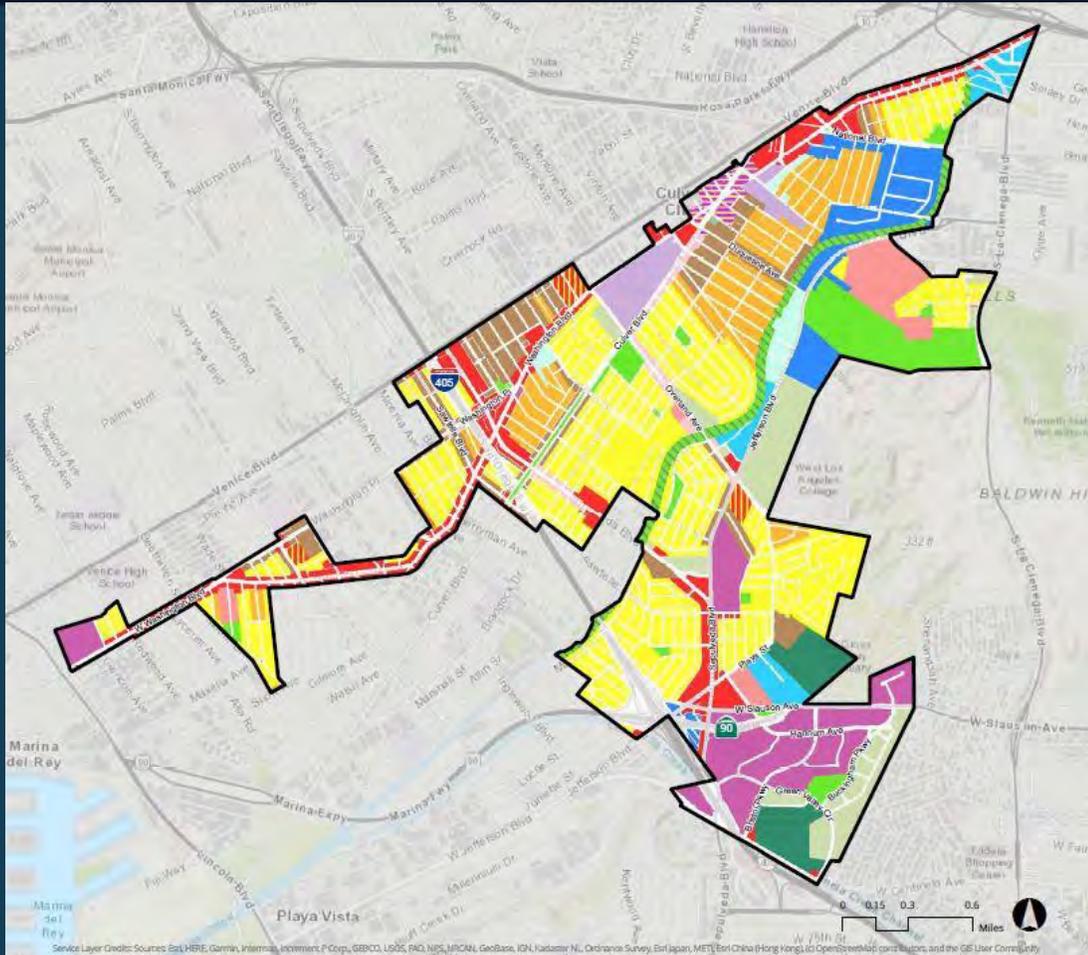
A Data/Map book with the preliminary information is available for each jurisdiction:

<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



**2019 General Plan Land Use in City of Culver City
(Local Jurisdiction's Land Use Designations)**

- | | | |
|---------------------------------|--------------------------|---------------------|
| Low Density Single Family | General Corridor | Studio |
| Low Density Two Family | Downtown | Cemetary |
| Low Density Three Family | Community Serving Center | Open Space |
| Low Density Multiple Family | Regional Center | Institutional |
| Medium Density Multiple Family | Light Industrial | Government Facility |
| Planned Residential Development | Industrial Park | Ballona Creek |
| Neighborhood Serving Corridor | Industrial | |

Data Source: City of Culver City, SCAG | Data Updated: 2021 | Map Created: 1/26/2022

**2019 General Plan Land Use in City of Culver City
(SCAG Land Use Codes)**

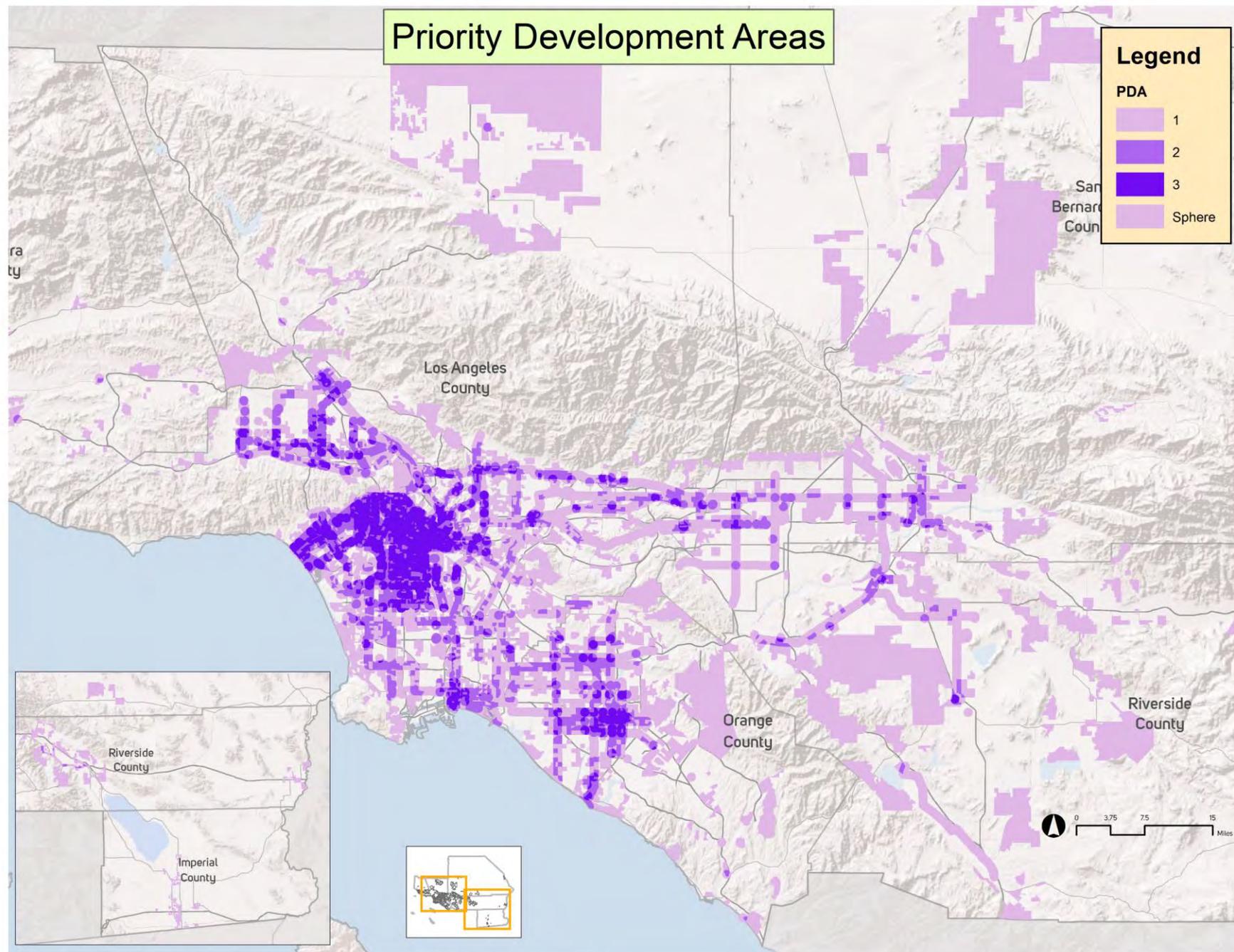
- | | | |
|--------------------------------|---|---------------------------|
| Single Family Residential | Facilities | Open Space and Recreation |
| Multi-Family Residential | Education | Agriculture |
| Mobile Homes and Trailer Parks | Military Installations | Vacant |
| Mixed Residential | Industrial | Water |
| Rural Residential | Transportation, Communications, and Utilities | Specific Plan |
| General Office | Mixed Commercial and Industrial | Undevelopable |
| Commercial and Services | Mixed Residential and Commercial | Unknown |

Data Source: City of Culver City, SCAG | Data Updated: 2021 | Map Created: 1/26/2022

Preliminary Priority Development Areas

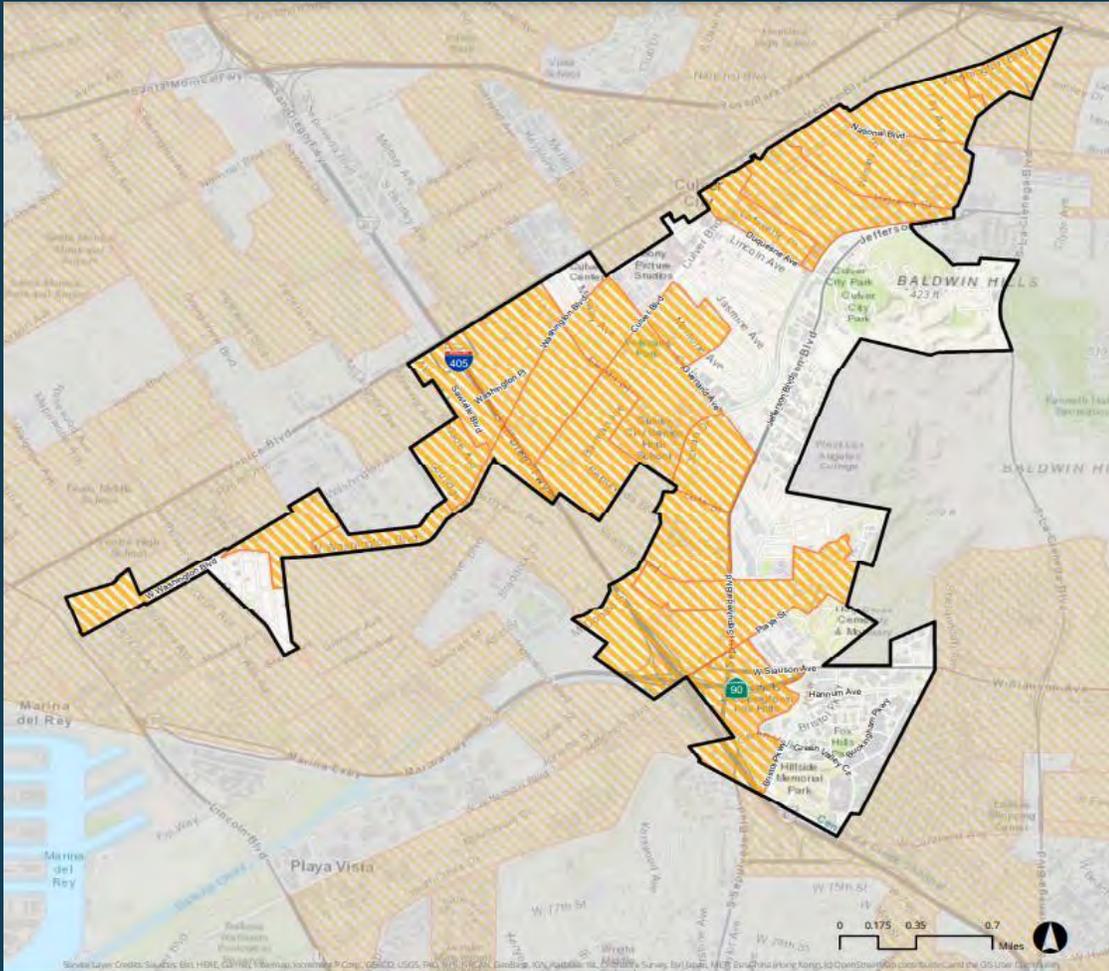
Identify how many of the four a parcel lies in

- Neighborhood Mobility Areas (NMA)
- Livable Corridors
- Transit Priority Areas (TPA)
- Sphere of Influence



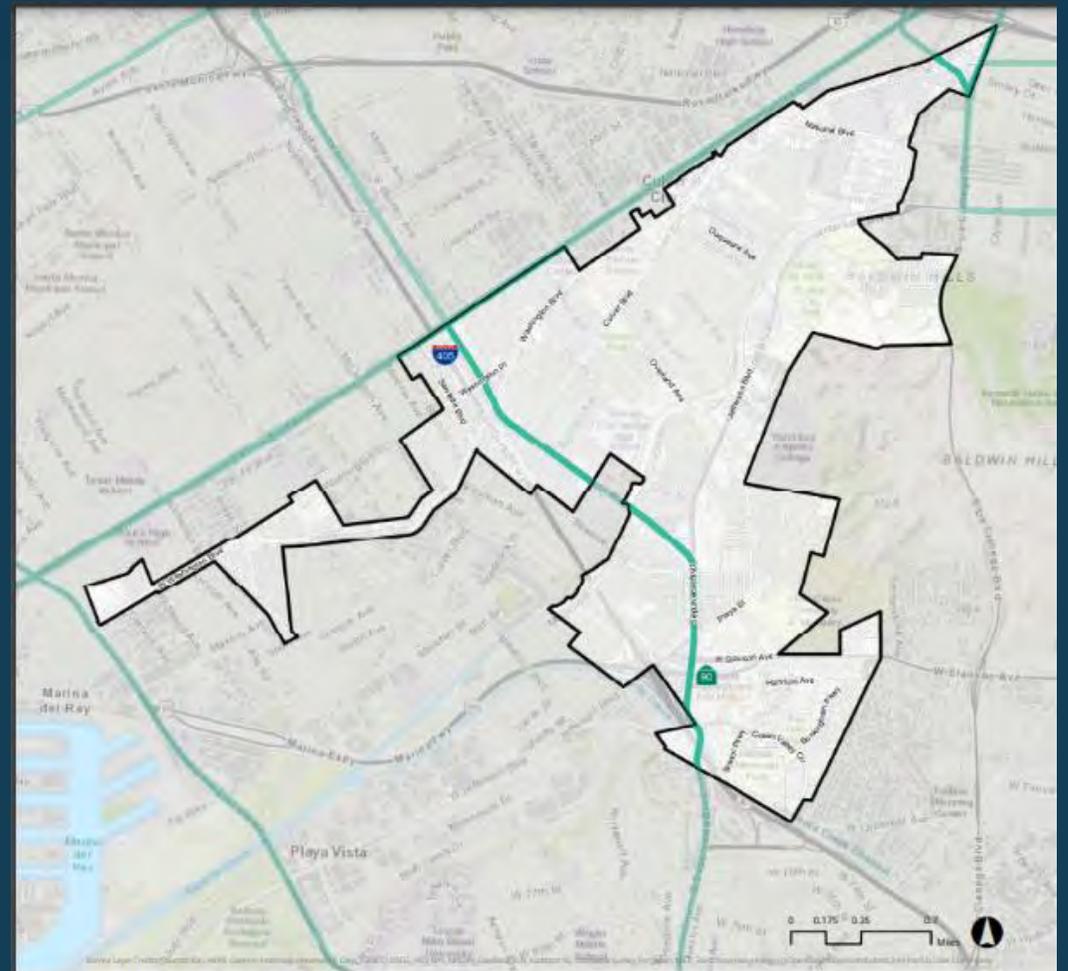
(Source: SCAG). *Excludes districts 28 and 29 (Long Beach & Avalon) which are not geographically distinct. **2018 district average population is 245,000.

Neighborhood Mobility Areas & Livable Corridors



Neighborhood Mobility Areas (NMAs) in City of Culver City

City Boundary Neighborhood Mobility Areas (NMAs)

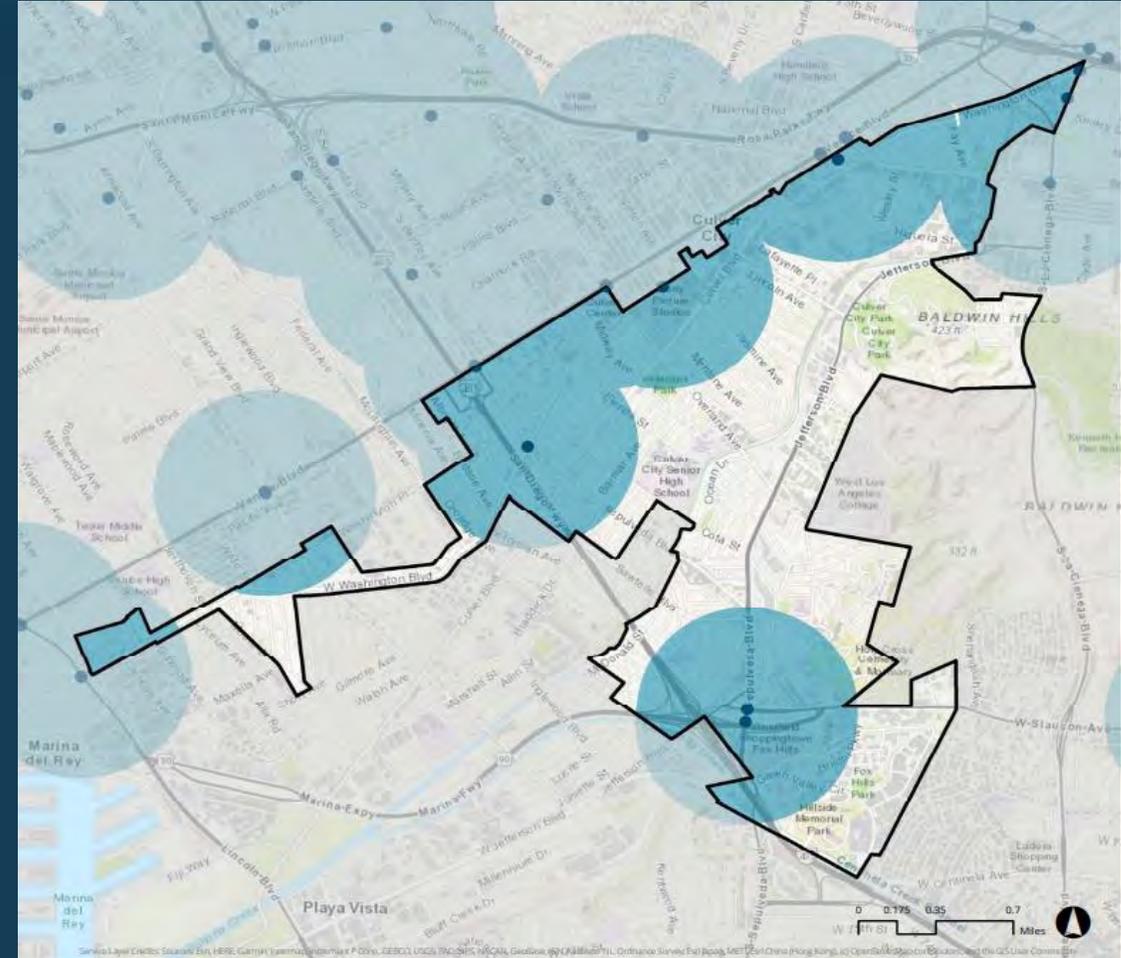
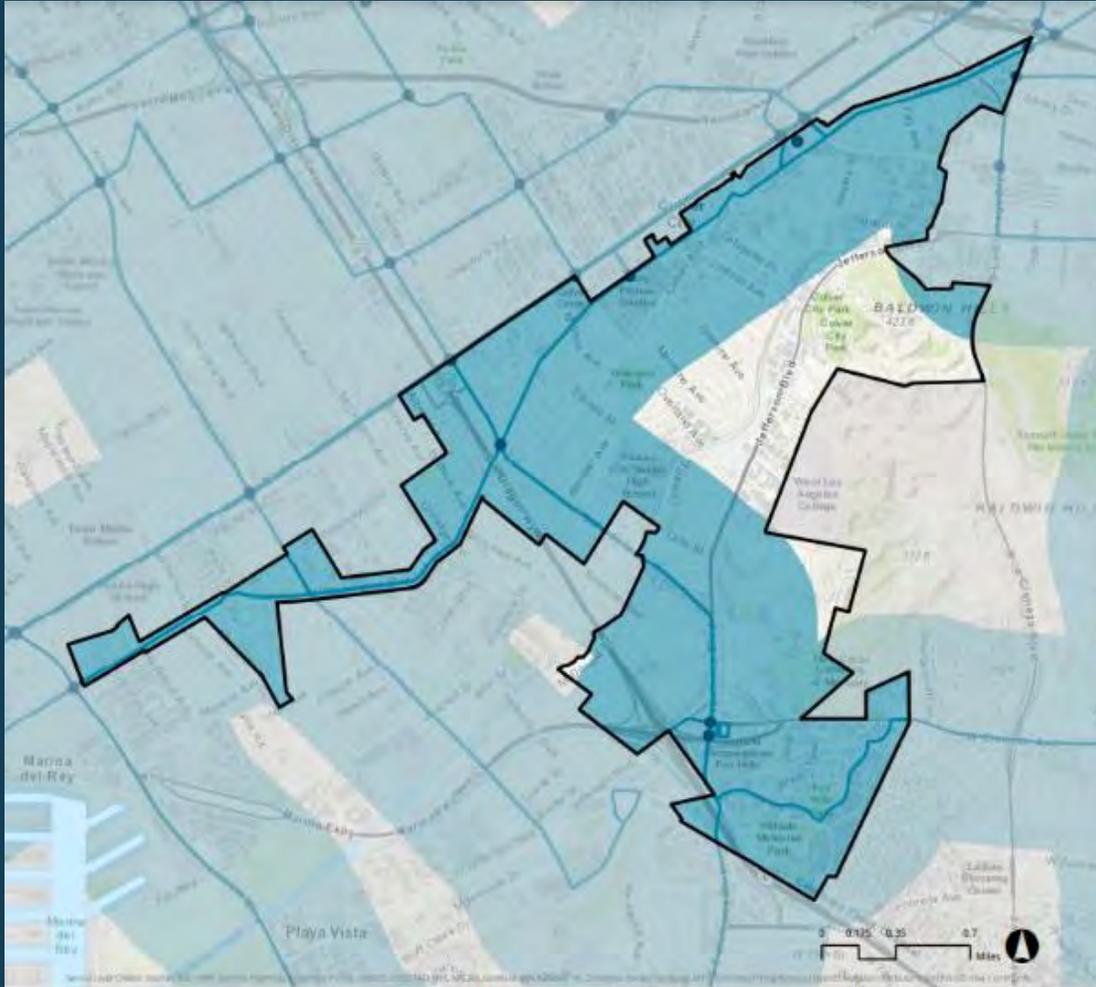


Livable Corridors in City of Culver City

City Boundary Livable Corridors

Data Source: SCAG | Data Version: Connect SoCal 2020 Plan Year 2045 | Map Created: 1/28/2022

High Quality Transit Areas & Transit Priority Areas



High Quality Transit Areas, Major Transit Stops and High Quality Transit Corridors in City of Culver City [Connect SoCal 2020 Plan Year 2045]

Transit Priority Areas and Major Transit Stops in City of Culver City [Connect SoCal 2020 Plan Year 2045]

- Major Transit Stops
- Transit Priority Areas (Areas within One-Half Mile from Major Transit Stops)

SCAG Local Information Services Team (LIST)



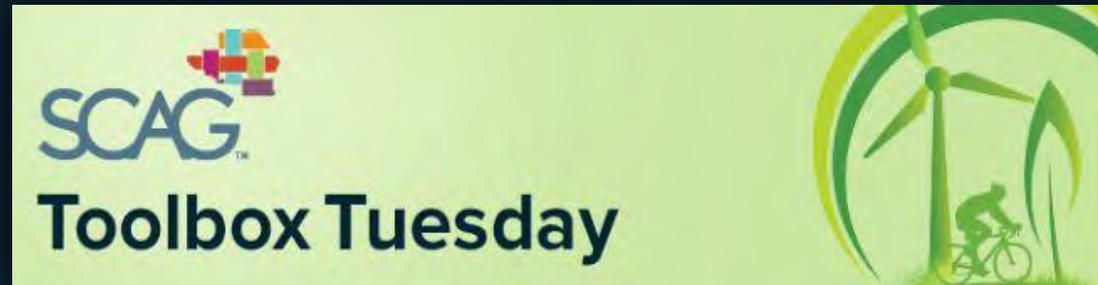
- Purpose – Coordinate, plan, and develop a system to
 - (1) link SCAG’s value-added products (e.g., data, applications, etc.) to help address local information needs,
 - (2) deliver technical assistance, and
 - (3) provide local staff an opportunity to offer feedback on how SCAG can improve our products 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



INNOVATING FOR A BETTER TOMORROW

Tell us how we did!

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

