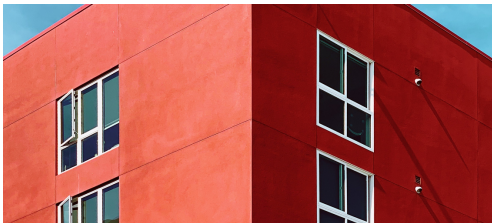


# POLICY DIGEST

A monthly snapshot of housing-related policy research



## WHAT GETS BUILT ON SITES THAT CITIES "MAKE AVAILABLE" FOR HOUSING?

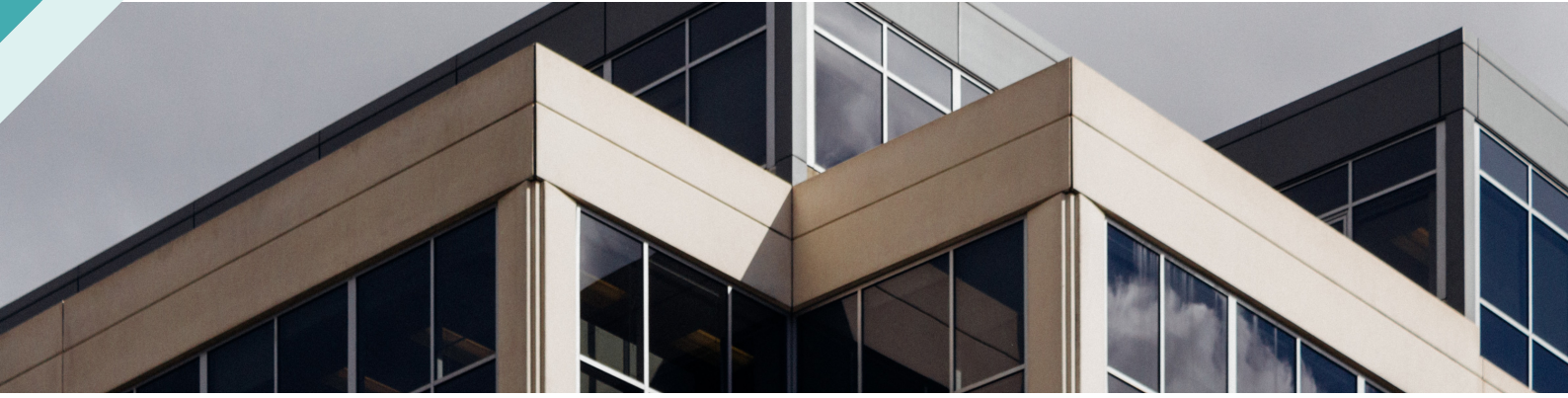
August, 2021 | UCLA Lewis Center for Regional Policy Studies

### FEATURED IN THIS ISSUE

1. What Gets Built on Sites That Cities "Make Available" for Housing?
2. The Future of California's Water-Energy-Climate Nexus
3. Announcing the Launch of the USC Area Housing Dashboard
4. New Housing in High-Productivity Metropolitan Areas
5. Time of Use Campaign Information

## EVIDENCE AND IMPLICATIONS FOR CALIFORNIA'S HOUSING ELEMENT LAW

This report analyzes local plans and housing development rates in nearly 100 cities in the San Francisco Bay Area by assessing city proposals for housing production sites to the state government. Research relies on housing-plan site inventory datasets from 2014-2015 to estimate the share of sites listed in a city's housing plan that will be built during the planning period. This analysis looks to the share of a city's capacity for housing development that the city is on track to build.



**"As cities across the state begin updating their local housing plans, attention is turning to whether plans will lead to needed housing development."**

**Findings reveal cities that are on track to develop more than 40% of their sites (vacant or nonvacant) are extremely rare.**

Vacant inventory sites have a higher likelihood of development than nonvacant sites, but the difference is small. Study results imply that higher-density projects tend to be concentrated on inventory sites. In some cities, the share of new units on housing element inventory sites is almost twice as large as the share of new projects on these site, likely due to the statutory requirement that cities accommodate lower-income RHNA on sites suited for multifamily housing.

**"No matter how HCD and local governments incorporate estimates of development probabilities into the housing element update process, the most important thing is that they do it."** This analysis proposes that if jurisdictions are allowed to continue assuming every inventory site will be developed during the next eight years, it is likely guaranteed that 6th cycle housing production targets – which for many cities increased several fold – will not be met.

# THE FUTURE OF CALIFORNIA'S WATER-ENERGY-CLIMATE NEXUS

September 9, 2021 | Next 10



## WITHOUT URGENT WATER EFFICIENCY MEASURES, CARBON EMISSIONS ASSOCIATED WITH WATER USAGE IN CALIFORNIA ARE LIKELY TO SPIKE

Many factors affect California's water demand and supply portfolio. Ongoing changes to the state's water resources and future energy use are not well understood. Urban water efficiency improvements have the largest beneficial effect on California's water-related energy use and GHG emissions because urban water is much more energy-intensive than agricultural water. Energy and water trends in California affect greenhouse gas emissions for the state. More comprehensive water conservation and efficiency efforts in urban California could significantly reduce water-related electricity usage, natural gas use, and GHG emissions.



### Policy Recommendations

- Expand urban water conservation and efficiency efforts
- Accelerate water heater electrification
- Maintain groundwater levels and expand flexible, high-efficiency groundwater pumps
- Provide financial incentives and regulatory pathways for water suppliers to invest in less energy and GHG intensive water systems
- Expand and standardize water data reporting and energy usage tracking
- Formalize coordination between water and energy regulatory agencies about forecasted energy demand changes

[Read the entire report.](#) PAGE 3



# ANNOUNCING THE LAUNCH OF THE USC AREA HOUSING DASHBOARD

September 30, 2021 | USC's Neighborhood Data for Social Change (NDSC)



## PUBLICLY ACCESSIBLE TOOLS TO ACCESS, UNDERSTAND, AND ANALYZE NEIGHBORHOOD DATA

The USC Price Center for Social Innovation is pleased to announce the launch of the USC Area Housing Dashboard, developed in partnership with the Los Angeles Housing Department and the United Neighbors in Defense Against Displacement (UNIDAD) Coalition, a group of community-based organizations in South Central Los Angeles.



The USC Area Housing Dashboard seeks to highlight the neighborhood data trends of the community surrounding USC, including resident characteristics, the built environment, and housing affordability and stability.

The USC Area Housing Dashboard is publicly accessible and free to the public. Dashboard data will continue to be added on a quarterly basis.

### A sample of key insights from this Dashboard include:

- Ellis Act evictions increased substantially in the USC Area starting in 2018
- The share of mortgage applications from Latino/a households in the USC Area has decreased since 2010, while mortgage applications from white and Asian households have increased.
- Black households have experienced higher rates of mortgage application denials than any other racial/ethnic group since 2010, and applications from Black households were denied at higher rates in the USC Area than the Citywide average.
- The share of people who identify as Black/African American in the USC area fell from 24% in 1990 to 13% in 2019, the only racial/ethnic group to experience a decrease in population size during that period.

[Read the entire report.](#) PAGE 4



# NEW HOUSING IN HIGH-PRODUCTIVITY METROPOLITAN AREAS

June, 2021 | U.S. Department of Housing and Urban Development

**"Not all high-productivity areas have high housing costs, but many of the highest-cost metro areas are also high-productivity areas."**

**Many households continue to be unable to afford safe and stable housing.** The supply has not kept up with demand and housing costs continue to rise, particularly in metropolitan areas on the East and West coasts. The rising costs put additional stress on Federal resources to support low-income households. These costs may prevent households from being able to live in high-productivity areas, effectively pricing them out of opportunities for higher wages and minimizing their access to local resources.

**This report proposes several actions that may prove beneficial to jurisdictions throughout the country, including places currently struggling with high demand, insufficient supply, and increasing housing costs.** State and local jurisdictions are adopting various strategies, including eliminating several design requirements, allowing for increased flexibility in design, and setting standards for review times. New approaches to community engagement are being considered across the country as local governments seek to communicate with more residents to ensure a broader range of voices are included in the National Association of Home Builders. HUD notes that these significant policy issues need further consideration, specifically in the areas of financing, tax policy, and infrastructure.

[Read the entire report.](#) PAGE 5

# NOW'S THE TIME TO THINK OF ENERGY

SCANPH IS PROUD TO PARTICIPATE IN A ENERGY UPGRADE CALIFORNIA CAMPAIGN TO OPTIMIZE CLEAN ENERGY USAGE



**It's as simple as shifting when you use energy.**

**By making a few small changes to your routine you can help create a big change for California.**

**Let's harness the power of California's abundant wind and solar energy.** When demand goes up, clean energy availability goes down. It's on us to use less energy from 4-9PM. **#KeepItGolden**

- **Power Down From 4 to 9PM**
- **Recharge While You Sleep**
- **Hold Off On Chores**
- **Set a Timer**
- **Keep it cool by turning your A/C on in the morning and off at 4PM**