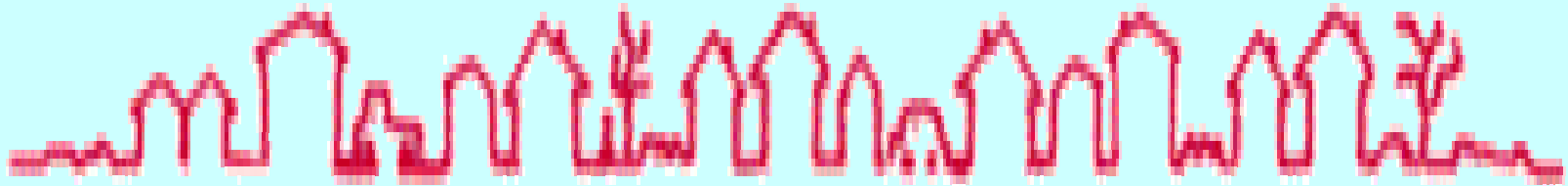


Tackling California's Housing & Community Development Information Challenges

**Housing Statistics Users Group
Friday, October 1, 2004,
University of California, Berkeley**



**By Linda M. Wheaton, Assistant Deputy Director
Housing Policy Development Division
California Department of Housing & Community Development (HCD)**

Our challenge:

- Assist people of **diverse cultural backgrounds**
 - ✓ across a **broadening scope of incomes**
 - ✓ with many **special needs**
 - ✓ in or with **more** housing units, facilities, or services
 - ✓ find **more jobs**
- with **a greater variety of services**
 - ✓ that are more **effective or of higher quality**
- in the face of ever more **difficult and persistent constraints**
- **faster or more cost-effective**
- with **fewer resources**, and

Our challenge, continued:

- succinctly report **outcomes**
 - ✓ that will compel support for providing this assistance to clientele whose political voice is often unheard, not very red or very blue,
 - from the public, legislators, and appropriation sources

California has a Priority Need for

A Permanent Source(s) of

Affordable Housing Funding

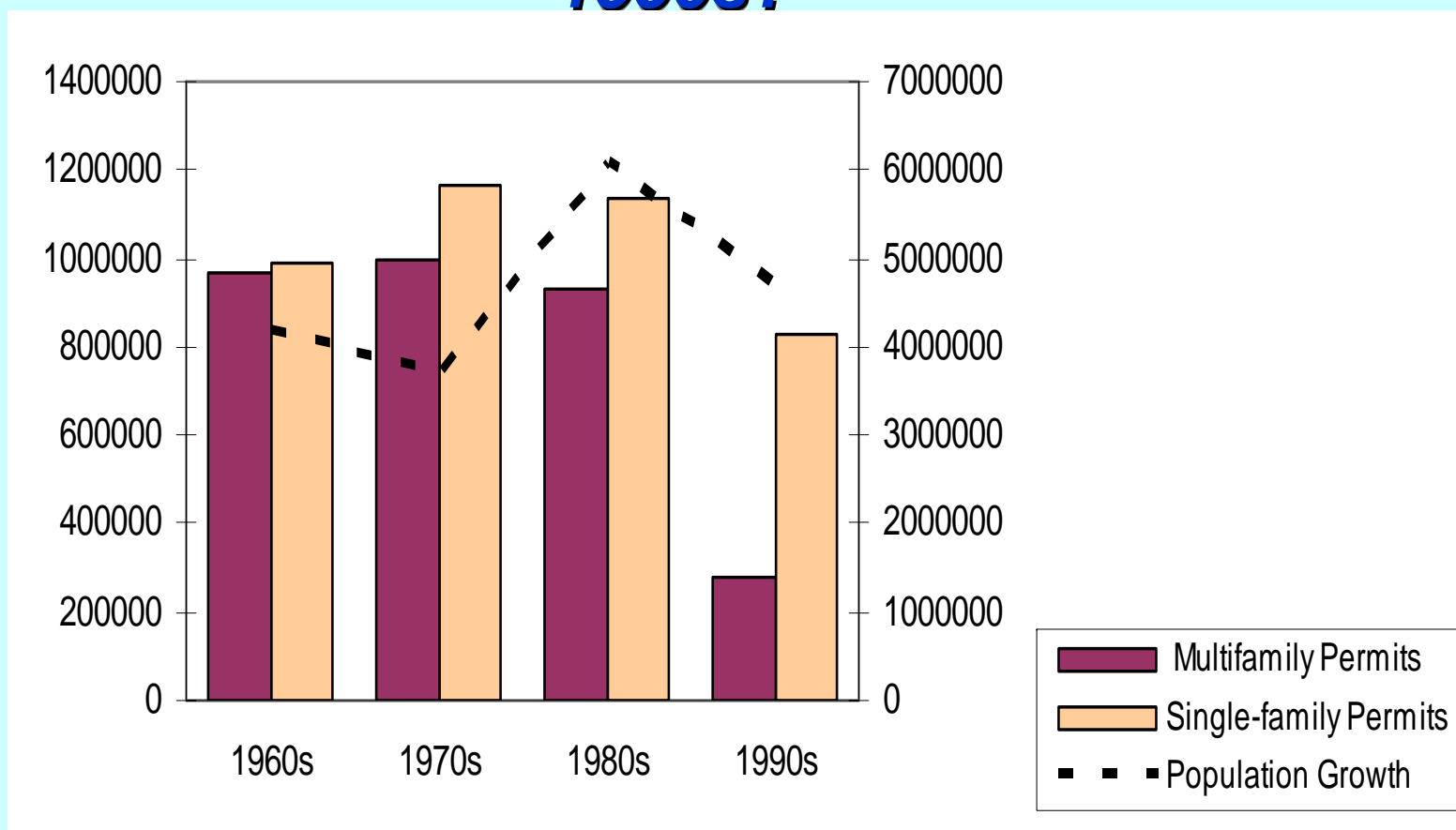
While our needs

for information are great, and

*we have access to increasing
volumes and mediums of
data and information,*

*there is a particular need for analysis
and interpretation for applying new
knowledge*

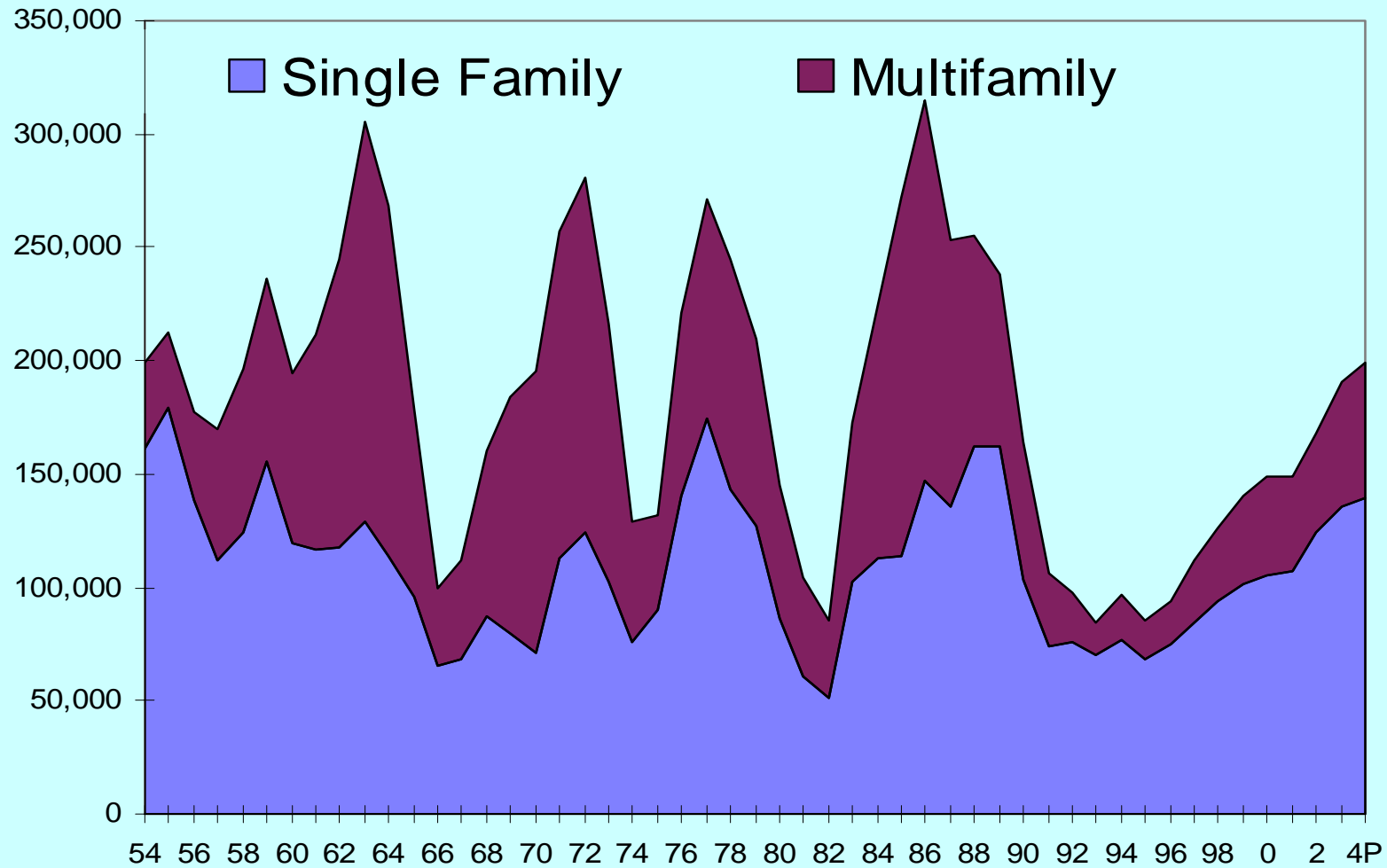
Does Public Know CA Housing Production Collapsed Relative to Population Growth in 1990s?



Number of Housing Construction Permits Each Decade (left scale) and Growth in Population Each Decade (right scale).

Source: Population Growth (DOF Reports E-7, P-1); Building Permits (1960-1969, U.S. Census Bureau; 1970-1999, CIRB)

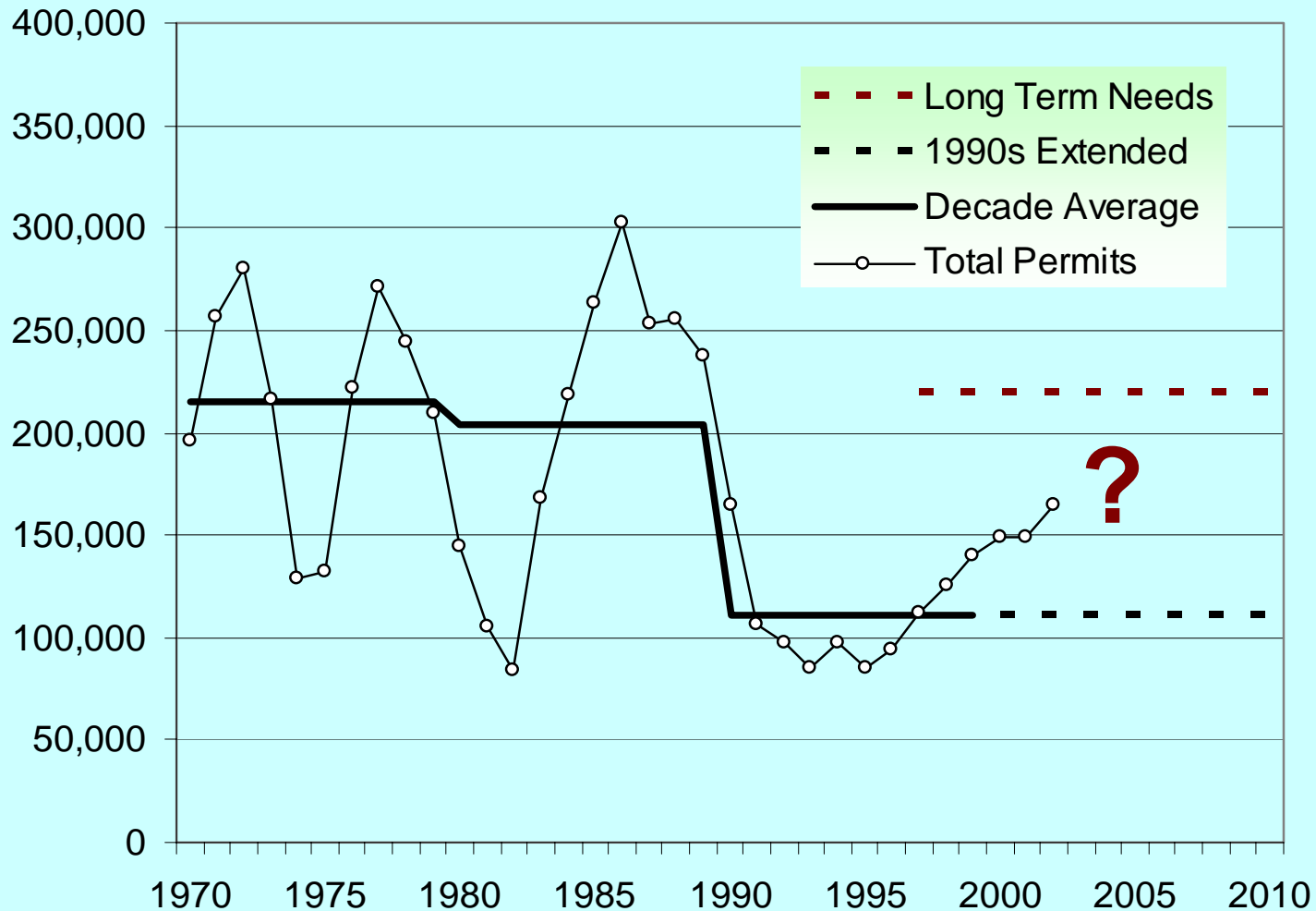
Economic Cycles



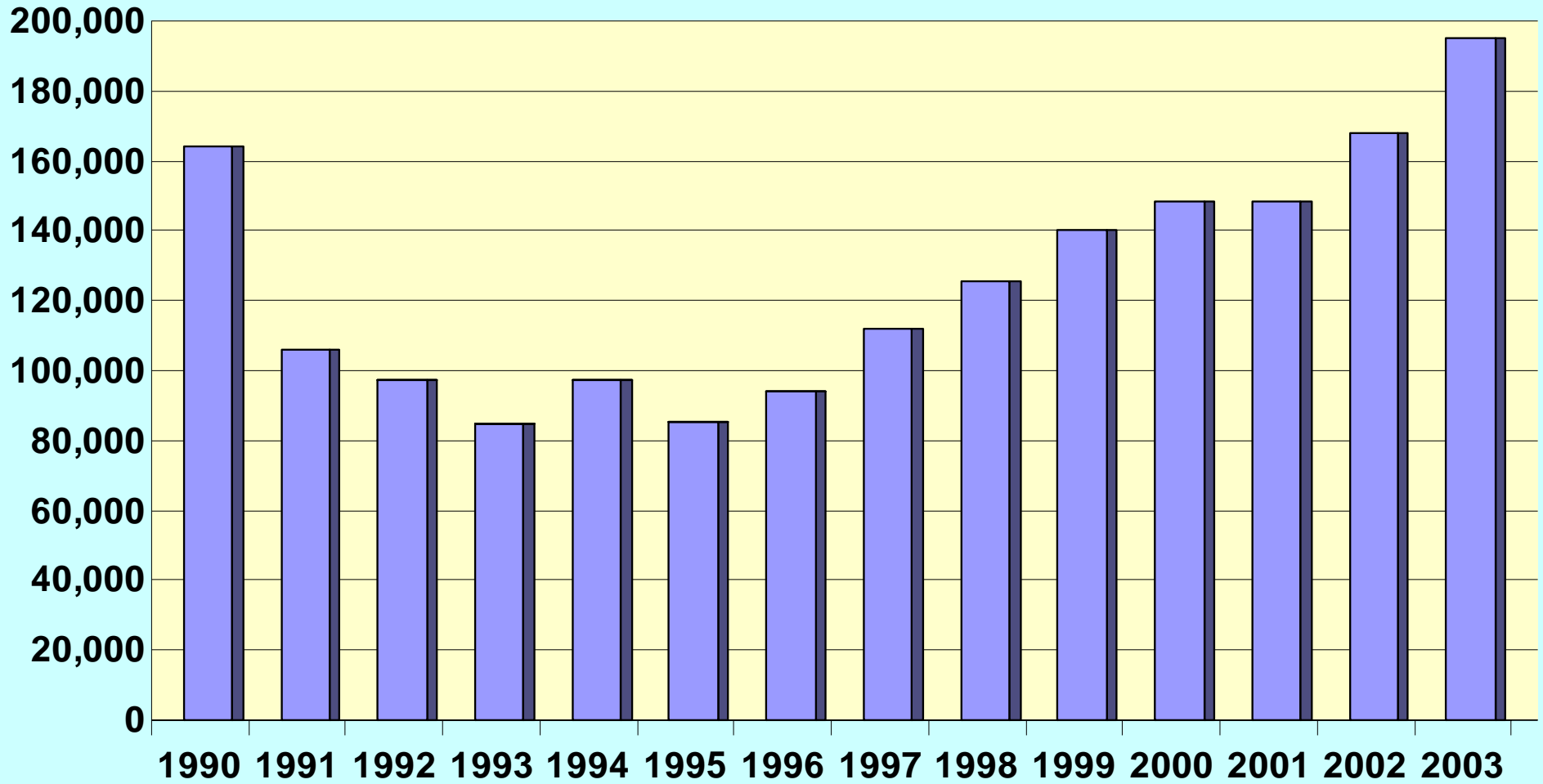
California Residential Permits 1954-2003

Source: California Statistical Abstract, 1966, 1970, 1977; Construction Industry Research Board, 1975-2004
State of California, Department of Housing and Community Development, Housing Policy Development

Or How Projected Housing Needs Relate to Recent Construction Trends



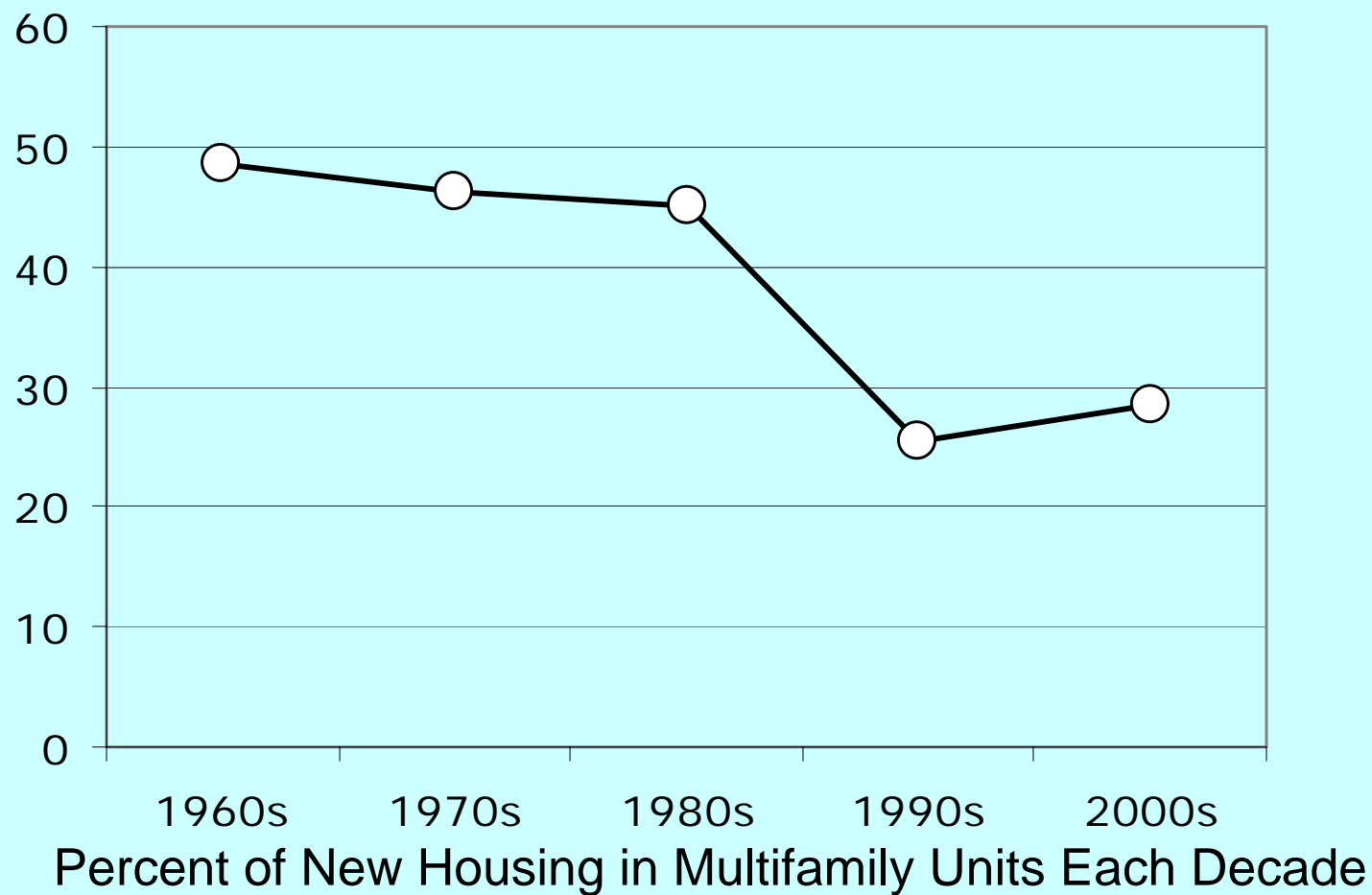
CALIFORNIA RESIDENTIAL BUILDING PERMITS ISSUED 1990-2003



PERMITS	164,313	105,919	97,407	84,525	97,047	85,293	94,283	111,716	125,707	140,137	148,540	148,644	167,761	195,448
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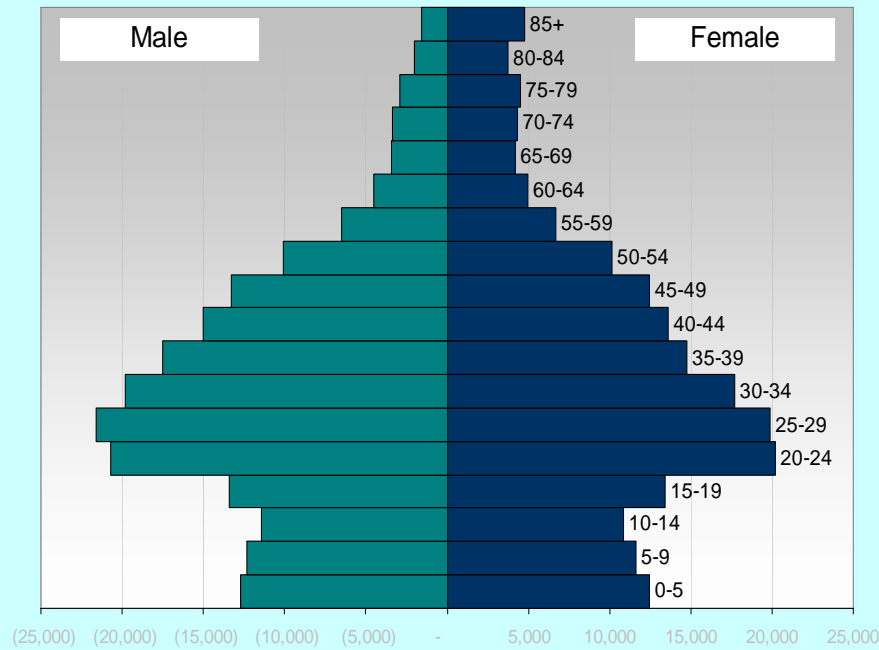
Data source: Construction Industry Research Board, March 2004

The Dynamics of Multifamily Production

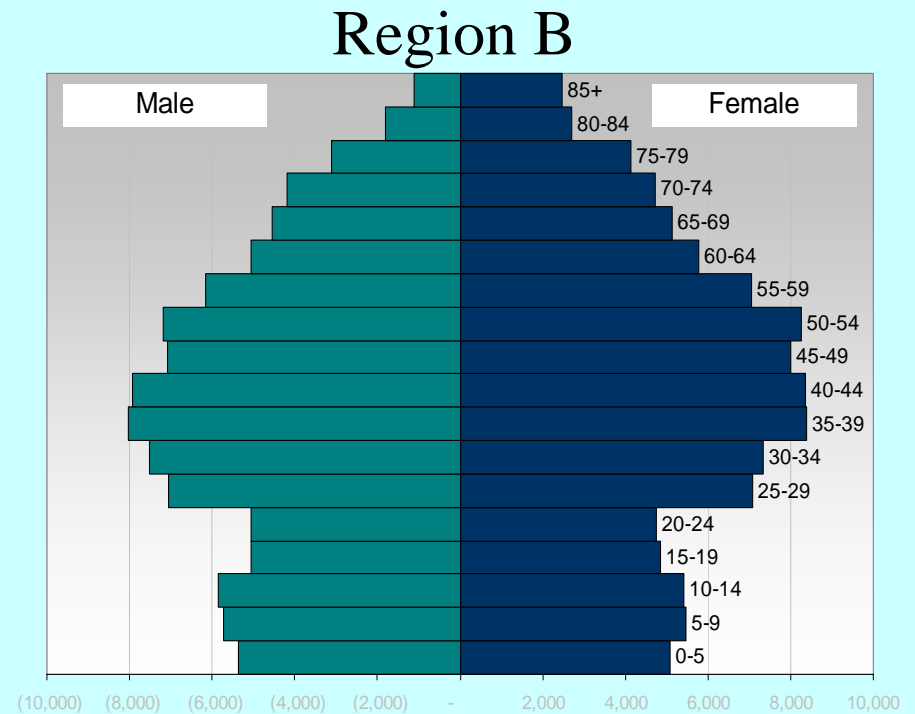


How Population Differences by

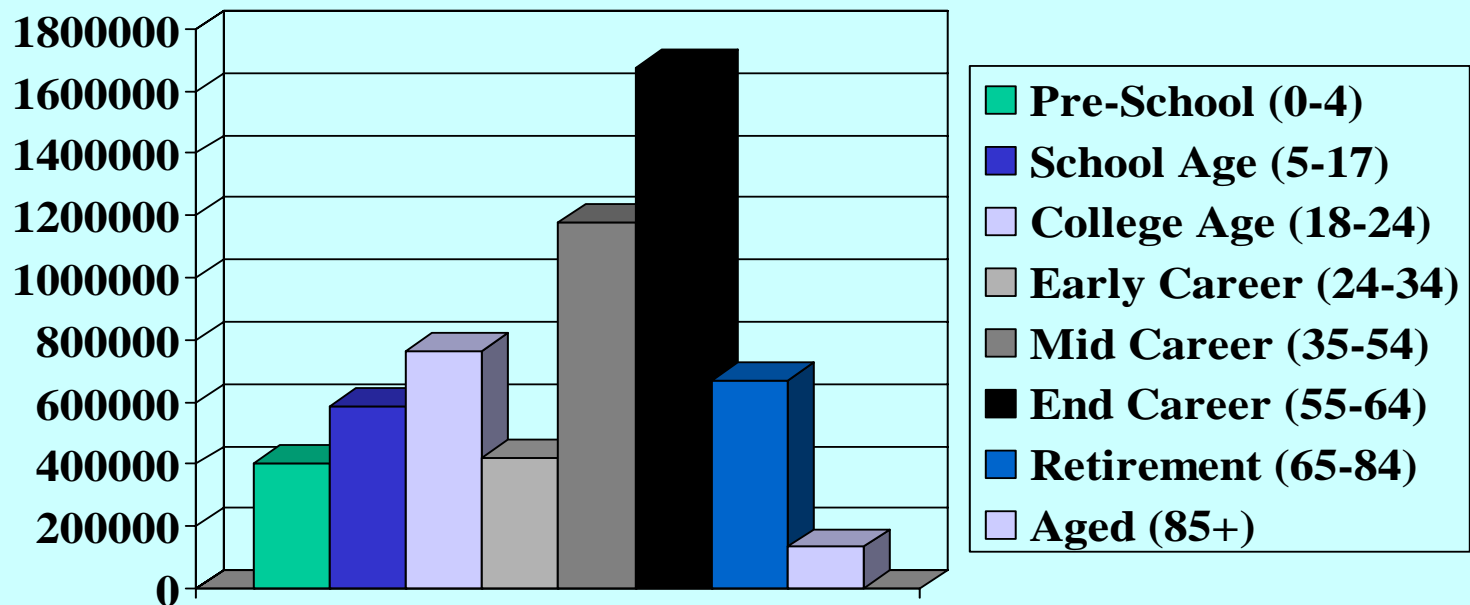
Age & Gender Influence Housing Demand



Region A



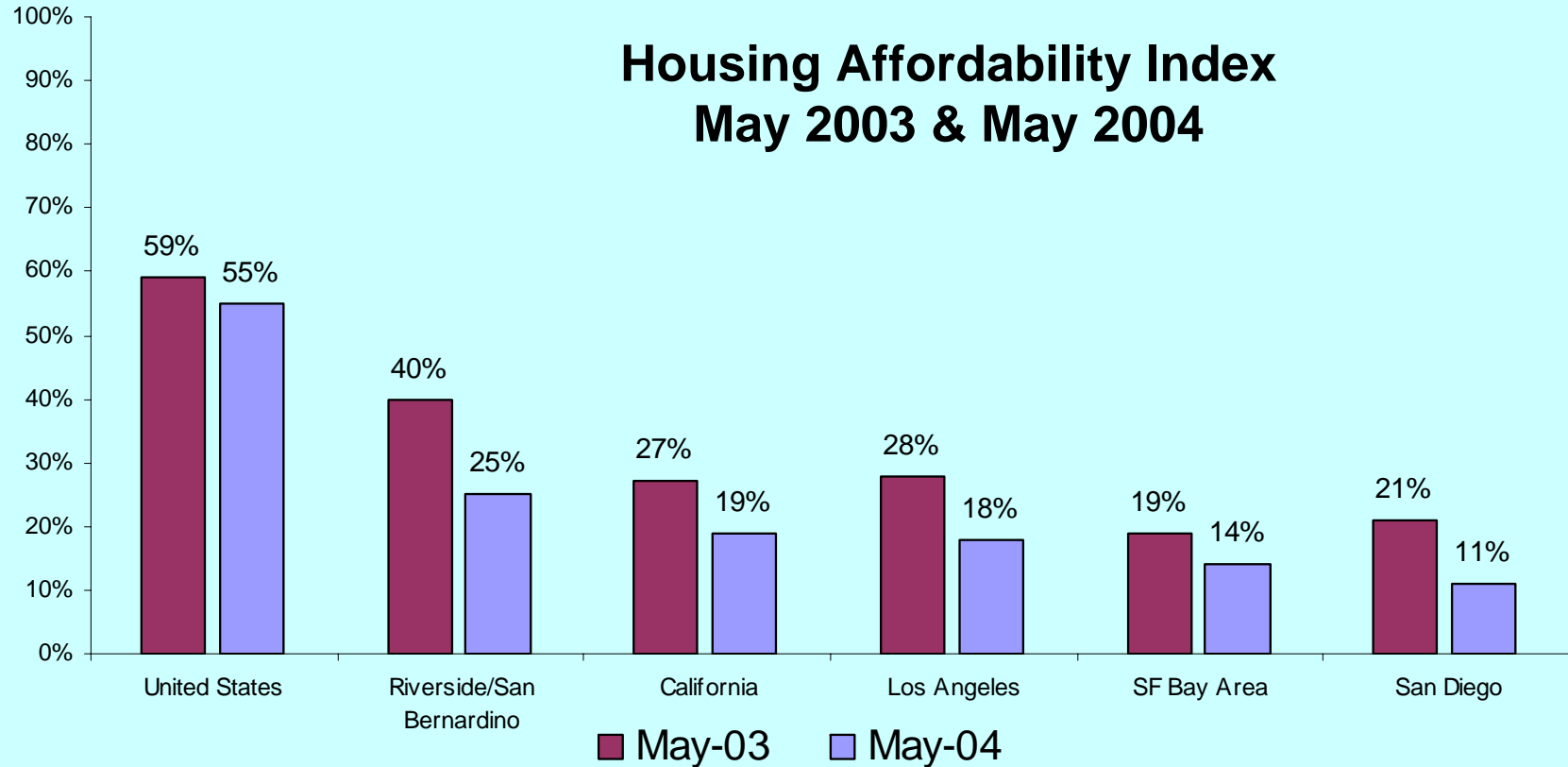
How Population Age Cohorts Affect Housing Demand



California's Projected Growth by Age Cohort

Source: DOF Demographic Research Unit, 2004

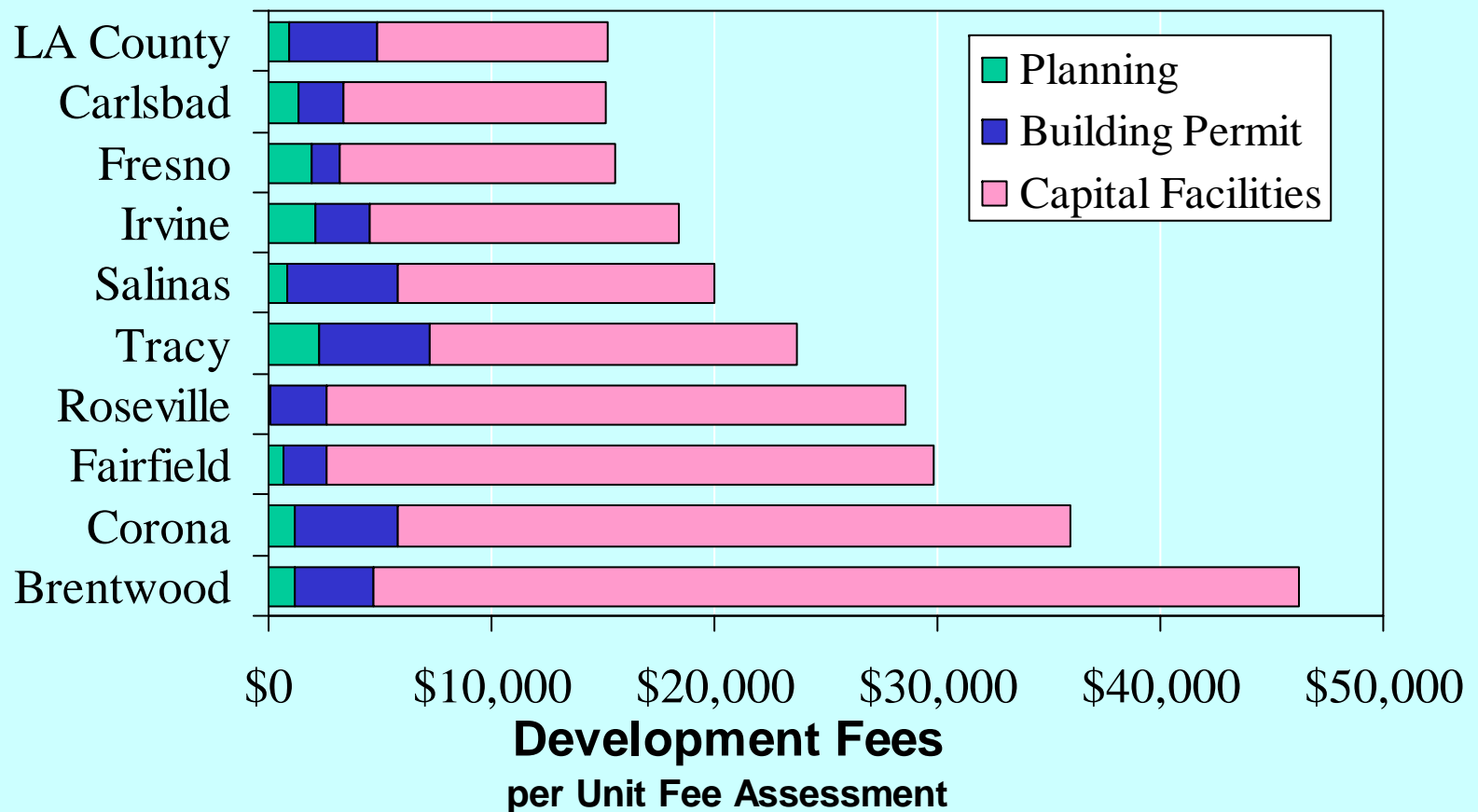
Big Time Affordability Issues



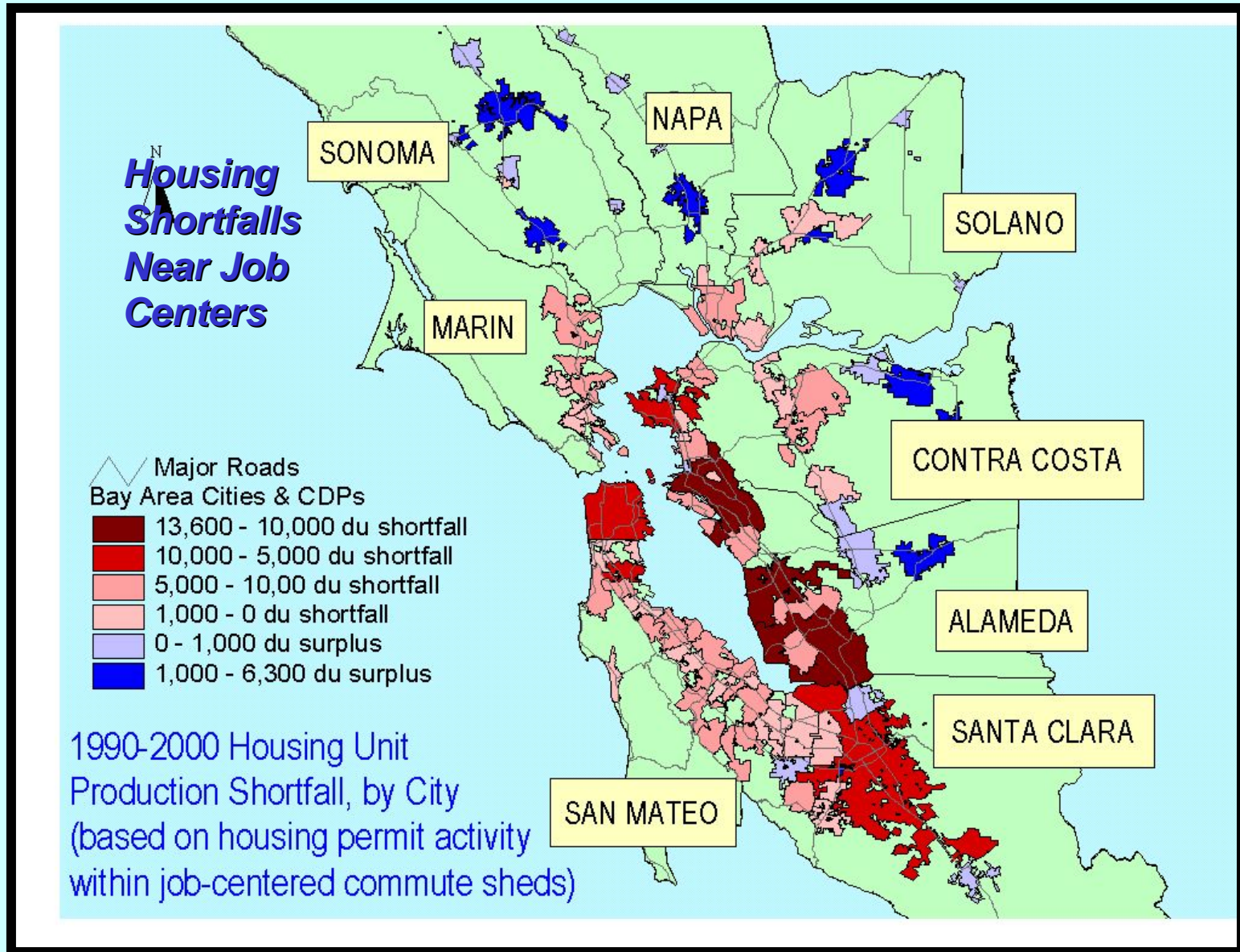
Percentage of households able to afford a median-priced detached home

Source: California Association of REALTORS® (C.A.R.), Press Release July 8, 2004; Graphic representation by HCD.

Relationship of Development Fees to Development & Housing Costs

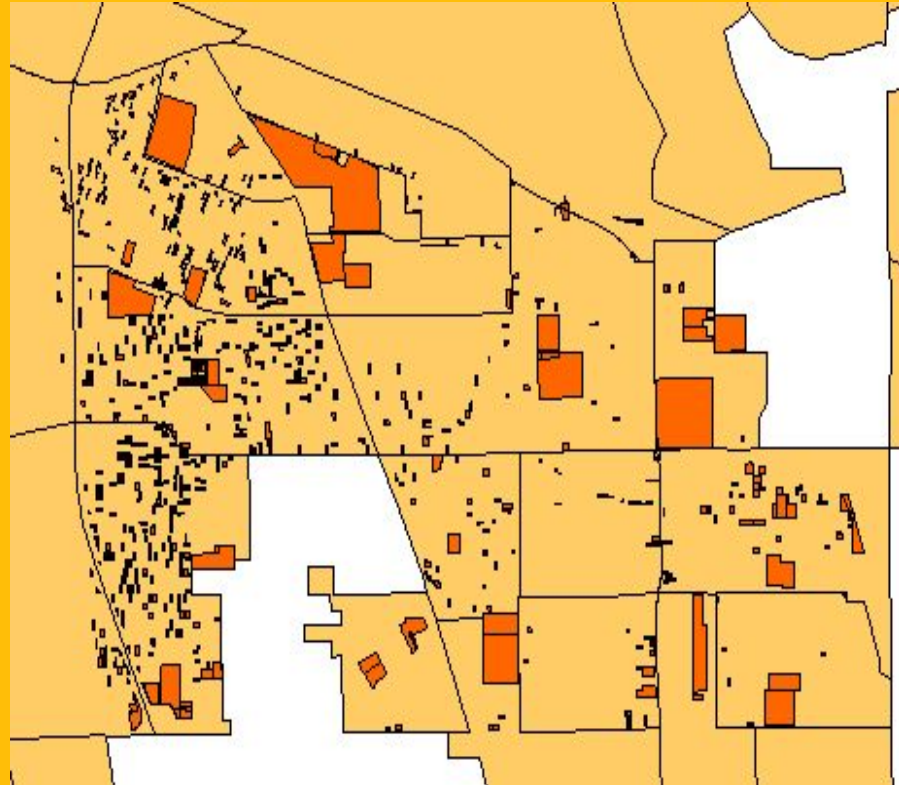


Regional Development Patterns



Infill Development sites

- Undeveloped
- Redevelopment or infill
- Proposed for annexation
- Mixed Uses; Transit-Oriented Development



***We must use our information to
Communicate More Effectively***

***Hotlinked resources from HCD on
Housing & Community Development Issues in California***

- Daily Newsbriefs from state newspapers & publication press releases
- Topical Bibliographies with abstracts of current publications

CALIFORNIA DEPT. OF HOUSING & COMMUNITY DEVELOPMENT HOUSING RESOURCE CENTER

Electronic Bibliography Resources on the World Wide Web

Available at HCD's homepage, these resources compile best practices and the most current research on land use and housing related issues:

<http://www.hcd.ca.gov/hpd/biblio.html>

- **Residential Infill and Related Development Issues**
- **Selected Resources on Second Units**
- **Publications Related to Urban Development Patterns**
- **Selected Materials on Inclusionary Housing Issues**
- **Selected Resources on Homelessness Issues**
- **Selected Materials on Farm Worker Issues**
- **Affordable Housing & Relationship to Property Values**
- **Jobs-Housing Balance**

2004 HCD DAILY WEB NEWS (*partial excerpt examples*)

AFFORDABLE HOUSING

U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT – HUD ANNOUNCES 2005 RENT DATA - ADDRESSES CONCERNS: New Fair Market Rents to be published in Federal Register on Friday reduce impact – WASHINGTON (9/28/04) - Today the U.S. Department of Housing and Urban Development announced its annual Fair Market Rents (FMRs) for communities throughout the nation.
<http://www.hud.gov/news/release.cfm?content=pr04-096.cfm>

SAN JOSE MERCURY NEWS - Tax break deal advances affordable housing project - Thanks to San Jose officials, the development group behind Cinnabar Commons . . will receive a property tax break as part of a deal to ensure the completion of one of the city's largest affordable housing projects.

SANTA MARIA TIMES - Board stalls on modifying policy for more affordable housing - A controversial program designed to create more affordable housing by forcing developers to pay fees and build price-restricted units clashed Tuesday with those who feel more details need to be worked out.

HOUSING DEVELOPMENT

PRESS-ENTERPRISE - Developer fixes plans to win OK - LOMA LINDA: The changes satisfy most city officials and even earn grudging support from critics - ...American Pacific Homes developer John Snell told the Loma Linda City Council that he fended off objections of dozens of local residents by meeting with critics and addressing their concerns . . .

VENTURA COUNTY STAR - Residents raise issues about apartment plan: Developers appealing vote against it - A plan to build 340 apartments at Gonzales Road and Williams Drive in northeast Oxnard is raising the ire of dozens of people concerned about traffic and other problems related to overcrowding.

LAND USE / PLANNING

LOS ANGELES TIMES - Justices to Take on Cities' Seizure of Private Land: WASHINGTON — The Supreme Court agreed Tuesday to consider reining in the power of cities to seize private homes to make way for business development.

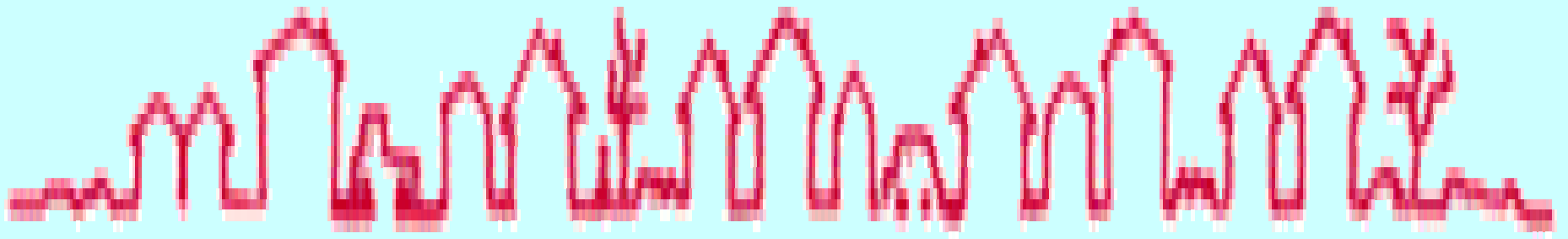
VACAVILLE REPORTER - Southwest Dixon readied for homes - The Dixon City Council unanimously voted to approve the 227-page final environmental impact report as well as a general plan amendment reconfiguring land-use designations for the 477-acre Southwest Dixon development....

REAL ESTATE

U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT –STATEMENT FROM SECRETARY ALPHONSO JACKSON ON AUGUST SALES OF NEW HOMES WASHINGTON - Sales of new single-family homes in August were the fifth highest ever recorded. The Census Bureau and HUD released data today showing 1.18 million sales last month, an increase of 9.4 percent from July. "These numbers combined with last week's announcement that single-family home construction was near an all-time high in August show that housing is continuing to lead our rapidly recovering economy...

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www.hcd.ca.gov



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Housing Policy Development Division**