

ARE THE STATE'S OPPORTUNITY AREA INCENTIVES FOR AFFORDABLE HOUSING PUTTING EQUITY AND ENVIRONMENTAL GOALS IN CONFLICT?

TECHNICAL APPENDIX

The following details apply to all aspects of the analysis shown in the tables below.

- *Time periods:* For the 9% LIHTC program, the pre-incentive period is 2015-2018 and the post incentive period is 2019-2022. For the 4% LIHTC program, the pre-incentive period is 2017-2020 and a post incentive period is 2021-2022. The 9% LIHTC analysis includes hybrid 9%/4% developments, and the 4% LIHTC analysis does not include hybrid developments.
- *Opportunity Map:*
 - This analysis uses the 2023 TCAC/HCD Opportunity Map because the 2024 map has not yet been adopted at the time of publication.
 - "Higher Resource" Areas = High Resource and Highest Resource; "Lower Resource" Areas = Moderate Resource, Low Resource, and High Segregation & Poverty.
- *Suburban analysis:* Rural areas in the TCAC/HCD Opportunity Map are not included in this analysis due to the focus on suburban and urban areas. For this reason, percentages in these tables do not sum to 100%.

1. HIGHER RESOURCE AREAS

Table 1.1.1: 9% Large Family New Construction Developments in Higher Resource Areas

Region	Pre-Incentive (#)	Pre-Incentive (%)	Post Incentive (#)	Post Incentive (%)
Bay Area Region	1	5.9%	1	9.1%
Capital Region	2	40.0%	1	33.3%
Central Coast Region	2	25.0%	4	40.0%
Central Valley Region	0	0.0%	3	21.4%
Inland Empire Region	0	0.0%	0	0.0%
Los Angeles Region	1	4.8%	6	27.3%
Orange County Region	1	14.3%	0	0.0%
Rural Areas	14	42.4%	22	31.9%
San Diego Region	0	0.0%	3	42.9%
Total	21	18.6%	40	26.1%

Source: California Housing Partnership Preservation Database (July 2023); 2023 TCAC/HCD Opportunity Map.

Table 1.1.2: Affordable Homes in 9% Large Family New Construction Developments in Higher Resource Areas

Region	Pre-Incentive (#)	Pre-Incentive (%)	Post Incentive (#)	Post Incentive (%)
Bay Area Region	79	9.2%	34	3.9%
Capital Region	158	50.2%	95	44.6%
Central Coast Region	42	12.6%	191	33.6%
Central Valley Region	0	0.0%	189	24.3%
Inland Empire Region	0	0.0%	0	0.0%
Los Angeles Region	63	5.3%	347	23.4%
Orange County Region	53	13.1%	0	0.0%
Rural Areas	612	37.7%	1471	35.2%
San Diego Region	0	0.0%	277	49.1%
Total	1007	16.6%	2462	26.6%

Source: California Housing Partnership Preservation Database (July 2023); 2023 TCAC/HCD Opportunity Map.

Table 1.2.1: 4% Large Family New Construction Developments in Higher Resource Areas

Region	Pre-Incentive (#)	Pre-Incentive (%)	Post Incentive (#)	Post Incentive (%)
Bay Area Region	1	3.7%	8	38.1%
Capital Region	2	66.7%	7	58.3%
Central Coast Region	1	33.3%	4	50.0%
Central Valley Region	0	0.0%	3	60.0%
Inland Empire Region	0	0.0%	10	76.9%
Los Angeles Region	0	0.0%	0	0.0%
Orange County Region	0	0.0%	0	0.0%
Rural Areas	5	35.7%	13	68.4%
San Diego Region	3	27.3%	6	50.0%
Total	12	13.6%	51	50.5%

Source: California Housing Partnership Preservation Database (July 2023); 2023 TCAC/HCD Opportunity Map.

Table 1.2.2: Affordable Homes in 4% Large Family New Construction Developments in Higher Resource Areas

Region	Pre-Incentive (#)	Pre-Incentive (%)	Post Incentive (#)	Post Incentive (%)
Bay Area Region	65	2.0%	808	30.3%
Capital Region	108	47.6%	1390	68.7%
Central Coast Region	35	21.7%	822	63.6%
Central Valley Region	0	0.0%	265	65.8%
Inland Empire Region	0	0.0%	1340	83.7%
Los Angeles Region	0	0.0%	0	0.0%
Orange County Region	0	0.0%	0	0.0%
Rural Areas	276	36.0%	844	60.8%
San Diego Region	103	11.0%	704	48.6%
Total	587	6.6%	6173	50.9%

Source: California Housing Partnership Preservation Database (July 2023); 2023 TCAC/HCD Opportunity Map.

2. SUBURBAN AREAS¹

Table 2.1.1: Pre-Incentive 9% LIHTC Large Family New Construction Developments in Urban and Suburban Areas

Region	All Developments		Developments in Higher Resource Areas		Developments in Lower Resource Areas	
	Urban	Suburban	Urban	Suburban	Urban	Suburban
Bay Area Region	52.9%	47.1%	0.0%	100.0%	56.3%	43.8%
Capital Region	20.0%	80.0%	0.0%	100.0%	33.3%	66.7%
Central Coast Region	37.5%	50.0%	0.0%	100.0%	50.0%	33.3%
Central Valley Region	77.8%	22.2%	-	-	77.8%	22.2%

¹ Rural areas in the TCAC/HCD Opportunity Map are not included in this analysis due to the focus on suburban and urban areas. A very small number of developments are not considered rural in the TCAC/HCD Opportunity Map but are considered rural in the HUD urbanization Perceptions Small Area Index are not reported in these tables; for this reason, percentages in these tables do not sum to 100%.

Inland Empire Region	62.5%	37.5%	-	-	62.5%	37.5%
Los Angeles Region	76.2%	23.8%	100.0%	0.0%	75.0%	25.0%
Orange County Region	71.4%	28.6%	0.0%	100.0%	83.3%	16.7%
San Diego Region	20.0%	80.0%	-	-	20.0%	80.0%
Total	58.8%	40.0%	14.3%	85.7%	63.0%	35.6%

Source: California Housing Partnership Preservation Database (July 2023); HUD Urbanization Perceptions Small Area Index (May 2020); 2023 TCAC/HCD Opportunity Map.

Table 2.1.2: Post-Incentive 9% LIHTC Large Family New Construction Developments in Urban and Suburban Areas

Region	All Developments		Developments in Higher Resource Areas		Developments in Lower Resource Areas	
	Urban	Suburban	Urban	Suburban	Urban	Suburban
Bay Area Region	27.3%	72.7%	100.0%	0.0%	20.0%	80.0%
Capital Region	0.0%	100.0%	0.0%	100.0%	0.0%	100.0%
Central Coast Region	60.0%	40.0%	75.0%	25.0%	50.0%	50.0%
Central Valley Region	50.0%	50.0%	33.3%	66.7%	54.5%	45.5%
Inland Empire Region	45.5%	45.5%	-	-	45.5%	45.5%
Los Angeles Region	63.6%	31.8%	33.3%	66.7%	75.0%	18.8%
Orange County Region	50.0%	50.0%	-	-	50.0%	50.0%
San Diego Region	42.9%	57.1%	0.0%	100.0%	75.0%	25.0%
Total	48.8%	48.8%	38.9%	61.1%	51.5%	45.5%

Source: California Housing Partnership Preservation Database (July 2023); HUD Urbanization Perceptions Small Area Index (May 2020); 2023 TCAC/HCD Opportunity Map.

Table 2.2.1: Pre-Incentive 4% LIHTC Large Family New Construction Developments in Urban and Suburban Areas

Region	All Developments		Developments in Higher Resource Areas		Developments in Lower Resource Areas	
	Urban	Suburban	Urban	Suburban	Urban	Suburban
Bay Area Region	37.0%	63.0%	0.0%	100.0%	38.5%	61.5%
Capital Region	33.3%	66.7%	0.0%	100.0%	100.0%	0.0%

Central Coast Region	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
Central Valley Region	71.4%	28.6%	-	-	71.4%	28.6%
Inland Empire Region	60.0%	40.0%	-	-	60.0%	40.0%
Los Angeles Region	80.0%	20.0%	-	-	80.0%	20.0%
Orange County Region	100.0%	0.0%	-	-	100.0%	0.0%
San Diego Region	54.5%	45.5%	33.3%	66.7%	62.5%	37.5%
Total	56.8%	43.2%	28.6%	71.4%	59.7%	40.3%

Source: California Housing Partnership Preservation Database (July 2023); HUD Urbanization Perceptions Small Area Index (May 2020); 2023 TCAC/HCD Opportunity Map.

Table 2.2.2: Post-Incentive 4% LIHTC Large Family New Construction Developments in Urban and Suburban Areas

Region	All Developments		Developments in Higher Resource Areas		Developments in Lower Resource Areas	
	Urban	Suburban	Urban	Suburban	Urban	Suburban
Bay Area Region	28.6%	71.4%	25.0%	75.0%	30.8%	69.2%
Capital Region	33.3%	66.7%	14.3%	85.7%	60.0%	40.0%
Central Coast Region	0.0%	100.0%	0.0%	100.0%	0.0%	100.0%
Central Valley Region	20.0%	80.0%	0.0%	100.0%	50.0%	50.0%
Inland Empire Region	23.1%	69.2%	10.0%	90.0%	66.7%	0.0%
Los Angeles Region	50.0%	50.0%	-	-	50.0%	50.0%
Orange County Region	0.0%	100.0%	-	-	0.0%	100.0%
San Diego Region	41.7%	58.3%	33.3%	66.7%	50.0%	50.0%
Total	28.0%	70.7%	15.8%	84.2%	38.6%	59.1%

Source: California Housing Partnership Preservation Database (July 2023); HUD Urbanization Perceptions Small Area Index (May 2020); 2023 TCAC/HCD Opportunity Map.

3. TRANSIT PROXIMITY

Table 3.1: Distribution of 9% LIHTC Large Family New Construction Developments in High Quality Transit Areas (Major Rail + BRT routes)

Region	Pre-Incentive		Post-Incentive	
	All	Higher Resource Areas	All	Higher Resource Areas
Bay Area Region	41.2%	0.0%	27.3%	100.0%
Capital Region	40.0%	0.0%	0.0%	-
Central Coast Region	25.0%	50.0%	10.0%	25.0%
Central Valley Region	11.1%	-	0.0%	0.0%
Inland Empire Region	12.5%	-	18.2%	-
Los Angeles Region	42.9%	100.0%	31.8%	16.7%
Orange County Region	14.3%	0.0%	16.7%	-
Rural Areas	0.0%	0.0%	1.6%	4.8%
San Diego Region	60.0%	-	28.6%	33.3%
Total	23.6%	9.5%	11.8%	13.2%

Source: California Housing Partnership Preservation Database (July 2023); CA HQ Transit Areas – California Department of Transportation (August 2023); 2023 TCAC/HCD Opportunity Map.

Table 3.2: Distribution of 4% LIHTC Large Family New Construction Developments in High Quality Transit Areas (Major Rail + BRT routes)

Region	Pre-Incentive		Post-Incentive	
	All	Higher Resource Areas	All	Higher Resource Areas
Bay Area Region	33.3%	100.0%	38.1%	50.0%
Capital Region	33.3%	0.0%	9.1%	16.7%
Central Coast Region	0.0%	0.0%	12.5%	25.0%
Central Valley Region	0.0%	-	0.0%	0.0%
Inland Empire Region	0.0%	-	0.0%	0.0%
Los Angeles Region	30.0%	-	37.5%	-
Orange County Region	0.0%	-	0.0%	-
Rural Areas	0.0%	0.0%	0.0%	0.0%

San Diego Region	27.3%	33.3%	25.0%	16.7%
Total	18.6%	16.7%	16.3%	14.0%

Source: California Housing Partnership Preservation Database (July 2023); CA HQ Transit Areas – California Department of Transportation (August 2023); 2023 TCAC/HCD Opportunity Map.

4. FIRE HAZARD SEVERITY ZONES

Table 4.1: Distribution of 9% LIHTC Large Family New Construction Developments in Very High and High Fire Hazard Severity Zones

Region	Pre-Incentive			Post-Incentive		
	All	Higher Resource Areas	Lower Resource Areas	All	Higher Resource Areas	Lower Resource Areas
Bay Area Region	5.9%	0.0%	6.3%	0.0%	0.0%	0.0%
Capital Region	0.0%	0.0%	0.0%	0.0%	-	0.0%
Central Coast Region	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Central Valley Region	0.0%	-	0.0%	0.0%	0.0%	0.0%
Inland Empire Region	0.0%	-	0.0%	0.0%	-	0.0%
Los Angeles Region	4.8%	100.0%	0.0%	0.0%	0.0%	0.0%
Orange County Region	0.0%	0.0%	0.0%	0.0%	-	0.0%
Rural Areas	0.0%	0.0%	0.0%	3.3%	4.8%	2.5%
San Diego Region	0.0%	-	0.0%	0.0%	0.0%	0.0%
Total	1.8%	4.8%	1.1%	1.4%	2.6%	0.9%

Source: California Housing Partnership Preservation Database (July 2023); CA Fire Hazard Severity Zone (2022) – Cal Fire (SRA and LRA); 2023 TCAC/HCD Opportunity Map.

Table 4.2: Distribution of 4% LIHTC Large Family New Construction Developments in Very High and High Fire Hazard Severity Zones

Region	Pre-Incentive			Post-Incentive		
	All	Higher Resource Areas	Lower Resource Areas	All	Higher Resource Areas	Lower Resource Areas
Bay Area Region	3.7%	100.0%	0.0%	4.8%	0.0%	7.7%
Capital Region	33.3%	50.0%	0.0%	9.1%	16.7%	0.0%
Central Coast Region	0.0%	0.0%	0.0%	25.0%	50.0%	0.0%
Central Valley Region	0.0%	-	0.0%	0.0%	0.0%	0.0%
Inland Empire Region	0.0%	-	0.0%	0.0%	0.0%	0.0%
Los Angeles Region	20.0%	-	20.0%	12.5%	-	0.0%
Orange County Region	0.0%	-	0.0%	50.0%	-	50.0%
Rural Areas	8.3%	20.0%	0.0%	5.3%	0.0%	20.0%
San Diego Region	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	5.8%	25.0%	2.7%	7.1%	8.0%	6.3%

Source: California Housing Partnership Preservation Database (July 2023); CA Fire Hazard Severity Zone (2022) – Cal Fire (SRA and LRA); 2023 TCAC/HCD Opportunity Map.