



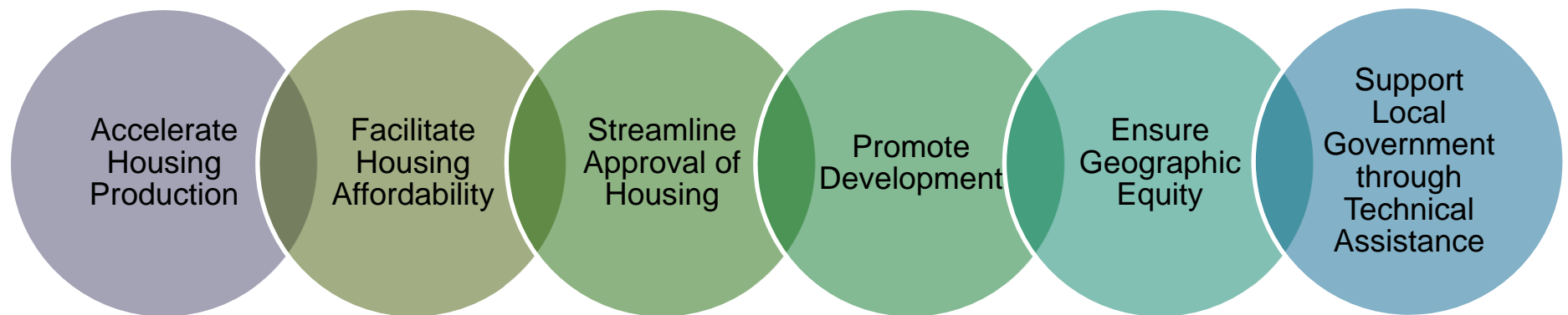
Gateway Cities Council of Governments AHSC  
Housing Workshop  
Karalee Browne  
Institute for Local Government

# SB2

**Created the first permanent source of funding dedicated to affordable housing development**

Year 1	<b>50% Planning Grants 5% for Technical Assistance</b>	<b>50% Homeless Programs</b>
Year 2 and beyond	<b>70% Affordable Housing</b>	<b>15% middle-income rental 5% production incentive 10% farmworker housing</b>

# Program Goals



# Program Highlights

Over the  
Counter  
Process

Non-  
Competitive

Eight Month  
Application  
Window

Grant Amounts  
Based on  
Population

Priority Policy  
Areas

Technical  
Assistance  
Available

# Funding Available

<b>Minimum Grant</b>	<b>Small</b> Up to 60,000 People	<b>Medium</b> 60,000-200,000 People	<b>Large</b> Greater than 200,000 People
<ul style="list-style-type: none"><li>• \$25,000</li></ul>	<ul style="list-style-type: none"><li>• Max \$160,000</li></ul>	<p>Max \$310,000</p>	<ul style="list-style-type: none"><li>• Max \$625,000</li></ul>

# Important Dates

Events	Dates
NOFA release	March 28, 2019
NOFA Application Workshops/Webinar	April 1 – May 1, 2019
Final due date for OTC applications	November 30, 2019
Housing Element adoption Housing Element compliance	By date of submission of the application By the time of award
Annual progress report submissions	By date of submission of the application
Anticipated end of grant term (expenditure dates)	June 30, 2022
Technical Assistance Program	March 28, 2019 – June 30, 2022

# Requirements

- 1) Housing Element (HE) compliance
  - Refer to HCD website for compliance status
  
- 2) Annual Progress Report (APR) Submittal
  - 2017 or 2018
  
- 3) Demonstrate a nexus to accelerating housing production
  - Exception: Applicants utilizing Priority Policy Areas (PPA) automatically prove the nexus
  
- 4) Certify consistency with State or Other Planning Priorities
  - Self-certification

# Policy Priority Areas

Rezone to Permit  
By-Right

Objective Design &  
Development  
Standards

Specific Plans or  
Form Based  
Codes w/ CEQA  
streamlining

ADUs or  
Innovative Building  
Strategies

Expedited  
Processing

Innovative Housing  
Finance, Fees or  
Infrastructure  
Strategies



# Policy Priority Areas Get Faster Approval

Applicants proposing PPAs are automatically deemed to accelerate housing production without any further documentation or demonstration to the Department (**unless mixing with activities that are not considered PPAs**).

- Streamlines the approval process
- Applicants not utilizing PPAs must demonstrate their activity's nexus to accelerating housing production

# Eligible Activities Include, but are not limited to:

- Local process improvements that improve and expedite local planning
- Pre-approved site plans
- Regional housing trust fund plans
- Other activities that demonstrate a nexus to accelerating housing production
- Costs of preparing and adopting the proposed activity
  
- May not be used for administrative costs of persons employed by the grantee for activities not directly related to the proposed activity
- Maximum of five percent may be used for administrative costs

# Innovative Ideas

## City of Santa Cruz ADU Program

- Update ADU ordinance
- Engage architects to create pre-approved prototype plans
- Community engagement events to educate public
- “How to” manuals
- Create partnerships that foster financing options

\* Learn more in the March issue of Western City Magazine



# Innovative Ideas

## City of El Cerrito Specific Plan

- Fosters High Quality Affordable Housing
- Form Based Code that regulates urban development
- Complete Streets Plan
- Infrastructure Analysis for needed improvements
- Environmental Analysis eliminates the need for project specific review

### El Cerrito Affordable Housing Developments



**1 Hana Gardens**  
10860 San Pablo Ave - Under Construction  
62 senior units (23 extremely-low, 39 very-low)  
Status: Interest list closed; construction completion est. summer 2018  
Contact: Eden Housing, Inc., (510) 582-1460, [www.edenhousing.org](http://www.edenhousing.org)



**2 Metro 510 (Creekside Walk) El Cerrito Plaza - Under Construction**  
19 affordable units (6 low, 13 moderate)  
Status: Interest list closed; construction completion spring 2018  
Contact: Ravello Holdings, Inc., (510) 629-0326, [Metro510.cd@fpimgt.com](mailto:Metro510.cd@fpimgt.com), [www.liveatmetro510.com/metro-510-el-cerrito-ca/](http://www.liveatmetro510.com/metro-510-el-cerrito-ca/)



**3 Ohlone Gardens**  
6431-6495 Portola Dr - Built 2015  
56 low income units (10 units for special needs)  
Status: Wait list closed  
Contact: Resources for Community Development, (510) 526-4000, [ohlone@jisco.net](mailto:ohlone@jisco.net)



**4 Village at Town Center**  
10810 San Pablo Ave - Built 2007  
24 moderate income units  
Status: Wait list closed  
Contact: Klingbeil Capital Management, (510) 525-3319, [mjeeger@kcmpts.com](mailto:mjeeger@kcmpts.com), [www.kcmpts.com/village-at-town-center-el-cerrito-ca](http://www.kcmpts.com/village-at-town-center-el-cerrito-ca)

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# Innovative Ideas

## City of Folsom Streamlining


Physical improvements to the Community Development customer service counter:

- New technologies
- Enhanced customer terminals
- Improved web-based platform for zoning information
- Public kiosk for project submittals
- Access to data and public records

**Nexus to Housing:** Planned improvements and software conversion will result in a more efficient, convenient, and cost-effective customer experience to streamline and facilitate housing production.



# Technical Assistance

-  **PLACEWORKS Technical Assistance Team**
  - Made up of PlaceWorks, Ascent, Provost and & Pritchard, ILG and Policy Link
- **Direct Assistance to Applicants**
  - Grant writing (limited)
  - Review of ideas and draft applications
  - Identification of eligible activities
  - Housing element compliance
  - Annual progress reports

# ILG's Role in SB2 Technical Assistance

- Increase awareness about SB2 planning grant availability
- Connect cities with  PLACEWORKS technical assistance
- Document best practices, housing success stories
- Provide a community engagement training and updating resources



# Technical Assistance Providers

## SB2 REGIONAL LIAISONS



## Gateway Cities Contact:

**Jonathan Nettler**  
[Jnettler@PlaceWorks.com](mailto:Jnettler@PlaceWorks.com)

(213) 623-1443

**Colin Drukker**  
[Cdrukker@PlaceWorks.com](mailto:Cdrukker@PlaceWorks.com)

(714) 966-9220



# Flexible Funding is **Rare!**

## Tips for Success:

- Be Innovative!
- Stay with the priority policy areas for faster approval!
- Get your application in early- There's just an 8 month window!
- Take advantage of the technical assistance- it's like having a free consultant!
- Remember, this is a non-competitive, over the counter process for **PLANNING FUNDS**. This opportunity doesn't come along that often!



# Gateway Cities SB2 TA Workshop


**May 20-22, 2019**

**This time is reserved for you!**

- Housing Element Compliance
- Project selection
- Review draft application
- Assistance filling out the application

# ILG 's the Gateway Cities



  
GATEWAY CITIES  
COUNCIL OF GOVERNMENTS

### Climate Action Planning Framework

RESOURCES

DATA	TOOLKITS	GUIDANCE
<ul style="list-style-type: none"><li>Gateway Cities GHG Inventories and Forecasts</li><li>GHG Emissions Tracker</li><li>Gateway Cities Climate Action Tracking Tool</li></ul>	<ul style="list-style-type: none"><li>GHG Reduction Measure Toolkit</li><li>Climate Change Adaptation Toolkit</li><li>Public Engagement Toolkit</li></ul>	<ul style="list-style-type: none"><li>CAP Framework User Guide (PDF)</li><li>Model Climate Action Plan</li><li>CEQA and Target Setting</li><li>Implementation Funding and Financing</li></ul>



# Gateway Cities SB2 TA Workshop

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