



HOUSING AND SMART GROWTH FUNDING UPDATE

American Planning Association

December 2008

Housing and Smart Growth Funding

- > **Proposition 1C - Housing and Emergency Shelter Trust Fund Act of 2006**
- > **Permanent Funding Source for Affordable Housing – Governor’s Initiative**
- > **Proposition 63 - Mental Health Services Act (MHSA) funds for supportive housing**

Proposition 1C Funding Update

- > **Multifamily Housing Program (MHP)**
- > **Transit Oriented Development Housing Program (TOD)**
- > **Infill Infrastructure Grant Program (IIG)**

Multifamily Housing Program

- > **Proposition 46 funding - \$1.1B**
- > **Proposition 1C funding - \$590M**
- > **Financing for new construction or acquisition and rehabilitation of affordable rental housing**
- > **Total awards in San Diego region as of June 1, 2008 - \$118M**
- > **1,911 affordable rental units funded**

TOD Housing Program

- > **Proposition 1C funding - \$300M**
- > **Financing for mixed use and rental housing (min. 15 percent affordable)**
- > **Grants for infrastructure for housing near transit stations**
 - ~ \$17M maximum loan/grant for a housing development
 - ~ \$50M maximum for projects associated with a single transit station
- > **\$145M available in first round**
- > **Total applications first round - \$543M**

TOD Housing Program Awards in San Diego – \$21 Million

- > **Ten-Fifty B – City of San Diego**
 - ~ Affirmed Housing
 - ~ \$4M (plus other housing bond funds)
 - ~ 226 unit high-rise – All affordable rentals

- > **Commercial and 22nd Street Mixed Use Project – City of San Diego**
 - ~ Bridge Housing and MAAC Project
 - ~ \$17M (plus \$9.7M in IIG funds)
 - ~ 235 units – 197 affordable

Infill Infrastructure Grant Program

- > **Proposition 1C funding - \$850M**
- > **Assist in the new construction and rehabilitation of infrastructure supportive of higher and mixed- income housing**
 - ~ **Maximum grants for infill projects - \$20M**
 - ~ **Maximum grants for infill areas - \$30M**
- > **\$245M available in first round**
- > **Total applications first round - \$1B**

Infill Infrastructure Grant Awards in San Diego - \$ 15.1 Million

- > **Mobile Haven Senior Apts. – City of Escondido**
 - ~ National Community Renaissance of CA
 - ~ \$650,000 / 61 senior units
- > **Citronica Mixed Use Project – City of Lemon Grove**
 - ~ Lemon Grove Com. Development Agency
 - ~ \$4.8M / 52 affordable units, 190 market rate rentals and for-sale housing, ground level commercial space, underground parking
- > **Commercial and 22nd Street Mixed Use Project – City of San Diego**
 - ~ Bridge Housing and MAAC Project
 - ~ \$9.7 M / 235 units – 197 affordable units, 17 for-sale row homes, 38 market rate rental lofts

Criteria For HCD'S TOD And IIG Programs

- > **Similar to *TransNet* Smart Growth Incentive Program (SGIP)**
 - ~ Density
 - ~ Housing affordability
 - ~ Proximity to transit
 - ~ Walkability
 - ~ Readiness
 - ~ Community support

TOD and IIG Notices of Funding Availability

- > **Stakeholders meeting in San Diego – October 15, 2008**
- > **NOFAs for TOD and Infill funding – November/December 2008**
- > **Applications due – February 2009**
- > **Guidelines/Criteria – www.hcd.ca.gov/fa**

Permanent Source of Funding

- > **Governor Schwarzenegger directed HCD to develop a proposal for a permanent source for affordable housing - \$1B annually**
- > **Stakeholders meetings held around the state**
- > **Questions asked**
 - ~ **What should the permanent source fund?**
 - ~ **How should the money be distributed?**
 - ~ **What sources should be used?**
- > **Final Draft Report for Governor's office – November 2008**
- > **www.hcd.ca.gov/permsource/**

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