



**San Bernardino County Homeless Partnership
West Valley Regional Steering Committee**

Wednesday October 20, 2021 • 9:00 a.m. to 11:00 a.m.

Join Zoom Video Conference hosted by the City of Rancho Cucamonga:

<https://us02web.zoom.us/j/85194946723?pwd=TUh0cHZGM1JEZ0l3S1l3YXFEUnAvQT09>

Meeting ID: 851 9494 6723- Password: 183200

Dial in +1 669 900 6833 - One tap mobile +16699006833,,89595982006# US (San Jose)

AGENDA

OPENING REMARKS	PRESENTER
A. Call to Order B. Welcome and Introductions	Erika Lewis-Huntley Don Smith
REPORTS & UPDATES	
C. Interagency Council on Homelessness D. Homeless Provider Network E. Office of Homeless Services F. Regional City & Service Provider Partners	Erika Lewis-Huntley Don Smith OHS staff member Committee Members
CONSENT ITEM	
G. Approve Sept. 15, 2021 Meeting Minutes – To be tabled to next meeting	Erika Lewis-Huntley
PRESENTATIONS / DISCUSSION ITEMS	
H. <i>Confronting Housing Availability & Affordability Challenges in the West Valley Region/SB County, Part I</i>	Regional Steering Committee Members
I. <u>Meeting will adjourn at 10:00am to attend CDH/SCANPH webinar: <i>Innovations in Housing Production: Case Studies of Scalable Solutions for San Bernardino County</i> - RSVP by clicking here.</u>	Southern California Association of Non Profit Housing (SCANPH) SBC Community Development & Housing
CLOSING	
J. Public Comment (3 mins) K. Adjournment	Don Smith Erika Lewis-Huntley
<p>Next Scheduled Meeting: West Valley Regional Steering Committee Wednesday, November 10, 2021, 9:00am – 11:00am Goldy S. Lewis Community Center – Creative Corner Room (tentative, if able) 11200 Baseline Rd., Rancho Cucamonga, CA 91701 Or by Zoom Video Conference</p>	

Mission Statement

The Mission of the San Bernardino County Homeless Partnership is to provide a system of care that is inclusive, well planned, coordinated and evaluated and is accessible to all who are homeless and those at-risk of becoming homeless.

THE SAN BERNARDINO COUNTY HOMELESS PARTNERSHIP MEETING FACILITY IS ACCESSIBLE TO PERSONS WITH DISABILITIES. IF ASSISTIVE LISTENING DEVICES OR OTHER AUXILIARY AIDS OR SERVICES ARE NEEDED IN ORDER TO PARTICIPATE IN THE PUBLIC MEETING, REQUESTS SHOULD BE MADE THROUGH THE OFFICE OF HOMELESS SERVICES AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE PARTNERSHIP MEETING. THE OFFICE OF HOMELESS SERVICES TELEPHONE NUMBER IS (909) 386-8297 AND THE OFFICE IS LOCATED AT 303 E. VANDERBILT WAY SAN BERNARDINO, CA 92415. <http://www.sbcounty.gov/sbchp/>

AGENDA AND SUPPORTING DOCUMENTATION CAN BE OBTAINED AT 303 E VANDERBILT WAY, SAN BERNARDINO, CA 92415 OR BY EMAIL: HOMELESSRFP@HSS.SBCOUNTY.GOV.

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Community Development
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Southern California Association of Non Profit Housing

October 4, 2021

Re: Upcoming Training on Case Studies of Innovations in Housing Siting & Production

Dear Agency Leader and Developer Partners:

On behalf of the San Bernardino County Community Development & Housing Dept. and the Southern CA Association of Nonprofit Housing (SCANPH), you are cordially invited to attend a special workshop training that features a wide range of experts presenting concise case studies of important and innovative solutions that can support alternative approaches to affordable housing production—including solutions that are scalable across the county and region of the Inland Empire. This training is convened jointly by the County and SCANPH and will take place **October 20th at 10:00-11:30 am on Zoom.**

The purpose of this meeting is in direct response to survey feedback from county and agency staff who asked for additional information about strategic approaches that would advance additional housing development, including the pursuit of innovations and burgeoning site alternatives like church land, modular, ADUS, and key partnerships.

Agenda for Oct. 20th:

- I. Church Land as Developable Opportunities for Affordable Housing
- II. Motel Conversions
- III. ADUs
- IV. School-Housing Nexus: Community College and School District Land
- V. Surplus Land and the Role of Public Agency Support
- VI. Modular Construction

We look forward to seeing you at this session on October 20th.

[Please RSVP by clicking here.](#)

Thank you,

~Dena Fuentes, Deputy Executive Office, County of San Bernardino Community Development and Housing Agency

~Alan Greenlee, Executive Director, SCANPH



Innovations in Housing Production: Case Studies of Scalable Solutions for San Bernardino County

Date: **October 20th, 10-11:30 am**

Duration: 90 minutes

<https://us06web.zoom.us/meeting/register/tZlufuqorzkiGNPEjv5vzxjn1Bz2K1434tMv>

10:00	I. Introductions / Welcome (5 mins)	Dena Fuentes and Gary Hallen, SBDO County Alan Greenlee, SCANPH
10:05	II. Church Land as Developable Opportunities for Affordable Housing (10 mins)	Carol Rowe, Grants Director, Specialty Family Foundation Archdiocese of Los Angeles has delved into exploratory work to learn how to utilize their land for affordable housing; to share lessons & potential barriers
10:15	III. Motel Conversions (10 mins)	Brad Wright, President, MFRG-ICON Construction Insights from the contractor perspective who has partnered with many developers across California to complete successful motel conversions
10:25	IV. ADUs (10 mins)	San Gabriel Valley Habitat for Humanity: Grant Power and Steve Gomez-Pedroza Partnership with city of Pasadena to create ADU model on city-owned land for PSH needs
10:35	V. School-Housing Nexus: Community College and School District Land (15 mins)	cityLAB UCLA; Kenny Wong, Assistant Director Overview of school-housing nexus; opportunities for development on school land and co-locating; design and siting considerations; successful case studies
10:50	VI. Surplus Land and the Role of Public Agency Support (15 mins)	Holland & Knight: Tamsen Plume, Attorney Overview of important state laws, amendments to Surplus Lands Act, and tips for public-private partnership projects
11:05	VII. Modular Construction (15 mins)	Dafna Kaplan, Founder at CASSETTE CEO of construction tech company addressing housing affordability through modular system engineering and deployment; to discuss how cities can play a positive role in modular, while reducing their plan-check workload; how to scale up modular in the region
11:20	VIII. Q&A (10 mins)	Audience questions from Zoom chat/Q&A box
11:30	IX. Concluding Thoughts	Adjourn

The Solution to Homelessness is Straightforward: **Housing**

Confronting Housing Availability & Affordability Challenges in the West Valley Region/SB County, Part I

West Valley Regional Steering Committee Meeting
October 20, 2021

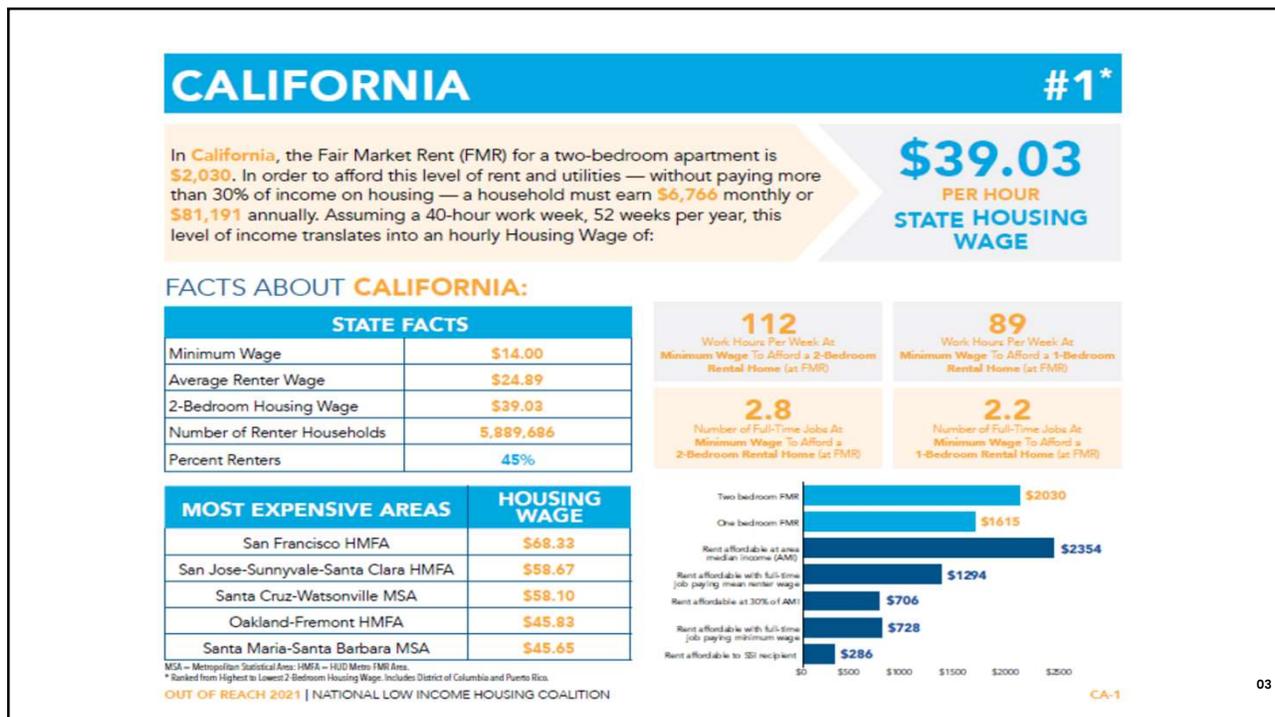
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NLIHC - Out of Reach 2021: The High Cost of Housing

- **In California, the Fair Market Rent (FMR) for a two-bedroom apartment is \$2,030.** In order to afford this level of rent and utilities — without paying more than 30% of income on housing — **a household must earn \$6,766 monthly or \$81,191 annually** which translates into a 40-hour work week **State Housing Wage of \$39.03 per hour.** 21% of renter households in California are extremely low-income, 37% of whom are among the labor force, 34% are seniors, and 13% are disabled.
- **In San Bernardino County, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,390.** In order to afford a two-bedroom apartment at FMR without paying more than 30% of their income **a household must earn \$4,633 monthly or \$55,600 annually** which translates into an hourly **County Housing Wage of \$26.73 per hour.** The average number of hours at minimum wage needed to afford a two-bedroom apartment at FMR is 76 hours (1.9 full-time jobs) and to afford a one-bedroom apartment at FMR (\$1,106) is 61 hours (1.5 full-time jobs).
- **In San Bernardino County, rent affordable** at the estimated **median household income** (\$3,741/mo.) is **\$1,122**, at the estimated **mean renter wage** (\$2,730) is **\$819**, with a full-time job paying **minimum wage** (\$2,427) is **\$728**, at **30% area median income** (\$1,938) is **\$581**, and affordable to the **average SSI recipient** (\$955) is **\$286.**
- Reminder from the **NLIHC 2021 Gap Report** - The Riverside-San Bernardino-Ontario MSA tied for 4th among metropolitan areas with the most severe shortages of rental homes affordable to extremely low-income households with **only 21 affordable and available rental homes per 100 renter households.**
- One additional note – **the Riverside-San Bernardino-Ontario Metropolitan area had the 3rd largest increase in median rent in the nation (20%) during the period of March 2020 – May 2021.**

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NLIHC - Out of Reach 2021: The High Cost of Housing

COMPARE JURISDICTIONS

Number of Households	California	San Bernardino County
TOTAL	13,044,266	636,041
RENTER	5,889,686	255,760
PERCENT RENTERS	45%	40%

Housing Wage	California	San Bernardino County
ZERO-BEDROOM	\$26,80	\$18,37
ONE-BEDROOM	\$31,06	\$21,27
TWO-BEDROOM	\$39,03	\$26,73
THREE-BEDROOM	\$52,84	\$36,87
FOUR-BEDROOM	\$60,68	\$45,56

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NLIHC - Out of Reach 2021: The High Cost of Housing

<u>Fair Market Rent</u>	<i>California</i>	<i>San Bernardino County</i>
ZERO-BEDROOM	\$1,394	\$955
ONE-BEDROOM	\$1,615	\$1,106
TWO-BEDROOM	\$2,030	\$1,390
THREE-BEDROOM	\$2,747	\$1,917
FOUR-BEDROOM	\$3,155	\$2,369

<u>Annual Income Needed to Afford</u>	<i>California</i>	<i>San Bernardino County</i>
ZERO-BEDROOM	\$55,751	\$38,200
ONE-BEDROOM	\$64,615	\$44,240
TWO-BEDROOM	\$81,191	\$55,600
THREE-BEDROOM	\$109,899	\$76,680
FOUR-BEDROOM	\$126,211	\$94,760

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NLIHC - Out of Reach 2021: The High Cost of Housing

<u>Minimum Wage</u>	<i>California</i>	<i>San Bernardino County</i>
MINIMUM WAGE	\$14.00	\$14.00
RENT AFFORDABLE AT MINIMUM WAGE	\$728	\$728

<u>Work Hours/Week at Minimum Wage</u>	<i>California</i>	<i>San Bernardino County</i>
ZERO-BEDROOM	77	52
ONE-BEDROOM	89	61
TWO-BEDROOM	112	76
THREE-BEDROOM	151	105
FOUR-BEDROOM	173	130

<u>Renter Wage</u>	<i>California</i>	<i>San Bernardino County</i>
ESTIMATED MEAN RENTER WAGE	\$24.89	\$15.75
RENT AFFORDABLE AT MEAN RENTER WAGE	\$1,294	\$819

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NLIHC - Out of Reach 2021: The High Cost of Housing

Income Levels	California	San Bernardino County
30% OF AREA MEDIAN INCOME (AMI)	\$28,249	\$23,250
ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME	\$56,378	\$44,896

Rent Affordable at Different Income Levels	California	San Bernardino County
30% OF AREA MEDIAN INCOME (AMI)	\$706	\$581
ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME	\$1,409	\$1,122

Supplemental Security Income (SSI) Payment	California	San Bernardino County
SSI MONTHLY PAYMENT	\$955	\$955
RENT AFFORDABLE TO SSI RECIPIENT	\$286	\$286

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2021 CALIFORNIA HOUSING PROFILE

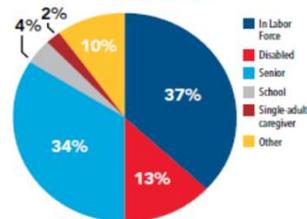


Across California, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

SENATORS: Dianne Feinstein and Alex Padilla

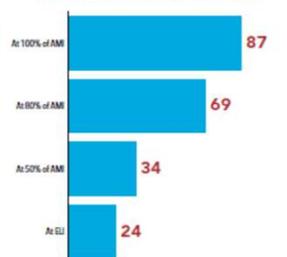


EXTREMELY LOW INCOME RENTER HOUSEHOLDS



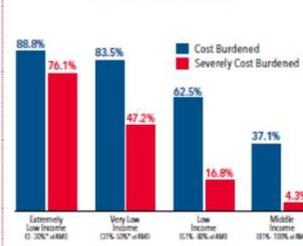
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Nationally, 14% of extremely low-income renter households are single adult caregivers, more than half of whom usually work more than 20 hours per week. Source: 2019 ACS PUMS.

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2019 ACS PUMS.

HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: NLIHC tabulations of 2019 ACS PUMS.

Extremely Low Income = 0-30% of AMI
 Low Income = 31-80% of AMI
 Note: "0" poverty guideline, if higher.
 Very Low Income = 31%-50% of AMI
 Middle Income = 51%-100% of AMI

Updated: 03/16/2021
 1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005 WWW.NLIHC.ORG

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California Affordable Housing Needs Report 2021

Key Findings

California needs 1.2 million more affordable homes by 2030 – approximately 120,000 per year – to keep pace with demand.

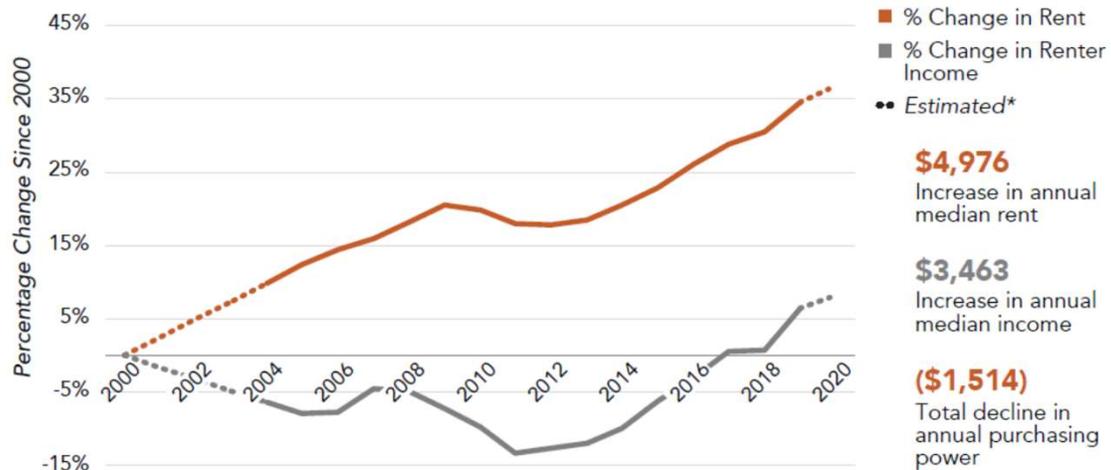
- Median rent in California has increased 35% since 2000 while median renter household income has only increased by 6% (adjusted for inflation).
- 78% of extremely low-income (ELI) renter households are paying more than half of their income on housing costs compared to 6% of moderate-income renter households.
- Renters need to earn nearly 3 times the state minimum wage to afford average asking rents in California.
- California spends nearly 5 times more supporting homeowners than renters.

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California Affordable Housing Needs Report 2021

FROM 2000 TO 2019, CALIFORNIA'S MEDIAN RENT INCREASED 35% WHILE MEDIAN RENTER INCOME INCREASED ONLY 6%



Source: California Housing Partnership analysis of 2000-2019 Census ACS data. Median rent and median renter income are inflation-adjusted to 2019 dollars. *Median renter income and rent from 2001-2004 and 2020 are estimated trends.

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SAN BERNARDINO COUNTY 2021 Affordable Housing Needs Report



**California
Housing
Partnership**
California's Experts on Affordable
Housing Finance, Advocacy & Policy

KEY FINDINGS

- **79% of extremely low-income households** are paying more than half of their income on housing costs compared to just 2% of moderate-income households.
- **59,882 low-income renter households** in San Bernardino County do not have access to an affordable home.
- Low-Income Housing Tax Credit production and preservation in San Bernardino County **increased by 21%** between 2019 and 2020.
- Renters in San Bernardino County need to earn \$26.69 per hour - **2.1 times** the state minimum wage - to afford the average monthly asking rent of \$1,544.
- In San Bernardino County, state funding **increased 110%** while federal funding **decreased 47%** for housing production and preservation from FY 2018-19 to FY 2019-20.

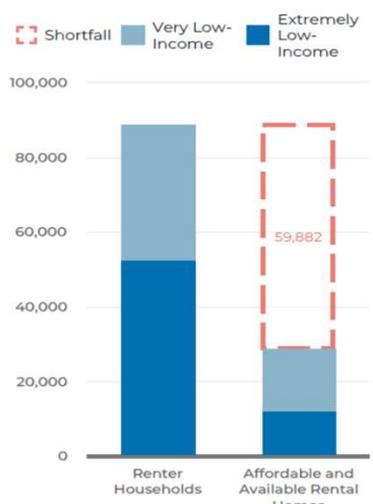
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San Bernardino County 2021: Affordable Housing Needs Report

AFFORDABLE HOMES SHORTFALL

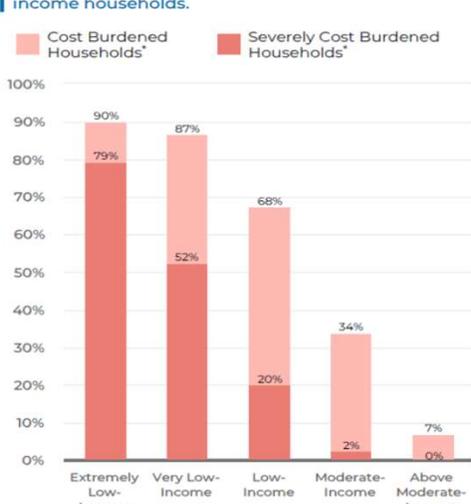
59,882 low-income renter households in San Bernardino County do not have access to an affordable home.



Category	Extremely Low-Income	Very Low-Income	Total
Renter Households	~52,000	~35,000	~87,000
Affordable and Available Rental Homes	~12,000	~18,000	~30,000
Shortfall			59,882

COST BURDENED RENTER HOUSEHOLDS

79% of ELI households in San Bernardino County are paying more than half of their income on housing costs compared to just 2% of moderate-income households.



Income Level	Severely Cost Burdened Households*	Cost Burdened Households*
Extremely Low-Income	79%	90%
Very Low-Income	52%	87%
Low-Income	20%	68%
Moderate-Income	2%	34%
Above Moderate-Income	0%	7%

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San Bernardino County 2021: Affordable Housing Needs Report

WHO CAN AFFORD TO RENT

Renters need to earn **2.1 times** minimum wage to afford the average asking rent in San Bernardino County.



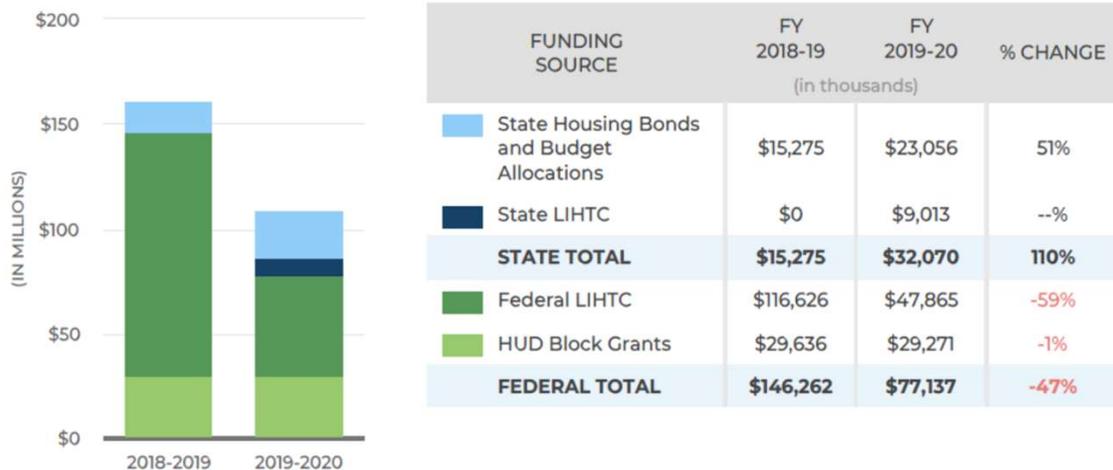
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San Bernardino County 2021: Affordable Housing Needs Report

FUNDING FOR HOUSING

In San Bernardino County, state funding **increased 110%** while federal funding **decreased 47%** for housing production and preservation from FY 2018-19 to FY 2019-20.



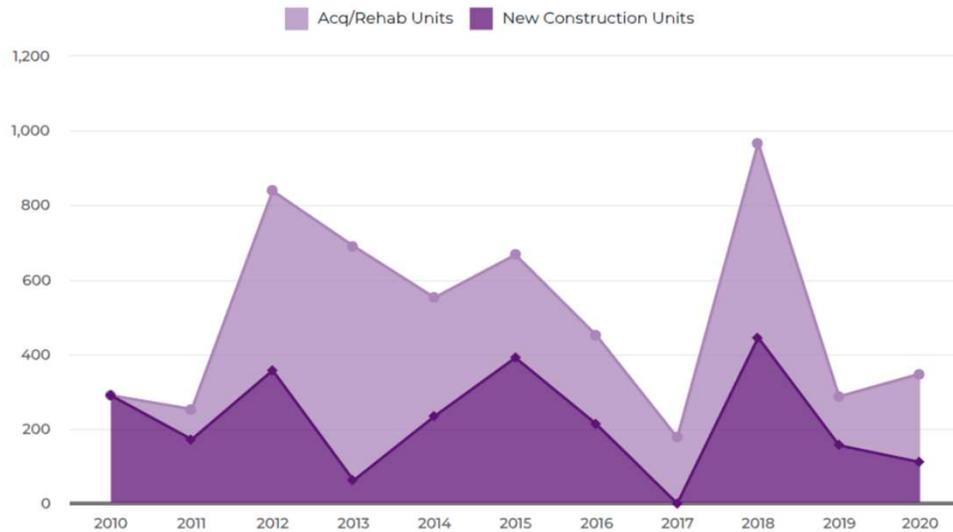
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San Bernardino County 2021: Affordable Housing Needs Report

LIHTC PRODUCTION AND PRESERVATION

Low-Income Housing Tax Credit production and preservation in San Bernardino County **increased by 21%** between 2019 and 2020.



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San Bernardino County 2021: Affordable Housing Needs Report

STATEWIDE POLICY RECOMMENDATIONS

In addition to critical COVID-19 efforts, the Partnership calls on State leaders to take the following actions to provide relief to low-income families struggling with unaffordable and unstable housing:

- Initiate a \$10 billion statewide housing bond to fund five more years of affordable housing for low-income families and people experiencing homelessness.
- Permanently fund local governments to implement flexible homelessness solutions by recapturing \$2.4 billion per year lost through corporate tax loopholes and reductions.
- Make permanent the \$500 million expansion of the state Low-Income Housing Tax Credit to increase affordable housing production through public/private partnerships.
- Empower voters to support building affordable homes locally by lowering the supermajority approval threshold required for housing ballot measures to 55%.
- Fund the conversion of commercial properties and market-rate rental properties occupied by low-income households into affordable homes.
- Allow new apartment and condominium developments to be built in commercial and mixed-use zones when at least 20% of the homes are affordable to low-income households.
- Speed the construction of affordable homes and reduce uncertainty and costs by streamlining the award of state funding for affordable housing developments from four different state agencies into one decision-making process.

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Housing Affordability Metrics in San Bernardino County 2021					
Unit type	2021 HUD FMR	50% rent-income	Hourly wage	3x income to rent	Hourly wage
studio	\$955	\$1,910	\$11.02	\$2,865	\$16.53
1 bedroom	\$1,106	\$2,212	\$12.76	\$3,318	\$19.14
2 bedroom	\$1,390	\$2,780	\$16.04	\$4,170	\$24.06
3 bedroom	\$1,917	\$3,834	\$22.12	\$5,751	\$33.18
4 bedroom	\$2,369	\$4,738	\$27.33	\$7,107	\$41.00

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Homeless Housing, Assistance, and Prevention (HHAP)

Round 2 allocations for the San Bernardino County CoC and the County of San Bernardino are as follows:

- **CoC: \$1,453,114 / County: \$1,300,625**

Round 3 allocations for the San Bernardino County CoC and the County of San Bernardino are as follows:

- **CoC: \$3,901,874.80 / County: \$3,641,749.82**

Eligible activities include:

- Rapid rehousing, including rental subsidies and incentives to landlords, such as security deposits and holding fees.
- Operating subsidies in new and existing affordable or supportive housing units, emergency shelters, and navigation centers. Operating subsidies may include operating reserves.
- Street outreach to assist persons experiencing homelessness to access permanent housing and services.
- Services coordination, which may include access to workforce, education, and training programs, or other services needed to promote housing stability in supportive housing.
- Systems support for activities necessary to create regional partnerships and maintain a homeless services and housing delivery system, particularly for vulnerable populations, including families and homeless youth.
- Delivery of permanent housing and innovative housing solutions, such as hotel and motel conversions.
- Prevention and shelter diversion to permanent housing, including rental subsidies.
- Interim sheltering, limited to newly developed clinically enhanced congregate shelters, new or existing non-congregate shelters, and operations of existing navigation centers and shelters based on demonstrated need.

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Permanent Local Housing Allocation (PLHA)

Provides a permanent source of funding (\$75 state recording fee on real estate documents) available to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding will help cities and counties:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation
- Ensure geographic equity in the distribution of the funds

Direct PLHA formula allocations are available annually to 11 entitlement cities and SB County on behalf of the rest of the cities and unincorporated areas. The projected 5-year combined allocation of PLHA funding within San Bernardino County is estimated to be \$60,946,990. The first two years of PLHA formula allocations to eligible cities in the West Valley Region include:

Chino - \$636,995; Chino Hills - \$452,841; Ontario - \$2,350,012; Rancho Cucamonga - \$1,150,655; Upland - \$709,602; and SB County - \$8,835,718.

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Permanent Local Housing Allocation (PLHA) - Eligible activities for the formula allocations are:

1. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.
2. The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120-percent of AMI, or 150-percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
3. Matching portions of funds placed into Local or Regional Housing Trust Funds.
4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
5. Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.
6. Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
7. Accessibility modifications in lower-income owner-occupied housing.
8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
9. Homeownership opportunities, including, but not limited to, down payment assistance.
10. Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing projects, or matching funds invested by a county in an affordable housing development project in a city within the county, provided that the city has made an equal or greater investment in the project.

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Homekey Grant funds: \$1.45 billion (FY 2021-22)

The Homekey Round 2 Notice of Funding Availability (NOFA) was released on September 9, 2021 and the Homekey Round 2 Application became available on September 30, 2021. Completed applications will be accepted on a rolling basis until funds are exhausted or May 2, 2022, whichever comes first. Note: all applicants must complete a [Pre-Application Consultation](#) prior to application submission.

Funding Overview - Homekey Round 2 Key Items

- **Capital Award Per Door** - \$150,000 - \$200,000. Higher level of support for Homeless Youth or Youth At Risk of Homelessness, Chronically Homeless, and Family Units. Award level must be justified by appraisal and other documentation.
- **Capital Match** - 1:1 up to an additional \$100,000 per door.
- **Operating Award per Unit** - \$1,000 -\$1,400 per Assisted Unit per month. Higher level of support for Homeless Youth or Youth At Risk of Homelessness and Chronically Homeless. Award level must be justified by appraisal and other documentation.
- **Operating Match** - Two (2) years if Applicant commits three (3) years of operating funding; Three (3) years if Applicant commits four (4) years of operating funding.
- **Capital Expenditure Deadline** - Eight (8) months from the date of the award, per statute.
- **Operating Expenditure Deadline** - June 30, 2026
- **Occupancy Deadline** - Within 90 days of construction or rehab completion.
- **Bonus Awards** - For applications submitted by January 31, 2021; for expedited occupancy within eight (8) months of award.

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Homekey Grant funds: \$1.45 billion (FY 2021-22)

Eligible Applicants

Homekey requires lead applicants to be cities, counties, cities and counties, and all other state, regional, and local public entities, including councils of government, metropolitan planning organizations, and regional transportation planning agencies; or Tribal Entities. Each of the foregoing entities may apply independently, or each entity may apply jointly with a nonprofit or for-profit corporation as a Co-Applicant.

Eligible Uses / Projects

Awarded funds must be used to provide housing for individuals and families experiencing homelessness or who are at risk of homelessness. The list of eligible Homekey uses is as follows:

1. Acquisition or rehabilitation, or acquisition and rehabilitation, of motels, hotels, hostels, or other sites and assets, including apartments or single-family homes, adult residential facilities, residential care facilities for the elderly, manufactured housing, commercial properties, and other buildings with existing uses that could be converted to permanent or interim housing.
2. Master leasing of properties for non-congregate housing.
3. Conversion of units from nonresidential to residential.
4. New construction of dwelling units.
5. The purchase of affordability covenants and restrictions for units.
6. Relocation costs for individuals who are being displaced as a result of the Homekey Project.
7. Capitalized operating subsidies for units purchased, converted, constructed, or altered with funds awarded under the Homekey Round 2 NOFA for FY 2021-22.

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HUD Home Investment Partnerships Program (HOME)–American Rescue Plan Act Funding.

[HOME](#) assists cities, counties, and non-profit community housing development organizations (CHDOs) to create and retain affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance.

The American Rescue Plan (ARP) provides \$5 billion through the HOME-ARP program to Participating Jurisdictions (PJs) to make targeted, strategic investments in housing and other assistance for people experiencing or at imminent risk of homelessness, and other vulnerable populations to reduce homelessness and increase housing stability across the country.

HOME-ARP funds can be used for four eligible activities: Production or Preservation of Affordable Housing; Tenant-Based Rental Assistance (TBRA); Supportive Services, Homeless Prevention Services, and Housing Counseling; Purchase and Development of Non-Congregate Shelter which can be converted to emergency shelter, permanent supportive housing, or affordable housing.

Local allocations – SB County \$12.7 million; SB City \$5 million; Ontario \$2.7 million; Fontana \$2.6 million.
State allocation, \$155 million (to be applied to Homekey funding)

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Accessory Dwelling Unit Financing - \$100 million in one-time funding statewide. The FY 2021-22 Budget includes an additional \$81 million one-time General Fund to expand CalHFA's ADU program for a total of \$100 million in available funds to finance ADUs for low- and moderate-income households. Up to \$25,000 per eligible household will be granted to cover predevelopment costs such as site prep, architectural designs, permits, soil tests and other such costs.

Excess Site Local Government Matching Grant Program - \$45 million one-time funds statewide. Establishes the Excess Site Local Government Matching Grant Program administered by HCD to provide selected developers with one-time grants of up to \$10 million for development activities to enable development on excess state-owned property and that will receive contributions from a local government in support of that affordable housing.

Foreclosure Intervention Housing Preservation - \$500 million one-time funds statewide. Establishes the Foreclosure Intervention Housing Preservation Program and allows HCD to contract with program administrators to offer grants or loans to qualifying nonprofits, community land trusts, or qualifying LLCs to purchase housing properties (one to 25 units) either out of foreclosure or after the property has defaulted on its loans but before it enters foreclosure.

Golden State Acquisition Fund—\$50 million one-time General Fund to the Golden State Acquisition Fund. This provides additional financing from HCD matched with funds from various community development financial institutions in a revolving fund to leverage additional capital for five-year loans to developers for acquisition or preservation of affordable housing statewide.

Infill Infrastructure Grant Program—\$250 million one-time General Fund and reallocation of \$284 million in remaining Proposition 1 funds to HCD for the Infill Infrastructure Grant Program. This provides a total \$534 million for critical infrastructure (e.g., streets, parking, utilities) for affordable housing.

Mixed Income Housing Program—\$45 million one-time General Fund to the California Housing Finance Agency for the Mixed-Income Housing Program to provide loans to developers for new mixed-income housing, specifically between 30 percent and 120 percent of the Area Median Income, at a lower subsidy level than traditional state programs.

State Low-Income Housing Tax Credits—\$500 million allocated in 2022 for a third year of state tax credits through the California Tax Credit Allocation Committee. These dollar-for-dollar tax credits, paired with federal credits attract valuable private investment in low- and mixed-income affordable housing financing.

Community Care Expansion program - \$805 million in one-time funding for FY 21-22, for competitive grants to qualified county and tribal entities for the acquisition and rehabilitation of adult and senior care facilities for those who are homeless or at-risk of becoming homelessness and have higher level of care needs, or for capitalized operating reserves to help preserve existing facilities.

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