



# CAPITAL MAPPING

FOR THE SAN DIEGO REGION

April 2022



**SANDAG**



This report has been prepared for SANDAG with funding from the California Department of Housing and Community Development (HCD) Regional Early Action Planning (REAP) grant program. SANDAG is working to establish a Regional Housing Acceleration Program and collaborate on projects that have a broader regional impact on housing.

This report was prepared by



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## CAPITAL MAPPING INTRODUCTION

LeSar Development Consultants (LDC) is pleased to provide the San Diego Regional Association of Governments (SANDAG) with this clearinghouse of funding opportunities through Contract No. 5005710.

The following materials were previously provided for Task 4:

- Task 4 Budget and Workplan
- Capital Mapping Summary
- Housing Pipeline Request for Information (RFI)
- RFI E-mail Blast
- RFI Website Language
- Results of the Housing Pipeline RFI, which includes details of 37 housing development projects in construction or pre-development in the SANDAG region (within the next 5 years), surplus public sites in the region, a list of multifamily affordable housing units and numbers of accessory dwelling units (ADUs) permitted by jurisdiction, and a more robust template for compiling housing information.

This report provides SANDAG with a clearinghouse of funding opportunities and an introduction to key housing legislation as SANDAG expands their responsibilities to housing in the region.

The components of this report include:

- Description of Capital Mapping Service and Task 4
- Summary of SANDAG Priorities for Research
- Trends, Forecasts, and Insights
- Legislative Affairs Update
- Clearinghouse of Funding Opportunities that support housing production, including information on funding criteria, timelines, key dates, and more.
- A 24-month Rolling Forecast of prioritized funding events for the regional pipeline, which serves as a timeline to assist with planning for resource development

## SUMMARY OF CAPITAL MAPPING SERVICE

LDC's Capital Mapping Service identifies and tracks funding sources from federal, state, local, philanthropic, and private entities, and provides a synopsis of each opportunity including a rolling 24-month timeline with critical milestones (such as proposed and final funding guidelines, workshops, submittal due dates). Our service includes a curated list of new or alternative funding opportunities matched to an individual client's profile to assist with finding the most relevant funding and staying on track of updates and key deadlines.

For each funding opportunity, the following descriptions and details are provided:

- Name of the Funding Opportunity
- Type of Opportunity (federal, state, regional, philanthropic, etc.)
- Sponsoring Entity
- Applicability to the Client
- Action Steps Required to Pursue the Opportunity
- Description of the Opportunity
- Award Amount
- Required Leverage
- Eligibility Requirements

- Deadline to Submit an Application
- Timing of Future Funding Availability
- Website for additional details on the opportunity

## SUMMARY OF TASK 4

As part of its 2021 Regional Plan, SANDAG has charted a course for the region’s next three decades of growth, including an expansion of residential development with a [projected need for 171,685 new housing units by 2029](#). SANDAG aims to build regional consensus on equitable housing solutions for the San Diego region that align with the plan’s goals.

Equitable housing solutions will focus on ensuring that the region provides housing choices for all, which includes increasing the range and amount of housing available in the region. The vision going forward is to build compact, walkable, bikeable communities near transit, reversing a pattern of sprawling low-density development that increases traffic congestion and threatens the environment.

Task 4 of Contract No. 5005710 is to develop a **clearinghouse of funding opportunities tailored to a regional pipeline of housing projects** and aligned with the 2021 Regional Plan, the Housing Framework, and the Sustainable Communities Strategy. The next section provides more details on the clearinghouse of funding opportunities, the regional pipeline of housing projects, and how SANDAG can use both tools in conjunction with each other.

## GUIDE TO USING THIS REPORT WITH THE REGIONAL HOUSING PIPELINE

### INTRODUCTION TO THE REGIONAL HOUSING PIPELINE AND CAPITAL MAPPING TOOLS

In 2022, SANDAG began developing a **Regional Housing Pipeline** of projects currently underway and being planned in the region over the next five years. The regional housing pipeline enables SANDAG to:

- Build a more complete picture of housing development activity within the region over the next five years.
- Track housing investment activity in the region over time, including regional progress toward RHNA goals, identification of undersupply of necessary housing typologies and range of affordability to reach regional goals for housing equity.
- Track progress and challenges faced by projects in the pipeline to identify opportunities to improve policy and streamlining efforts that will reduce barriers.
- Identify opportunities to build the funding competitiveness of the San Diego region for housing and related projects that will provide housing for all, reduce greenhouse gas emissions, and reach the Regional Housing Needs Assessment (RHNA) targets.
- Guide the Regional Equitable Housing Subcommittee’s efforts to advance equitable housing solutions and financing models in the region by understanding what kinds of money is needed and on what timeline to accomplish projects.

Meanwhile, this **Capital Mapping Report** comprises a clearinghouse of funding opportunities, which provide SANDAG with:

- A reference book for the most critical pieces of funding housing developers typically pursue when developing affordable housing projects.

- Funding opportunities that align with SANDAG’s Housing Framework and 2021 Regional Plan.
- Policy and other industry trends in the housing sector to better understand the landscape and make more strategic decisions.

Capital mapping used with the regional housing pipeline uniquely positions SANDAG with data and technical resources to:

- Provide strategic value to guide the Regional Equitable Housing Subcommittee, local jurisdictions, and developers that need information on policies, trends, and the availability of existing and emerging investment, subsidies and other resources needed to attain RHNA targets and advance shared housing goals.
- Enable SANDAG to track and support housing development in the region that is aligned with its 2021 Regional Plan and broader goals around transit, equity, and housing.

In order for SANDAG to advance equitable community investment as it implements the 2021 Regional Plan, SANDAG’s board and staff must continue to plan and coordinate its strategy with local jurisdictions and housing developers comprehensively and early in the development process. **Early engagement is essential** to identify opportunities to create more transformational projects at neighborhood or mobility-hub scale, absorb and leverage state and other funding sources more successfully, and bring greater sustainability and smart growth impacts in the region. Such **planning and coordination of development for an equitable community investment strategy requires clear information about the landscape of funding opportunities, project funding needs, and overall development processes for affordable housing, transit and other priority areas.**

Capital mapping provides information on the landscape of policy and funding opportunities, while the regional housing pipeline surfaces project funding needs and an understanding of the stages of the development process. SANDAG’s coordination of these elements can support jurisdictions and developers to enable more effective and equitable housing production and development. Assembling the capital required to finance a single affordable housing project can be a years-long process due to the general disjointed nature of affordable housing finance, and layers of regulatory complexity, availability of funding, application timing requirements, and the compatibility of funding sources all factor into project feasibility. Assembling a complete picture is critical for both SANDAG and developers in the region so all parties can plan and coordinate their strategies comprehensively and early in the development process.

## SHORT-, MEDIUM-, AND LONG-RANGE STRATEGIC PLANNING AND LEADERSHIP IN THE REGION

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Together, capital mapping and the housing pipeline support SANDAG’s regional leadership by providing data, research, and the basis of technical assistance to support local jurisdictions and housing developers in meeting RHNA targets and affordability needs.

The regional housing pipeline and capital mapping serve as data and tools for SANDAG to:

- Track housing development activities in mobility hubs/smart growth opportunity areas.
- Find other synergies among housing and infrastructure projects to achieve greenhouse gas reduction goals.

- Support jurisdictions and developers in identifying funding to help them meet their RHNA goals.
- Prioritize housing projects to move forward projects that align with the 2021 Regional Plan.
- Inform regional initiatives and planning for housing and financing models.
- Identify funding gaps and opportunities to provide leadership and influence on other funding requirements to fill those gaps/advocate for changes.
- Identify opportunities to increase funding competitiveness in the region.

## SHORT-TERM

Pairing the Regional Housing Pipeline data with Capital Mapping reports can contribute to specific short-term housing outcomes in the region.

### MAP HOUSING PROJECTS WITH REGIONAL PLAN PRIORITIES

Alignment of the 2021 Regional Plan with SANDAG's broader goals around transit, equity and housing will require the development of tools to increase understanding of the housing development within the region and measure progress towards regional housing goals.

As a first step, SANDAG can utilize their data team to map the projects included in the Regional Housing Pipeline with the Regional Plan priorities, including overlap with their transit priority areas and mobility hubs. Housing projects that overlap with these priority areas could serve as initial housing projects for SANDAG to prioritize. Projects that have a high number of affordable units near high frequency transit could be good candidates for the Affordable Housing Sustainable Communities (AHSC) program and SANDAG's support. Mapping the number of planned ADU developments planned in each City with affordability levels could also be useful to understand the scale of this housing typology in the region.

### ASSESS CURRENT FUNDING & TECHNICAL ASSISTANCE FOR PRIORITY HOUSING PROJECTS

Once prioritized, SANDAG can focus on **understanding these prioritized projects' specific funding needs and challenges** and use funding sources identified in the Capital Mapping report to **assist in aligning those needs with available funding, technical assistance needs, and connections to auxiliary services and local governments**. This provides immediate benefits to jurisdictions and developers with projects in the later stages of assembling capital, particularly in Low Income Housing Tax Credit (LIHTC) transactions, which require all "gap" funding to be formally committed before a project can move on to the tax credit application process.

As mentioned previously, SANDAG could decide to use the Pipeline to prioritize projects for the highly competitive AHSC program. These projects require targeted technical assistance, funding resources, and coordination to ensure they have the necessary funding and transit infrastructure to be competitive applicants. For example, in collaboration with the state-funded technical support team for AHSC in San Diego, SANDAG could:

- Serve as a convener to bring the right parties to the table for each of these projects
- Provide transit infrastructure
- Provide guidance and support to the local jurisdictions and/or transit agency partners to substantially support the competitiveness of these projects,

A project that obtains AHSC funding on its first attempt would be able to avoid costly delays in starting construction on the project. The AHSC program requires 90% of the project's funding to be committed before a developer can apply for the program and historically, successful



applications require close coordination between the affordable housing developer and the co-applicants from the public sector, such as transit, housing, public works, and other providers to increase greenhouse gas reductions and identify leverage in the project area.

The Regional Housing Pipeline deliverable contains a more detailed pipeline template that SANDAG can use to track and update more information of priority projects, such as more information on gap financing needs, the status of public private funding commitments, and any non-residential, community-serving component contemplated for the projects, such as commercial retail, public open space and transit amenities.

#### TRACK AFFORDABILITY LEVELS & HOUSING TYPOLOGIES IN DEVELOPMENT PIPELINE AND BUILD OUT FUTURE FINANCIAL INFRASTRUCTURE

Additionally, SANDAG can use the data generated to understand the distribution of housing typologies being built (from ADUs to dense affordable developments), affordability levels, and gaps in housing typologies to meet regional needs, RHNA targets, and SANDAG's priorities. Funding sources surfaced through the Capital Mapping report can also highlight funding gaps that could be filled through future financial infrastructure in the region, including the creation of a regional affordable housing finance agency.

#### SUPPORT LOCAL JURISDICTIONS AND DEVELOPERS

Just as the Capital Mapping report serves as a reference book and source of information regarding legislative and funding trends and sources to SANDAG, local jurisdictions and more junior-level housing development project managers would likely find the information in this report useful for the same reasons. Distributing this report to these entities, as well as any future iterations with new sources and more information on local sources and incentives, would serve to collectively build the capacity of the San Diego region to absorb housing development funding more quickly and effectively.

#### **MEDIUM- AND LONG-TERM**

Pairing the Regional Housing Pipeline data with Capital Mapping reports can also contribute to more specific medium- and long-term housing outcomes in the region.

#### TWICE-ANNUAL HOUSING PIPELINE REQUEST FOR INFORMATION

SANDAG can regularly maintain and reissue the Housing Pipeline RFI to obtain updates on developers' needs for known housing projects, identify new projects, and assess projects for alignment with SANDAG's goals and available funding opportunities. This update could be coordinated either by SANDAG staff or through a third party, depending on capacity, using the final products and templates previously provided under Task 4 and building off of the RFI and survey form used during the first round of solicitations.

#### TRACK CHALLENGES AND OPPORTUNITIES TO ACCELERATE HOUSING DEVELOPMENT

The pipeline can also be used to track specific challenges projects and/or local jurisdictions in the SANDAG region have when applying for capital from existing funding programs. These challenges represent opportunities for SANDAG to provide leadership, in collaboration with local jurisdictions and developers, to influence funding requirements and advocate for changes in those programs that will allow the SANDAG region to be more competitive when applying for funds.

#### OUTREACH AND COORDINATION WITH QUALIFIED DEVELOPERS FOR FUTURE FUNDING, PARTNERSHIP, AND TECHNICAL ASSISTANCE OPPORTUNITIES

As stated in the Housing Pipeline Request for Information, SANDAG can **utilize the Housing Pipeline to reach out to qualified development teams in need of support and build capacity to serve as a technical assistance provider by applying for REAP and other funding, partnership, and/or technical assistance opportunities as they are released.** This will help establish SANDAG's leadership in the region in housing, help build a stronger relationship with developers, and encourage developers to participate in future RFIs more regularly for the Housing Pipeline. Maintaining the Housing Pipeline RFI on the SANDAG website, and regularly promoting the RFI in SANDAG's newsletter and in relevant industry groups, working groups, committees and member organizations will also encourage and increase developer participation.

### PRIORITIZE LOCAL FUNDING COMMITMENTS

The RFI can also assist in prioritizing local funding commitments to help accelerate delivery of affordable units and priorities for new regional financing efforts. Ongoing RFI solicitations could also be coordinated with local jurisdictions and other formalized call-for-project efforts to ensure the most comprehensive, up-to-date information is available while reducing burden on the developers from duplicated surveying for housing projects in the region.

### QUARTERLY CAPITAL MAPPING UPDATES

New legislation is continually being introduced and updated as Sacramento lawmakers grapple with the housing affordability crisis. Funding programs for affordable housing development are constantly changing, and tracking updated regulations, project requirements, and application schedules requires time and concerted effort among local jurisdictions and all members of a developer's real estate development division. **Regular Capital Mapping updates** either by SANDAG staff or through a third party, would enable SANDAG, its local jurisdictions, and developers to forecast funding trends, track legislative updates, funding availability, and ongoing changes to critical programmatic requirements; plan medium- to long-range strategy; and identify collective advocacy opportunities.

With the State's renewed prioritization of Surplus Land Act (SLA) sites as locations for affordable housing development, the Regional Housing Pipeline and Capital Mapping reports could include an inventory of SLA sites in the SANDAG region to help developers monitor and respond to public disposition notices. The inclusion of SLA sites would allow SANDAG to track projects in development against potential future development on publicly owned land, particularly land in locations that could help SANDAG accomplish related goals, such as concentrating housing near transit mobility hubs.

The establishment of a well-resourced and nimble regional affordable housing finance agency with SANDAG as its governing body would empower the Association to more directly influence the success of projects in the Regional Housing Pipeline. If efforts to establish a funding authority are successful, SANDAG could use Capital Mapping, ongoing Housing Pipeline RFIs, and Project Evaluation Criteria (to be provided to SANDAG as part of the existing scope) to pinpoint specific project needs and strategically act as a gap filler for projects that align with SANDAG's housing goals.

**The benefits of a well-synthesized set of tracking tools and the ability to directly deploy capital would allow SANDAG to contribute to the efficient use of public funds by encouraging developers to tap into specialized sources where needed and expand the funding expertise and capital absorption capabilities in the SANDAG region.**

## OVERARCHING PRIORITIES FOR CAPITAL MAPPING RESEARCH

SANDAG aims to address the root causes of the housing crisis and chart a path for equitable housing solutions: its 2021 Regional Plan calls for an expansion of residential development across the region, with a projected need of more than 170,000 new housing units by 2029, most of which are for moderate, low, and very low income households. In accordance with this need, SANDAG is actively promoting [several programs](#) to increase the supply of, and ensure access to, a variety of housing choices for all residents of the region, regardless of income.

One potential program includes developing a clearinghouse of available, external funding opportunities to support housing development in the region with a nexus to smart growth and transportation improvement projects and alignment with the 2021 Regional Plan. To guide this research, the following four areas were identified as priorities to educate SANDAG on the existing key funding opportunities available and to inform the development of the clearinghouse.

### ACCELERATE AFFORDABLE HOUSING EXPANSION

SANDAG seeks to help the region meet the goal of over 170,000 new housing units needed by 2029, which will require a 90% growth in the rate of housing development and 590% growth in affordable housing in the region.

Nearly three out of five new homes must be affordable to low- and moderate-income households to address the shortage of housing for the local workforce and to create housing stability for those at risk of homelessness. This translates to:

- 2,332 homes for Very Low Income (VLI) households
- 26,627 homes for Low-Income households
- 29,734 homes for Moderate Income households; and
- \$17B of subsidies are needed to achieve these numbers based on the current system.

SANDAG seeks to expand its housing inventory through strategic investments, growth patterns, partnerships, and effective use of publicly owned land that will meet housing and climate goals in an equitable and sustainable way.

A significant emphasis is on encouraging development of diverse housing typologies within the region—deep density in mobility hub areas, infill and small-scale housing development, and workforce housing in collaboration with anchor institutions and other employers that own land.

### END HOMELESSNESS

SANDAG seeks to accelerate affordable housing for very low-income households, one component of which is Permanent Supportive Housing (PSH) for individuals experiencing homelessness.

PSH development typically involves obtaining capital funding (for acquisition, construction and other project development costs), operating and/or rental subsidies (such as project-based Section 8), and funding for wraparound supportive services. In recent years, the lack of rental/operating subsidies and services funding has limited the ability of projects to move forward.

Additionally, new investments that enable alternative strategies such as acquiring and rehabbing residential units and adaptive reuse of non-residential properties for conversion to PSH, have gained traction.

## REDUCE GREENHOUSE GAS EMISSIONS WITH HOUSING

SANDAG aims to reduce per capita GHG emissions from the entire on-road transportation sector by at least 30% by 2035.

To do this, SANDAG's 2021 Regional Plan calls for significant growth in housing near mobility hubs with strong links to multimodal transportation. At the same time, the built environment is also a major contributor to GHG emissions, and the forecasted development of 170,000+ new housing units will be a driver for carbon emissions unless policies are put in place to reduce carbon in the development process.

As such, transit-oriented development is a priority, as are other integrated benefits, such as green space and infrastructure, energy efficient systems, resilient home retrofits, and building decarbonization elements.

## INCREASE EQUITY, PRESERVATION, AND HOMEOWNERSHIP

SANDAG's vision for a housing solutions framework is grounded in equity, inclusion, and sustainability. This vision aims to reverse a legacy of inequity in housing and ensure that safe, healthy, accessible, and inclusive housing opportunities are available to everyone.

Similar to the Regional Plan's social equity analysis on transportation development, SANDAG aims to ensure that the burdens of housing development are not unduly shouldered by underserved populations.

SANDAG seeks to:

- Increase affordable and innovative homeownership options within the region
- Preserve existing affordable housing (both subsidized and unsubsidized)
- Protect tenants through legal support and rental assistance
- Support regional planning and community-driven strategies to achieve equitable housing solutions

The use of place-based strategies and public land will also be an important strategy to advance equitable housing solutions in the region, and to cultivate alignment with mobility, sustainability and resilience goals.

## TRENDS, FORECASTS, AND INSIGHTS

Housing prices are continuing to climb, indicating a skyrocketing housing market and continued demand among prospective homebuyers. Yet the deepening of the housing affordability crisis continues unabated; for those effectively shut out of the traditional housing marketplace, there continues to be a widening shortage of affordable housing options, disproportionately impacting people of color. Throughout the country, policymakers are responding: state and local housing officials are introducing new housing legislation, federal and state budget requests for housing have increased, and investors, from large institutional lenders to government-sponsored enterprises like Freddie Mac and Fannie Mae, are setting bold affordable housing goals. Accompanying legislative and regulatory efforts, housing affordability as a topic of conversation among the general public has also increased, priming local governments for influential roles in contending with the housing crisis.

While conversation in the court of public opinion, increased funding, and efforts to improve credit flow will help, structural issues remain which disrupt the ability of developers to produce housing. Workforce shortages resulting in rising labor costs, and volatility in land and raw materials markets make it increasingly difficult for affordable housing lenders to efficiently put their capital to work. Similarly, affordable housing developers are facing shortages in a skilled workforce and an increasingly competitive and complex funding and regulatory environment, resulting in delays in housing production and challenges to financial feasibility. Geopolitical conflict and inflation are complicating the Federal Reserve's plans to raise interest rates; raising interest rates too early may trigger a recession and cost vulnerable populations more—namely women, Black people, and workers without a high school diploma. As eviction moratoria and other tenant protections from the pandemic come to an end, renters are at significant risk of losing their homes. As of mid-March, the [U.S. Census Bureau reported](#) more than 977,000 California households – across all income levels – have no confidence in being able to pay rent in April.

This section of the report provides deeper insight into larger trends within the housing industry against this backdrop, with a focus on the broader federal and state landscape, regional and local themes, and messages from key thought leadership.

## FEDERAL BUDGET

### FY 2022 BUDGET

President Biden signed into law the Fiscal Year (FY) 2022 spending bill on March 11, 2022, after nearly five months of negotiations in Congress. This bill moderately increased funding for affordable housing and community development programs – the US Department of Housing and Urban Development (HUD) was allocated \$53.7B, a \$4B increase over FY 2021 enacted levels. This funding level was less than what was proposed by the President's FY 2022 budget request, the House's budget request, and the Senate's budget request.

Notable provisions include:

- The Community Development Block Grants program (\$4.84B), which received an additional \$1.37B compared to FY 2021.
- The HOME Investment Partnerships program (HOME) (\$1.5B) and the Choice Neighborhood program (\$350M) each received increases of \$150M million compared to FY21.

## FY 2023 BUDGET

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The Federal government has until October 2022 to enact another spending bill for FY 2023, and the recent release of the President's budget kicks off the official budget appropriations season. President Biden's budget plan for FY 2023 proposed an increase in funding for programs administered by the US Department of Housing and Urban Development (HUD) of \$6.2 billion over the FY 22 level.

In total, the budget proposes \$71.9 billion in discretionary spending, in addition to \$50 billion in other federal affordable housing investments. Congress will begin the process of drafting its spending bills, with appropriations committees expected to start work on the bill this summer.

Significantly, the President is proposing a historic expansion of housing vouchers, renewing all existing vouchers and expanding the program to serve an additional 200,000 families. Programs that respond to homelessness would also see increased funding, including an 11% increase in Homeless Assistance Grants. The HOME Investment Partnerships Program (HOME) would see a 30% increase. Most other HUD programs would see limited increases or stay level, and a few would see reductions, including the Section 202 and 811 programs.

The budget request also includes \$10B for in [Grants to Reduce Affordable Housing Barriers](#), which would enable states and local jurisdictions that have adopted housing-forward policies and practices to remove barriers to the development of affordable housing. This program is reminiscent of the Unlocking Possibilities Program that was part of the Build Back Better Plan. The grants would provide additional funding to incentivize and increase the production of affordable units and housing-related infrastructure to support increased housing development, such as environmental planning and mitigation, road infrastructure, and water/sewer infrastructure. This program would also be used to provide resources for jurisdictions to take active steps towards becoming a housing-forward community, such as meeting housing production goals.

With the release of the President's budget, the House and Senate can now start their process for drafting bills and voting on their spending bills. House Representatives have till April 29 to submit their priorities to the House Appropriations Committee, while Senators have till May 13 to submit their priorities to the Senate Appropriations Committee. Currently, Congress is not expected to pass the Budget by midterms and thus would likely need to enact a continuing resolution (CR) to extend the deadline. If a new party takes control of the House after the midterms, the CR would likely be extended into the new year to allow the new Congress to have a say in the final budget.

## JUSTICE40 INITIATIVE

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President Biden has also made tackling the climate crisis a priority while creating economic opportunity for disadvantaged communities and advancing environmental justice. The Justice40 initiative "is a whole-of-government effort to ensure that Federal agencies work with states and local communities to make good on President Biden's promise to deliver at least 40 percent of the overall benefits from Federal investments in climate and clean energy to disadvantaged communities."

In February, the Biden administration recently released a [Climate and Economic Justice Screening Tool](#) to help Federal, state, local, Tribal and territorial agencies identify communities that qualify as disadvantaged under the Biden-Harris Administration's Justice40 initiative. This tool aims to support Federal agencies as they examine eligible climate, clean energy, affordable and sustainable housing, clean water, and other programs to ensure they align with the Biden

Administration's Justice40 goals of delivering 40 percent of overall program benefits to disadvantaged communities.

## HOUSING TRUST FUND AND CAPITAL MAGNET FUND

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In late February, the [Federal Housing Finance Agency \(FHFA\)](#) announced that \$1.138 billion would be allocated to the [National Housing Trust Fund \(HTF\)](#) and the [Capital Magnet Fund \(CMF\)](#) in 2022.

The HTF will receive \$740 million. While the largest amount allocated to date, this amount is a fraction of the \$15 billion in funding that was included in the President's Build Back Better Act. The HTF, administered by the U.S. Department of Housing and Urban Development, allocates funding in the form of block grants to states for the production and preservation of housing affordable to households earning less than 30% of Area Median Income. In 2021, California received \$126.6 million from the HTF out of \$690 million nationwide—slightly more than 18% of the national amount. If the same holds true in 2022, California should expect to receive around \$135.8 million in new funding.

The CMF is administered by the U.S. Department of the Treasury, which awards funding on a competitive basis for affordable housing, economic development, and community service facilities to Community Development Financial Institutions (CDFIs) or nonprofit affordable housing developers. In 2020, California received \$24.7 million in CMF funding.

## FEDERAL LEGISLATION

Build Back Better as it was initially presented in 2021--proposing \$150B for affordable housing and homelessness--is presumed dead. However, Sen Manchin has recently seemed to propose an outline for a reconciliation bill that he would support – one that focuses on climate change, raising tax revenues, and negotiating drug prices. There are indications that the White House is attempting one last final push to pass a reconciliation bill before the midterms, but the situation is very fragile. Any framework would need to be finalized by late May/early June, with a deal needing to be struck by mid-July in order for a bill to be drafted and voted on by August recess.

There is a possibility that some housing provisions could be passed as part of this bill if the framework gains traction, and the Democratic Progressive Caucus believes that there is a path towards including housing funding in the final bill, given its likely focus on addressing inflation and costs for households. However, this will likely still require much work from advocates, and the current war in Ukraine and resentment from the previous rounds of negotiations may hinder success.

## STATE BUDGET

In January, Governor Newsom revealed his budget proposal, coined "[The California Blueprint](#)," which sets out his plans for State spending in Fiscal Year 2022-23. With \$286.4 billion available—a 9.1% increase over last year—the budget includes significant surplus funds that allow for new one-time investments in key areas.

The Governor laid out budget themes, including COVID, climate change, and public safety, but also two that center on housing—[confronting homelessness and tackling the State's housing crisis](#). The Governor's budget also calls out that housing and climate are inextricably linked, and legislators have demonstrated continued interest in streamlining transit-oriented policies. This indicates SANDAGs efforts to focus more on housing and equity in alignment with the Regional Plan and climate goals are well aligned with the direction of the State budget.

The budget proposal includes a new two-year commitment of \$4 billion for housing and homelessness. While this is a large investment greater than most years past, the amount is smaller than the \$16 billion in new spending allocated in FY 2021-22. Together, the two budgets account for \$20 billion in combined spending on housing and homelessness.

It is also important to understand that California received more than \$5B last year as part of the Federal government's Emergency Rental Assistance Program but demand continues to outpace funds. The Governor's budget proposal did not include rent relief funds, but the legislature may seek to add funds to address this concern and as the budget continues to progress, this is an important issue to watch.

## HOMELESSNESS

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The Governor announced a new \$2 billion commitment to be spent over a two-year period, which, when added to the \$12 billion appropriated in FY 2021-22, creates a \$14 billion investment in homeless solutions. While last year's funding was largely directed to two programs that revitalized hotels and other buildings to create temporary and permanent housing options, this year's funding is directed toward fast solutions like tiny homes, treatment beds, and shelter slots.

Funding proposals include:

- \$1.5 billion for quick and interim solutions that help people move from the streets into behavioral health shelter and treatment (\$1 billion in FY 2022-23 and \$500 million in FY 2023-24).
- \$500 million for encampment removal and cleanups.
- \$10.6 million a year for three years for the Returning Home Well Initiative, which offers housing, wrap-around services, and financial assistance to people released from the State's overcrowded prisons.
- Additional funding for mobile crisis medical teams.
- The two-year funding package is expected to create a total of 55,000 new units and treatment slots for those experiencing homelessness.

## HOUSING

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The Governor is proposing an additional \$2 billion in funding for new grants and tax credits to build affordable homes. Added to last year's \$12 billion commitment, this proposal would direct \$14 billion to housing solutions over a two-year period. With a focus on health and climate, incentives will be baked in to ensure that resulting housing is located near daily destinations like schools, transit, and jobs.

The Governor announced:

- \$500 million for the Infill Infrastructure Grant Program (\$225 million in FY 2022-23 and \$275 million in 2023-24).
- \$300 million for the Affordable Housing and Sustainable Communities Program (\$75 million in FY 2022-23 and \$225 million in FY 2023-24).
- \$100 million to expand affordable development on surplus State land (\$25 million in FY 2022-23 and \$75 million in FY 2023-24).
- \$100 million to provide funding for adaptive reuse to accelerate residential conversions (\$50 million in FY 2022-23 and \$50 million in FY 2023-24).
- \$500 million in funding to expand the State Low Income Housing Tax Credit Program.



- \$200 million for the California Housing Finance Agency for loans for mixed-income rental housing that reaches up to 120% of area median income (\$50 million in FY 2022-23 and \$150 million in FY 2023-24).
- \$200 million in funding for the Portfolio Reinvestment Program to preserve targeted units in downtown areas (\$50 million in FY 2022-23 and \$150 million in FY 2023-24).
- \$100 million for the Mobilehome Park Rehabilitation and Resident Ownership Program which provides funding for the preservation and development of the State’s mobilehome parks (\$25 million in FY 2022-23 and \$75 million in FY 2023-24).

In late March, in response to rising gas prices, the Governor additionally proposed an \$11B relief package, including:

- \$9B in tax refunds to Californians in the form of \$400 in direct payments per registered vehicle, capped at 2 payments per vehicle, with no income cap.
- \$2B for free public transportation for three months, pausing a portion of the sales tax rate on diesel, and suspending the inflationary adjustment on gas and diesel excise tax.
- \$500M to support active transportation programs, including walking and biking projects.
- Fast-tracking \$1.75B of a \$10B zero-emissions vehicles (ZEV) package to build more charging stations throughout the state and invest in more ZEV passenger vehicles.

This is the Governor’s first budget proposal and the provisions are likely to change significantly by the time of the May revise as well as after undergoing the legislative process, meaning that any gas relief checks would likely be received by consumers months after the price hikes. This proposal is also in contrast to proposals by the State Legislative leadership, which proposes a \$200 rebate per taxpayer and excludes the top 10% of earners in the State. Both proposals rely on using a portion of the state’s budget surplus. So far, advocates have criticized the Governor’s budget as funding short-term solutions to homelessness—including encampment cleanups and interim shelter—and called for investment in longer-term solutions, such as funding the Multifamily Housing Program, Housing Accelerator Fund, services funding, homeownership, and housing preservation.

## STATE LEGISLATION

More than 150 housing and land use bills were introduced by the Legislature’s February 18th new bill introduction deadline, with the first hearings beginning in March. Housing was not anticipated to be a key focus for the Legislature this year due both to its success last year and the presence of elections this year.

Nevertheless, the following key themes are likely to garner interest this year.

- Changes to State Housing Programs
- Development Streamlining
- Regional Housing Organizations
- Commercial Land for Housing
- Longer-term Housing and Homelessness Funding Sources
- Higher Education and Student Housing Development
- Reducing Greenhouse Gas Emissions through Housing
- Equity, Preservation and Homeownership

More details regarding specific bills can be found in the “Legislative Affairs Update” section.

Assemblymember Buffy Wicks is the newly appointed Chair of the Housing and Community Development Committee, replacing David Chiu, who left when he was appointed City Attorney

for the City of San Francisco. Assemblymember Wicks has indicated that one priority of hers will be to review the accountability of state programs on housing, rent relief, and homelessness to figure out what is and is not working. This could lead to "mid-course corrections" to tweak these programs.

## LOCAL AND REGIONAL THEMES

A number of themes related to SANDAG's goals have arisen as part of both introduced legislation and conversations within the affordable housing development community. It would be worthwhile for SANDAG to pay close attention to these to further deepen and define their role in advancing housing.

### COMMERCIAL REAL ESTATE FOR HOUSING

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The conversation around adapting commercial real estate for housing continues to gain momentum. Stemming from successful boost with Project RoomKey and Project HomeKey programs initiated during COVID-19, the change in work and commuting patterns from the pandemic, while still very much unsettled and in motion, has accelerated and modified efforts to adaptively reuse previously-zoned commercial properties for housing. While commercial property owners in downtowns have been converting older commercial real estate assets to housing, this practice is starting to extend to newer buildings as the future of commercial office space remains uncertain: workers and employers continue to adjust to swings in the ongoing pandemic and changing preferences for working from home.

In the State Legislature, two bills introduced in 2021 are moving forward that would make it easier to develop housing on land currently zoned for commercial: [SB 6 \(Caballero\)](#) would make housing an allowable use on parcels located in office and retail commercial zones; and [SB 15 \(Portantino\)](#) would require HCD to provide grants to local agencies that rezone big box or shopping center sites for housing.

### LOCAL CONTROL

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The passage of bills such as SB 9 and 10 that extend state control over local land use has consequently resulted in a push for local control, evidenced recently by fights like the "[Our Neighborhood Voices](#)" ballot initiative advanced by a group led by Redondo Beach Mayor Bill Brand – and supported by the Southern California Association of Governments (SCAG) -- aiming to allow local land use and zoning laws to override state laws. That ballot initiative failed to gather the required number of signatures and was pushed to 2024.

The San Diego City Council in February passed Mayor Todd Gloria's "Homes for All of Us" package generally supporting the regulation extended by SB 9, but not without intense pushback from local housing groups. This general fear over loss of local control has reverberated throughout the region among some local governments, and efforts have been sought to temper the increased density allowed under SB 9 by limiting or disincentivizing the construction of units.

Most of the local concerns seem to be related to fear of increased density in single-family neighborhoods. Some effective strategies to address these concerns include improving communication about small multifamily design options and creating a context for history of zoning in California. In Los Angeles a group of architects, led by Chief Design Officer, Christopher Hawthorne, created a design charette and a [low-rise design challenge](#) to help communities visualize what small multifamily projects might look like.

There is a rapid increase in accessory dwelling units in the San Diego region which demonstrates market demand for placing more than one unit on a lot. Anticipated ADU developments in the San Diego region for the 6th Cycle Housing Element, excluding San Diego and Chula Vista, totals 6,477. This is a twofold increase in permitted units from the previous cycle. The fact that the exclusion of the region's largest and fifth largest producers of ADUs during the 5th Cycle still results in a doubling of ADU developments underscores the popularity of this typology. Despite the negative reaction to increased density, single-family neighborhoods may very well transform into multifamily neighborhoods using ADUs given market demand and interest.

At the very local level, even as religious institutions are considering developing affordable housing, informal conversations in some religious congregations have looked to limit who can reside in those units. This is likely to be exacerbated due to general political polarization.

## TRANSIT, HOUSING AND GREENING NEXUS

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Alongside changing work patterns caused by COVID, there is an increased realization of the impact of climate change and the limited time to redirect our collective trajectory. A conscious movement towards using the built environment to address those concerns has arisen. More funding programs that merge multiple goals of increasing housing production while simultaneously addressing environmental sustainability—for example, net-zero clean energy programs and incentives, the Transit-Oriented Communities and Affordable Housing and Sustainable Communities (AHSC) Programs—are becoming increasingly prominent in the affordable housing funding landscape.

In addition to clean energy, green infrastructure projects with affordable housing can also include active or passive recreation spaces, green rooftops, green parking lots, green alleyways and streets, vertical greening, landscaped splash pads, playgrounds, sports fields, storm drains and cistern projects to increase water capture. Developers and advocates are promoting the use of water, green infrastructure and park funding streams with housing resources, similar to the way transit funds have incentivized and supported affordable housing through transit-oriented development programs.

This alignment of public investments and infrastructure projects requires better coordination and efficiency among builders, developers and public bodies to eliminate redundancies and inconsistent policies. Over time, matching resources with actual projects on the ground will result in more efficient uses of public resources, land, and greater community and resilience benefits. This has been evidenced by the AHSC program: since program inception, increased sophistication and efficiency of the transit infrastructure projects and associated housing developments has resulted in greater greenhouse gas reductions as public agencies and developers increase their experience with these projects improve their ability to collaborate.

## DEVELOPMENT ON PUBLIC LAND

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The 1968 Surplus Land Act (SLA) was amended and strengthened in 2019 by the adoption of [AB 1486 \(Ting\)](#), [AB 1255 \(Rivas\)](#) and an accompanying [executive order](#) by Governor Newsom. The new legislation and Governor's action ordered the State and local agencies to identify and prioritize excess publicly owned property for sustainable, innovative and cost-effective housing developments. AB 1486 defined a clear process for the disposition of surplus land sites, including the issuance of public Notices of Funding Availability (NOFAs), mandating a 60-day period for developers to submit formal letters of interest, and a subsequent 90-day negotiation period between the landowner and developer.

Revisions to the SLA promise to improve the feasibility of larger-scale housing development on public land in certain scenarios. For example, under ground lease structures where a public agency requires limited or zero upfront capitalized land payment, the value of the ground lease can be treated similar to a funding source and thus leveraged by the developer to secure other sources of funding. Developers and public agencies alike should consider these advantages as ways to build affordable housing on public land.

## ALTERNATIVE MODELS

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As the housing and homelessness crisis continues, many are looking to alternative models to traditional means of housing production. Homeownership continues to represent a significant path towards building wealth in the US, but a growing awareness of inequality and displacement has driven many to search for alternative models to traditional homeownership, including community ownership of land through community land trusts.

Communities on the frontline of Covid-19, systemic racism, and inequities writ large are seeking more autonomy over their lives and control of their livelihoods. Efforts continue to pass policies and provide more resources for community-based organizations and tenants to purchase property in their neighborhoods. Right of first offer/refusal and Tenant Opportunity to Purchase programs have been increasing across the state in urban areas in recent years. In 2020, [SB 1079 \(Skinner\)](#), the “housing for homeowners, not corporations act” passed, providing tenants and nonprofits the opportunity to match investor bids at foreclosure auction. This year, [AB 1837 \(Mia Bonta, Skinner\)](#) has been introduced to make important fixes and prevent misuse and manipulation of SB 1079.

At the same time, the reputation of public housing in the US is leading some to look to adapt social housing models from other countries. There is a push for community ownership of land and other alternatives to homeownership, including adapting social housing to the US. In California, Assemblymember Alex Lee, Carrillo and Weiner have introduced [AB 2053](#), which would establish social housing in California.

Other alternative models of housing garnering attention are prefabricated modular homes. Modular construction methods and shipping container homes have potential to accelerate sustainable and affordable housing and reduce construction costs. Lastly, the lengthy process of developing housing for the homeless has prompted increased attention towards “tiny homes” – temporary housing that provides shelter faster but is not built to last for the long term.

## PRESERVATION

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The clear focus in state housing policy and funding over the last several years has been on affordable housing production; bills focused on preserving affordable housing have been relatively minor. Yet in parts of the state, local governments--[including an MPO](#)--and philanthropy have been making more investments in the preservation of currently unsubsidized but affordable housing stock, typically small and medium multifamily properties not owned by corporate landlords.

Attention is also growing on at-risk affordable housing properties, defined as deed restricted properties at risk of losing affordability due to expiring use covenants within the next five years, from either capital and/or project-based operating or rental assistance contracts. In San Diego County, 5% of total restricted affordable housing units are at-risk of losing their affordability within the next 5 years, with an additional 10% at risk within 5 years after that.

## RESTRICTED AFFORDABLE HOUSING IN SAN DIEGO COUNTY

Estimated Affordability End Date Range	# of Properties (%)	# of Units (%)
2022 - 2027	23 (3%)	1,696 (5%)
2028 - 2023	10 (1%)	3,404 (10%)
<b>Total</b>	<b>683 (100%)</b>	<b>34,678 (100%)</b>

Data from California Housing Partnership Corporation, 2022. Includes all affordable units restricted due to State and Federal assistance. May exclude some units that are restricted through local ordinances.

The pandemic accelerated the increasing focus on preservation, and in 2021, the state budget included \$500M for the [Foreclosure Intervention Housing Preservation Program](#) and allocated American Rescue Plan Act funding for the preservation of deed restricted housing. The same year, the legislature passed [AB 1029 \(Mullin\)](#), which made preservation of affordable units an eligible pro-housing policy, and [AB 787 \(Gabriel\)](#), which allows cities to earn credit toward their regional housing need for converting above-moderate income units into moderate-income units with a minimum 55-year deed restriction.

While the cost of physical and (re)capitalization of these at-risk properties can seem significant, the fact is there isn't enough funding to build necessary new construction affordable housing units required. Preservation of existing affordable housing and unsubsidized affordable housing is a more cost-effective approach and plays a critical role in helping jurisdictions reach regional housing need targets. Research also recognizes the need to address preservation of currently unsubsidized but affordable housing near transit since public and private investment near transit often results in increased rents and displacement of local communities.

## STUDIES & REPORTS

### NATIONAL ACADEMIES PRESS SYNTHESIS OF TRANSIT AND AFFORDABLE HOUSING COORDINATION

The National Academies Press released a new synthesis of transit practice, [Coordination of Public Transit Services and Investments with Affordable Housing](#), that provides a snapshot of past and present approaches to aligning transit and affordable housing. The report includes results from a national survey of 51 transit agencies conducted during spring of 2021 and case studies of the San Francisco Bay Area, Atlanta, Boise, Chicago, and Kansas City, and describes the ways that transit agencies and affordable housing policy makers and service providers are innovating and partnering, and outlines the significant gaps, missed opportunities and needs that remain unmet.

### JOINT CENTER FOR HOUSING STUDIES RENTAL HOUSING 2022 REPORT

Earlier this year, the Joint Center for Housing Studies at Harvard released a report, [America's Rental Housing 2022](#), to highlight the state of housing in the nation.

Key findings included:

- Rents have jumped back up following a drop at the beginning of the pandemic.
- Vacancy rates are at 5.8%, the lowest since the mid-1980s.

- Lower income renters of color were the most likely to have fallen behind on rent during the pandemic.
- Evictions have not been as numerous as was initially anticipated, likely due to the infusion of Federal rental assistance.
- Higher income families are leading the growth in renters, accounting for nearly 70% of the renter household growth between 2009 and 2019.
- 36% of America’s renter households make less than \$30,000 a year.

## TERNER CENTER FOR HOUSING INNOVATION HOTEL CONVERSIONS REPORT

With the recent push to make it easier to convert non-residential development to affordable housing and significant allocations of new funding for similar programs, the Turner Center for Housing Innovation released a timely report in December called [Addressing Homelessness Through Hotel Conversions](#).

The report outlines the challenges and solutions to using hotels and motels as permanent housing for the homeless. Key conclusions in the report included:

- An expansion of project-based vouchers or other revenue sources are critically needed to ensure the long-term operation of hotel/motel converted properties.
- Hotels and motel conversions should be streamlined, with discretionary review and elimination of other barriers.
- Funding and technical assistance is needed for organizations seeking to convert buildings as well as for tenancy support services.

## TERNER CENTER FOR HOUSING INNOVATION EDUCATION WORKFORCE HOUSING REPORT

The Turner Center for Housing Innovation, along with cityLAB at UCLA and the Center for Cities + Schools has released a research report and companion [Workforce Housing Handbook](#) to define the need for public education workforce housing solutions, describe current efforts to respond to the needs, and recommend new solutions for housing using land owned by local educational agencies (LEA).

The report, [Education Workforce Housing in California—Developing the 21<sup>st</sup> Century Campus](#), found that:

- There is LEA-owned land suitable for workforce housing in all of the State’s counties.
- Many LEAS are already moving forward with development. The study identifies 46 LEAS that are pursuing projects on 83 sites.
- There are best practices that LEAs can follow as they consider workforce housing options.
- There are actions that the State and LEA leaders can take to increase affordable workforce housing development, including expanding funding tools, streamlining the approvals process for LEA development, and building capacity.

## CASITA COALITION ADU BEST PRACTICES GUIDEBOOK

After a year of conversations with local governments, development professionals, nonprofit organizations and small housing experts, the Casita Coalition produced the [ADU Best Practices Guidebook](#), which provides best practices for jurisdictions for increasing the development of Accessory Dwelling Units. [The Casita Coalition](#), formed in 2019, is a statewide, multi-sector organization working to remove policy barriers to development of small homes, including ADUs, duplexes, and cottage clusters.

## LOW RISE: HOUSING IDEAS FOR LOS ANGELES OVERVIEW

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This [overview](#) provides a summary of the historical legacy of experimental and affordable housing and design innovation unique to Southern California at the low-rise multifamily scale. This overview provides examples and detail of how thoughtful design that incorporates density can build support for more housing options in single-family neighborhoods. When people see that the outcomes of higher density can indeed look good and function well, their initial assumptions can change.

The article also points out the many benefits of low-rise multifamily housing:

- Provides more affordable, inexpensive housing in high opportunity and other areas
- Creates 'starter homes' and new paths to homeownership
- Bolsters a sense of community and resilience
- Improves the ability to age in place
- Enables broader and more inclusive definition of the family unit
- Offers proximity to work and transit
- Supports local retail and the creation of new businesses

The Low Rise design challenge was organized by the LA Mayor's Office and began with community engagement through listening sessions where residents explained to architects how they would like their neighborhoods to evolve, with winners chosen for four categories: Corners, Fourplex, (Re)Distribution, and Subdivision. In the recent State of the City address Mayor Garcetti announced \$500K in funding for a new Low-Rise Design Lab to take what was learned in the design challenge (and the City's [ADU Standard Plan Program](#)) and apply it to the kinds of projects now enabled by SB9.

BILL SUMMARY FOR THE FY 2021 – 2022 LEGISLATIVE SESSION

The 2021 Legislative Session was a banner year for housing, resulting in extensive legislation that enabled greater affordable housing development as well as addressed equity and housing preservation issues. The following enacted bills are those most pertinent to SANDAG's goals.

ACCELERATE AFFORDABLE HOUSING PORTFOLIO EXPANSION

- [AB 787 \(Gabriel\)](#): allows a local jurisdiction to count moderate-income housing units created as part of their Housing Element when a market-rate development is purchased and the units are restricted to persons and families earning between 80% and 120% of Area Median Income.
- [SB 7 \(Atkins\)](#): reenacts AB 900 through January 1, 2024.
  - Now known as the Jobs and Economic Improvement Through Environmental Leadership Act of 2021, AB 900 streamlines the development process, including reducing paperwork and expediting legal challenges for large-scale developments known as “environmental leadership development projects” that agree to meet extraordinary environmental standards and provide significant jobs and investment for the community.
  - SB 7 extends these benefits to housing development projects of between \$15 and \$100 million, where a minimum of 15% of the homes are affordable to low-income households.
- [SB 8 \(Skinner\)](#): increases certainty and accountability for developers by extending SB 330 (the Housing Crisis Act of 2019).
  - SB 330 is a landmark housing bill enacted in 2019 that caps the number of hearings required, prohibits cities from reducing the number of homes that can be built, and disallows fee hikes mid-development, among other actions.
  - SB 8 extends the sunset date of the Act from January 1, 2025, to January 1, 2030, and extends the provisions to January 1, 2034, for any housing development that submits a preliminary application by January 1, 2030.
- [SB 9 \(Atkins\)](#): makes statewide changes to single-family zoning, promoting small-scale neighborhood residential development and allowing homeowners to subdivide their lot or create a duplex by right, or both.
  - If homeowners subdivide, they can build up to four homes on what was previously a single-family lot. Any new housing created must meet certain requirements, including local set back and design standards, anti-displacement measures, historic preservation, and anti-speculation.
- [SB 10 \(Wiener\)](#): allows local governments, if they choose, to provide a streamlined path for rezoning of infill parcels to create light-touch, missing middle housing densities of up to 10 units.
  - Parcels must be near high quality public transit, located in a job-rich area, or urban infill lots that meet the definition included in SB 35.
- [SB 169 \(Committee on Budget and Fiscal Review\)](#): Created the California Higher Education Student Housing Grant Program to support low-income students and facilitate access to higher education by increasing the current stock of affordable student housing.



- Under SB 169, a total of \$2 billion was appropriated over a 3-year period, with 50% reserved for community colleges, 30% for California State University, and 20% for the University of California.

## ENDING HOMELESSNESS

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- [AB 816 \(Chiu\)](#): Prioritizes federal Housing Trust Fund allocations for projects serving people experiencing homelessness based on specified criteria.
- [AB 1043 \(Bryan\)](#): Creates a category of “acutely low-income households” with incomes up to 15% of AMI for the purpose of defining affordable rent.

## REDUCING GREENHOUSE GAS EMISSIONS THROUGH HOUSING

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- [AB 1124 \(Friedman\)](#): a cleanup bill that clarifies a 2017 bill that caps permit fees for solar systems, making them more affordable and accessible.
  - This bill clarified that the permit fee cap for solar systems also apply to solar systems atop carports, patio covers, and shade structures and that permitting jurisdictions cannot evade the fee cap by breaking the fee into pieces so the total fee would exceed the cap.
- [SB 68 \(Becker\)](#): would require the Energy Commission to gather or develop, and publish guidance and best practices to help building owners, the construction industry, and local governments overcome barriers to electrification of buildings and installation of electric vehicle charging equipment.
  - The bill would also authorize the Energy Commission to award Electric Program Investment Charge (EPIC) program grant funding to projects that will benefit electricity ratepayers and lead to advancements to reduce the costs of building electrification.

## EQUITY, PRESERVATION, AND HOMEOWNERSHIP

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- [AB 721 \(Bloom\)](#): Makes restrictive covenants limiting the number, size, or location of residences or the number of people residing on the property unenforceable.
- [SB 591 \(Becker\)](#): Authorizes intergenerational housing developments for seniors, caregivers, and transition aged youth.
- [SB 91 \(Committee on Budget and Fiscal Review\)](#): Extends eviction moratorium until June 30, 2021, and establishes state rental assistance program
- [AB 832 \(Chiu\)](#): Extends tenant, landlord, and homeowners protections through September 30, 2021, increases emergency rental assistance reimbursements to 100%
- [AB 838 \(Friedman\)](#): Requires that local governments act quickly to respond to reports of lead hazards and complaints of substandard buildings from tenants and other parties
- [AB 140 \(Committee on Budget\)](#): Creates the Foreclosure Intervention Housing Preservation Program
- [AB 1029 \(Mullin\)](#): Adds preservation of affordable housing units to list of eligible pro-housing policies

## FY '22 BILLS OF INTEREST

So far, bills of interest largely align with the goals of Accelerating Affordable Housing Portfolio Expansion, Reducing Greenhouse Gas Emissions through Housing, and Equity, Preservation, and Homeownership.

Within Accelerating Affordable Housing Portfolio Expansion, there are a number of sub-themes:

### CHANGES TO STATE HOUSING PROGRAMS

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- [AB 2006 \(Berman\)](#): would require that the State Department of Housing and Community Development (HCD), the California Housing Finance Agency (CalHFA), and the California Tax Credit Allocation Committee (CTCAC) enter into an agreement to streamline and coordinate project monitoring for projects with multiple funding sources.
- [AB 2305 \(Grayson\)](#): would require that HCD, CalHFA, and CTCAC coordinate the allocation of resources by creating a new Coordinated Affordable Housing Finance Committee and establishing a single process and application for receipt of State funding assistance.
- [SB 948 \(Becker\)](#): would prohibit HCD from requiring a project-specific transition reserve, and instead create a Pooled Transition Reserve Fund within HCD to mitigate impacts on tenant rents from the loss of rental or operating subsidies.

### DEVELOPMENT STREAMLINING

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- [AB 2234 \(Rivas\)](#): seeks to streamline the post-entitlement process for developers by requiring that public agencies approve or disapprove a development project within a certain timeframe, among other provisions.
- [SB 886 \(Wiener\)](#): would exempt housing for students, faculty, and staff of a public university from the California Environmental Quality Act.
- [AB 2295 \(Bloom\)](#): would eliminate the need for approval of housing development plans on land owned by schools by the Division of the State Architect, whose expertise is schools, not housing.
  - Additionally, it would establish the right of school districts to build housing up to three stories on a school property, assuming projects meet basic criteria. This would not eliminate local zoning review, but it could thwart not-in-my-backyard opposition.

### REGIONAL HOUSING ORGANIZATIONS

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- [SB 1105 \(Hueso\)](#): would create a San Diego Regional Housing Finance Agency. Currently a spot bill, it is expected that more details will be available soon.
- [SB 679 \(Kamlager\)](#): was introduced in 2021, passed the Senate, and will now work its way through the Assembly. The bill seeks to create a new, independent county agency that would have the authority needed to raise funds for the production of new housing and the provision of renter protections.
  - The new Los Angeles County Affordable Housing Solutions Agency (LACAHSAs) is modeled after the Bay Area Housing Finance Agency (BAHFA), which was approved through legislation in 2019.

## COMMERCIAL LAND FOR HOUSING

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Two bills that were introduced in 2021 that would make it easier to develop housing on land now zoned commercial are moving forward.

- [SB 6 \(Caballero\)](#): would make housing an allowable use on parcels located in office and retail commercial zones.
- [SB 15 \(Portantino\)](#): would require HCD to provide grants to local agencies that rezone big box or shopping center sites for housing.

## LONGER-TERM HOUSING AND HOMELESSNESS FUNDING SOURCES

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Assemblymember Buffy Wicks introduced a [constitutional amendment](#) at the end of March that would create a new ten-year funding stream for housing and homelessness.

- ACA 14 will require a 2/3rds vote of the Legislature and 2/3rds support from the State's voters. Assemblymember Wicks has indicated a desire that this measure be placed on the November 2022 ballot.
- The proposal target 5% of the State's General Fund for housing and is expected to generate around \$10 billion annually.
- Recently, State funding for housing and homelessness has increased, but the funds allocated have largely been one time. This ongoing source would be tied to a ten-year investment strategy prepared by the Business, Consumer Services, and Housing Agency.

## HIGHER EDUCATION AND STUDENT HOUSING DEVELOPMENT

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- [AB 1602 \(McCarty\)](#): would create an interest-free revolving loan fund using \$5 billion of one-time funding to provide financial assistance to public colleges and universities for student housing development.
  - This would supplement the \$2 billion in funding created last year for the California Higher Education Student Housing Grant Program.
  - The funds, which would be used to build new units or demolish old units and renovate existing dorms, would need to be paid within 30 years from rent collected from students. It is estimated that this new fund could house more than 21,000 students.

## REDUCING GREENHOUSE GASES THROUGH EMISSIONS

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- [AB 1721 \(Rodriguez\)](#): would allocate \$2 billion of general funds toward grants for the seismic retrofit of soft story apartment buildings, many of which house lower income residents. Up to 1,000,000 Californians could benefit from retrofits with these funds.
- [AB 2597 \(Bloom\)](#): would require the California Building Standards Commission to adopt, approve, codify, and publish mandatory building standards for the purpose of implementing the addition of lack of cooling as a substandard condition for human habitation.
  - The bill would require the Department of Housing and Community Development to develop and propose mandatory building standards for this purpose.

- [AB 2446 \(Holden\)](#): would require the State Energy Resources Conservation and Development Commission to produce a framework to reduce the carbon intensity in new building construction with a goal of 80 percent reduction by 2045.
- [AB-2667 \(Friedman\)](#): would establish the Integrated Distributed Energy Resources Fund as a special fund in the State Treasury to provide incentives to support statewide customer adoption of clean distributed energy resources.
- [SB 989 \(Hertzberg\)](#): would reduce greenhouse gas emissions by awarding grants to local communities to deploy multi-benefit climate projects that support sustainable community development, resilient natural landscapes, and climate workforce development. If passed, this program could provide funding for urban greening projects, similar to the Urban Greening Program under the state’s cap and trade programs (see “Funding Opportunities” for Urban Greening Program).
  - It additionally requires a portion of the funding to be dedicated to under-resourced communities.
- [SB-1261 \(Stern\)](#): would require the State Energy Resources Conservation and Development Commission, in consultation with the Natural Resources Agency, to develop a residential building extreme heat zone mitigation grant program to provide grants to residents to mitigate extreme heat-related impacts, as provided.
- [SB 1297 \(Cortese\)](#): would require the state to develop a strategic plan to advance carbon reduction across all building and construction materials and maximize carbon sequestration.
- [SB 1385 \(Cortese\)](#): would require that the California Public Utilities Commission establish a multi-family housing local solar program.
  - This program would require each electrical corporation with more than 100,000 service connections to construct a solar and storage system on or near multifamily housing in underserved communities.

## EQUITY, PRESERVATION AND HOMEOWNERSHIP

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- [AB 2053 \(Lee\)](#): would create the California Housing Authority (CHA) to produce and preserve mixed-income homes that are union built, sustainable, collectively owned, affordable for all income levels, and are financially self-sustaining.
- [AB 1911 \(Gabriel\)](#): would establish an Affordable Housing Preservation Tax Credit that could be used to preserve affordable housing units.
- [AB 2179 \(Grayson & Wicks\)](#): was amended at the end of March to add an urgency clause to extend the State’s COVID-19 pandemic protections for an additional three months beyond the original sunset date of March 31.
  - The bill will enable more tenants and landlords to access state Emergency Rental Assistance Program (ERAP) funds and moves the date for landlords to initiate eviction proceedings from April 1<sup>st</sup> to July 1<sup>st</sup> as long as an ERAP application was submitted on or before March 31<sup>st</sup>.

## IMMEDIATE AND PENDING FUNDING OPPORTUNITIES

### OVERVIEW OF FUNDING OPPORTUNITIES

1. Accelerate Affordable Housing Expansion
2. End Homelessness
3. Reduce Greenhouse Gas Emissions with Housing
4. Increase Equity, Preservation, and Homeownership

Please note that throughout the Funding Opportunities sections, we have highlighted specific information according to the information key below:

Color	Status
Red	<b>Urgent: Items requiring immediate consideration and response within the next 30 - 120 days</b>
Blue	<b>New: Updated information on funding awards, potential opportunities and pending announcements to look into / look out for within the next 6 months</b>
Black	<b>Not New: Do not require immediate response</b>

FUNDING OPPORTUNITIES

Color	Status
Red	Urgent
Blue	New
Black	Not New

\*See pg 29 for a more detailed information key

FEDERAL

HOME - American Rescue Plan Act (ARPA)

Capital Magnet Fund

National Housing Trust Fund

New Markets Tax Credits

Affordable Housing Program

Project Based Voucher Section 8 Program

STATE

CalHome

California Housing Accelerator Tier 2

Excess Sites Local Government Matching Grants (LGMG) Program

Infill Infrastructure Grant (IIG) Program

Local Housing Trust Fund (LHTC)

Low Income Housing Tax Credits (4% & 9%)

Multifamily Programs

Multifamily Housing Program (MHP)

Permanent Local Housing Allocation (PLHA)

Qualified Residential Rental Project (QRRP) Program

Regional Early Action Planning (REAP) 2.0

Accessory Dwelling Unit (ADU) Grant Program

Golden State Acquisition Fund (GASF)

Mixed Income Program (MIP)

PRIVATE

Thriving Communities Fund

PHILANTHROPY

S Mark Taper Foundation

HOME-American Rescue Plan Act	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	HUD/Housing and Community Development Department
<b>Type:</b>	Federal/State
<b>Applicability:</b>	HOME is one of the largest programs that subsidize affordable housing, and the American Rescue Plan substantially increased allocations and enabled greater spending flexibility for FY 2021. San Diego City received \$21M while the County received \$12M. Those jurisdictions seem not to have filed substantial amendments to their HUD action plans yet, so there may be an opportunity to engage with these jurisdictions.
<b>Action Steps:</b>	Look into how cities and county are planning on distributing funding; assess viability of advocating for pipeline project funding.
<b>Description:</b>	<p>The American Rescue Plan (ARP) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds are administered through HUD's HOME Investment Partnerships Program (HOME), which provides grants to state and local governments to create affordable housing for low-income households.</p> <p>Eligible Uses include:            Tenant-based Rental Assistance            Development and support of affordable housing            Supportive housing services            Acquisition and development non-congregate shelter</p>
<b>Award Amount:</b>	San Diego City and County received \$41M.
<b>Required Leverage:</b>	The typical HOME 25% match requirement is suspended for HOME-ARP.
<b>Eligibility:</b>	<p>Direct Allocation: "Participating Jurisdictions (PJs)" that qualified for an annual FY 2021 HOME Program allocation.</p> <p>State funding: cities, counties, developers, and nonprofit Community Housing Development Organizations (CHDOs) that did not receive HOME-ARP funds from HUD.</p>
<b>Timeline:</b>	<p>HUD implementation notice released Sept 2021; PJs can receive 5% of their allocation for planning and administration currently.            For PJs to receive the remainder of HOME-ARP funds, they need to develop a HOME-ARP allocation plan and submit it as a substantial amendment to the FY 2021 annual action plan.</p> <p>Non-entitlement jurisdictions: NOFA for \$131M to be released in 2022.</p>

	In March, HCD is holding community engagement sessions determine the HOME-ARP eligible activities HCD should undertake.
<b>Frequency:</b>	HOME allocation is annual, but ARPA funds must be obligated by 12/31/2024 and expended by 12/31/2026, after which funds are subject to recapture by the Federal Government.



Capital Magnet Fund	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Department of the Treasury
<b>Type:</b>	Federal
<b>Applicability:</b>	CMF grants can increase predevelopment capacities for affordable housing developers.
<b>Action Steps:</b>	<a href="#">Assess if developers operating within SANDAG region require access to additional working capital sources to support predevelopment activity.</a>
<b>Description:</b>	<p>The CMF program provides flexible financing to support affordable housing and related economic development activities in low income communities. LIIF was awarded \$6 million through the CMF program, the largest award from its inaugural funding round in 2010. After its inaugural funding round, CMF allocations were suspended until 2014, with new funding pending in 2015. The program supports LIIF's efforts to leverage private investment to finance supportive housing initiatives and community development projects in underserved communities. Through the program, LIIF offers borrowers access to flexible financing to acquire, rehabilitate or preserve affordable housing properties and community facilities in competitive markets.</p> <p>Eligible Uses include: Affordable housing activities, as well as related economic development activities and community service facilities, with the objective of attracting private capital to economically distressed communities, including underserved rural areas.</p>
<b>Award Amount:</b>	The CDFI Fund plans to award up to \$380.2 million in grants for the CMF FY 2021 Round under this NOFA
<b>Required Leverage:</b>	CMF Recipients are required to leverage their CMF Award at a ratio of least ten to one. For example, an Award of \$5 million must generate at least \$50 million in Eligible Project Costs.
<b>Eligibility:</b>	Certified CDFIs or non-profit organizations operating with a principal purpose of developing or managing affordable housing solutions.
<b>Timeline:</b>	<a href="#">2021 grant application opened in September 2021; application deadline November 2021; award announcement Spring 2022</a>
<b>Frequency:</b>	<a href="#">Periodic</a>

<u>National Housing Trust Fund</u>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	HUD/Housing and Community Development Department
<b>Type:</b>	Federal/State
<b>Applicability:</b>	Housing Pipeline Projects indicating interest in State capital sources may qualify for this funding source.
<b>Action Steps:</b>	<a href="#">Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.</a>
<b>Description:</b>	<p>Federal program to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households.</p> <p>Eligible Uses include:  Rental new construction, rehabilitation, or acquisition of permanent housing for extremely low-income households. At least 5% of units must be restricted for supportive housing; project must be affordable for 55 years.</p>
<b>Award Amount:</b>	\$150M. Maximum loan amount per applicant: \$20M
<b>Required Leverage:</b>	Additional points awarded to applicants based on utilization of other funding sources to offset requests and leverage of rental or operating subsidies available for the project.
<b>Eligibility:</b>	Organization, agency, or other entity acting as an owner or developer to carry out an assisted project.
<b>Timeline:</b>	<a href="#">NOFA released Sept 2022; awards announced Dec 2022.</a>
<b>Frequency:</b>	<a href="#">Periodic</a>

<u>New Markets Tax Credit</u>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Department of Treasury/Community Development Entities
<b>Type:</b>	Federal/Private
<b>Applicability:</b>	NMTC will fund qualifying community-serving non-residential projects, especially those that are traditionally difficult to finance (ex: Federally Qualified Health Clinics). Utilizing NMTC's can help bring non-residential priorities to SANDAG region.
<b>Action Steps:</b>	<a href="#">For affordable housing projects in qualifying areas, assess if NMTC is a viable source of funding, especially for non-residential uses.</a>
<b>Description:</b>	<p>The NMTC Program attracts private capital into low-income communities by permitting individual and corporate investors to receive a tax credit against their federal income tax in exchange for making equity investments in specialized financial intermediaries called Community Development Entities (CDEs). The credit totals 39% of the original investment amount and is claimed over a period of seven years.</p> <p>Eligible Uses include:            New construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.</p>
<b>Award Amount:</b>	Varies per project
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	"Qualified active low-income community businesses" (QALICBs), for-profit or nonprofit enterprises operating in low-income communities.
<b>Timeline:</b>	<a href="#">Ongoing</a>
<b>Frequency:</b>	<a href="#">Ongoing</a>

<b>Affordable Housing Program (AHP)</b>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Federal Home Loan Banks
<b>Type:</b>	Federal
<b>Applicability:</b>	AHP often functions as a minor "gap filler" to affordable projects, both rental and for-sale.
<b>Action Steps:</b>	Assess if any pipeline projects would be eligible for 2023 funding cycle.
<b>Description:</b>	<p>Federal Home Loan Bank has established an Affordable Housing Program ("AHP"), pursuant to Section 21 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, to assist in financing affordable housing for very low-, low-, and moderate-income individuals. This Implementation Plan ("Plan") has been adopted, and from time-to-time amended, by the Bank in accordance with the requirements of Part 1291 of the Federal Housing Finance Agency Regulations governing the AHP, as amended from time to time.</p> <p>Under the Federal Home Loan Bank Act (FHLBank Act), the specified uses of AHP funds are to finance the purchase, construction, or rehabilitation of owner-occupied housing for low- or moderate-income households (with incomes at 80 percent or less of the area median income), and the purchase, construction, or rehabilitation of rental housing where at least 20 percent of the units are affordable for and occupied by very low-income households (with incomes at 50 percent or less of the area median income). The AHP leverages other types of financing, and supports affordable housing for special needs and homeless families, among other groups.</p>
<b>Award Amount:</b>	\$1M per project
<b>Required Leverage:</b>	Varies by bank. In 2018, the mandatory scoring criterion for AHP subsidy per unit was eliminated, enabling banks to award AHP to projects that may not be able to leverage as much funding from other sources and, therefore, need deeper subsidy from the AHP.
<b>Eligibility:</b>	Member Banks submit funding applications to an administering Federal Home Loan Bank. Project Sponsors are awarded funds to be used in specific projects. A project Sponsor means a not-for-profit, or for-profit, organization or public entity that must be qualified and able to perform its responsibilities as committed to in the application for AHP subsidy funding the project
<b>Timeline:</b>	Application deadline is typically March of any given calendar year with funding awards announced in the following June.
<b>Frequency:</b>	Annually

<b>Project-Based Voucher (PBV) Section 8</b>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Local Public Housing Authority (PHA)
<b>Type:</b>	Federal
<b>Applicability:</b>	Affordable housing projects with units at extremely low income (ELI), 30% AMI and below, typically require a rental subsidy for feasibility.
<b>Action Steps:</b>	Assess PBV availability in respective PHA jurisdictions for each pipeline project.
<b>Description:</b>	<p>Project-based vouchers (PBVs) are rental subsidies and a component of a public housing agency's (PHA's) Housing Choice Voucher (HCV) program. PHAs are not allocated additional funding for PBV units; the PHA uses its tenant-based voucher funding to allocate project-based units to a project. Projects are typically selected for PBVs through a competitive process managed by the PHA; although in certain cases projects may be selected non-competitively.</p> <p>Eligible Uses include: Rental subsidies for eligible affordable housing units.</p>
<b>Award Amount:</b>	Varies by City and County
<b>Required Leverage:</b>	None.
<b>Eligibility:</b>	Property owners of eligible housing units, including affordable housing developers and owners/operators.
<b>Timeline:</b>	Varies by the PHA administering the PBV Section 8 program.
<b>Frequency:</b>	Varies by the PHA administering the PBV Section 8 program.

CalHome	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	Expand financial resources to first-time homebuyers within the SANDAG region.
<b>Action Steps:</b>	Contact cities within the SANDAG region to assess capacity and need for this program.
<b>Description:</b>	<p>Grants to local public agencies and nonprofit developers to assist individual first-time homebuyers through deferred-payment loans.</p> <p>Eligible Uses include:  Loans to individuals for down payment assistance, acquisition and rehabilitation, homebuyer counseling.  Direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.  Loans for real property acquisition, site development, construction period expenses of homeownership projects, or permanent financing for mutual housing and cooperative developments.</p>
<b>Award Amount:</b>	\$57M
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Local public agencies and nonprofit developers
<b>Timeline:</b>	NOFA released August 2022 with applications due October 2022.
<b>Frequency:</b>	Periodic

California Housing Accelerator Tier 2	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	The Iris at San Ysidro (National CORE), an RFI respondent, may be eligible for Tier 2.
<b>Action Steps:</b>	Assess if any pipeline projects would be eligible for Tier 2.
<b>Description:</b>	<p>The intent of this program is to reduce the backlog of projects “stuck” in the funding pipeline to accelerate the development of housing for those most in need. These funds will be used to fill funding gaps in shovel-ready projects that have received funding under other HCD programs and have been unable to access low-income housing tax credits.</p> <p>Tier 2 will be a competitive process for previously HCD-awarded 4 percent tax credit projects. The program will include regional allocations to ensure a broad geographic distribution of Accelerator funds.</p>
<b>Award Amount:</b>	\$800M
<b>Required Leverage:</b>	Projects will be rated on four primary policy objectives, including "efficient use of Accelerator funds".
<b>Eligibility:</b>	Project sponsors who have been awarded HCD funding for an affordable housing project but were unable to secure tax credits. Project sponsors must provide evidence that, with a California Housing Accelerator award, the Project will be able to start construction within 180 days of award.
<b>Timeline:</b>	<p>Tier 1 application deadline has already passed.</p> <p>Governor announced more than \$923M in awards in Feb 2022 for 27 projects (2,300 units).</p> <p>The Tier 2 Project Solicitation and application release date was released Feb 28, 2022 for \$800M; applications due April 2022; awards announced in June 2022.</p>
<b>Frequency:</b>	One-time

Excess Sites Local Government Matching Grants Program (LGMG)	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	Utilizing public land for affordable housing improves feasibility for developers.
<b>Action Steps:</b>	Assess SANDAG's Surplus Land Site inventory and capacity for building affordable housing. Communicate with SANDAG cities and developers to coordinate disposition processes.
<b>Description:</b>	The Excess Sites Local Government Matching Grants Program (LGMG) will provide grant-based funding to match certain local government funding for selected developers and local governments for predevelopment and development of affordable housing on excess state sites.
<b>Award Amount:</b>	\$30M total; up to \$10M per project
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Selected Developers and Local Governments (submit joint application)
<b>Timeline:</b>	NOFA to be released April 2022; application due May 2022; awards announced June 2022.
<b>Frequency:</b>	One-time



<u>Infill Infrastructure Grant (IIG) Program</u>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	Application selection criteria includes density, access to transit, proximity to amenities, and consistency with regional plans. Cuatro at City Heights has already obtained this award; future projects of interest may be applicable.
<b>Action Steps:</b>	<b>Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.</b>
<b>Description:</b>	<p>The purpose of the IIG Program is to promote infill housing development by providing financial assistance for Capital Improvement Projects that are an integral part of, or necessary to facilitate the development of, a Qualifying Infill Project or a Qualifying Infill Area.</p> <p>IIG is grant assistance, available as gap funding for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. Funds will be allocated through a competitive process, based on the merits of the individual Infill Projects and Areas. Application selection criteria includes project readiness, affordability, density, access to transit, proximity to amenities, and consistency with regional plans.</p> <p>Eligible Uses include:  A Capital Improvement Project must be an integral part of, or necessary for the development of either a Qualifying Infill Project or housing designated within a Qualifying Infill Area. Eligible costs include the construction, rehabilitation, demolition, relocation, preservation, and acquisition of infrastructure.</p>
<b>Award Amount:</b>	\$200M (SuperNOFA) \$70M (qualifying infill areas) \$90M (small jurisdictions)
<b>Required Leverage:</b>	None. However, no more than \$35,000,000 in total HCD funding sources may be used on a single Project and total HCD funding, including IIG, shall not exceed 75% of the total development cost. In a SuperNOFA, each Sponsor is limited to no more than \$70,000,000.
<b>Eligibility:</b>	(1) A nonprofit or for-profit Developer of a Qualifying Infill Project; and/or (2) A city, county, city and county, public housing authority, or redevelopment agency, or other governing body that has jurisdiction over a Qualifying Infill Area

<b>Timeline:</b>	<p>HCD SuperNOFA: NOFA released as part of HCD SuperNOFA in April 2022; application closing date June 28 2022; awards announced Nov 2022.</p> <p>Single family program: NOFA Aug 2022; applications due Oct 2022.</p> <p>Qualifying infill areas: NOFA released April 2022; applications due June 2022; awards announced Dec 2022</p> <p>Small jurisdictions: NOFA released April 2022; applications accepted over the counter with rolling awards.</p>
<b>Frequency:</b>	Periodic

Local Housing Trust Fund Program (LHTF)	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	An HFA administered by SANDAG could leverage local sources of funding to qualify for LHTF funding from HCD, thereby building the HFA's overall pool of funds.
<b>Action Steps:</b>	Continue to explore the formation of a Housing Finance Agency (HFA).
<b>Description:</b>	<p>Providing matching funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing and emergency shelters.</p> <p>Eligible Uses include:            Acquisition and repositioning of existing multifamily buildings            New construction of multifamily and scattered site housing            Implementation of community land trusts            Development of community-based projects that strengthen housing systems            Design and implementation of policy solutions to increase housing supply</p>
<b>Award Amount:</b>	\$57M
<b>Required Leverage:</b>	Dollar for dollar matching
<b>Eligibility:</b>	A Local or Regional Housing Trust Fund which receives Ongoing Revenues from Dedicated Sources of funding sufficient to permit the Local Housing Trust Fund to comply with the requirements of the Program
<b>Timeline:</b>	NOFA released April 2022; applications accepted April 26, 2022, through May 25, 2022; awards announced in October 2022.
<b>Frequency:</b>	Annually

Low-Income Housing Tax Credits (4% and 9%)	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	California Tax Credit Allocation Committee
<b>Type:</b>	State
<b>Applicability:</b>	Avanzando San Ysidro (Casa Familiar) and Serenade on 43rd (Wakeland) are interested in applying for LIHTC. LIHTC is a key affordable housing funding source.
<b>Action Steps:</b>	Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.
<b>Description:</b>	<p>The California Tax Credit Allocation Committee (TCAC) facilitates the investment of private capital into the development of affordable rental housing for low-income Californians. TCAC allocates federal and state tax credits to the developers of these projects. Corporations provide equity to build the projects in return for the tax credits.</p> <p>Eligible Uses include: Affordable housing development</p>
<b>Award Amount:</b>	Varies
<b>Required Leverage:</b>	TCAC funding is contingent on jointly (or previously) applying for and receiving tax credit allocations. Projects must also have an enforceable commitment for all construction financing and all local land use approvals.
<b>Eligibility:</b>	Developers and investors developing eligible affordable rental housing projects for low-income households.
<b>Timeline:</b>	9% Applications are due March 1, 2022 or June 30, 2022. 4% Applications are due March 16, 2022, or July 7, 2022.
<b>Frequency:</b>	Twice annually

Multifamily Programs	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	California Housing Finance Agency
<b>Type:</b>	State
<b>Applicability:</b>	CalHFA-sourced tax-exempt bond financing is often less expensive than other originators of TE bonds, improving overall financial feasibility of a project.
<b>Action Steps:</b>	Assess if any current or future pipeline projects are currently seeking conventional debt products and would qualify for CalHFA Multifamily Program loans.
<b>Description:</b>	<p>CalHFA's Taxable, Tax-Exempt, or CalHFA funded Permanent Loan programs provide competitive long-term financing for eligible projects. The CalHFA Conduit Issuer Program ("Conduit Program") is designed to facilitate access to tax-exempt and taxable bonds by developers that seek financing for eligible projects.</p> <p>The CalHFA Bond Recycling Program is designed to preserve and recycle prior year(s) tax-exempt private activity bond volume cap that would otherwise expire upon repayment of construction period financing (resulting in redemption of bonds). The use of these recycled bonds will reduce the need for current year private activity bond volume cap managed by the California Debt Limit and Allocation Committee (CDLAC).</p> <p>Eligible Uses include:            New construction or acquisition/rehabilitation developments that provide affordable housing opportunities for individuals, families, seniors, veterans, and special needs tenants.</p>
<b>Award Amount:</b>	Perm Loans minimum amount: \$5M
<b>Required Leverage:</b>	Permanent Loans: - Minimum 1.15x initial debt service coverage ratio, with some exceptions - Lesser of 90% of restricted value or 100% of development costs
<b>Eligibility:</b>	Available to for-profit, non-profit, and public agency sponsors
<b>Timeline:</b>	For 10/19/2022 CDLAC Round: Permanent Loan Application due 5/27/2022 Conduit Issuance Application due 6/9/2022 CDLAC Performance Deposit due 11/2/2022
<b>Frequency:</b>	Biannually

<b>Multifamily Housing Program (MHP)</b>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	Some RFI respondents, including Community HousingWorks' Cortez Hill Apartments project and Wakeland's Cuatro at City Heights and Paseo Norte, are interested in applying for this program.
<b>Action Steps:</b>	Assess which pipeline projects would be eligible and if any technical assistance/coordination is needed to apply. Look out for RFP in Q1 2022.
<b>Description:</b>	<p>Senate Bill 3 (Chapter 365, Statutes 2017) authorized the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1). This measure was adopted by voters on November 6, 2018. It authorizes the issuance of bonds in the amount of \$1.5 billion for the Multifamily Housing Program (MHP).</p> <p>Eligible Uses include: New construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.</p>
<b>Award Amount:</b>	Per project.
<b>Required Leverage:</b>	None. However, no more than \$35,000,000 in total HCD funding sources may be used on a single Project and total HCD funding, including MHP, shall not exceed 75% of the total development cost. In a SuperNOFA, each Sponsor is limited to no more than \$70,000,000, with some exceptions.
<b>Eligibility:</b>	Sponsors or their principals must have successfully developed at least one affordable housing project. Individual, JV, partnership, LP, trust, corporation, LLC, Local Public Entity, Duly constituted governing body of an Indian reservation or Rancheria, Other legal entity, organized on a for-profit, including limited profit, or nonprofit basis
<b>Timeline:</b>	NOFA released as part of HCD SuperNOFA in April 2022; application closing date June 28 2022; awards announced Nov 2022.
<b>Frequency:</b>	Periodic

<u>Permanent Local Housing Allocation</u>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	Opportunity to engage with cities and county to align on goals for allocating funding. The City of San Diego has a 5-year PLHA plan that was approved in 2020. It is unclear if the 2021 funds have been distributed yet by the City or County. The Cities of Santee and La Mesa are using their funds for homelessness outreach.
<b>Action Steps:</b>	<b>Look into how cities and county are planning on distributing funding; assess viability of advocating for pipeline project funding.</b>
<b>Description:</b>	<p>In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the state’s housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Started in 2019, 70% of these funds are allocated to PLHA.</p> <p>Eligible Uses include:            Predevelopment, development, acquisition, rehabilitation, and preservation of affordable multifamily, residential live-work, rental housing (including Accessory Dwelling Units), including necessary operating subsidies            Rapid re-housing, rental assistance, supportive/case management services, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and            Preservation of permanent and transitional housing</p>
<b>Award Amount:</b>	San Diego County and cities received more than \$12M in PLHA funds as part of the 2021 NOFA.
<b>Required Leverage:</b>	None
<b>Eligibility:</b>	Entitlement formula: metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula Non-entitlement formula and competitive grant program: non-entitlement jurisdictions
<b>Timeline:</b>	<b>Formula: NOFA released May 2022; applications accepted over the counter with rolling awards.            Competitive: NOFA released June 2022; applications due Aug 2022; awards announced Dec 2022.</b>
<b>Frequency:</b>	<b>Annually, or when sufficient funding is available.</b>

Qualified Residential Rental Project (QRRP) Program	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	California Debt Limit Allocation Committee (CDLAC)
<b>Type:</b>	State
<b>Applicability:</b>	4% LIHTC pipeline projects with conventional debt typically require tax-exempt bonds provided by the QRRP.
<b>Action Steps:</b>	Continue to monitor Housing Pipeline and future projects and assess need for tax-exempt bond financing.
<b>Description:</b>	<p>Designed to assist developers of multifamily rental housing units to acquire land and construct new units or purchase and rehabilitate existing units.</p> <p>Eligible Uses include:            State and local governmental agencies and other joint powers authorities can issue tax-exempt housing revenue bonds. The tax-exempt bonds lower the interest rate paid by developers. The developers in turn produce market rate and affordable rental housing for low and very low-income households by reducing rental rates to individuals and families. Projects that receive an award of bond authority have the right to apply for non-competitive 4% tax credits.</p>
<b>Award Amount:</b>	State Ceiling for qualified private activity bonds varies annually as determined by population-based formula
<b>Required Leverage:</b>	Tax-exempt bond allocation is currently subject to a competitive application process; one of the competitive metrics is amount of committed State funding as a percentage of the total bond request.
<b>Eligibility:</b>	Developers with multifamily projects that wish to apply for 4% tax credits
<b>Timeline:</b>	Round 1 applications due March 16, 2022; Round 2 applications due July 2, 2022
<b>Frequency:</b>	Twice annually in 2022



REAP 2.0	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	SANDAG is already interested in utilizing REAP 2.0 funding for planning and capital purposes related to housing and transit.
<b>Action Steps:</b>	<b>Continue to track.</b>
<b>Description:</b>	<p>The Regional Early Action Planning Grants of 2021 (REAP 2.0) are a key part of strategic investments toward a more sustainable, resilient, and inclusive future for people in all areas of the state. REAP 2.0 builds on the success of 2019's REAP program but expands the focus by integrating housing and climate goals and allowing for broader planning and implementation investments, including infrastructure. REAP 2.0 is explicitly intended to meet multiple objectives – infill development, housing for all incomes, Vehicle Miles Traveled (VMT) reduction, and affirmatively furthering fair housing in ways that accelerate the implementation of adopted regional and local plans to achieve these goals.</p> <p>Eligible Uses include:  Accelerating infill development through various planning and investment, realizing multimodal communities through programs, plans and implementation actions, shifting travel behavior by reducing driving through programs, ordinances, funds, and other mechanisms, and increasing transit ridership through funding, implementation actions and planning.</p>
<b>Award Amount:</b>	Total allocation: \$600M Advance allocation: \$51M Regular allocation: \$459M Tribal/rural: \$30M Innovative projects: \$30+M
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	MPOs
<b>Timeline:</b>	<b>10% Advance Application, final guidelines, and application released early 2022. Initial application window closed Dec 2022.</b> <b>Opportunity to submit feedback on draft guidelines by April 15, 2022</b> <b>Regular allocation: NOFA released May 2022; applications accepted over-the-counter with rolling awards.</b> <b>Tribal/Rural: NOFA released May 2022; applications due August 2022; awards announced Oct 2022.</b> <b>Innovative projects: NOFA released July 2022; applications due Oct 2022.</b>
<b>Frequency:</b>	<b>One-time</b>

<u>ADU Grant Program</u>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	California Housing Finance Agency
<b>Type:</b>	State
<b>Applicability:</b>	ADU development is a feasible way to achieve RHNA goals.
<b>Action Steps:</b>	<a href="#">Align current RHNA inventory sites with ADU funding program compatibility.</a>
<b>Description:</b>	<p>The Accessory Dwelling Unit (ADU) Grant Program will create more housing units in California by providing a grant of up to \$25,000 to reimburse pre-development costs associated with the construction of the ADU.</p> <p>Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports.</p>
<b>Award Amount:</b>	\$100M / Max \$25K per homeowner
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Homeowners with low or moderate income, low equity, or who live in socially disadvantaged communities
<b>Timeline:</b>	<a href="#">Ongoing</a>
<b>Frequency:</b>	<a href="#">Ongoing</a>

<u>Golden State Acquisition Fund (GSAF)</u>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Housing and Community Development Department; administered by 8 CDFI originating lenders
<b>Type:</b>	State/Private
<b>Applicability:</b>	Developers acquiring land or existing properties may use GSAF to fund acquisition.
<b>Action Steps:</b>	<a href="#">Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.</a>
<b>Description:</b>	<p>The GSAF received seed funding of \$23 million from HCD, with \$93 million in leveraged funds from private investors for create a revolving loan fund. To date, the GSAF has deployed \$105 million for the creation and preservation of affordable and senior housing. The State funds are combined with private capital from a consortium of eight nonprofit CDFIs (Century Housing Corporation, Corporation for Supportive Housing, Enterprise Community Loan Fund, Local Initiatives Support Corporation, LIIIF (formerly the Low income Investment Fund), Northern California Community Loan Fund, Housing Trust Silicon Valley, and Rural Community Assistance Corporation.</p> <p>Loan proceeds may be used for the acquisition of vacant land or improved property.</p>
<b>Award Amount:</b>	\$93M; maximum loan amount \$13,950,000
<b>Required Leverage:</b>	<p>Nonprofit Borrowers can borrow up to 100% of the lesser of the as-is appraised value or the purchase price.</p> <p>For-Profit Borrowers can borrow up to 95% of the lesser of the as-is appraised value or the purchase price.</p>
<b>Eligibility:</b>	Nonprofit or for-profit corporations, cities, counties, and other public agencies within California, and joint ventures comprised of such entities, with a track record of developing affordable housing.
<b>Timeline:</b>	<a href="#">Contact originating CDFIs for application.</a>
<b>Frequency:</b>	<a href="#">Ongoing</a>

<u>Mixed-Income Program</u>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	California Housing Finance Agency
<b>Type:</b>	State
<b>Applicability:</b>	Program funds development activity for a wide range of AMI's (up to 120% of AMI). Utilization of MIP program could contribute to achieving RHNA goals.
<b>Action Steps:</b>	Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.
<b>Description:</b>	<p>The CalHFA Mixed-Income Program (MIP) was created after 2017's Senate Bill 2 (SB2), the Building Homes and Jobs Act, established an annual appropriation to the Agency for the purpose of creating mixed income multifamily residential housing for lower to moderate income households. CalHFA receives 15% of the Building Homes and Jobs Act Fund for this purpose.</p> <p>Eligible Uses include:  Long-term subordinate financing for new construction of affordable multifamily developments that provide housing for Californians earning between 30% and 120% of the Area Median Income.</p>
<b>Award Amount:</b>	\$65M
<b>Required Leverage:</b>	MIP subsidy loans must be used in conjunction with CalHFA's Conduit Bond Issuance Program and a construction loan from a CalHFA Mixed-Income Qualified Construction Lender. MIP subsidy loans must also be used in conjunction with CalHFA's permanent first-lien mortgage financing. Bonds for the MIP program are issued in accordance with CDLAC's QRRP program and subject to the same competitive scoring criteria.
<b>Eligibility:</b>	Available to for-profit, nonprofit, and public agency sponsors. Development teams must meet CalHFA experience requirements, as defined in the CalHFA Development Team Qualifications section below. Projects must have site control and be prepared to submit for a bond and tax credit allocation and will only receive funds if bonds are issued within the issuance timeframes specified in the California Debt Limit Allocation Committee's (CDLAC) Regulations Section 5100.
<b>Timeline:</b>	2022 MIP application deadline: Feb 11, 2022
<b>Frequency:</b>	Annually

<u>Thriving Communities Fund</u>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	Kaiser Permanente
<b>Type:</b>	Private
<b>Applicability:</b>	Fund would help preserve housing for low-income residents and contribute to overall affordable housing stock.
<b>Action Steps:</b>	<a href="#">Assess preservation activity among developers operating in SANDAG region and need for preservation-eligible funding.</a>
<b>Description:</b>	<p>In 2018, Kaiser Permanente established the \$200 million Thriving Communities Fund to take on housing instability and homelessness, including creating or contributing to the following funds. In 2021, we reached a critical milestone – the preservation and creation of 5,000 affordable housing units – just 3 years after launching the Thriving Communities Fund.</p> <p>Eligible Uses include:</p> <ul style="list-style-type: none"> <li>• Housing for Health Fund: Provides equity capital to purchase multi-unit housing and protect residents from rent increases and eviction in the San Francisco Bay Area and Sacramento, California.</li> <li>• RxHome Fund: Provides low-cost, long-term loans to create and preserve multi-family rental homes for low-income residents in communities across the country.</li> <li>• Bay’s Future Fund: Invests in development projects across 5 Bay Area counties to catalyze the preservation and production of affordable housing as part of the Partnership for the Bay’s Future.</li> <li>• Supportive Housing Fund: Funds high-quality permanent supportive housing for individuals experiencing homelessness in California, with particular focus on Los Angeles.</li> </ul>
<b>Award Amount:</b>	\$200M
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Affordable housing developers, owners and operators
<b>Timeline:</b>	<a href="#">\$200M in equity funded by Kaiser Permanente and administered by CDFI's. Contact originating CDFIs for application.</a>
<b>Frequency:</b>	<a href="#">Ongoing</a>

<b>S Mark Taper Foundation</b>	
<b>Goal:</b>	Accelerate Affordable Housing Expansion
<b>Funding Entity:</b>	S Mark Taper Foundation
<b>Type:</b>	Philanthropy
<b>Applicability:</b>	Foundation funding would contribute to capacity building for affordable housing developers.
<b>Action Steps:</b>	Align SD County organizations with this source of funding to increase organizational capacity.
<b>Description:</b>	<p>The S. Mark Taper Foundation, founded in 1989, is a private family foundation dedicated to enhancing the quality of people's lives by supporting nonprofit organizations and their work in our communities. The S. Mark Taper Foundation is a responsive grantmaker that typically provides funding in the following areas: Arts, Civic Affairs, Education, Environment, Health, Social Services.</p> <p>Eligible Uses include:            General Operating Support            Program funding allocated to a specific program or project within the organization.            Capital funding</p>
<b>Award Amount:</b>	N/A
<b>Required Leverage:</b>	None
<b>Eligibility:</b>	<p>501(c)3 tax-exempt organizations based in the following counties:            Los Angeles County            Imperial County            Orange County            Riverside County            San Bernardino County            San Diego County            Santa Barbara County            Ventura County</p> <p>Excludes organizations that recieved grants from the foundation within the past three calendar years.</p>
<b>Timeline:</b>	For the 2022 grantmaking cycle, applications opened December 2021. Letters of Inquiry (LOI) were due February 2022. Awardees will be notified in October 2022 with grant payments made in mid-December 2022.
<b>Frequency:</b>	Annually

24-MONTH ROLLING FORECAST – FEDERAL SOURCES

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

24 Month Rolling Forecast												
Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022				2023			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Federal	HUD / HCD	HOME - American Rescue Plan Act	HUD: Made via direct allocation to "Participating Jurisdictions (PJs)" that qualified for an annual FY 2021 HOME Program allocation. HCD: Allocations made to cities, counties, developers, and nonprofit Community Housing Development Organizations (CHDOs) that did not receive HOME-ARP funds from HUD.	Look into how cities and county are planning on distributing funding; assess viability of advocating for pipeline project funding.			HCD to submit allocation plan to HUD; necessary prior to release of \$131M NOFA.					
Federal	Dept. of the Treasury	Capital Magnet Fund	Certified CDFIs or non-profit organizations operating with a principal purpose of developing or managing affordable housing solutions.	Assess if developers operating within SANDAG region require access to additional working capital sources to support predevelopment activity.		2021 grant application and deadline Winter 2021; awards announced Spring 2022						
Federal	HUD / HCD	National Housing Trust Fund	Organization, agency, or other entity acting as an owner or developer to carry out an assisted project.	Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.				NOFA released in Sep; awards announced in Dec.			NOFA released in Sep; awards announced in Dec.	
Federal	CDFIs / Community Development Entities (CDEs)	New Markets Tax Credits	CDFIs / Community Development Entities (CDEs)	For affordable housing projects in qualifying areas, assess if NMTC is a viable source of funding, especially for non-residential uses.	Ongoing							

24-MONTH ROLLING FORECAST – FEDERAL (CONT'D) AND STATE SOURCES

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022				2023	
					Q1	Q2	Q3	Q4	Q1	Q2
Federal	Federal Home Loan Banks	Affordable Housing Program	Project Sponsors are awarded funds from Member Banks to be used in affordable housing project. Project Sponsors can be not-for-profit or for-profit organizations or public entities that must be qualified and able to perform its responsibilities as committed to in the application for AHP subsidy funding the project.	Assess if any pipeline projects would be eligible for 2023 funding cycle.	Applications due Mar 10	Funds awarded June			Applications due Mar	Funds awarded June
Federal	Local Public Housing Authorities (PHA's)	Project Based Voucher Section 8	Vouchers allocated to each jurisdiction's Public Housing Agency.	Assess PBV availability in respective PHA jurisdictions for each pipeline project.						
State	HCD	CalHome	Local public agencies and nonprofit developers	Contact cities within the SANDAG region to assess capacity and need for this program.			\$57M NOFA release Aug	Applications due Oct		
State	HCD	California Housing Accelerator Tier 2	Project sponsors who have been awarded HCD funding for an affordable housing project but were unable to secure tax credits. Project sponsors must provide evidence that, with a California Housing Accelerator award, the Project will be able to start construction within 180 days of award.	Assess if any pipeline projects would be eligible for Tier 2.	\$800M NOFA and application released Feb 28	Applications due Apr; funds awarded in Jun.				
State	HCD	Excess Sites Local Government Matching Grants (LGMG) Program	Selected Developers and Local Governments (submit joint application)	Assess SANDAG's Surplus Land Site inventory and capacity for building affordable housing. Communicate with SANDAG cities and developers to coordinate disposition processes.		\$30M NOFA released in Apr; applications due May; awards announced Jun				



24-MONTH ROLLING FORECAST – STATE SOURCES (CONT'D)

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022				2023			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
State	HCD	Infill Infrastructure Grant (IIG) Program	(1) A nonprofit or for-profit Developer of a Qualifying Infill Project; and/or (2) A city, county, city and county, public housing authority, or redevelopment agency, or other governing body that has jurisdiction over a Qualifying Infill Area.	Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.		\$200M available via HCD "SuperNOFA" Apr 2022; applications due Jun 28		Funds awarded Nov		"SuperNOFA" in Apr 2023; applications due Jun		Funds awarded Nov
State	HCD	Local Housing Trust Fund (LHTF)	A Local or Regional Housing Trust Fund which receives Ongoing Revenues from Dedicated Sources of funding sufficient to permit the Local Housing Trust Fund to comply with the requirements of the Program.	Continue to explore the formation of a Housing Finance Agency (HFA).		\$57M NOFA released in Apr; applications accepted from Apr 26 - May 25		Funds awarded Oct		NOFA released in Apr; applications accepted from Apr - May		Funds awarded Oct
State	California Tax Credit Allocation Committee (TCAC)	Low Income Housing Tax Credits (4% and 9%)	Developers and investors developing eligible affordable rental housing projects for low-income households.	Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.	Round 1 9% applications due March 1; Round 1 4% applications due March 16	Round 1 9% awards announced Jun; Round 2 9% application due Jun 30; Round 1 4% awards announced Jun 15	Round 2 4% applications due Jul 7; Round 2 9% awards announced Sep	Round 2 4% awards announced Oct 19	Round 1 9% applications due early Mar; Round 1 4% applications due mid-Mar	Round 1 9% awards announced Jun; Round 2 9% application due late Jun; Round 1 4% awards announced mid-Jun	Round 2 4% applications due early Jul; Round 2 9% awards announced Sep	Round 2 4% awards announced Oct
State	California Housing Finance Agency (CalHFA)	Multifamily Programs	Available to for-profit, non-profit, and public agency sponsors	Assess if any current or future pipeline projects are currently seeking conventional debt products and would qualify for CalHFA Multifamily Program loans.		For 10/19 CDLAC Round: Permanent loan applications due May 27; Conduit Issuance applications due Jun 9		CDLAC Performance Deposit due Nov 2		For Oct CDLAC Round: Permanent loan applications due late May; Conduit Issuance applications due early Jun		CDLAC Performance Deposit due Nov

24-MONTH ROLLING FORECAST – STATE SOURCES (CONT'D)

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Color	Status
Red	Urgent
Blue	New
Black	Not New

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022				2023			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
State	HCD	Multifamily Housing Program (MHP)	Sponsors or their principals must have successfully developed at least one affordable housing project. Individual, JV, partnership, LP, trust, corporation, LLC, Local Public Entity, Duly constituted governing body of an Indian reservation or Rancheria, Other legal entity, organized on a for-profit, including limited profit, or nonprofit basis	Assess which pipeline projects would be eligible and if any technical assistance / coordination is needed to apply. Look out for RFP in Q1 2022.		\$275M available via HCD "SuperNOFA" in April 2022; applications due Jun 28		Funds awarded in Nov. Likely the last round of MHP until additional program funding.				
State	HCD	Permanent Local Housing Allocation (PLHA)	Entitlement formula: metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula. Non-entitlement formula and competitive grant program: non-entitlement jurisdictions.	Look into how cities and county are planning on distributing funding; assess viability of advocating for pipeline project funding.		\$135M Formula NOFA released in May, applications accepted over the counter with rolling awards. \$24M Competitive NOFA released in Jun.	Competitive NOFA applications due in Aug	Competitive NOFA funds awarded in Dec				
State	California Debt Limit Allocation Committee (CDLAC)	Qualified Residential Rental Project (QRRP) Program	Developers with multifamily projects that wish to apply for 4% tax credits.	Continue to monitor Housing Pipeline and future projects and assess need for tax-exempt bond financing.	Round 1 applications due Mar 16	Round 1 awards announced Jun 15	Round 2 applications due Jul 7	Round 2 awards announced Oct 19	Round 1 applications due mid-Mar	Round 1 awards announced mid-Jun	Round 2 applications due early-Jul	Round 2 awards announced mid-Oct

24-MONTH ROLLING FORECAST – STATE (CONT'D), PRIVATE, AND PHILANTHROPIC SOURCES

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022				2023
					Q1	Q2	Q3	Q4	Q1
State	HCD	Regional Early Action Planning (REAP) 2.0	Metropolitan Planning Organizations (MPO's)	Continue to track.	10% Advance Application (\$51M) NOFA released in Jan; final guidelines and application in Feb.	Regular Allocation (\$459M) NOFA released in May with application accepted over the counter and awards on rolling basis. Tribal/Rural Allocation (\$30M) NOFA released in May.	Tribal/Rural application due in August. Innovative Projects (\$30M+) NOFA released in Jul.	Tribal/Rural awards in Oct. Innovative Projects application due in Oct. Initial application window closes in Dec.	
State	CalHFA	Accessory Dwelling Unit (ADU) Grant Program	Homeowners with low or moderate income, low equity, or who live in socially disadvantaged communities	Align current RHNA inventory sites with ADU funding program compatibility.	Ongoing \$100M fund with a max of \$25K per homeowner				
State	HCD	Golden State Acquisition Fund (GSAF)	Nonprofit or for-profit corporations, cities, counties, and other public agencies within California, and joint ventures comprised of such entities, with a track record of developing affordable housing.	Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.	Ongoing				
State	CalHFA	Mixed-Income Program (MIP)	Available to for-profit, nonprofit, and public agency sponsors. Development teams must meet CalHFA experience requirements. Projects must have site control and be prepared to submit for a bond and tax credit allocation and will only receive funds if bonds are issued within the issuance timeframes specified in CDLAC regulations.	Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.	2022 MIP application due Feb 11				2023 application due mid-Feb
Private	Kaiser Permanente	Thriving Communities Fund	Affordable housing developers, owners and operators.	Assess preservation activity among developers operating in SANDAG region and need for preservation-eligible funding.	Ongoing funding of \$200M administered by originating CDFI's.				
Philanthropy	S Mark Taper Foundation	S Mark Taper Foundation	501(c)3 tax-exempt organizations based in a number of counties including San Diego. Excludes organizations that received grants from the foundation within the past three calendar years.	Align SD County organizations with this source of funding to increase organizational capacity.	Applications for 2022 opened in Dec 2021; letters of inquiry due in Feb			Awards announced in Oct; grants distributed in Dec	

FUNDING OPPORTUNITIES

Color	Status
Red	Urgent
Blue	New
Black	Not New

\*See pg 29 for a more detailed information key

FEDERAL

Emergency Housing Vouchers

FY 2021 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants

Housing Opportunities for People with AIDS (HOPWA)

Veterans Affairs Supportive Housing (VASH)

STATE

Homeless Housing, Assistance and Prevention (HHAP) Grant Program

Veterans Housing and Homelessness Prevention Program (VHHP)

Behavioral Health Continuum Infrastructure Program (BHCIP)

Homekey Rounds 2 & 3

Supportive Services for Formerly Homeless Veterans

Housing for a Healthy California (HHC) Program

REGIONAL/LOCAL

Coronavirus State and Local Fiscal Recovery Funds

<u>Emergency Housing Vouchers</u>	
<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	HUD/Public Housing Agencies
<b>Type:</b>	Federal
<b>Applicability:</b>	EHVs are a new, one-time rental subsidy with additional flexibilities related to landlord incentives and participant eligibility. SANDAG may be able to support the lease-up of these EHVs in the region.
<b>Action Steps:</b>	Assess if any projects would be able to lease-up EHVs soon and if relevant PHAs have EHVs to allocate, or if SANDAG can facilitate lease-up of vouchers with interested landlords.
<b>Description:</b>	The American Rescue Plan included \$5 billion, providing approximately 70,000 emergency housing vouchers (EHVs) to public housing agencies (PHAs) nationally. More than 17,000 vouchers have been awarded to PHAs in California. Eligible Uses include: Subsidizing tenants' rent such that they only pay 30% of their income towards rent. Funding can be used for landlord incentives, housing search assistance, and security deposits.
<b>Award Amount:</b>	San Diego County was awarded more than 800 EHVs.
<b>Required Leverage:</b>	None
<b>Eligibility:</b>	Individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.
<b>Timeline:</b>	PHAs are incentivized to lease up EHVs by summer 2022 or risk reallocation. EHVs provided rental assistance for families until late 2030.
<b>Frequency:</b>	One-time

**FY 2021 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants**

<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	HUD
<b>Type:</b>	Federal
<b>Applicability:</b>	Youth comprise around 12% of the County's unsheltered population.
<b>Action Steps:</b>	Monitor
<b>Description:</b>	<p>Eligible Uses include:</p> <p>CoC activities, including: Quickly rehousing homeless individuals, families, persons fleeing domestic violence, dating violence, sexual assault, and stalking, and youth while minimizing the trauma and dislocation caused by homelessness; promoting access to and effective utilization of mainstream programs by homeless individuals and families; optimizing self-sufficiency among those experiencing homelessness.</p>
<b>Award Amount:</b>	In March 2022, California CoCs and organizations were awarded \$509M in 2021 CoC competition awards.
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Continuums of Care
<b>Timeline:</b>	NOFO released in Sept 2021 with deadline of Nov 2021. In March 2022, California CoCs and organizations were awarded \$509M in 2021 CoC competition awards.
<b>Frequency:</b>	N/A

## Housing Opportunities for People with AIDS (HOPWA)

<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	HUD
<b>Type:</b>	Federal
<b>Applicability:</b>	Stable housing is closely linked to successful HIV outcomes. The County of San Diego administers HOPWA funding to housing and service providers in the region.
<b>Action Steps:</b>	Monitor
<b>Description:</b>	<p>Eligible Uses include:</p> <p>Formula program: Housing information resource identification, and permanent housing placement; acquisition, rehabilitation, conversion, lease, and repair of facilities to provide short-term shelter and services; new construction; project or tenant-based rental assistance, including for shared housing; short-term rent, mortgage, and utility payments.</p> <p>Competitive program: Special Projects of National Significance (SPNS): Projects of innovative nature or their potential for replication. New Long-Term Projects: These projects provide housing and services for eligible persons in areas of the nation that did not qualify for HOPWA Formula Program allocations.</p>
<b>Award Amount:</b>	FY 2021: \$41M (Nationally)
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	<p>Formula program (90% of funds): MSAs with more than 500,000 people and at least 2,000 HIV/AIDS cases and States with more than 2,000 HIV/AIDS cases outside of eligible MSAs. Awards are contingent upon the submission and approval by HUD of a jurisdiction's Consolidated Plan.</p> <p>Competitive program (10% of funds): States, local governments, and nonprofit organizations</p>
<b>Timeline:</b>	FY 2021 competitive program NOFO was announced in April 2021 with an application deadline of June 2021. Awardees announced on 12/1/2021.
<b>Frequency:</b>	Ongoing

<u>Veterans Affairs Supportive Housing (VASH)</u>	
<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	HUD
<b>Type:</b>	Federal
<b>Applicability:</b>	Veterans comprised around 8% of those experiencing homelessness in San Diego County in 2020, and rental subsidy is an important source of funding for Permanent Supportive Housing development.
<b>Action Steps:</b>	Assess if TA or any additional support needed for RFI projects interested in applying for this source, and if relevant PHAs have available VASH vouchers to allocate.
<b>Description:</b>	<p>The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs), community-based outreach clinics (CBOCs), through VA contractors, or through other VA designated entities.</p> <p>Eligible Uses include:  Project Based Vouchers (PBVs): PBVs exists under the Section 8 program. HUD subsidizes the units in the form of a rental subsidy and the developer commits the units to their affordability for a predetermined, contractually obligated number of years.</p>
<b>Award Amount:</b>	\$40M additional VASH vouchers nationally in 2021
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Vouchers allocated to each jurisdiction's Public Housing Agency.
<b>Timeline:</b>	HUD-VASH vouchers are renewed based on actual PHA leasing along with all other housing choice vouchers (HCV). Additional funding for VASH vouchers approved through the Federal appropriations process.
<b>Frequency:</b>	Annually



<u>Homeless Housing, Assistance and Prevention (HHAP) Grant Program</u>	
<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	Business, Consumer Services, and Housing Agency
<b>Type:</b>	State
<b>Applicability:</b>	A number of projects that responded to the SANDAG RFI included those targeting people experiencing homelessness; could be a potential additional program or capital source.
<b>Action Steps:</b>	Assess need in San Diego County and work with County to ensure alignment of priorities in response to NOFA
<b>Description:</b>	Eligible Uses include:  Rapid rehousing, operating subsidies and reserves, street outreach, services coordination, systems support to create regional partnerships, delivery of permanent housing, innovative solutions including motel/hotel conversion, prevention and shelter diversion to permanent housing, new navigation centers and emergency shelters, with requirement to demonstrate need. For HHAP round 3 (HHAP-3), at least 10% must be for programs serving youth.
<b>Award Amount:</b>	HHAP 3: \$1B total HHAP 4: \$1B total
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	CoCs, counties, and cities.
<b>Timeline:</b>	HHAP-3 standard agreements for initial allocations (20% - 25% of base funds) were released by the state on September 15, 2021. All eligible grantees submitted their SAA by the statutory deadline of October 15.  HHAP 3 NOFA was released December 17, 2021 with the application opening in Feb 2022 and due June 2022. Initial disbursement in Winter/Spring 2022.  HHAP 4 NOFA will be released Sept 30, 2022. Initial disbursement in Winter/Spring 2023.
<b>Frequency:</b>	See "Timeline"

**Veterans Housing and Homelessness Prevention Program (VHHP)**

<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	Veterans comprised around 8% of those experiencing homelessness in San Diego County in 2020. Encanto Gateway, a National CORE project in the RFI response, targets veterans.
<b>Action Steps:</b>	Assess if TA or any additional support needed for RFI projects interested in applying for this source.
<b>Description:</b>	Eligible Uses include: Acquisition, construction, rehabilitation, and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability.
<b>Award Amount:</b>	\$95M
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Sponsors and Borrowers may be for-profit or not-for-profit entities. Any public agency or private entity capable of entering into a contract is eligible to apply, provided they meet the threshold requirements in Guidelines, Section 102.
<b>Timeline:</b>	HCD SuperNOFA. Application released April 2022; application closing date June 28 2022; awards announced Nov 2022.
<b>Frequency:</b>	Ongoing

Behavioral Health Continuum Infrastructure Program (BHCIP)	
<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	Department of Health Care Services
<b>Type:</b>	State
<b>Applicability:</b>	The expansion of behavioral health infrastructure would significantly impact outcomes for those experiencing homelessness. There may be an opportunity for affordable housing projects to utilize this funding.
<b>Action Steps:</b>	<a href="#">Watch for Round 4 and 5 guidelines release and assess applicability in San Diego region.</a>
<b>Description:</b>	Eligible Uses include:  Construct, acquire, and rehabilitate real estate assets, or to invest in mobile crisis infrastructure to expand the community continuum of behavioral health treatment resources. Facility types include BH Wellness Centers, Short-term crisis stabilization, Acute and subacute care, Crisis residential, community and outpatient.
<b>Award Amount:</b>	Round 3: \$518.5M
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Counties, tribal entities, non-profit and for-profit entities
<b>Timeline:</b>	<a href="#">Round 3: applications for Launch-Ready projects released Jan 2022, deadline Mar 2022</a> <a href="#">Round 4: Children and Youth health infrastructure released June 2022</a> <a href="#">Round 5: anticipated Oct 2022</a> <a href="#">Round 6: anticipated Dec 2022</a>
<b>Frequency:</b>	See "Timeline"

Homekey Rounds 2 & 3	
<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	San Diego Housing Commission is actively preparing for Homekey 3.0. Upon its NOFA release, SDHC will seek as many qualified projects and developers as possible to expeditiously submit competitive joint applications to HCD for awards of HomeKey Round 3.0 funds. SDHC anticipates making a limited amount of Project-Based Housing Vouchers (PBVs) available to award to the project(s).
<b>Action Steps:</b>	<a href="#">Assess alignment with specific pipeline projects and identify any TA, funding, or partnership needs to increase readiness of project in advance of HK 3.0 NOFA release.</a>
<b>Description:</b>	<p>Building on the success of both Project Roomkey and the first round of Homekey, Homekey Round 2 continues a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness, and who are, thereby, inherently impacted by COVID-19 and other communicable diseases. So far, \$323M in Homekey 2.0 funds have been awarded to 14 projects (1,208 units).</p> <p>Eligible Uses include:            Construct, acquire, and rehabilitate real estate assets, or to invest in mobile crisis infrastructure to expand the community continuum of behavioral health treatment resources. Facility types include BH Wellness Centers, Short-term crisis stabilization, Acute and subacute care, Crisis residential, community and outpatient.</p>
<b>Award Amount:</b>	HK 2.0: \$1.45B; HK 3.0: \$1.3B
<b>Required Leverage:</b>	Round 2: 1:1 capital match up to an additional \$100,000 per door. Operating Match of 2 years if Applicant commits 3 years of operating funding; 3 years if Applicant commits 4 years of operating funding.
<b>Eligibility:</b>	Cities, counties, and all other state, regional, and local public entities, including COGs, MPOs, and regional transportation planning agencies.
<b>Timeline:</b>	<a href="#">Amended Round 2 NOFA released Jan 14, 2022 (clarified program requirements)</a> <a href="#">Application Period for Statewide Pool Opens - February 1, 2022.</a> <a href="#">Final Application Due Date - May 2, 2022, or until funds are exhausted, whichever occurs first.</a> <a href="#">Award Announcements are continuous.</a> <a href="#">Last round of funding (Round 3) NOFA expected October 2022.</a>
<b>Frequency:</b>	<a href="#">One-time</a>

Supportive Services for Formerly Homeless Veterans	
<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	California Department of Veterans Affairs
<b>Type:</b>	State
<b>Applicability:</b>	Veterans comprised around 8% of those experiencing homelessness in San Diego County in 2020, and supportive services are critical to ensuring formerly homeless veterans can adjust to living in stable housing.
<b>Action Steps:</b>	<a href="#">Monitor CalVet's Housing Benefits page for updates regarding implementation of this funding.</a>
<b>Description:</b>	The FY 2021 - 22 State budget includes \$25 million in one-time General Funds for CalVet to administer a competitive grant program.  Eligible Uses include: Provision of services for veterans living in permanent supportive housing programs.
<b>Award Amount:</b>	TBD
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Private non-profit organizations and consumer cooperatives.
<b>Timeline:</b>	<a href="#">Process and timeframe for new funding to be determined; check regularly at CalVet's Housing Benefits page for updates regarding implementation of this funding.</a>
<b>Frequency:</b>	<a href="#">One-time</a>

Housing for a Healthy California (HHC) Program	
<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	Addresses need for affordable housing for those eligible for MediCal
<b>Action Steps:</b>	<a href="#">Watch for next NOFA</a>
<b>Description:</b>	<p>Eligible Uses include:            Permanent loans for acquisition, rehab, and/or new construction for existing and new supportive housing opportunities. Grants for Capitalized Operating Subsidy Reserves (COSRs).            Target population: people who are chronically homeless or homeless and a high-cost health user</p>
<b>Award Amount:</b>	\$160M
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Organization, agency, or other entity (including a public housing agency, a for-profit entity, or a nonprofit entity) that is an Owner or Developer
<b>Timeline:</b>	<a href="#">2021 NOFA application was released Jan 17, 2022. OTC Application due date: Feb 15, 2022. New Applicants (Competitive) Application due date: Mar 1, 2022.</a>
<b>Frequency:</b>	N/A

Coronavirus State and Local Fiscal Recovery Funds	
<b>Goal:</b>	End Homelessness
<b>Funding Entity:</b>	San Diego County and Cities
<b>Type:</b>	County and City
<b>Applicability:</b>	A number of projects that responded to the SANDAG RFI included those targeting people experiencing homelessness; San Diego County's ARP Act Plan includes \$85M for housing resources for those experiencing homelessness.
<b>Action Steps:</b>	Assess if any funding would be appropriate for pipeline projects.
<b>Description:</b>	County allocated \$85 million for a variety of programs including housing resources, which may include acquisition of facilities, and other wraparound and supportive services, emergency vouchers and local rent subsidy programs, and housing programs affirming and responsive to the needs of the LGBTQ population.
<b>Award Amount:</b>	\$648M to County, \$85M of which dedicated to Housing and Homelessness; individual cities also received some funding.
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Check with County
<b>Timeline:</b>	Disbursement likely soon - check with County
<b>Frequency:</b>	One-time

24-MONTH ROLLING FORECAST - FEDERAL SOURCES

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Color	Status
Red	Urgent
Blue	New
Black	Not New

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022			
					Q1	Q2	Q3	Q4
Federal	HUD / Public Housing Agencies	Emergency Housing Vouchers	Individuals/families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence and other situations or were recently homeless or at high risk of housing instability.	Assess if any projects would be able to lease-up EHV soon and if relevant PHAs have EHV to allocate, or if SANDAG can facilitate lease-up of vouchers with interested landlords.			PHAs incentivized to lease up EHV by summer 2022 or risk reallocation.	
Federal	HUD	FY 2021 Continuum of Care Competition & Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants	Continuums of Care	Monitor	NOFO released in Sep 2021 with deadline of Nov 2021.			
Federal	HUD	Housing Opportunities for People with AIDS (HOPWA)	Formula program: MSAs with more than 500,000 people and at least 2,000 HIV/AIDS cases; states with more than 2,000 HIV/AIDS cases outside of eligible MSAs. Competitive program: States, local governments, nonprofit organizations	Monitor				
Federal	HUD	Veterans Affairs Supportive Housing (VASH)	Vouchers allocated to each jurisdiction's Public Housing Agency.	Assess if TA or any additional support needed for RFI projects interested in applying for this source, and if relevant PHAs have available VASH vouchers to allocate.				



24-MONTH ROLLING FORECAST - STATE SOURCES

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Color	Status
Red	Urgent
Blue	New
Black	Not New

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022				2023				
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
State	Business, Consumer Services, and Housing Agency	Homeless Housing, Assistance and Prevention (HHAP) Grant Program	CoCs, counties, and cities.	Assess need in County and work with County to ensure alignment of priorities in response to NOFA.	HHAP 3 NOFA released Dec, applications open Feb	HHAP 3 initial disbursement	HHAP 3 applications due Jun. HHAP 4 NOFA released Sep 30		HHAP 4 initial disbursement				
State	Housing and Community Development	Veterans Housing and Homelessness Prevention Program (VHHP)	Any public agency or private entity capable of entering into a contract is eligible to apply, provided they meet the threshold requirements in Guidelines, Section 102.	Assess if TA or any additional support needed for RFI projects interested in applying for this source.		SuperNOFA in Apr; applications due Jun 28		Funds awarded Nov		SuperNOFA in Apr; applications due end Jun		Funds awarded Nov	
State	Dept. of Health Care Services	Behavioral Health Continuum Infrastructure Program (BHCIP)	Counties, tribal entities, non-profit and for-profit entities	Watch for Round 4 and 5 guidelines release and assess applicability in San Diego region.	Round 3 applications released Jan, application deadline Mar	Round 4: Children and Youth health infrastructure released in Jun		Round 5 and Round 6 anticipated for Oct and Dec respectively					
State	Housing and Community Development	Project Homekey Rounds 2 & 3	Cities, counties, and all other state, regional, and local public entities, including COGs, MPOs, and regional transportation planning agencies.	Assess alignment with specific pipeline projects and identify any TA, funding, or local jurisdiction partnership needs to increase readiness of project in advance of HK 3.0 NOFA release.	Amended Round 2 NOFA released Jan. Application for Statewide Pool opened Feb.	Round 2 Applications due May 2 or until funds are exhausted. Award Announcements rolling.		Round 3 NOFA in Oct	Round 3 "early bird" deadline late-Jan. Application for Statewide Pool opens following "early bird" deadline.		Round 3 Applications due early May or until funds are exhausted. Award Announcements made on a rolling continuous basis.		

24-MONTH ROLLING FORECAST – STATE (CONT'D) AND LOCAL SOURCES

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Color	Status
Red	Urgent
Blue	New
Black	Not New

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022			
					Q1	Q2	Q3	Q4
State	California Dept. of Veterans Affairs	Supportive Services for Formerly Homeless Veterans	Private non-profit organizations and consumer cooperatives.	Monitor CalVet's Housing Benefits page for updates regarding implementation of this funding.				
State	HCD	Housing for a Healthy California (HHC) Program	Organization, agency, or other entity (including a public housing agency, a for-profit entity, or a nonprofit entity) that is an Owner or Developer.	Watch for next NOFA	2021 NOFA application released Jan. OTC Application due Feb. New Applicants (Competitive) Application due Mar.			
Local	San Diego County and Cities	Coronavirus State and Local Fiscal Recovery Funds	Varies by county and city.	Assess if any funding would be appropriate for pipeline projects.	Disbursement likely soon - check with County			

## REDUCE GREENHOUSE GAS EMISSIONS WITH HOUSING

### FUNDING OPPORTUNITIES

Color	Status
Red	Urgent
Blue	New
Black	Not New

\*See pg 29 for a more detailed information key

### STATE

Active Transportation Program

Building Initiative for Low Emissions Development (BUILD)

Energy Savings Assistance Common Area Measures (ESA CAM) Program

Solar on Multifamily Affordable Housing (SOMAH) program

Transformative Climate Communities

Affordable Housing Sustainable Communities (AHSC)

Energy Saving Assistance Program (ESAP)

Transit-Oriented Development Program

Urban Greening Program

<u>Active Transportation Program</u>	
<b>Goal:</b>	Reduce Greenhouse Gas Emissions with Housing
<b>Funding Entity:</b>	California Transportation Commission
<b>Type:</b>	State
<b>Applicability:</b>	Source for active transportation large and small infrastructure, active transportation plans in Disadvantaged Communities, and programming.
<b>Action Steps:</b>	<p style="color: red;">Review Guidelines and fit of ATP within mobility hub areas and any qualifying small urban and rural areas for the portion of funds competitively awarded by the Commission. Fifty percent of ATP funds are awarded to projects statewide, and ten percent of available funds are awarded to small urban and rural areas with populations of 200,000 or less.</p> <p style="color: red;">Forty percent of funds are managed by Metropolitan Planning Organizations (MPO) in urban areas with populations greater than 200,000.</p>
<b>Description:</b>	<p>The Active Transportation Program was created by Senate Bill 99 to encourage increased use of active modes of transportation, such as walking and biking. The goals of the ATP include, but are not limited to, increasing the proportion of trips accomplished by walking and biking, increasing the safety and mobility of non-motorized users, advancing efforts of regional agencies to achieve greenhouse gas reduction goals, enhancing public health, and providing a broad spectrum of projects to benefit many types of users including disadvantaged communities.</p> <p>Eligible Uses include: Active transportation projects that fall into the following categories:</p> <ul style="list-style-type: none"> <li>• Large Infrastructure or Infrastructure/Non-Infrastructure (Total Project Cost of greater than \$10 million)</li> <li>• Medium Infrastructure or Infrastructure/Non-Infrastructure (Total Project Cost of greater than \$3.5 million and up to \$10 million)</li> <li>• Small Infrastructure or Infrastructure/Non-Infrastructure (Total Project Cost of \$3.5 million or less)</li> <li>• Education and Encouragement Activities</li> <li>• Plans (Community-wide bicycle, pedestrian, safe routes to school, or active transportation plan that encompasses disadvantaged community)</li> </ul>
<b>Award Amount:</b>	ATP Cycle 6 is expected to include about \$650M made up of Federal, State SB1, and State Highway Account (SHA) funding.
<b>Required Leverage:</b>	<p>The Commission does not require a funding match for ATP. Large MPOs, in administering a competitive selection process, may require a funding match for projects selected through their competitive process.</p> <p>The Commission encourages the leveraging of additional funds for a project by considering leveraging in the evaluation criteria for the</p>

	medium and large infrastructure projects. Leveraged funds are a financial commitment toward the cost of a project from a different funding source. However, applicants are not required to leverage funds. The Commission will only consider cash funds for leveraging.
<b>Eligibility:</b>	Local, Regional, or State agencies, Caltrans, Transit Agencies, Natural Resources or Public Land Agencies, Public Schools or School Districts, Tribal Governments, Private Nonprofit (recreational trail funding)
<b>Timeline:</b>	<p>Call for Projects: March 16 - 17, 2022</p> <p>Deadline for SHS Impact Assessment Form to CalTrans: May 16, 2022</p> <p>Project Applications Deadline: June 15, 2022</p> <p>Recommendations for Statewide Small Urban and Rural components, and Quick-Build Pilot Program posted: October 21, 2022</p> <p>Recommendations for MPO Component posted: May 12, 2023</p> <p>Commission adopts MPO selected projects: June 2023</p>
<b>Frequency:</b>	Two-year cycle: Each ATP programming cycle will include four years of funding. New programming capacity for the 2023 ATP will be for state fiscal years 2023-24, 2024-25, 2025-26, and 2026-2027.

<b>Building Initiative for Low Emissions Development (BUILD)</b>	
<b>Goal:</b>	Reduce Greenhouse Gas Emissions with Housing
<b>Funding Entity:</b>	California Energy Commission
<b>Type:</b>	State
<b>Applicability:</b>	Funding and technical assistance program for clean energy technologies in new affordable housing developments to help reduce greenhouse gas emissions for these projects.
<b>Action Steps:</b>	Add to funding and technical assistance options for new construction, affordable developments seeking all-electric, clean energy technologies or for projects that lack gas infrastructure on site (this program eliminates the costs for gas infrastructure).
<b>Description:</b>	<p>The Building Initiative for Low-Emissions Development (BUILD) Program is a residential building decarbonization program established by SB 14777 in 2018 that provides incentives and optional technical assistance to support the adoption of advanced building design and all-electric technologies in new, low-income all-electric homes. It is designed to encourage the adoption of clean energy technologies in affordable housing developments, reduce long-term utility costs for both owners and residents, build in-house capacity for all-electric building through up to 300 hours of no-cost technical assistance, and to improve access to clean energy for low-income Californians.</p> <p>Examples of eligible technologies include:  Heat Pump HVAC, Heat Pump Water Heater, Central Heat Pump Water Heater, Heat Pump Clothes Dryer and SMart Thermostats, PV Modules and Grid Support Inverters, Battery Storage System (Battery or Energy Storage System), Electric Vehicle Equipment.  Required and Eligible Technologies are listed in Appendix B of the Program Guidelines by Incentive. Table B.4 provides the eligible equipment list sources for each technology type.</p>
<b>Award Amount:</b>	\$80M available \$2M Program Cap per applicant for incentives and reservations; The New Adopter Design Award under the program does not count against this limit.
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	<p>Building owners or developers of low-income housing with five year's development experience and at least one completed low-income project.</p> <p>Eligible Projects:</p> <ul style="list-style-type: none"> <li>• Low-income residential housing (single and multifamily) with income restrictions varying depending on project location and type of housing;</li> <li>• All-electric and no hookups to the gas distribution grid;</li> <li>• Demonstrated modeled resident utility cost savings;</li> </ul>

	<ul style="list-style-type: none"> <li>• Project located in one of four gas service territories: Southern California Gas, Pacific Gase &amp; Electric, San Diego Gas and Electric, and Southeast Gas Corporation.</li> </ul>
<b>Timeline:</b>	<p>Program Guidelines Approved: February 28, 2022.</p> <p>Applications for the Design and Construction Reservation Timing are accepted on a first-come, first-served basis. Design and Construction reservations will be approved in accordance with funding amounts attributed to each specific gas utility territory while funds are available.</p> <p>Applications for the New Adopter Design Award will be reviewed on a first-come, first served basis.</p>
<b>Frequency:</b>	<p>Ongoing through July 1, 2033. Unspent funds as of this date will be returned to the ratepayers of the respective gas corporations.</p>

<u>Energy Savings Assistance Common Area Measures (ESA CAM) Program</u>	
<b>Goal:</b>	Reduce Greenhouse Gas Emissions with Housing
<b>Funding Entity:</b>	California Public Utilities Commission/Utility Companies
<b>Type:</b>	State/Private
<b>Applicability:</b>	Increasing efficiency in older buildings can help reduce greenhouse gas emissions. This resource can be helpful to owners of affordable, multifamily properties for energy assistance.
<b>Action Steps:</b>	Add to funding options for owners of existing deed-restricted /subsidized multifamily properties to provide no-cost energy saving upgrades to the common areas of their properties. Provide program information as part of the technical resources SANDAG offers to support cities and the county with accommodating housing growth and reducing greenhouse gas emissions.
<b>Description:</b>	Offers eligible low-income multifamily properties (deed restricted/subsidized housing) no-cost energy saving upgrades to their common areas. Eligible Uses include: Appliances, lighting, water heating, HVAC, pool heating and plumbing, building envelope and other maintenance.
<b>Award Amount:</b>	An energy audit will identify all measures that can be installed on a property.
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Properties eligible for ESA CAM are existing multifamily properties committed to affordable housing in SDG&E's service territory. Eligible properties must: Have five (5) or more attached dwelling units Meet the partial definition of deed-restricted in California Public Utilities Code Section 2852(a)(A). House at least 65% of tenants with incomes at or below 200% the Federal Poverty Guidelines, per ESA Program rules. Review the ESA Income Guidelines. Enroll their properties for benchmarking via the Environmental Protection Agency's Portfolio Manager Tool.
<b>Timeline:</b>	Funding is available on a first-come, first-served basis.
<b>Frequency:</b>	N/A



Solar on Multifamily Affordable Housing (SOMAH) program	
<b>Goal:</b>	Reduce Greenhouse Gas Emissions with Housing
<b>Funding Entity:</b>	California Public Utilities Commission/Utility Companies
<b>Type:</b>	State/Private
<b>Applicability:</b>	Increasing solar on residential properties helps reduce greenhouse gas emissions and collective dependence on fossil fuel.
<b>Action Steps:</b>	Add to funding options for owners of multifamily properties seeking financial incentives to substantially offset the cost of a solar PV system. Provide program information as part of the technical resources SANDAG offers to support cities and the county with accommodating housing growth and reducing greenhouse gas emissions.
<b>Description:</b>	<p>SOMAH provides financial incentives to substantially offset the cost of a solar photovoltaic (PV) systems for multifamily buildings. Designed to maximize community benefits, the program requires that the majority of the system directly powers tenant meters, but also provides incentives for common area loads. More than 3,500 properties across the state encompassing nearly 255,000 individual households qualify for incentives under the program. The SOMAH program also provides a suite of no-cost services to make it easier for properties to go solar, including financial incentives, technical support, and tenant education resources.</p> <p>Eligible Uses include: Eligible photovoltaic (PV) energy systems</p>
<b>Award Amount:</b>	<p>\$100 million annually, or 66.67 percent of available funds, whichever is less, from the investor-owned utilities' (IOU) share of greenhouse gas (GHG) auction proceeds.</p> <p>The incentive amounts are specifically capped by each IOU territory. The specific IOU allocation will depend on that IOU's auction proceeds, which may vary. Projects may only receive incentives from the IOU in which the project is located and interconnected.</p> <p>The SOMAH program provides fixed, upfront, capacity-based incentives for qualifying solar PV systems. The incentive is paid based on verified solar energy system characteristics such as location, system size, shading and orientation. The amount of the incentive depends on the size of the installed system, the energy percentage split between tenant and common area serving-load and the other funding resources that the project may leverage, such as the federal investment tax credit (ITC) and low-income housing tax credits (LIHTC).</p>
<b>Required Leverage:</b>	SOMAH incentives cover 100% of the tenant serving load, the program only covers a portion of the cost for the common area system, which may leave some gaps in fully funding the solar project.

<p><b>Eligibility:</b></p>	<p>To qualify for incentives, your project must satisfy all eligibility criteria and meet all program requirements. Property owners, including Public Housing Authorities, can apply for SOMAH.</p> <p>To be eligible for a SOMAH incentive, a property must:</p> <ul style="list-style-type: none"> <li>• Have at least five units</li> <li>• Be deed-restricted low-income residential housing</li> <li>• Satisfy one of the following: <ul style="list-style-type: none"> <li>○ 80% of property residents have incomes at or below 60% of the area median income (AMI)</li> <li>○ Property is located in a defined disadvantaged community (DAC) that scores in the top 25% of census tracts statewide in the CalEnviroScreen</li> <li>○ Be an existing building or retrofit (with Certificate of Occupancy)</li> <li>○ Have separately metered units</li> <li>○ Be a utility or community choice aggregator (CCA) customer (with VNEM) in the Pacific Gas and Electric, Southern California Edison, San Diego Gas &amp; Electric, PacifiCorp or Liberty Utilities territories</li> </ul> </li> </ul>
<p><b>Timeline:</b></p>	<p>SOMAH launch: July 1, 2019. Funding is available through an open application period while program funds remain.</p> <p>To Apply: Complete and submit the Technical Assistance (TA) interest form to begin the application process.</p> <p>Public Forums and trainings are held regularly.</p> <p>Funds for the SOMAH Program can be authorized through 2026, if funds are available and interest in the program remains. The program is authorized to run without additional allocated funds until December 31, 2030.</p>
<p><b>Frequency:</b></p>	<p>Ongoing</p>

Transformative Climate Communities	
<b>Goal:</b>	Reduce Greenhouse Gas Emissions with Housing
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	This program funds neighborhood-level, community-led planning, development, and infrastructure projects that achieve major environmental, health, and economic benefits in Disadvantaged Communities.
<b>Action Steps:</b>	Consider this funding opportunity for transformative infrastructure projects with multiple benefits in mobility hubs and disadvantaged communities in partnership with local government, environmental justice and community-based organizations, public health, and developer partners to support. SANDAG can play an important convener and data/research role.
<b>Description:</b>	<p>This program funds the implementation of neighborhood-level proposals with multiple, integrated projects. TCC empowers communities to choose their own strategies for reducing greenhouse gas emissions and achieving community benefits. The program prioritizes California’s most disadvantaged communities – neighborhoods ranked in the top 25 percent (25%) of CalEnviroScreen. The program awards two types of grants: Implementation Grants (of \$35,000,000 each) and Planning Grants (up to \$300,000 each). Grant terms vary by award type.</p> <p>The TCC Program establishes a new framework for achieving California’s climate goals in four (4) significant ways: place-based approach, integrating multiple, cross-sector strategies and projects, transformative elements with direct benefits to residents, and developing long-term partnerships at multiple levels.</p> <p>Eligible Uses include:  Projects must reduce greenhouse gas emissions significantly over time, leverage additional funding sources, and provide additional health, environmental and economic benefits. Example projects: affordable and sustainable housing developments, transit stations, bicycle and car share programs.</p>
<b>Award Amount:</b>	Round 4 NOFA: \$335M Three Implementation Grants of \$35 million and four Planning Grants of \$300,000
<b>Required Leverage:</b>	The TCC program is a model for catalyzing local, multi-sector partnerships that leverage private and public funds to sustain community revitalization and equitable development. Grantee must leverage additional funding sources that equate to least 50% of the total grant award. Leverage funds may come from a variety of sources, such as federal, state, local public, private and/or philanthropic. For additional

	information about eligible funding sources, refer to Appendix C in the Program Guidelines.
<b>Eligibility:</b>	<p>Collaborative Stakeholder Structure formed by a diverse range of community, business, and local government stakeholders. This may include CBOs, local governments, nonprofits, etc.</p> <p>Either the Lead Applicant or one of the Co-Applicants must be a public agency. If the Lead Applicant is a public agency, they must provide evidence of a passed formal resolution in the TCC Proposal that includes an authorization to apply for and accept a TCC Implementation Grant, and authority to execute all related documents if awarded.</p>
<b>Timeline:</b>	<p>NOFA Released: March 8, 2022</p> <p>Application Pre-Proposals due: April 22, 2022</p> <p>Intent to Apply Due: May 16, 2022</p> <p>Final Applications Due: July 1, 2022</p>
<b>Frequency:</b>	The TCC Program is currently funded under the General Fund's Climate Budget. Future rounds are contingent on funding availability.

Affordable Housing Sustainable Communities (AHSC)	
<b>Goal:</b>	Reduce Greenhouse Gas Emissions with Housing
<b>Funding Entity:</b>	Strategic Growth Council and the Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	Securing AHSC funding for affordable housing and transit-related infrastructure supports many of SANDAGs transportation, housing, and sustainability goals. AHSC is an important source for SANDAG to prioritize and leverage, and for SANDAG to serve as a convener and partner to help create robust transit and streetscape improvements that will make the housing projects more competitive.
<b>Action Steps:</b>	<a href="#">Review the program guidelines and NOFA in depth. Convene/ coordinate with partners and the state-funded Technical Assistance provider to identify opportunities to improve AHSC to increase regional competitiveness. Use the Regional Housing Pipeline and other information to identify competitive projects. Provide technical assistance, convening, and/or coordination support for AHSC projects to create more robust transit and streetscape improvements. Provide a letter of support for AHSC projects submitted in the region.</a>
<b>Description:</b>	<p>AHSC is part of California Climate Investments, a statewide initiative funded through cap-and-trade dollars. So far, the AHSC program has invested over \$2.4B across the state through 164 sustainable projects, creating over 15,000 affordable units and reducing almost 4.4 million tons of emissions over the projects' operating lives. AHSC provides both grants and loans for projects that reduce greenhouse gas emissions through developments that implement land use and housing, and to support infill and compact development.</p> <p>Eligible Uses include:  Projects must reduce greenhouse gas emissions significantly over time, leverage additional funding sources, and provide additional health, environmental and economic benefits. Example projects: affordable and sustainable housing developments, transit stations, bicycle and car share programs.</p>
<b>Award Amount:</b>	Round 7 NOFA Awards: \$400M Max program grant: \$30M Max amount to one developer: \$60M
<b>Required Leverage:</b>	<p>The Project must demonstrate a level of committed funding at time of application that is 90 percent or greater calculated by the following equation: AHSC funds requested + Enforceable Funding Commitments (EFCs) – Deferred Costs divided by Total Development Cost – Deferred Costs.</p> <p>A maximum of 4 points will be awarded for applications demonstrating Enforceable Funding Commitments to leverage AHSC funded Capital Projects and Program activities. Applications will be scored based on</p>

	<p>the amount of Enforceable Funding Commitments (as defined in Appendix A of the Program Guidelines) with exception for tax credit equity) from sources other than the AHSC Program, as a percentage of the requested amount of AHSC Program funds as follows: 50% to 99% = 1 point; 100% to 149% = 2 points; 150% to 199% = 3 points; &gt;200%=4 points.</p>
<b>Eligibility:</b>	<p>Local governments, transportation and transit agencies, non-profit and for-profit housing developers, joint powers authorities, K-12 school, college and university districts, federally recognized Indian tribes</p>
<b>Timeline:</b>	<p>Round 7 applications are due February 2023. Stakeholder listening sessions are currently in process. Round 7 draft guidelines will be released for public comment in the Summer of 2022. Final guidelines and NOFA will be released in October 2022.</p> <p>Round 6 NOFA applications were due June 2021. \$808M was awarded to 37 projects (4,463 units) in Jan 2022.</p>
<b>Frequency:</b>	<p>Annual</p>

<u>Energy Saving Assistance Program (ESA)</u>	
<b>Goal:</b>	Reduce Greenhouse Gas Emissions with Housing
<b>Funding Entity:</b>	California Public Utilities Commission/Utility Companies
<b>Type:</b>	State/Private
<b>Applicability:</b>	Increasing efficiency in buildings can help reduce greenhouse gas emissions. These resources and incentive programs can be helpful for renters and property owners to increase habitability and efficiency of their homes.
<b>Action Steps:</b>	<a href="#">Provide this as a resource for property owners and renters seeking minor home repairs, energy efficiency and weatherization improvements for low- or no-cost.</a>
<b>Description:</b>	<p>Provides low- or no-cost weatherization and energy efficiency products and installation, provides minor home repairs, and energy education services at no cost to consumers who meet the CARE income limits (200% or less of the Federal Poverty Guideline).</p> <p>Eligible Uses include:  Attic insulation, Energy-efficient lighting, Door weather-stripping, Replacement of qualified appliances*, Caulking, Minor home repairs, Low-flow showerheads, Water heater blankets.</p> <p>* Existing appliances must meet age requirements to qualify for replacement. Co-pay may be required for landlords who own appliances and pay tenant utility bill.</p>
<b>Award Amount:</b>	Determined by home visit and eligibility.
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Low-income households. Income eligibility for ESA participation is set at 200% or less of the Federal Poverty Guideline (FPG), per ESA Program rules. Review the ESA Income Guidelines.
<b>Timeline:</b>	Once a customer applies, there will be a home visit to help them determine eligibility and complete the necessary paperwork. If accepted, a contractor will provide the installation. Customers are enrolled into the program through various channels such as door to door neighborhood canvassing, direct mail, and community events. ESA is an income verified program. Customers can also enroll automatically if their household is already enrolled in another assistance program with similar financial criteria.
<b>Frequency:</b>	Ongoing

<u>Transit-Oriented Development Program</u>	
<b>Goal:</b>	Reduce Greenhouse Gas Emissions with Housing
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	This is currently an inactive program, and all available funds have been awarded. Funds projects that reduce greenhouse gases while also transforming the built environment into places that are more sustainable, enjoyable, and effective in creating healthy and vibrant communities.
<b>Action Steps:</b>	<a href="#">Continue to monitor this program for any future funding allocations.</a>
<b>Description:</b>	<p>This program aims to increase public transit ridership by funding higher density affordable housing developments within one-quarter mile of transit stations and infrastructure improvements necessary for the development of specified housing developments.</p> <p>Eligible Uses include:            Low-interest loans are available as gap financing for rental housing developments near transit that include affordable units. In addition, grants are available to Localities and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.</p>
<b>Award Amount:</b>	Maximum Rental Housing Development Loan per applicant: \$10M Maximum Infrastructure Project Grant: \$5 million. Total maximum award amount for a single Project: \$15 million.
<b>Required Leverage:</b>	Additional points awarded to rental housing developments where applicant has secured enforceable funding commitments for permanent financing of project excluding funding provided by another HDC Program.
<b>Eligibility:</b>	Developers for Rental Housing Development Projects or Localities (cities and counties) and transit agencies for Infrastructure Projects.
<b>Timeline:</b>	All available funds have been awarded for this program. The last NOFA was released in May 14, 2020, for \$141M with an application deadline of July 30, 2020.
<b>Frequency:</b>	Dependent on funding availability.



<u>Urban Greening Program</u>	
<b>Goal:</b>	Reduce Greenhouse Gas Emissions with Housing
<b>Funding Entity:</b>	California Natural Resources Agency
<b>Type:</b>	State
<b>Applicability:</b>	This is currently an Inactive program, and all available funds have been awarded. Funds projects that reduce greenhouse gases while also transforming the built environment into places that are more sustainable, enjoyable, and effective in creating healthy and vibrant communities.
<b>Action Steps:</b>	Continue to monitor State Budget and legislation for any future funding allocations for the Urban Greening Program. Monitor SB 989 (Hertzberg) which would establish a new program within the Strategic Growth Council for urban and school greening, active transportation, workforce development, affordable housing, and other co-benefits.
<b>Description:</b>	<p>Signed into law on September 14, 2016, SB 859 created the California Natural Resources Agency's (Agency) Urban Greening Program, funded by the Greenhouse Gas Reduction Fund (GGRF). In 2021, SB 170 allocated \$50 million from the General Fund to the Agency for its Urban Greening Program for projects that reduce GHG emissions and provide multiple benefits.</p> <p>Eligible urban greening projects will reduce GHG emissions, mitigate the effects of extreme heat, and provide multiple additional benefits, including, but not limited to, a decrease in air and water pollution or a reduction in the consumption of natural resources and energy. A competitive project will maximize opportunities to reduce GHG emissions through project design and implementation as well as incorporate green infrastructure solutions that improve the sustainability and function of existing urban hardscapes and landscapes.</p> <p>All projects must do at least one of the following –</p> <ul style="list-style-type: none"> <li>• Acquire, create, enhance, or expand community parks and green spaces, and/or</li> <li>• Use natural systems or systems that mimic natural systems to achieve multiple benefits.</li> </ul>
<b>Award Amount:</b>	\$47.5M
<b>Required Leverage:</b>	Not required, however applications must include: <ul style="list-style-type: none"> <li>• The status of necessary permits and long-term operation and maintenance commitments and agreements.</li> <li>• List all other sources of funding and amounts already committed to the project and expected timing of funds.</li> <li>• If funding is not received from other sources, a response explaining if the requested grant amount is sufficient to complete the project.</li> </ul>

<b>Eligibility:</b>	Cities, counties, special districts, nonprofit organizations, or a joint powers agency or entity if at least one of the parties to the joint powers agreement is an eligible applicant.
<b>Timeline:</b>	Solicitation now closed. Proposals are no longer being accepted.
<b>Frequency:</b>	SB 859 (2016) created the Urban Greening Program funded by the Greenhouse Gas Reduction Fund; in 2021, SB 170 allocated \$50M from the General Fund to the Urban Greening Program.

24-MONTH ROLLING MATRIX – STATE SOURCES

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Color	Status
Red	Urgent
Blue	New
Black	Not New

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022				2023	
					Q1	Q2	Q3	Q4	Q1	Q2
State	California Transportation Commission	Active Transportation Program	Local, Regional, or State agencies, Caltrans, Transit Agencies, Natural Resources or Public Land Agencies, Public Schools or School Districts, Tribal Governments, Private Nonprofit (recreational trail funding)	Review Guidelines and fit of ATP within mobility hub areas and any qualifying small urban and rural areas.	Call for projects in Mar	Deadline for SHS Impact Assessment Form to CalTrans in May; Project applications deadline Jun	Recommendations for Statewide Small Urban and Rural components, and Quick-Build Pilot Program posted: Oct 21			Recommendations for MPO Component posted: May 12, 2023 Commission adopts MPO selected projects: June 2023
State	California Energy Commission	Building Initiative for Low Emissions Development (BUILD)	Building owners or developers of low-income housing with five year's development experience and at least one completed low-income project. Eligible Projects: Low-income residential housing (single and multifamily) with income restrictions varying depending on project location and type of housing; All-electric and no hookups to the gas distribution grid; Demonstrated modeled resident utility cost savings; Project located in one of four gas service territories: Southern California Gas, Pacific Gas & Electric, San Diego Gas and Electric, and Southeast Gas Corporation	Add to funding and technical assistance options for new construction, affordable developments seeking all-electric, clean energy technologies; eliminates the costs for gas infrastructure.	Program Guidelines Approved: February 28, 2022. Applications will be reviewed on a first-come, first served basis.					

24-MONTH ROLLING MATRIX – STATE SOURCES (CONT'D)

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Color	Status
Red	Urgent
Blue	New
Black	Not New

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022			
					Q1	Q2	Q3	Q4
State	California Public Utilities Commission/Utility Companies	Energy Savings Assistance Common Area Measures (ESA CAM) Program	Properties eligible for ESA CAM are existing multifamily properties committed to affordable housing in SDG&E's service territory. Eligible properties must: Have five (5) or more attached dwelling units, meet the partial definition of deed-restricted in California Public Utilities Code Section 2852(a)(A), house). House at least 65% of tenants with incomes at or below 200% the Federal Poverty Guidelines, per ESA Program rules. Enroll their properties for benchmarking via the Environmental Protection Agency's Portfolio Manager Tool.	Add to funding options for owners of existing deed-restricted /subsidized multifamily properties to provide no-cost energy saving upgrades to the common areas of their properties. Provide program information as part of the technical resources SANDAG offers to support cities and the county with accommodating housing growth and reducing greenhouse gas emissions.	Funding is available on a first-come, first-served basis.			
State	California Public Utilities Commission/Utility Companies	Solar on Multifamily Affordable Housing (SOMAH) program	Property owners, including Public Housing Authorities. Properties must: Have at least 5 units; be deed-restricted low-income residential housing; satisfy one of the following: 80% of property residents have incomes at or below 60% of AMI; property is located in a defined disadvantaged community (DAC) that scores in the top 25% of census tracts statewide in the CalEnviroScreen; be an existing building or retrofit (with Certificate of Occupancy); have separately metered units; be a utility or community choice aggregator (CCA) customer (with VNEM) in the Pacific Gas and Electric, Southern California Edison, San Diego Gas & Electric, PacifiCorp or Liberty Utilities territories	Add to funding options for owners of multifamily properties seeking financial incentives to substantially offset the cost of a solar PV system. Provide program information as part of the technical resources SANDAG offers to support cities and the county with accommodating housing growth and reducing greenhouse gas emissions.	SOMAH launch: Jul 1, 2019. Open application while program funds remain. Funds can be authorized through 2026, if funds are available and interest in the program remains. The program is authorized to run until Dec 31, 2030.			
State	HCD	Transformative Climate Communities	Collaborative Stakeholder Structure formed by a diverse range of community, business, and local government stakeholders. This may include CBOs, local governments, nonprofits, etc.	Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.	NOFA released Mar 8	Application Pre-Proposals due Apr 22; intent to apply due May 16	Final application due Jul 1	

24-MONTH ROLLING MATRIX – STATE SOURCES (CONT'D)

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Color	Status
Red	Urgent
Blue	New
Black	Not New

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022				2023				
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
State	HCD	Affordable Housing Sustainable Communities (AHSC)	Local governments, transportation and transit agencies, non-profit and for-profit housing developers, joint powers authorities, K-12 school, college and university districts, federally recognized Indian tribes	Assess if any future pipeline projects would be eligible and if any technical assistance/coordination needed to apply, including letters of support.	\$808M in Round 6 awards announced in Jan		Round 7 draft guidelines released summer 2022	Round 7 final guidelines released Oct	Round 7 applications due Feb				
State / Private	California Public Utilities Commission / Utility Companies	Energy Saving Assistance Program (ESA)	Low-income households. Income eligibility for ESA participation is set at 200% or less of the Federal Poverty Guideline (FPG), per ESA Program rules. Review the ESA Income Guidelines.	Provide this as a resource for property owners and renters seeking minor home repairs, energy efficiency and weatherization improvements for low- or no-cost.	Ongoing								
State	HCD	Transit-Oriented Development (TOD) Program	Developers for Rental Housing Development Projects or Localities (cities and counties) and transit agencies for Infrastructure Projects.	This is currently an inactive program, and all available funds have been awarded. Continue to monitor for any future funding allocations.									
State	California Natural Resources Agency	Urban Greening Program	Cities, counties, special districts, nonprofit organizations, or a joint powers agency or entity if at least one of the parties to the joint powers agreement is an eligible applicant.	This is currently an inactive program, and all available funds have been awarded. Continue to monitor State Budget and legislation for any future funding allocations for the Urban Greening Program. Monitor SB 989 (Hertzberg), which would establish a new program within the Strategic Growth Council for urban and school greening, active transportation, workforce development, affordable housing, and other co-benefits. See "Legislative Affairs" section for more details.									

FUNDING OPPORTUNITIES

Color	Status
Red	Urgent
Blue	New
Black	Not New

\*See pg 29 for a more detailed information key

FEDERAL

- Community Development Block Grants
- Choice Neighborhoods
- Emergency Rental Assistance Reallocation
- Freddie Mac NOAH acquisition fund

STATE

- Portfolio Reinvestment Program
- Foreclosure Intervention Housing Preservation Program
- Downpayment Assistance Program
- First Mortgage Programs

REGIONAL/LOCAL

- Community Development Trust
- San Diego Black Homebuyers Program

Community Development Block Grants	
<b>Goal:</b>	Increase Equity, Preservation, and Homeownership
<b>Funding Entity:</b>	HUD/Housing and Community Development Department
<b>Type:</b>	Federal/State
<b>Applicability:</b>	Potential use for capital funding and other community programs for low and moderate-income individuals
<b>Action Steps:</b>	<a href="#">Assess how jurisdictions plan on using CDBG allocations and if there is alignment with SANDAG priority projects</a>
<b>Description:</b>	<p>Congress provided \$5 billion in the Coronavirus Aid, Relief, and Economic Security (CARES) Act for the CDBG program to states, metropolitan cities, urban counties, and insular areas to prevent, prepare for, and respond to Coronavirus.</p> <p>At least 70 percent of every grant must be expended for activities that benefit low- and moderate-income persons by providing housing, a permanent job, a public service, or access to new or significantly improved infrastructure. The remaining 30 percent may be used to eliminate slum or blighted conditions, or to address an urgent need for which the grantee certifies it has no other funding.</p> <p>Eligible Uses include:            Single and multi-family rehabs, rental housing acquisition, homeownership assistance, public improvements, community facilities, staff and operating costs associated with community facilities, planning and technical assistance, grants for loans to businesses, general support or technical assistance for those developing microenterprises, grants for creation or retention of jobs for low-income workers.</p>
<b>Award Amount:</b>	\$398M to CA in 2021: \$30M to State and remainder to entitlement jurisdictions.
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	<p>Direct Allocation: "Participating Jurisdictions (PJs)" that qualified for an annual FY 2021 CDBG program allocation</p> <p>State funding: cities and counties that did not receive CDBG funds from HUD; non-federally recognized Native American communities; colonias.</p>
<b>Timeline:</b>	<p><a href="#">In Jan 2022, HCD awarded \$900K to tribes from CDBG-CV Rounds 2 and 3.</a></p> <p><a href="#">Non-entitlement jurisdictions NOFA released Feb 2022; awards announced August 2022.</a></p>
<b>Frequency:</b>	<a href="#">Annually</a>

<u>Choice Neighborhoods</u>	
<b>Goal:</b>	Increase Equity, Preservation, and Homeownership
<b>Funding Entity:</b>	HUD
<b>Type:</b>	Federal
<b>Applicability:</b>	Focus on low-income and distressed neighborhoods to ensure habitable housing and community development.
<b>Action Steps:</b>	<a href="#">Assess if there are any projects within designated Choice Neighborhoods that could need assistance applying for the next planning/implementation grant; ensure developer is connected to locality.</a>
<b>Description:</b>	<p>The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with severely distressed public housing and/or HUD-assisted housing through a comprehensive approach to neighborhood transformation.</p> <p>Eligible Uses include:            The application must target a severely distressed public and/or assisted housing project in a neighborhood with at least 20 percent of the residents estimated to be in poverty or have extremely low incomes.            Planning and Implementation (including construction, acquisition, supportive services, relocation assistance) Grants</p>
<b>Award Amount:</b>	2021: \$5M for Planning Grants (est 11 awards; maximum award amount \$450K). \$218M for Implementation Grants (est 5 awards; maximum award amount \$50M)
<b>Required Leverage:</b>	Matching funds in the amount of at least five percent of the requested grant amount in cash or in-kind donations must be secured and used by the end of the grant term. HOPE VI program funding, including HOPE VI Revitalization, HOPE VI Demolition, HOPE VI Neighborhood Networks, HOPE VI Main Street grants, Choice Neighborhoods Implementation, or Choice Neighborhoods Planning Grants may NOT be considered a match. Generally other federal sources are only allowed to be used as cost share or match if permitted by a program's authorizing statute.
<b>Eligibility:</b>	Counties, cities, tribes, PHAs/Indian Housing Authorities, nonprofits.
<b>Timeline:</b>	<p><a href="#">2021 Planning Grants NOFO posted May 2021 with an application deadline of July 13, 2021. Awards announced Nov 2021.</a></p> <p><a href="#">2021 Implementation Grants NOFO posted Nov 2021 with application deadline of Feb 15, 2022.</a></p>
<b>Frequency:</b>	<a href="#">Annually</a>



<u>Emergency Rental Assistance Reallocation</u>	
<b>Goal:</b>	Increase Equity, Preservation, and Homeownership
<b>Funding Entity:</b>	HUD/Business, Consumer Services, and Housing Agency
<b>Type:</b>	Federal/State
<b>Applicability:</b>	The ERAP program has been estimated to prevent at least 1.36M eviction cases in 2021.
<b>Action Steps:</b>	Monitor
<b>Description:</b>	Eligible Uses include: Back rent, forward rent, utility assistance
<b>Award Amount:</b>	California: \$68M (first round reallocation) + \$136M (second round reallocation)
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Renters and landlords who have been impacted by COVID-19, < 80% AMI
<b>Timeline:</b>	Reallocation amount approved by Federal government on 1/7/2022. CA has already received \$5.2B for ERAP 1 and 2 and is seeking \$4.2B more. ERAP applications closed on March 31, 2022, so tenants and landlords can no longer apply.
<b>Frequency:</b>	One-time

Freddie Mac NOAH Preservation Loan	
<b>Goal:</b>	Increase Equity, Preservation, and Homeownership
<b>Funding Entity:</b>	Freddie Mac
<b>Type:</b>	Federal
<b>Applicability:</b>	Preservation of existing affordable housing is crucial to ensuring no net loss of affordable housing. Naturally Occurring Affordable Housing in San Diego tend to be older apartments in low-income neighborhoods -- preserving such affordable housing is thus also crucial to ensure equity.
<b>Action Steps:</b>	Assess if there are any projects that might need funding to extend affordability.
<b>Description:</b>	<p>Freddie Mac's Naturally Occurring Affordable Housing (NOAH) Preservation Loan provides qualifying nonprofits with important underwriting flexibilities, fee reductions and rehab allowances. This gives them the competitive advantage they need to acquire the property and helps them better leverage their nonprofit status and local programs to preserve long-term affordability.</p> <p>Eligible Uses include:            Acquire Naturally Occurring Affordable Housing (NOAH) properties in order to preserve their affordability for tenants.            Eligible properties: Garden, mid-rise, or high-rise multifamily NOAH properties. At least 50% of units need to have affordable rents at 60%, 80%, 100%, or 120% of the area median income (AMI) based on market at the time of origination.</p>
<b>Award Amount:</b>	Varies
<b>Required Leverage:</b>	Nonprofit must meet at least one of the following: - Have an equity partner providing mission-focused equity - Contribute 100% of the equity themselves (leveraging soft debt as necessary) - Use the Freddie Mac Impact Gap Financing offering
<b>Eligibility:</b>	501(c)(3) nonprofit organizations with affordable housing preservation as a stated part of its mission and a demonstrated history of successful property ownership
<b>Timeline:</b>	Ongoing
<b>Frequency:</b>	Ongoing

**Portfolio Reinvestment Program**

<b>Goal:</b>	Increase Equity, Preservation, and Homeownership
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	Preservation of existing affordable housing is crucial to ensuring no net loss of affordable housing. Affordability restrictions recorded on 4,200 affordable rental housing units in the City of San Diego could expire in the next 20 years.
<b>Action Steps:</b>	Monitor for funding details and assess if there are any projects that might need funding to extend affordability.
<b>Description:</b>	Eligible Uses include: Provide capital to HCD legacy projects about to go market-rate to extend affordability covenants and preserve the state's affordable housing stock. Initial target of 60 to 80 projects, including projects with expired loans and regulatory agreements, as well as other projects at risk of conversion to market-rate over a five-year period.
<b>Award Amount:</b>	\$285M
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Likely local jurisdictions with qualifying projects
<b>Timeline:</b>	NOFA March 2022; applications accepted over-the-counter till July 2022; awards announced thereafter.
<b>Frequency:</b>	N/A

**Foreclosure Intervention Housing Preservation Program**

<b>Goal:</b>	Increase Equity, Preservation, and Homeownership
<b>Funding Entity:</b>	Housing and Community Development Department
<b>Type:</b>	State
<b>Applicability:</b>	Preservation of existing affordable housing is crucial to ensuring no net loss of affordable housing.
<b>Action Steps:</b>	Monitor for funding details and assess if there are any projects that might need funding to extend affordability.
<b>Description:</b>	<p>New program created from 21 - 22 budget to provide loans and grants to nonprofits purchasing and rehabilitating buildings at foreclosure auction, in the foreclosure process, or at risk of foreclosure</p> <p>Eligible Uses include:  Residential buildings between 1 and 25 units are eligible for acquisition and rehabilitation  For a building to be eligible, its owner needs to be in foreclosure with a recorded notice of default or at risk of foreclosure</p>
<b>Award Amount:</b>	\$500M
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	<p>Nonprofits whose “primary activity is the development and preservation of affordable housing.”  LLC subsidiaries of Community Land Trusts are also eligible  Tenants, including resident-controlled corporations, may be beneficiaries of the funds but must be in a contractual relationship with another non-profit which would enforce affordability restrictions.</p>
<b>Timeline:</b>	RFP for fund managers targeted for mid-2022.
<b>Frequency:</b>	N/A

### Downpayment Assistance Program

<b>Goal:</b>	Increase Equity, Preservation, and Homeownership
<b>Funding Entity:</b>	California Housing Finance Agency
<b>Type:</b>	State
<b>Applicability:</b>	Black and Brown San Diegans have the lowest homeownership rates in the County. Efforts that expand homeownership would enable those communities to build wealth and address equity.
<b>Action Steps:</b>	Assess if SANDAG can support dissemination of program information or assist with program application for populations with barriers to application.
<b>Description:</b>	<p>CalHFA offers several options for down payment and closing cost assistance. This type of assistance is often called a second or subordinate loan. CalHFA's subordinate loans are "silent seconds", meaning payments on this loan are deferred so homebuyers do not have to make a payment on this assistance until their home is sold, refinanced or paid in full, keeping monthly mortgage payments affordable.</p> <p>Eligible Uses include: Downpayment and closing costs.</p>
<b>Award Amount:</b>	Maximum amount: \$15K
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	<p>First-time homebuyers who are occupying the property as a primary residence and meet CalHFA income limits for the program. CalHFA borrowers must complete homebuyer education counseling and obtain a certificate of completion through an eligible homebuyer counseling organization.</p> <p>Property must be a single-family, one-unit residence, including approved condominium/PUDs. Guest houses, granny units and in-law quarters may be eligible.</p> <p>Manufactured housing is permitted.</p>
<b>Timeline:</b>	Ongoing
<b>Frequency:</b>	Ongoing

First Mortgage Program

<b>Goal:</b>	Increase Equity, Preservation, and Homeownership
<b>Funding Entity:</b>	California Housing Finance Agency
<b>Type:</b>	State
<b>Applicability:</b>	Black and Brown San Diegans have the lowest homeownership rates in the County. Efforts that expand homeownership would enable those communities to build wealth and address equity.
<b>Action Steps:</b>	Assess if SANDAG can support dissemination of program information or assist with program application for populations with barriers to application.
<b>Description:</b>	Variety of government and conventional first mortgage loans, including CalHFA FHA Loan Program, CalPLUS FHA Loan Program, CalHFA VA Loan Program, CalHFA USDA Program, CalHFA Conventional Loan Program, and CalPLUS Conventional Loan Program. Eligible Uses include: First mortgage loan
<b>Award Amount:</b>	Varies
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	Prospective homeowners. Depending on funding source, various income limits, eligible areas, veteran status.
<b>Timeline:</b>	Ongoing
<b>Frequency:</b>	Ongoing

**Community Development Trust**

<b>Goal:</b>	Increase Equity, Preservation, and Homeownership
<b>Funding Entity:</b>	Community Development Trust
<b>Type:</b>	Private
<b>Applicability:</b>	Preservation of existing affordable housing is crucial to ensuring no net loss of affordable housing.
<b>Action Steps:</b>	Assess if there are any projects that might need funding to extend affordability.
<b>Description:</b>	<p>CDT provides long term financing which helps to stabilize communities and therefore contribute to ensuring that people have well-maintained, safe, affordable places to live.</p> <p>Eligible Uses include: Equity and debt programs to develop and preserve affordable multi-family housing</p> <p>Equity acquisition targets: LIHTC developments, projects with expiring Section 8 contracts, properties with expiring state or local affordability restrictions, market-rate properties where they can place new regulatory agreements creating affordability</p> <p>Fixed-rate forward commitments: New construction, primarily LIHTC-financed, 15 - 30 year term</p> <p>Immediate fixed-rate funding: Existing stabilized properties, 15 to 30 year term</p> <p>Secondary market purchases: Multifamily affordable communities, primarily LIHTC-financed, 15 - 30 year term</p>
<b>Award Amount:</b>	Equity capital: \$2 - \$20M, but will consider larger transactions/portfolios Debt financing: generally \$2 - \$10M
<b>Required Leverage:</b>	Per project
<b>Eligibility:</b>	See "Eligible uses"
<b>Timeline:</b>	Ongoing
<b>Frequency:</b>	Ongoing

### San Diego Black Homebuyers Program

<b>Goal:</b>	Increase Equity, Preservation, and Homeownership
<b>Funding Entity:</b>	San Diego Foundation / LISC
<b>Type:</b>	Philanthropy
<b>Applicability:</b>	According to a new data tool released by the Urban Institute, only 26.5% percent of Black San Diegans are homeowners, compared to over 50% of white and Asian San Diegans.
<b>Action Steps:</b>	Assess if SANDAG can support dissemination of program information or supplement program financially.
<b>Description:</b>	<p>The San Diego Black Homebuyers Program (the “Program”) is an affirmative, asset-building initiative that provides down payment and/or closing cost assistance for eligible Black first-time homebuyers. LISC is providing grants, seeded by \$1,000,000 from The San Diego Foundation, to advance homeownership and wealth building opportunities for Black individuals and families with low-to-medium incomes.</p> <p>Eligible Uses include: To be used toward down payment and/or closing costs on qualifying home purchase transactions.</p>
<b>Award Amount:</b>	Up to \$40K per homebuyer
<b>Required Leverage:</b>	N/A
<b>Eligibility:</b>	<p>Applicants/Grantee(s) must be:</p> <ul style="list-style-type: none"> <li>Black/African-American</li> <li>A current resident of San Diego County</li> <li>A First-Time Homebuyer</li> <li>Part of a household earning less than 120% of San Diego Area Median Income</li> <li>Homes must be located in San Diego County</li> </ul>
<b>Timeline:</b>	Ongoing
<b>Frequency:</b>	Ongoing



24-MONTH ROLLING MATRIX – FEDERAL SOURCES

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Color	Status
Red	Urgent
Blue	New
Black	Not New

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022				2023		
					Q1	Q2	Q3	Q4	Q1	Q2	Q3
Federal / State	HUD/ Housing and Community Development Department	Community Development Block Grants	Direct Allocation: "Participating Jurisdictions (PJs)" that qualified for an annual FY 2021 CDBG program allocation. State funding: cities and counties that did not receive CDBG funds from HUD; non-federally recognized Native American communities; colonias.	Assess how jurisdictions plan on using CDBG allocations and if there is alignment with SANDAG priority projects	In Jan 2022, HCD awarded \$900K to tribes from CDBG-CV Rounds 2 and 3. Non-entitlement jurisdictions NOFA released Feb 2022.		Non-entitlement jurisdiction awards announced in August		Non-entitlement jurisdictions NOFA released Feb		Non-entitlement jurisdiction awards announced in August
Federal	HUD	Choice Neighborhoods	Counties, cities, tribes, PHAs/Indian Housing Authorities, nonprofits.	Assess if there are any projects within designated Choice Neighborhoods that could need assistance applying for the next planning/implementation grant; ensure developer is connected to locality.	2021 Implementation Grants NOFO posted Nov 2021 with application deadline of Feb 15, 2022						
Federal / State	HUD / Business Consumer Services, and Housing Agency	Emergency Rental Assistance Reallocation	Renters and landlords who have been impacted by COVID-19, < 80% AMI	Monitor	Reallocation amount approved by Federal government on 1/7/2022. CA has already received \$5.2B for ERAP 1 and 2 and is seeking \$4.2B more. ERAP applications closed on March 31, 2022, so tenants and landlords can no longer apply.						
Federal	Freddie Mac	Freddie Mac NOAH Preservation Loan	501(c)(3) nonprofit organizations with affordable housing preservation as a stated part of its mission and a demonstrated history of successful property ownership	Assess if there are any projects that might need funding to extend affordability. Check with developers engaged in acquisition of existing properties without existing affordability covenants.	Ongoing						

24-MONTH ROLLING MATRIX – STATE, PRIVATE, AND PHILANTHROPIC SOURCES

Sources with timelines in 2023 are forecasts based off previous years; please refer to NOFAs for more up-to-date information. Forecast shortened for sources with unknown or irregular schedules.

Funder Type	Funder Name	Program Name	Eligible Applicants	SANDAG Action Steps	2022		
					Q1	Q2	Q3
State	HCD	Portfolio Reinvestment Program	Likely local jurisdictions with qualifying projects	Monitor for funding details and assess if there are any projects that might need funding to extend affordability.	NOFA released in March		Applications accepted over the counter until July; awards announced thereafter
State	HCD	Foreclosure Intervention Housing Preservation Program	Nonprofits whose “primary activity is the development and preservation of affordable housing.” LLC subsidiaries of Community Land Trusts are also eligible. Tenants, including resident-controlled corporations, may be beneficiaries of the funds but must be in a contractual relationship with another non-profit which would enforce affordability restrictions.	Monitor for funding details and assess if there are any projects that might need funding to extend affordability.		RFP for fund managers targeted for mid-2022.	
State	California Housing Financing Agency (CalHFA)	Downpayment Assistance Program	First-time homebuyers who are occupying the property as a primary residence and meet CalHFA income limits for the program. CalHFA borrowers must complete homebuyer education counseling and obtain a certificate of completion through an eligible homebuyer counseling organization. Property must be a single-family, one-unit residence, including approved condominium/PUDs. Guest houses, granny units and in-law quarters may be eligible. Manufactured housing is permitted.	Assess if SANDAG can support dissemination of program information or assist with program application for populations with barriers to application.	Ongoing		
State	CalHFA	First Mortgage Program	Prospective homeowners. Depending on funding source, various income limits, eligible areas, veteran status.	Assess if SANDAG can support dissemination of program information or assist with program application for populations with barriers to application.	Ongoing		
Private	Community Development Trust	Community Development Trust	Affordable housing developers, owners and operators.	Assess if there are any projects that might need funding to extend affordability.	Ongoing		
Philanthropy	San Diego Foundation / LISC	San Diego Black Homebuyers Program	Applicants/Grantee(s) must be: Black/African-American; a current resident of San Diego County; a First-Time Homebuyer; part of a household earning less than 120% of San Diego Area Median Income; homes must be located in San Diego County.	Assess if SANDAG can support dissemination of program information or supplement program financially.	Ongoing		