



Pro-Housing Policies Housing Production and Affordable Housing

September 7, 2021



Presentation Overview



Data Discussion



Entitlement Processes



Policy Evaluation



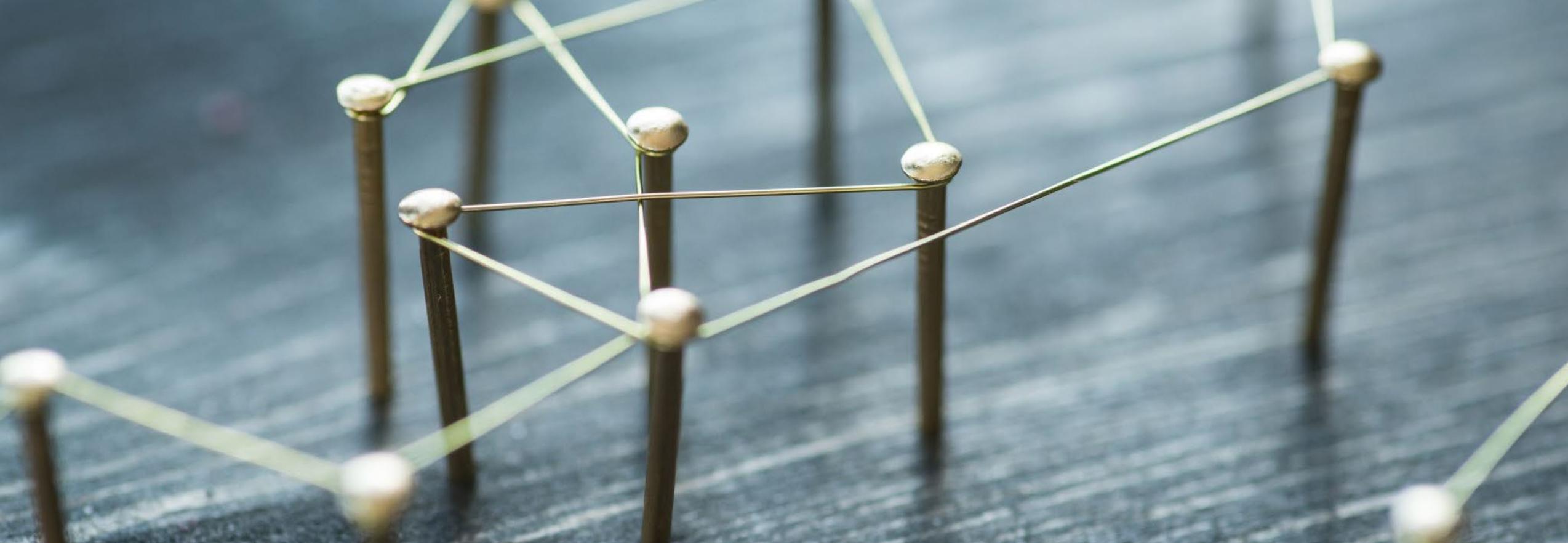
Available Programs



Council Direction

Presentation Goals

- Provide data driven responses to housing needs
- Identify policies, processes, and programs where the City Council can influence housing production and investment
 - Time to produce units
 - Costs related to producing the unit
- Potential Pro-Housing Designation by the State of California
- Encouragement of Affordable Housing Production
- Next Steps and other actions



Data Discussion

Important Sources

- Annual Data – State Department of Finance
- Studies
 - State Auditors Report
 - UC Merced Housing Study
 - Health Impact Assessment by Merced County Public Health
 - UC Merced Long Range Development Plan
- Merced County Board of Realtors – Market indicators
- Continuum of Care – Homelessness data
- Local Data – annual production
- Funding Summaries – CDBG & Home funds

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2021

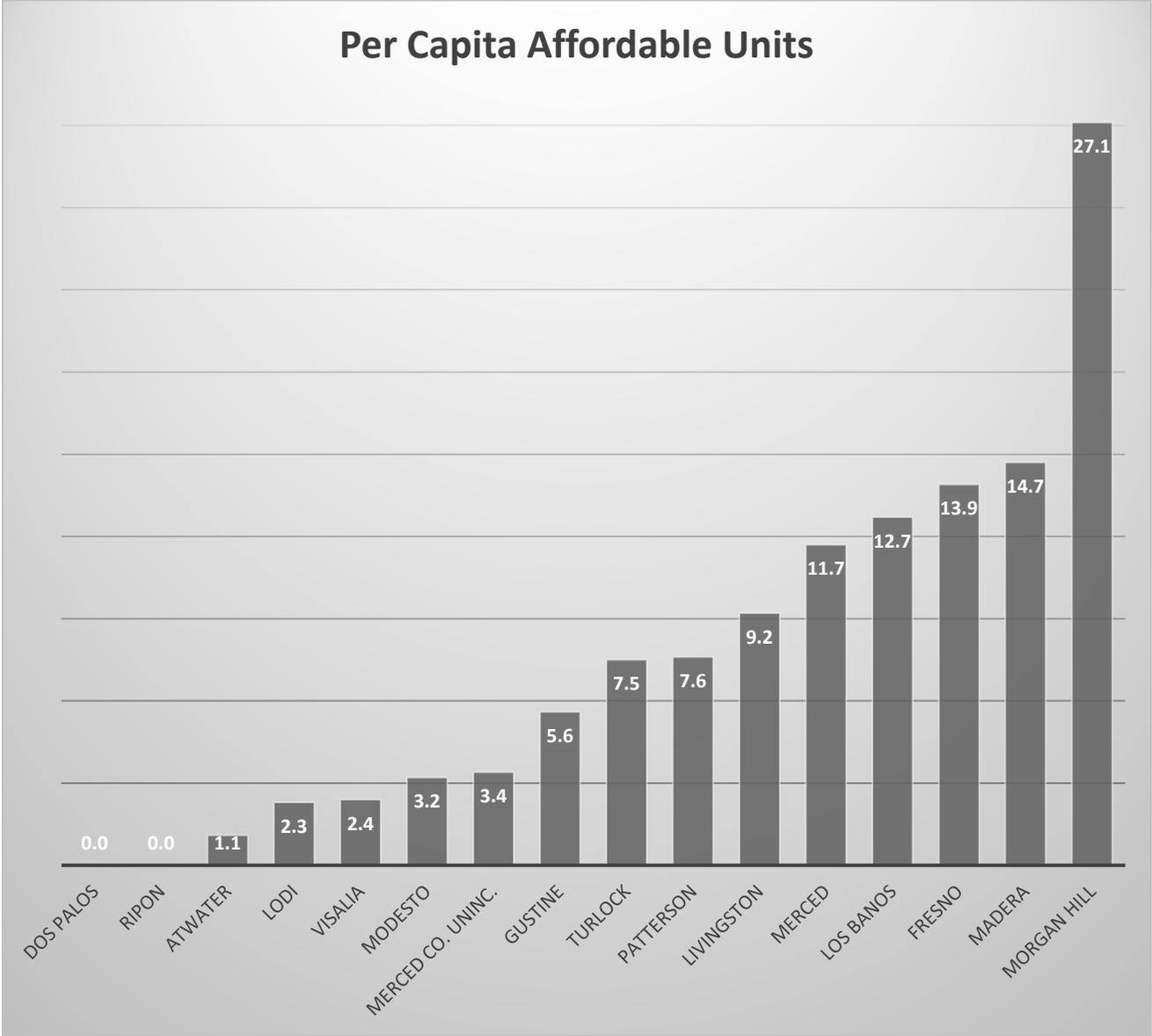
City	POPULATION			HOUSING UNITS							Vacancy Rate	Persons per Household
	Total	Household	Group Quarters	Total Housing Units	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied		
Atwater	31,810	31,708	102	10,358	6,793	616	1,627	582	740	9,758	5.8%	3.25
Dos Palos	5,575	5,547	28	1,782	1,527	8	81	120	46	1,655	7.1%	3.35
Gustine	5,845	5,845	0	2,128	1,757	48	87	84	152	1,945	8.6%	3.01
Livingston	15,448	15,444	4	3,773	3,192	11	193	312	65	3,647	3.3%	4.24
Los Banos	42,869	42,688	181	12,826	10,861	142	549	878	396	11,958	6.8%	3.57
Merced	90,971	89,823	1,148	30,041	19,167	1,045	4,127	4,956	746	28,221	6.1%	3.18
Balance Of County	92,318	89,949	2,369	28,647	22,382	934	1,007	738	3,586	25,767	10.1%	3.49
Incorporated	192,518	191,055	1,463	60,908	43,297	1,870	6,664	6,932	2,145	57,184	6.1%	3.34
County Total	284,836	281,004	3,832	89,555	65,679	2,804	7,671	7,670	5,731	82,951	7.4%	3.39

Source: CA Department of Finance, May 7, 2021

Merced County Demographics

Owner Occupied Units in Merced – 41.3% - US Census 2015-2019
 Countywide is 52% owner occupied

State Auditor Data



State Auditor
Data –
Housing
Index

Area	Severe Cost-Burden Rating	Overcrowded Housing	Unavailability of Housing
Dos Palos	High	High	Very High
Ripon	High	High	High
Atwater	High	Very High	High
Lodi	High	High	High
Visalia	High	High	High
Modesto	High	High	High
Merced County	High	Very High	High
Gustine	Moderate	High	Very High
Turlock	High	High	High
Patterson	High	High	High
Livingston	High	Very High	Very High
Merced	High	High	High
Los Banos	High	Very High	High
Fresno	High	High	High
Madera	Moderate	Very High	High
Morgan Hill	High	High	High

UC Merced Long Range Development Plan

TABLE 2.1
Projected Enrollment and Employment

Headcounts	2018	2020	2030	Projected Increase 2020-2030
Students	8,500	9,700	15,000	5,300
Faculty	415	440	786	346
Staff (On Campus)	800	840	1,625	785
Total Population	9,715	10,980	17,411	6,431

Source:
Prepared by IRDS, September 7, 2018
Fall 2018 are not census based

- Estimated growth per year (530 students per year)
- UC Merced's goal is to house 50% of the student population on campus.
- 2017 & 2020 LDRDP

UC Merced Environmental Health Assessment

- Completed by UCM in July 2020 – self-assessment of the Long Range Development Plan (LRDP)
- Conclusion:
 - Lack of housing supply and rent burden has negative health impacts
 - Goal of 50% on campus housing not being met – 35% plus 12% by contracts
- Key recommendations:
 - Collaboration between UC Merced and surrounding communities is needed to maintain or improve on campus housing supply
 - City of Merced has a low vacancy rate and actions to increase the housing supply are necessary

Existing City Data

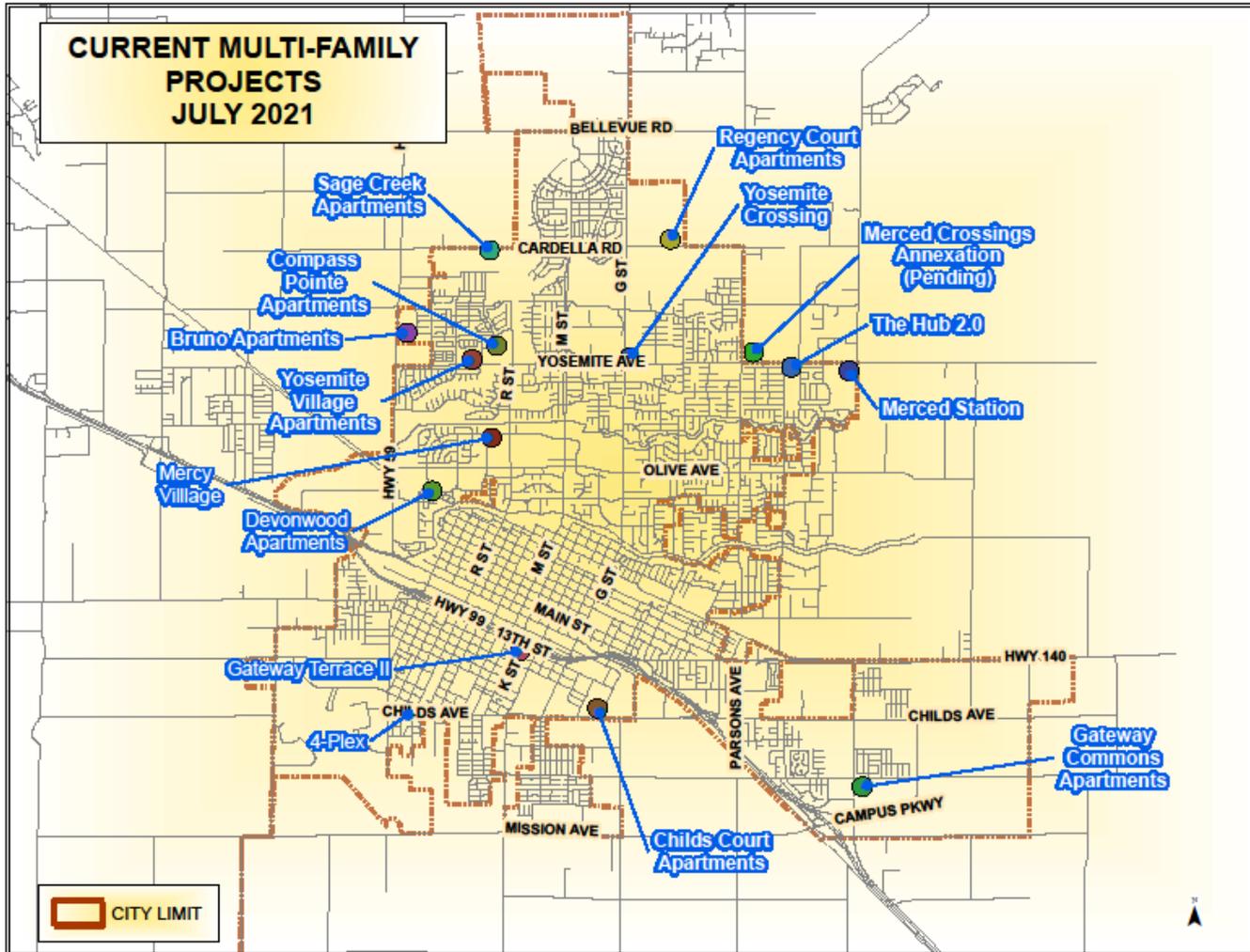
- Annual Items
 - Housing Element Annual Report
 - General Plan Annual Report
 - Housing and Urban Development Annual Action Plan
 - Consolidated Annual Performance Evaluation Report (CAPER)
 - City Permit Data
- Reoccurring
 - Housing Element – included in the General Plan, 8-year cycle
 - Consolidated Plan – Housing and Urban Development (HUD), 5-year cycle
 - Regional Housing Needs Assessment (RHNA)- prior to each Housing Element Cycle, prepared by MCAG
 - Municipal Service Review (MSR) – prepared by LAFCO, 5-year cycle





City Permit
Activity

Year	Single Family Units	Multi-Family Units
2010	1	2
2011	0	10
2012	1	176
2013	10	0
2014	53	0
2015	85	1
2016	171	36
2017	148	48
2018	581	16
2019	668	0
2020	723	389
Total	2,441	678

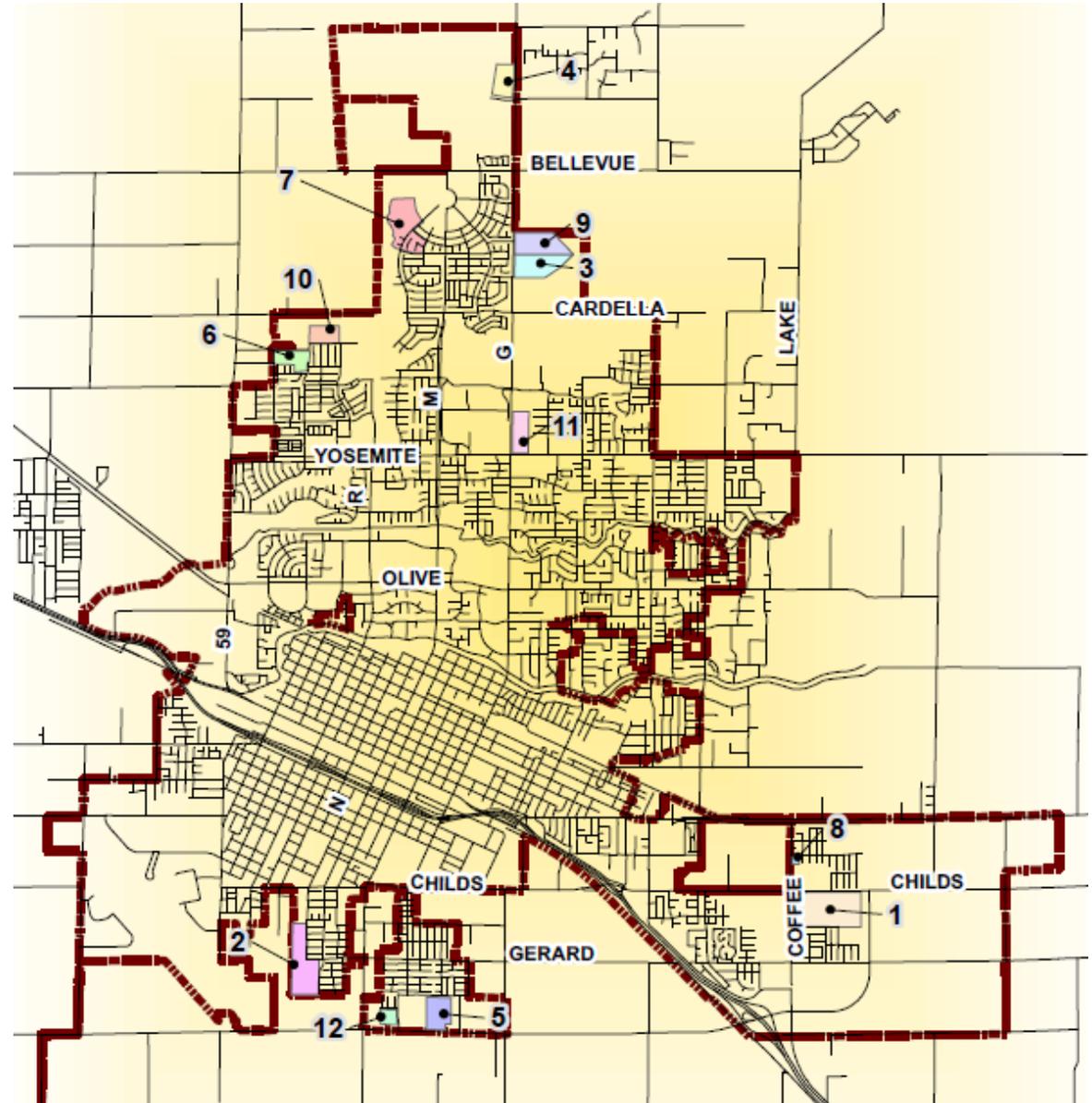


Document Path: V:\City Dept\Planning\Projects\Current Projects List\2021\Multifamily Projects v2 updated 7-30-21.mxd

Approved
Units –
2,712

Approved Tentative Maps

1,737 Map Lots



No.	Subdivision Name	Tentative Map No.	Acres	No. of Lots
1	The Crossing at River Oaks	1263	66.78	277
2	Bellevue Ranch North Large Lot Map	1280	520	29
3	Terrazzo	1287	12	46
4	Cypress Terrace 6 & 7	1288	46.2	260
5	Bright Development	1291	40	168
6	Bellevue Ranch North Village 23	1305	37.7	106
7	Stoneridge South	1306	39.7	161
8	Lantana Estates Phases 2 & 3	1309	20.58	99
9	Bellevue Ranch West Villages 17 & 18	1310	44.1	249
10	Benny Hills Estates	1311	1.9	12
11	The Palisades	1312	29.35	140
12	Sage Creek	1313	15.93	103
13	Mansionette Commercial Development	1314	21.5	17
14	Mission Ranch Ph. 2	1315	7.78	70

Tentative
Maps -1,737
lots

Market	Affordable	Shelter/Transitional
Home Builders	Central Valley Coalition for Affordable Housing (CHDO)	Merced County Human Services Agency
Owner-Builders	Housing Authority	Community Action Agency
Rental Properties	Sierra Saving Grace	Merced Rescue Mission
Real Estate Professionals	Habitat for Humanity	Community Social Model Advocates
Lenders, Title, and others	RFQ Responders	Valley Crisis Center



City Housing Investment

- Regular operational support – all departments
- Entitlement Community Designation: qualifies for federal & state resources annually
- Allocation is in two program areas:
 - Community Development Block Grant (CDBG)
 - Home Investment Partnership (HOME)

City Housing Funding Committed

AMOUNT COMMITTED TO HOUSING - ACTIVITIES/PROJECTS

FISCAL YEAR	CDBG	HOME	NSP1 (Foreclosed Property Acquisition, Rehab, & FTHB)	NSP3 (Foreclosed Property Acquisition, Rehab, & FTHB)	CALHOME06 (OOR & FTHB)	CALHOME12 (OOR & FTHB)	LMI-HOUSING (Fund 071 & 471)	FISCAL YEAR TOTALS
2011/2012	\$253,433.23	\$1,445,747.76	\$501,518.64	\$418,396.96	\$126,580.92	\$0.00	\$0.00	\$2,745,677.51
2012/2013	\$347,239.13	\$248,905.08	\$678,192.70	\$120,653.34	\$21,664.31	\$0.00	\$0.00	\$1,416,654.56
2013/2014	\$577,353.30	\$465,627.34	\$50,418.99	\$133,192.91	\$155,228.72	\$0.00	\$0.00	\$1,381,821.26
2014/2015	\$580,546.08	\$287,144.07	\$104,495.81	\$117,796.71	\$0.00	\$459,834.07	\$0.00	\$1,549,816.74
2015/2016	\$527,313.48	\$618,934.19	\$72,115.21	\$0.00	\$0.00	\$171,893.58	\$0.00	\$1,390,256.46
2016/2017	\$1,615,081.20	\$191,139.65	\$27,469.00	\$0.00	\$0.00	\$196,228.00	\$0.00	\$2,029,917.85
2017/2018	\$400,000.00	\$1,037,292.00	\$0.00	\$0.00	\$0.00	\$119,420.00	\$0.00	\$1,556,712.00
2018/2019	\$545,011.50	\$728,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,273,511.50
2019/2020	\$994,366.70	\$360,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,354,366.70
2020/2021	\$3,196,500.00	\$696,976.20	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200,000.00	\$5,093,476.20
TOTALS:	\$9,036,844.62	\$6,080,266.29	\$1,434,210.35	\$790,039.92	\$303,473.95	\$947,375.65	\$1,200,000.00	\$19,792,210.78

Current Fiscal Year Housing Commitments

AMOUNT COMMITTED TO HOUSING ACTIVITIES/PROJECTS (FY 21/22)							FY 21/22 TOTALS
HOUSING PROJECTS & ACTIVITIES	CDBG	HOME	LMI	CALHOME06	CALHOME12	STATE HOME (FUND 034, 041 & 042)	
Merced Rescue Mission - Acquisition/Rehab of Property	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00
Sierra Saving Grace - Acquisition/Rehab of Property	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00
Housing Project TBD - CHDO FY 21/22)	\$0.00	\$85,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85,000.00
Housing Project TBD -	\$0.00	\$3,084,350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,084,350.00
Housing Project (GTII project and/or TBD)	\$0.00	\$0.00	\$2,024,603.65	\$0.00	\$0.00	\$0.00	\$2,024,603.65
First Time Home Buyer Program	\$0.00	\$0.00	\$0.00	\$292,850.00	\$155,421.00	\$0.00	\$448,271.00
First Time Home Buyer Program and/or OOR Program (Housing will need direction from our State Program Representative on what is allowed for reuse funds from this PI)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$523,515.99	\$523,515.99
TOTAL:	\$900,000.00	\$3,169,350.00	\$2,024,603.65	\$292,850.00	\$155,421.00	\$523,515.99	\$7,065,740.64

Approximate Available to be programmed: \$2,800,000

Housing Influences

- Population Growth – Economic Conditions
- Changing population characteristics
 - Income
 - Age
 - Family Size
- UC Merced Growth
- Homelessness
- Emerging Influences
 - Migration from more urban areas
 - Teleworking
 - Future Transportation Investments

Cost of Production

City Influenced

Entitlement Costs & Processes

Permit and Plan Check

Utility Connections

Design & Construction Requirements

Public Facilities & Park Fees

Market Influenced

Financing Costs

Material Costs

Labor Costs

Design, Engineering, Architecture

Other utility connections – gas, electric, data

Other Fees – School Fees

Insurance & Warranty

Land Acquisition

Permitting

- Occurs after Land Use Entitlements are in place – Ministerial Action
- Plan Check - Building Permits
- Master Plans – allows the same plans to be built in multiple locations
- “By Right” – allows for the issuance of building permits without any discretionary review
- Fees Due
- Pre-Designed or Off the Shelf Plans

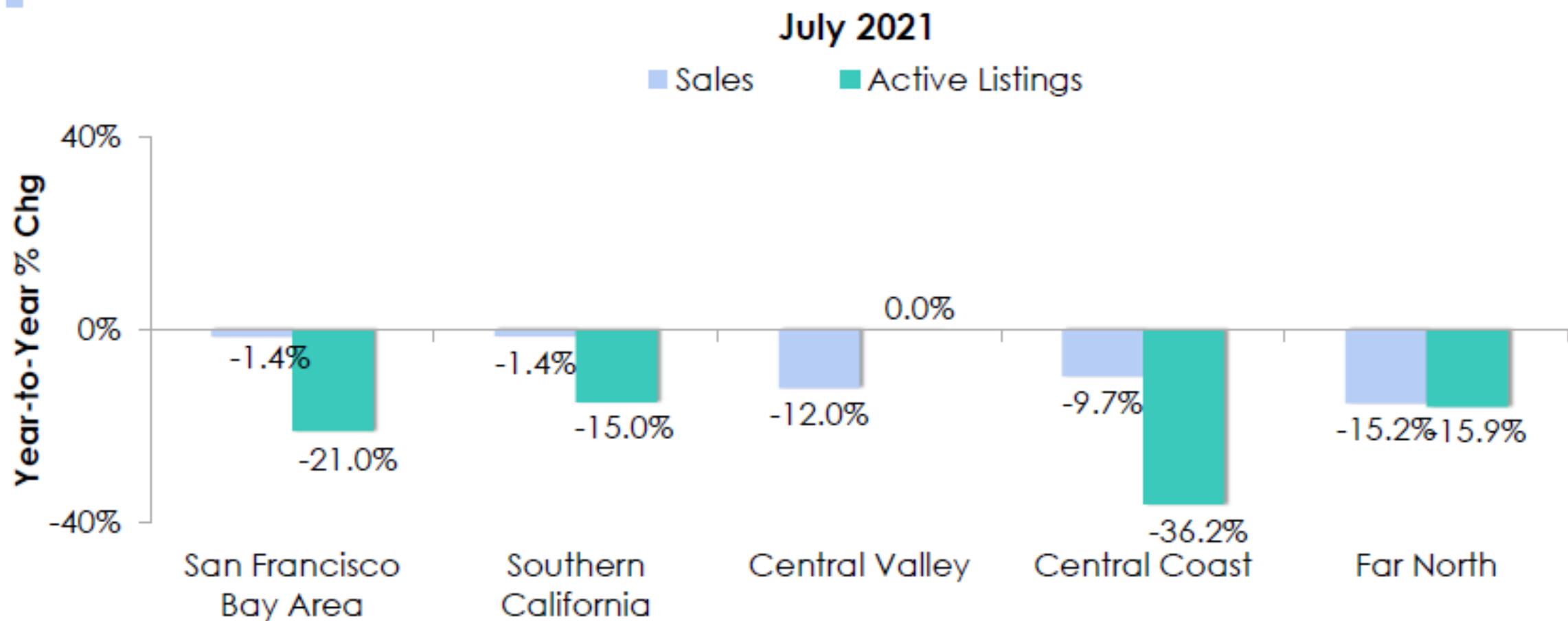
Example Permit Fees for Single Family Homes

	1,700 sf	2,000 sf	2,300 sf
Buildign Permit	\$2,269	\$2,650	\$3,031
Plan Check*	\$1,475	\$1,773	\$1,970
Sewer	\$5,236	\$5,236	\$5,236
Sewer Line	\$1,267	\$1,267	\$1,267
Water	\$8,528	\$8,528	\$8,528
Park Fees	\$662	\$662	\$662
CRIS Tax**	\$1,547	\$1,820	\$2,093
Public Facility Impact Fees	\$5,533	\$5,533	\$5,533
Other	\$1,028	\$1,028	\$1,028
Total	\$27,545	\$28,497	\$29,348

* Non-Master Plan – using a Mater Plan can reduce Plan Check costs by 85%

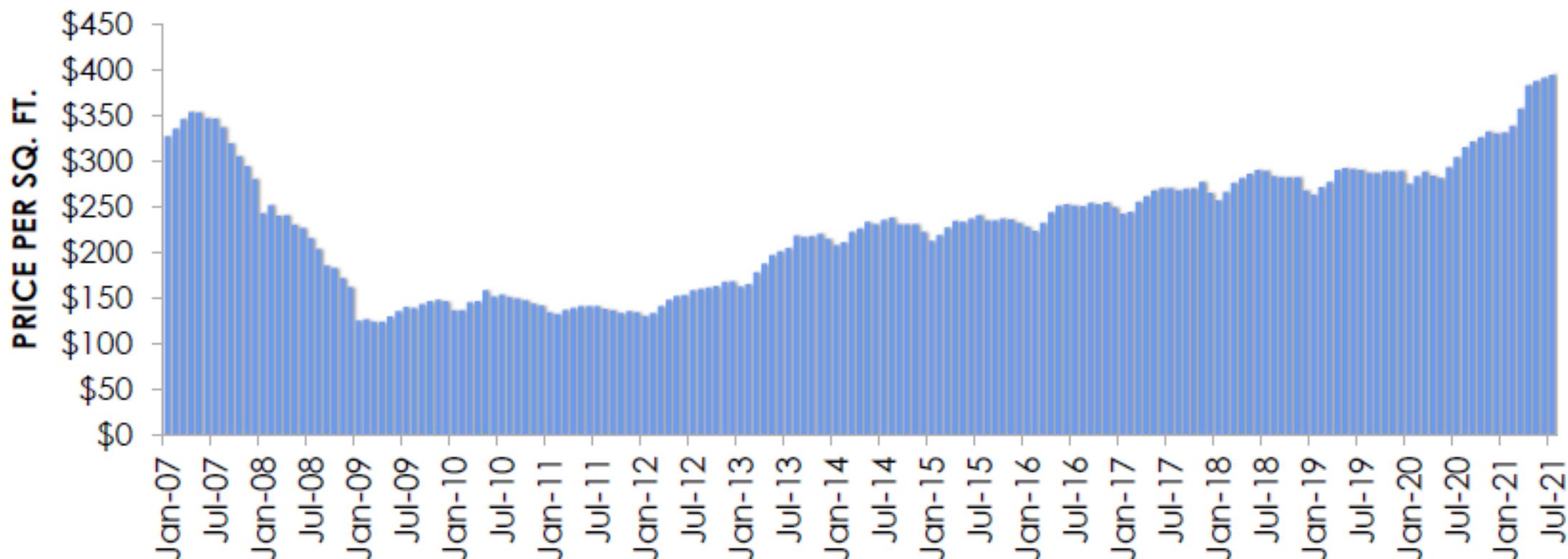
** Owner-occupied is exempt

Demand & Supply seeking for balance



Price/Square foot all-time high

July 2021: **\$394**, +0.8% MTM, +29.6% YTY



SERIES: Median Price Per Square Feet of Existing Single Family Homes
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Homes sold above asking price - by county

Jul 2021: % sold above asking price



SERIES: % of homes sold above asking price
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Table 2. Total Number of Unsheltered and Sheltered Persons Counted in 2021 by Jurisdiction

	Unsheltered Count		Sheltered Count		Total Count	
	#	%	#	%	#	%
Atwater	35	8	18	5	53	100
Cressey	0	0	0	0	0	100
Delhi	3	1	0	0	3	100
Dos Palos	19	4	7	2	26	100
El Nido	0	0	0	0	0	100
Gustine	0	0	7	2	7	100
Hilmar	1	0	0	0	1	100
Le Grande	0	0	3	1	3	100
Livingston	19	4	15	4	34	100
Los Banos	109	24	60	16	169	100
Merced	224	49	258	67	482	100
Planada	5	1	0	0	5	100
Santa Nella	22	5	0	0	22	100
Snelling	0	0	2	1	2	100
South Dos Palos	0	0	0	0	0	100
Stevinson	1	0	0	0	1	100
Winton	17	4	0	0	17	100
County-wide (DV programs)	0	0	10	2	10	100
Total:	455	100	380	100	835	100

Table 9. Total Shelter Count by Program

Facility	Program:	Total # of Persons
Shelters:		
Community Action Agency	D Street Shelter	53
Merced County Human Services Agency	Motel Vouchers	80
Merced County Rescue Mission	Hope Respite Care	14
Merced County Rescue Mission	Room at the Inn Shelter	5
Merced County Rescue Mission	Winter Warming Center	2
Valley Crisis Center	Domestic Violence Shelter	9
Sub-Total:		163
Transitional Housing:		
Community Social Model Advocates	Hobie House	19
Community Social Model Advocates	Tranquility Village	22
Merced County Mental Health	Parsons House	3
Merced County Rescue Mission	Bridge to Hope – Los Banos	8
Merced County Rescue Mission	Bridge to Hope – Merced	8
Merced County Rescue Mission	Hope for Men	24
Merced County Rescue Mission	Hope for Women	11
Merced County Rescue Mission	Hope Respite Care	6
Merced County Rescue Mission	Transition to Hope	44
Valley Crisis Center	Domestic Violence Transitional Hg	15
Sub-Total:		160
Total:		323

Continuum of Care Data

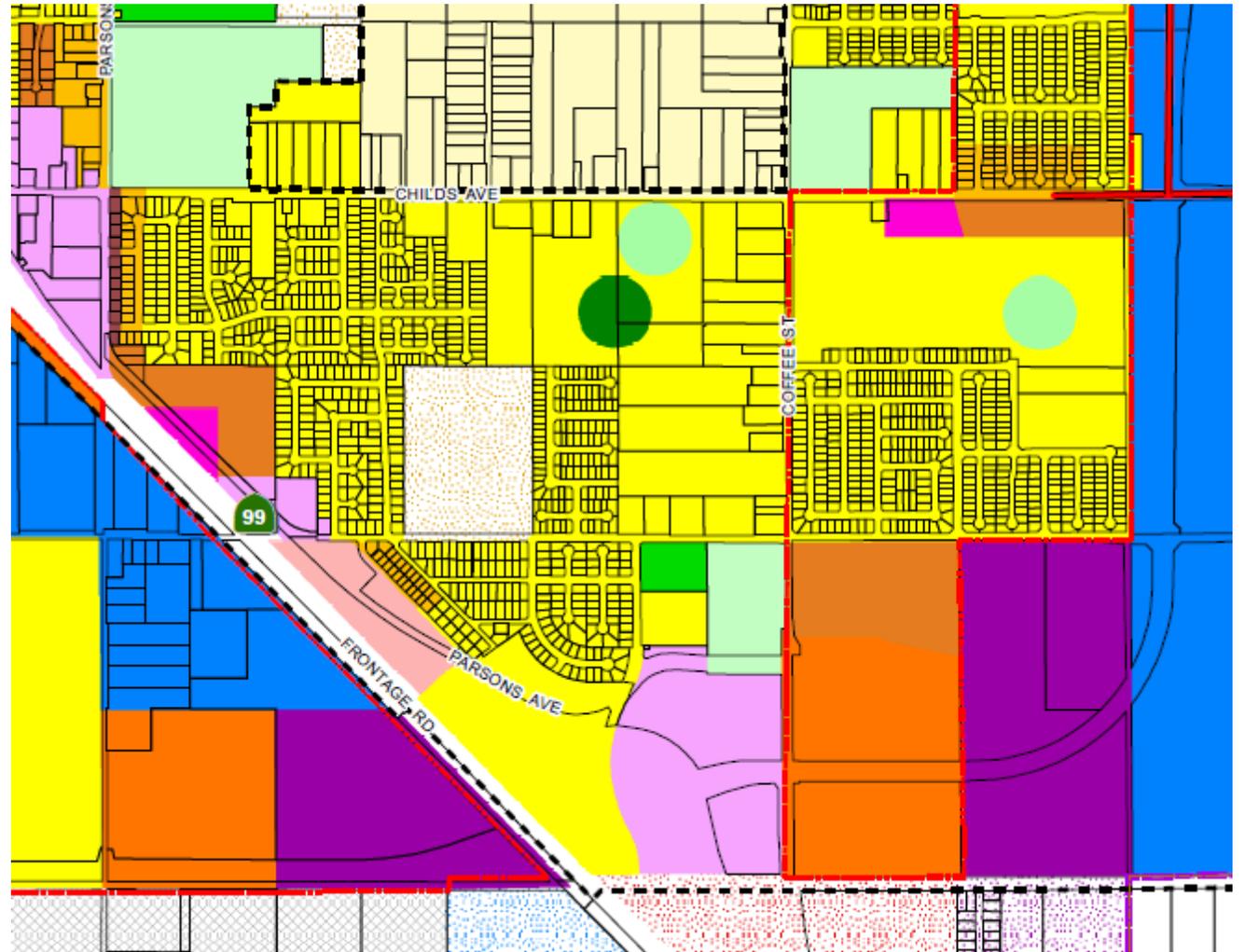
Table 3. 2019 - 2021 Comparison of Unsheltered and Sheltered Persons by Area

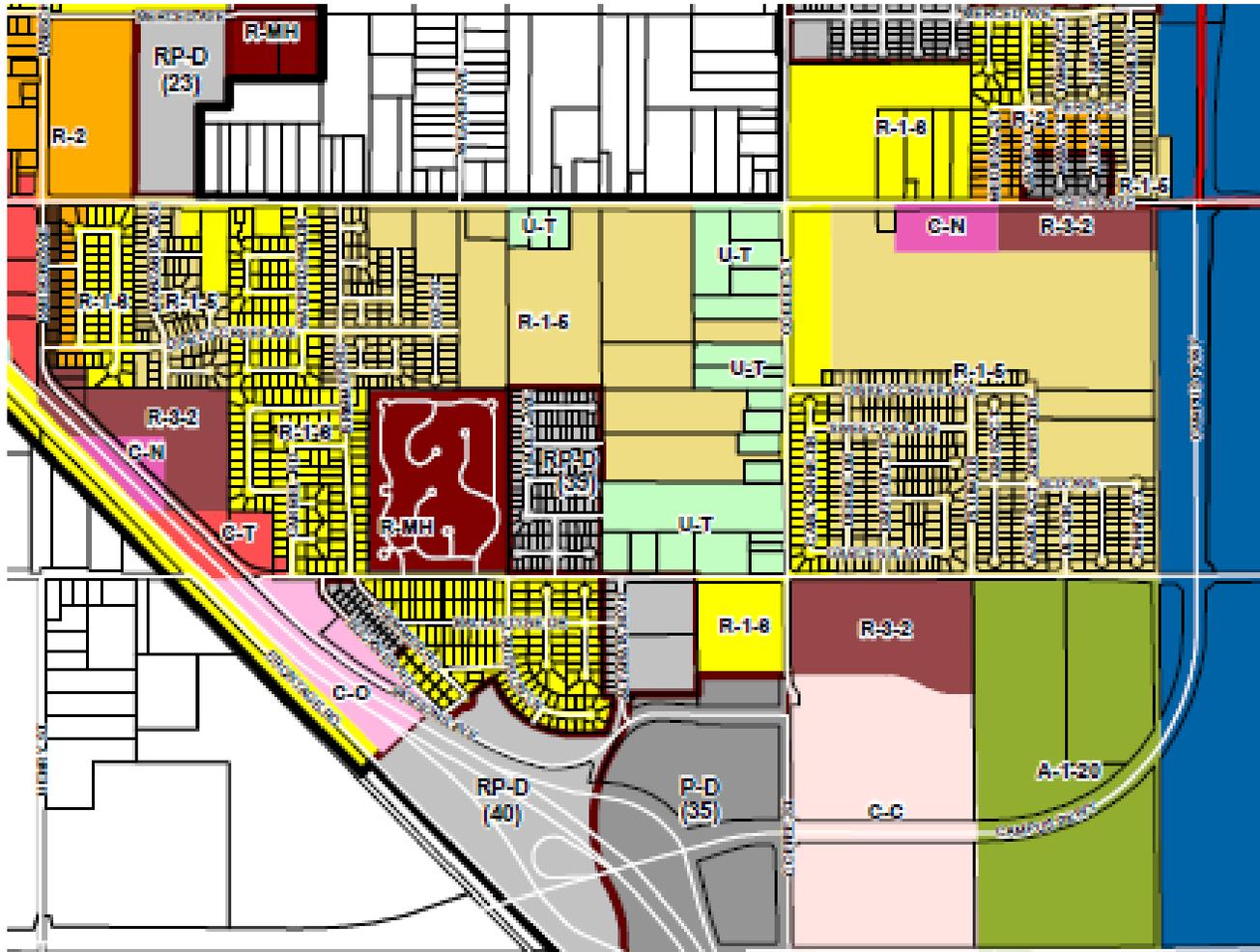
Incorporated and Unincorporated Areas	Total Number of Unsheltered Persons				Total Number of Sheltered Persons				Total Number				
	2019		2021		2019		2021		2019		2021		
	#	%*	#	%*	#	%*	#	%*	#	%*	#	%*	
Merced	204		224	+20	215**		258	+43	419		482	+63	15

Legal Entitlement Elements

- Planning
- Zoning
- Development Laws
- General Plan Law
- Subdivision Map Act
- California Environmental Quality Act
- Redevelopment Law
- Cortese-Knox Local Government Reorganization
- Local requirements and processes specific to the General Plan (GP) and the Zoning District

General Plan Sample





Zoning Map Sample

Key	Zoning District ^[1]						Additional Regulations
	R-R	R-1	R-2	R-3	R-4	R-MH	
P Permitted Use							
M Minor Use Permit Required							
SP Site Plan Review Permit Required							
C Conditional Use Permit Required							
X Use Not Allowed							
RESIDENTIAL USES							
Accessory Dwelling Units	P	P	P	P	P	X	Chapter 20.42
Duplex Homes	X	M[2]	P	P	P	X	
Fraternities and Sororities	X	C	C	C	C	X	Sec. 20.44.060
Group/Transitional/Supportive Housing	P [3]	P [3]	P [3]	P [3]	P [3]	P [3]	
Mobile Home Parks	C	X	X	X	X	SP	
Multiple-Family Dwellings	X	X	C [4]	P	P	X	
Residential Care Facilities, Small (1-6 persons)	P	P	P	P	P	P	
Residential Care Facilities, Large (More than 6)	C	C	C	C	C	X	
Single-Family Dwellings	P	P	P	P	P	M	Sec. 20.46.020
Single-Room Occupancy	X	X	X	SP	SP	X	Sec. 20.44.120

Interface

		High Impact Zoning District													
		R-3	R-4	R-MH	C-N	C-SC	C-C	D-CM	C-O	C-T	C-G	B-P	I-L	I-H	A-G
Low Impact Zoning District	R-1	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	R-2				■	■	■	■	■	■	■	■	■	■	■
	R-3										■		■	■	
	R-4										■		■	■	
	R-MH										■		■	■	
	C-O										■		■	■	
	A-G	■	■	■	■	■	■	■	■	■	■	■	■	■	■

■	Site Plan Permit Required
	No Site Plan Permit Required

FIGURE 20.22-6 BUNGALOW COURT EXAMPLE



FIGURE 20.22-1 SMALL LOT SINGLE-FAMILY HOME EXAMPLE



FIGURE 20.22-4 DUPLEXES, TRIPLEXES, AND FOURPLEXES EXAMPLE

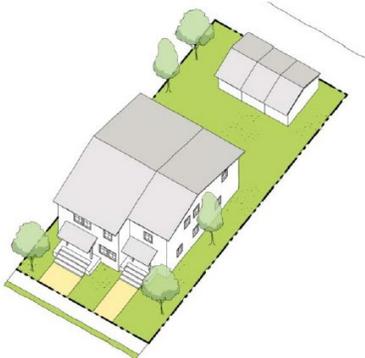


FIGURE 20.22-5 ROSEWALK EXAMPLE



Example of Housing Configuration

By Ordinance

- Annexation
- Development Agreement (DA) & Pre-Annexation Development Agreement (PADA)
- Pre-Zoning or Zoning Amendment
- Specific Plan - Community Plan
- Planned Development (PD) & Site Utilization Plan (SUP)

Resolution or Other Action

- Tentative Map & Final Map
- General Plan Amendment (GPA)
- Conditional Use Permit (CUP)
- Site Plan (SP)
- Design Review and Administrative Approvals
- By Right - ministerial
- Building Permit

California Environmental Quality Act - CEQA

- Preparation of an Initial Study leads to a determination of the process – document type
 - Environmental Impact Report (EIR)
 - Mitigated Negative Declaration (MND)
 - Negative Declaration (ND)
 - Statutory Exemption
 - Categorical Exemption
- Any Change in the General Plan requires a CEQA review – Initial Study
- Current Issues
 - Change from Levels of Service (LOS) for Traffic to Vehicle Miles Traveled (VMT)
 - Establishment of qualified consultants list for expedited processing
 - Green House Gas and Air Quality Studies

Policy Evaluation



Policy – Influences

State	Local
Housing Element – General Plan Requirements	General Plan and Zoning - Standards
Regional Housing Needs Assessment (RHNA)	Map Procedures – Community Facility Districts (CFD)
Housing Accountability Act – Objective Standards	Entitlement & Permit Processes
SB 35 – By Right Ministerial Housing Production	Fees and Permit Costs
State Grants and Technical Resources	Housing Assistance Programs
California Environmental Quality Act (CEQA)	Availability of Public Services

Policy - General Plan

- Establish a Density for Residential Development in Commercial GP Areas
- Create more flexible standards for Subdivision Improvements
- Form Based Codes – check list that expedite process to building permit

Zoning Code Updates

- Updates for consistency with state laws
- Consistency with the General Plan
- Streamline procedures – By Right
- Use of Objective Standards
- Affordable By Design
- Expand Housing Choices
- Flexibility – Updates to the Planned Development Zoning District

Housing Element

- New development to provide a plan for housing production in line with City's Reginal Housing Needs Assessment (RHNA) requirements
- Potential phased approach to Inclusionary Zoning Ordinance
- Merced County has incorporated a requirement as part of new Specific and Community Plans

Mapping – Subdivision

- Expedite/Streamline the approval process for Tentative Maps and Final Maps
- Update current code to comply with newly enacted State Legislation
- Consider Updates to the Definition of Lot
- Streamline the Condominium and Planned Unit Development Maps

CEQA - Environmental

- Vehicle Miles Traveled Guidelines (VMT) adoption of local guidelines
- Amendments to review process
- Update General Plan and Zoning for objective standards
- Update General Plan and Zoning to create more By Right entitlements

In Fill – Affordable by Design

- Streamline use of Small Lot Design Standards
- Pre-Qualify or Designate areas as qualifying for Urban Residential Overlay Zone
- Expand By Right Duplexes in Single Family Zones and residential PD's
- Up Zoning By Right or Streamlined Administrative approval
- SB 35 – update application and add Objective Design Standards

Streamlining & Flexibility

- Updates to the Planned Development Zoning District
- Updates to Interface Requirements – Site Plan Review
- Add Mixed Use Development Standards
- Update Parking Requirements for Multi-Family

Supportive Housing

- Updates are necessary to meet State Density Bonus Updates
- By Right Location of Emergency Shelters
- Group/Transitional/Supportive
- Consider expanding Single Room Occupancy

Promote Housing Choices and Affordability

- Create Tiny Home Standards
- Update Single Family Design Standards
- Update Multifamily Design Standards

Financial

- Streamline Community Facilities Districts (CFD)
- Adopt the updated Public Facility Impact Fees (PFFP)
- Administrative Policy A-32 Update
- Expand Development Financial Tool Kit



Available Programs

Current State Grant Resources

Local Early Action Planning Grant (LEAP)

- Prepare updates to the General Plan and Zoning
- Amend the Subdivision – Map Ordinance
- Revise Development Review Processes and Fees
- Establish Pro Housing Policies – seek HCD approval
- Evaluation of a Housing Trust Fund

SB2 Planning Grant

- Off the Shelf ADU Plans
- Off the Shelf Duplex/Triplex Plans
- Tiny Home Ordinance – Zoning Update
- Infill and Overlay in the Downtown Area

Regional Early Action Planning - MCAG

MCAG has received REAP 1 and will receive REAP 2 funding for the region

REAP 1 is focused on technical assistance (\$1 mil)

REAP 2 can fund housing programs and projects (est. \$4 mil)

County Housing Workgroup formed to provide input to Technical Review Board (TRB) and Government Board

Recommending use of REAP 1:

- Completion of Regional Housing Needs Assessment (RHNA)
- Evaluation of a multi-jurisdictional Housing Element or independent
- Preparation of Housing Element(s)
- Evaluation of Housing Consortium and/or Housing Trust

Rental & Utility Assistance

Emergency Rental Assistance

- Local Rental & Utility support - \$2.4 mil (est. through Sept 30th)
 - Supported over 400 household
- Remaining funds of approx. \$30 mil administered by State

City CDBG-CV

- Round 1
 - Rental & Utility support - \$186,005
- Round 2
 - Rental & Utility support - \$432,327

City Affordable Housing Programs and Activities

Housing Partner Request for Qualifications

- Received responses from five qualified firms
- Several are pursuing site acquisition and land use entitlements – cumulatively over 400 affordable units
- Working on project Pro Forma – financial needs
- Funding requests to be discussed on a project-by-project basis

Infill Housing Request for Proposals

- Received three response from qualified firms
- Council consideration to enter site disposition negotiations
- As future sites are released, by-right entitlements via overlay to expedite construction

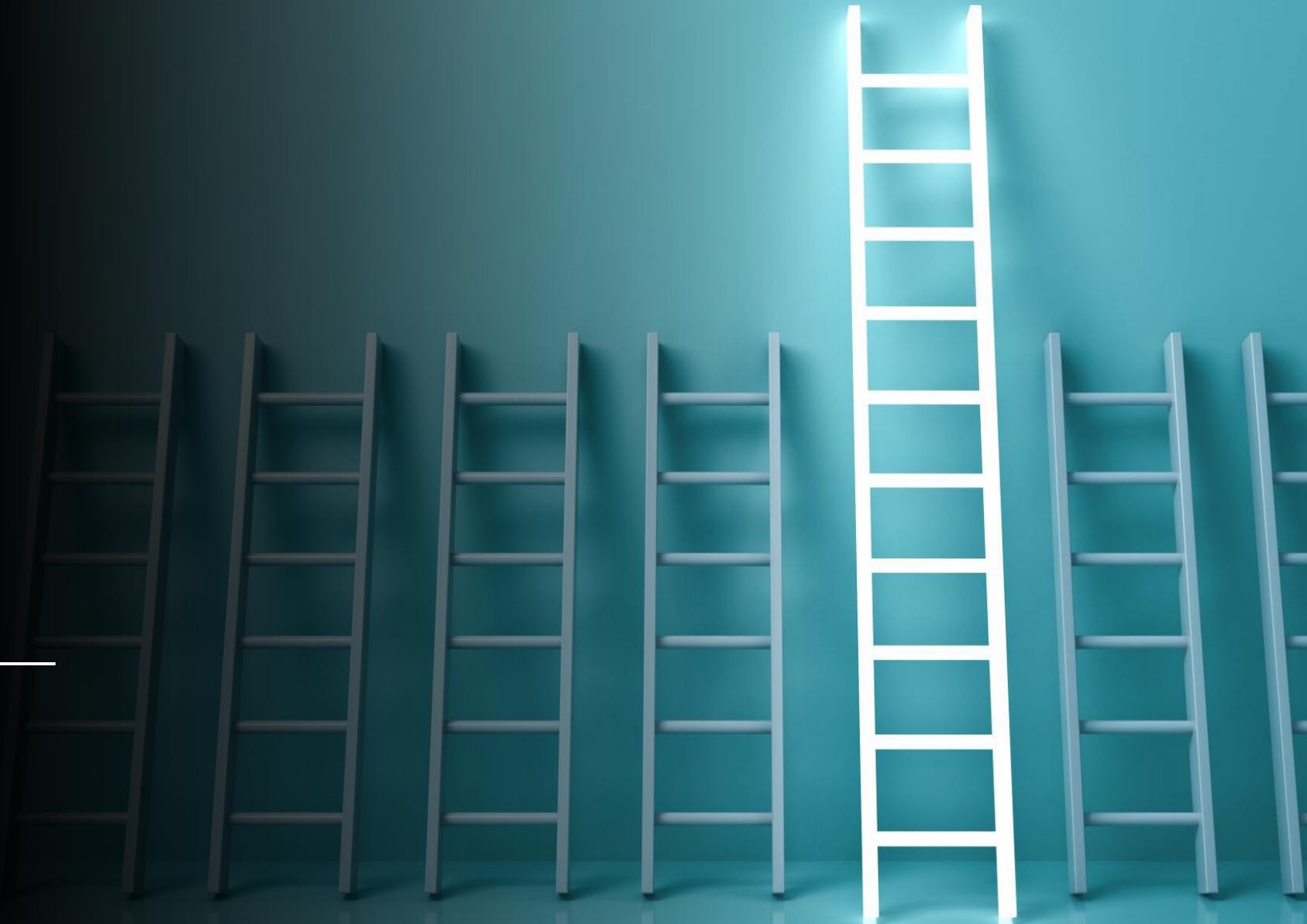
Household Financial Tools and Education – 1st Time Homebuyer support

- Home Buyer education and loan programs, other resources
- Approximately \$600,000 to be made available for homebuyer assistance



Council Direction

Conclusions & Next Steps



Policy Recommendations

- Begin General Plan and Zoning Updates
 - Integrate RHNA Policy for unit distribution, with Development Agreement or Legislative Action Agreement delineation
 - Comply with new State legislation
 - Streamline entitlement processes to reduce time from application to construction
 - Provide enhanced ministerial and By-right entitlement opportunity
 - General Plan and Zoning updates that encourage affordable by design and income type across all areas
- Enhanced City Programs
 - Develop and expand Financial Toolkit for PFFP
 - Re-invest NSP income into a 1st Time Home Buyer Program
 - Create CEQA support to assist with regional review and mitigation needs

Pro-Housing Policy Recommendations

- Support exploration of Regional Housing partnership within County
 - Provide funding resources and technical assistance to all agencies
 - Recommend adoption of Regional Housing Element
- Seek Pro Housing Designation by HCD
 - Access to additional financial resources for local affordable housing projects
 - Increases scoring for competitive funding
- Continue Fair Housing funding support
- Continue CoC funding support

Next Steps

Fall 2021

- Housing Successor Agency Property Disposition Direction
- Funding Commitments to Affordable Housing RFQ Partners
- ARPA Public Input – Council Direction
- Gateway Terrace II Funding Approval and Agreements
- Acceptance of SB2 and LEAP Grants – budget amendments
- Adoption of HUD CAPER

Winter 2021-22

- Housing RFQ Partners Tax Credit and State Funding Applications
- RFQ's for SB2 and LEAP Implementation
- HUD Annual Plan Process – Public Hearings and Community Outreach
- Home Key Grant applications

Spring 2022

- Childs and B On Site Construction Completion
- HUD Projects and Program Funding RFQ – Housing and Community Services
- SB2 and LEAP Contracts