



Western Riverside Council of Governments Planning Directors Committee

AGENDA

Thursday, April 14, 2022
9:30 AM

Western Riverside Council of Governments
3390 University Avenue, Suite 200
Riverside, CA 92501

[Join Zoom Meeting](#)

Meeting ID: 896 6669 9896

Password: 041422

Dial in: (669) 900 9128 U.S.

SPECIAL NOTICE – COVID-19 RELATED PROCEDURES IN EFFECT

Due to the State or local recommendations for social distancing resulting from the threat of Novel Coronavirus (COVID-19), this meeting is being held via Zoom under Assembly Bill 361 (Government Code Section 54953) (AB 361). Pursuant to AB 361, WRCOG does not need to make a physical location available for members of the public to observe a public meeting and offer public comment. AB 361 allows WRCOG to hold Committee meetings via teleconferencing or other electronic means and allows for members of the public to observe and address the committee telephonically or electronically.

In addition to commenting at the Committee meeting, members of the public may also submit written comments before or during the meeting, prior to the close of public comment to snelson@wrcog.us.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Suzy Nelson 72 hours prior to the meeting at (951) 405-6703 or snelson@wrcog.us. Later requests accommodated to the extent feasible.

The Committee may take any action on any item listed on the agenda, regardless of the Requested Action.

1. CALL TO ORDER (John Hildebrand, Chair)
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL

4. PUBLIC COMMENTS

At this time members of the public can address the Committee regarding any items within the subject matter jurisdiction of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

5. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

A. Summary Minutes from the March 10, 2022, Planning Directors Committee Meeting

Requested Action(s): 1. Approve the Summary Minutes from the March 10, 2022, Planning Directors Committee meeting.

B. Revisions to the Grant Writing Assistance Program Guidelines

Requested Action(s): 1. Receive and file.

6. REPORTS / DISCUSSION

Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion.

A. WRCOG Assistance with Housing Grant Programs

Requested Action(s): 1. Receive and file.

B. WRCOG Assistance with SCAG Socio-Economic Data Review

Requested Action(s): 1. Receive and file.

C. SB 9 Local Implementation

Requested Action(s): 1. Receive and file.

D. Legislative Activities Update

Requested Action(s): 1. Receive and file.

E. Southern California Edison Charge Ready New Construction Rebate Program

Requested Action(s): 1. Receive and file.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray

8. ITEMS FOR FUTURE AGENDAS ~ Members

Members are invited to suggest additional items to be brought forward for discussion at future Committee meetings.

9. GENERAL ANNOUNCEMENTS ~ Members

Members are invited to announce items / activities which may be of general interest to the Committee.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, May 12, 2022, at 9:30 a.m., on the Zoom platform with the option to attend in-person at the WRCOG office.

11. ADJOURNMENT

Planning Directors Committee

Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee was called to order by Chair John Hildebrand at 9:30 a.m. on March 10, 2022, on the Zoom platform.

2. PLEDGE OF ALLEGIANCE

Chair Hildebrand led members and guests in the Pledge of Allegiance.

3. ROLL CALL

- City of Banning - Adam Rush*
- City of Beaumont - Carole Kendrick
- City of Calimesa - Kelly Lucia
- City of Corona - Joanne Coletta
- City of Eastvale - Gustavo Gonzalez
- City of Hemet - Monique Alaniz-Fletjer*
- City of Lake Elsinore - Richard MacHott
- City of Moreno Valley - Sean Kelleher*
- City of Murrieta - David Chantarangsu
- City of Perris - Kenneth Phung
- City of Riverside - David Murray
- City of San Jacinto - Travis Randel*
- City of Temecula - Matt Peters
- City of Wildomar - Abdu Lachgar
- County of Riverside - John Hildebrand (Chair)
- March JPA - Jeffrey Smith
- Riverside Transit Agency - Jennifer Nguyen

*Arrived after Roll Call

4. PUBLIC COMMENTS

Aaron Hake, RCTC / RCA, requested Committee members to enter into a dialogue regarding RCA's MSHCP Fee Credits. Mr. Hake shared a questionnaire regarding the Fee Credits and requested feedback from the Committee members. If any Committee members have any questions they can contact Mr. Hake at ahake@rctc.org or (951) 212-3636.

Arnold San Miguel, SCAG, announced that registration is open for SCAG's 57th Regional Conference General Assembly, scheduled for May 5 - 6, 2022. Applications are available for SCAG's Scholarship Program.

5. CONSENT CALENDAR – (Murrieta / Lake Elsinore) 14 yes; 0 no; 1 abstention. Item 5.A was approved. The City of Banning abstained.

A. Summary Minutes from the February 10, 2022, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the February 10, 2022, Planning Directors Committee meeting.

6. REPORTS / DISCUSSION

A. Objective Design Standards Toolkit Update

Alan Loomis, PlaceWorks, provided a summary of the preparation of an Objective Design Standards Toolkit for use by WRCOG member agencies. The presentation focused on three main areas of the toolkit: 1) Site Planning Standards, which include building orientation and parking requirements, and landscape standards; 2) Building Design Standards, which includes items such as windows, doors and garages; and 3) Architectural Style Standards, which provide elements of several different architectural styles commonly found in the WRCOG subregion.

The goal of producing this toolkit is to enable jurisdictions the ability to pick and choose from a variety of standards. If a jurisdiction has limited time or staff, there is also the option for PlaceWorks to customize the standards specifically for a city and incorporate it into the city's municipal code at no cost to the city through the REAP Program.

Action:

1. Received and filed.

B. REAP Housing Activities Assistance Update

Suzanne Peterson, WRCOG Senior Analyst, provided an overview of the Housing Activities Assistance Program that WRCOG is offering through REAP grant funding received by SCAG. One of the approved REAP projects WRCOG proposed is to provide contract planning services to be utilized by WRCOG member agencies. The purpose of this REAP project is to provide member agencies with technical assistance aimed to help facilitate local housing production during the planning phase.

Some of the types of eligible activities include municipal code updates, user guides, mapping assistance, and more that would be directly related to housing activities and facilitate housing production. Staff sent emails that asked member agencies to submit the Housing Activities Assistance Jurisdiction Request form prior to this meeting. However, staff anticipates being able to accommodate additional requests, based on the volume of requests received and remaining funds for this project. Staff, in coordination with consultant staff, will review the requests and may have to prioritize a jurisdiction's requested activities depending on the volume of requests received. It may be possible that assistance is provided to a jurisdiction's top priority activities, and lower priority activities may have to be considered at a later date. In addition, activities which require additional lead time and/or provide mutual benefit (e.g., user guides) may be prioritized.

A review of the project timeline was provided, and jurisdictions were asked to submit requests for assistance as soon as possible. All REAP funding for these activities must be used by June 2023.

Action:

1. Received and filed.

C. Legislative Activities Update

Bill Blankenship, WRCOG's On-Call Legislative Consultant, provided a legislative update noting deadlines for the 2022 legislative session and reviewed several proposed bills. Of those, the following were highlighted:

- AB 682 (Bloom): this proposed bill would allow additional density bonuses for co-housing buildings that contain at least 10% of the total square footage for lower-income households, or 5% of total square footage for very low-income households.
- AB 617 (Davies): this proposed bill would allow cities or counties to enter into an agreement to transfer all or a portion of its regional housing need allocation to another city or county.
- AB 1445 (Levine): this proposed bill would require general plans to include emergency evacuation routes for areas of wildfire risks and to consider other climate-related impacts.

Additionally, information was provided on the Communities for Choice Campaign, which is a proposed November 2022 Ballot Measure for local control of housing and growth.

Action:

1. Received and filed.

D. SCAG Update on the 2024 Connect SoCal Growth Forecasts, Regional Data Platform and Local Data Exchange

SCAG staff presented on the process for the upcoming RTP / SCS growth forecast process and how it will involve the local jurisdictions. The presentation also included an overview of several new technology elements that SCAG intends to utilize in the growth forecast process including the Regional Data Platform, Local Data Exchange database, Jurisdictional Map books, and one-on-one meeting process. SCAG is planning to release city control total numbers for household and employment for each jurisdiction in the SCAG region by May 2022. It is the intention of WRCOG to be as involved with the growth forecast process as the jurisdictions are interested.

Please reach out to Arnold San Miguel (sanmigue@scag.ca.gov) with any questions.

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray provided a look ahead for the next few Committee meetings and shared that the Executive Committee voted to provide a hybrid approach, allowing the option to attend Committee meetings in-person going forward.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

There were no general announcements.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, April 14, 2022, at 9:30 a.m., on the Zoom platform with an option to attend in-person at the WRCOG office.

11. ADJOURNMENT

The meeting of the Planning Directors Committee adjourned at 10:48 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Revisions to the Grant Writing Assistance Program Guidelines
Contact: Christopher Tzeng, Program Manager, ctzeng@wrcog.us, (951) 405-6711
Date: April 14, 2022

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide the revised Grant Writing Assistance Program Guidelines to the Committee.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #2 - Identify and help secure grants and other potential funding opportunities for projects and programs that benefit member agencies.

Background:

WRCOG commenced its Grant Writing Assistance Program to assist member agencies in grant writing assistance on an as-needed basis as funding is available. The Program Guidelines were approved by the Executive Committee in September 2017, and WRCOG immediately received a number of requests by its member agencies to assist with grant opportunities allowed in the Program. Based on the volume of requests, staff requested additional funding for the Program to enable more assistance to member agencies. The Executive Committee approved an additional \$500,000 in funding to this Program in December 2017 for a total of \$700,000.

To date, approximately \$650,000 has been utilized on the following tasks, which are described in further detail in the following 'Program Benefits' section:

- Direct grant assistance for applications
- Advisory services to WRCOG member agencies
- Grant opportunity tables sent to member agencies on a bi-weekly basis
- Producing grant program fact sheets

Program Benefits

Direct Grant Assistance: The Program has provided direct grant assistance on over 40 grant applications and has assisted jurisdictions within Western Riverside County to attain over \$67 million in grant funding. The largest portion of this grant funding was a partnership with the City of Riverside for

the grant application development of an Affordable Housing and Sustainable Communities Program and Transformative Climate Communities grants that will provide over \$47 million to housing projects and multi-modal transportation improvements, among other improvements. The next largest portion of grant funding attained is through the Active Transportation Program (ATP). The WRCOG Grant Writing Assistance Program has helped attain \$17 million in ATP funding for jurisdictions in Western Riverside County.

The Program is currently structured to focus on a few select grant opportunities to allow growth in the future based on success rates, feedback from users, and funding availability. Eligible grants are as follows:

- Caltrans Active Transportation Program (<https://dot.ca.gov/programs/local-assistance/fed-andstate-programs/active-transportation-program>)
- Caltrans Sustainable Transportation Planning Grant Program (Transportation Planning Grants & Adaptation Planning Grants)(<https://dot.ca.gov/programs/transportation-planning/regionalplanning/sustainable-transportation-planning-grants>)
- California Strategic Growth Council Affordable Housing and Sustainable Communities Program (AHSC) (<https://sgc.ca.gov/programs/ahsc/>)
- Clean Cities-related grants (<https://cleancities.energy.gov/>)
- New planning grant opportunities

The focus of opportunities is in areas in which WRCOG provides assistance to its member agencies. To maintain flexibility with the Program, “new planning grant opportunities” are being added so that other grant opportunities related to planning may be considered. This category enables members to request assistance if any grant opportunities that focus on planning grants become available – such as those that help fund General Plans, Specific Plans, or Community Plans. The Program is not intended to assist infrastructure grant opportunities, i.e., TIGER, HSIP, FASTLANE, etc.

Advisory Services: In addition to direct assistance, the Program has provided advisory services to member agencies. This has provided member agencies the ability to discuss potential projects or ideas in order to align with the Grant Program that fits best. This service also enables member agencies to learn more about grant programs and the requirements that need to be met in order to attain and exhaust grant funding. Grant funding includes certain reporting requirements so it is also a benefit for member agencies to understand the requirements prior to submitting an application. This has been an aspect of the Program not quantifiable but has proved beneficial in ensuring the efficient use of a jurisdiction’s resources.

Grant Opportunity Tables and Grant Program Fact Sheets: A table that summarizes current grant opportunities and upcoming opportunities is disseminated to members of WRCOG's Technical Advisory, Planning Directors, and Public Works Committees, as well as other member agency staff on a bi-weekly basis. The table includes a synopsis of the grant program, the deadline for submittals, the level of effort needed to develop an application, success rate for each opportunity, and other notes, including the number of applications awarded in relation to the number of applications submitted, if known. This table is updated constantly as grant opportunities are made available on a daily basis. In addition, fact sheets are produced for newer grant programs and larger grant programs that may be of interest to member agencies.

Proposed Revisions to Grant Writing Assistance Program Guidelines

The goal of this Program is to strengthen the subregion's overall competitiveness for statewide funding and to provide needed supplemental support to jurisdictions prevented from seeking grant funds due to limited capacity and/or resources. The Program was able to kick-start as a result of higher-than-anticipated revenues from other programs that the Executive Committee decided to provide back to member agencies. Those higher-than-anticipated revenues have since declined and are projected to decline further. WRCOG's current resources are insufficient to replenish the funds of the Program as a whole at a sustainable rate, so staff have reviewed the Program Guidelines to evaluate how the Program can become more sustainable. One caveat for the near-term future of the Program is that WRCOG is receiving Regional Early Action Planning (REAP) grant funds through SCAG with the goal of assisting member agencies increase housing production and planning. WRCOG has received approval from SCAG to allocate some of the REAP funds to assist member agencies develop grant applications in identified housing-related grant programs to help achieve this goal. All of the programs identified in the housing-related grant programs will be funded through REAP funds, which must be utilized by June 30, 2023.

The revised Program Guidelines were brought to this Committee at its October 2021 meeting. The changes were also taken to the Public Works and Technical Advisory Committees for review and input. The Executive Committee approved the revised Program Guidelines at its April 4, 2022, meeting. The final Program Guidelines are attached to this staff report and summarized below.

Revision #1: The following grant programs will be added to the list of eligible grants that the Program can provide direct assistance, as a result of REAP funding described above:

- Transformative Climate Communities Program
- Infill Infrastructure Program
- Permanent Local Housing Allocations (PLHA)
- Transit Oriented Development Housing Program
- Mobile home Park Rehabilitation & Resident Ownership Program (MPRROP)
- Multi-family Housing Program
- Other grant programs with a direct nexus to housing

Staff is proposing to streamline the Program activities in order to ensure the fiscal sustainability of the Program. The staff evaluation considered whether the Program can sustain the different components of the Program, how the Program has been utilized, where efficiencies can be created and the process in which assistance has been provided to member agencies.

Revision #2: Staff is proposing to implement the parameters listed below for the Program based on the following evaluation:

- Member agencies will be permitted direct assistance developing grant applications on one application per grant program per cycle, Call for Projects, or Notice of Funding Availability.
 - e.g., jurisdictions will be provided direct assistance developing a grant application for ATP Cycle VI on one submittal.
- Member agencies will be limited to receiving direct assistance on grant application development for three grant applications every two years.
- The Program will provide direct assistance on a grant application resubmittal once. Further resubmittals will not be provided Program assistance.

Revision #3: WRCOG has had an instance in which a member agency requested assistance to develop a grant application but did not actually submit the grant application. WRCOG is proposing to establish a policy that if a member agency requests assistance to develop a grant application but does not actually submit the grant application, the member agency will be required to reimburse WRCOG the costs for assistance.

Revision #4: There have also been instances in which a member agency requests assistance to develop a grant application but also requests assistance to further develop the project proposal. This has cost the Program a sizeable amount of funding that the Program cannot sustain. Staff proposes to utilize a screening process when an initial request is submitted and is requesting that the member agency requesting assistance submit an application that will include a project description and project parameters, if applicable.

Revision #5: Certain grant programs have become ultra-competitive. The Program provides assistance on a few of them, with the ATP being the most competitive. WRCOG is proposing to utilize a preliminary scoring criterion specifically for requests of assistance on ATP grant applications. WRCOG will utilize the preliminary score to commence a discussion with the requesting member agency. As part of this preliminary scoring criterion, requesting agencies will need to provide certain data. WRCOG is proposing to utilize these data points because they are data sets that are easily accessible.

Prior Action(s):

April 3, 2022: The Executive Committee approved the revisions to the Grant Writing Assistance Program Guidelines.

February 17, 2022: The Technical Advisory Committee received and filed.

December 9, 2021: The Public Works Committee received and filed.

October 14, 2021: The Planning Directors Committee received and filed.

Fiscal Impact:

Transportation and Planning Department activities are included in the Agency's adopted Fiscal Year 2021/2022 Budget under the Transportation Department. The various elements of the Grant Writing Program have different funding sources. Any transportation related grants are funded by prior-year agency carry-over funds and the Local Transportation Funds (LTF), which is provided by RCTC to WRCOG for Transportation Planning purposes. Any support for housing related grant applications is provided through the SCAG REAP program.

Attachment(s):

[Attachment 1 - Grant Writing Assistance Program Guidelines 2.0](#)



WRCOG Grant Writing Assistance Program Guidelines 2.0

Program Overview: The WRCOG Grant Writing Assistance Program (Program), launched in September 2017, is designed to assist members in preparing proposals for grant opportunities. To provide a Program that best assists WRCOG members, WRCOG staff convened a Focus Group of member jurisdiction staff to provide feedback on Program specifics and develop Program Guidelines, which were approved by the WRCOG Executive Committee on September 11, 2017. The subsequent Guidelines 2.0 have been presented to the WRCOG Planning Directors Committee and Public Works Committee iteratively to ensure the Program continues to benefit WRCOG member jurisdictions.

Grant Writing Consultants: WRCOG released a Request for Proposals (RFP) in December 2021 for consultants to serve on a “bench” to provide grant writing assistance to WRCOG member jurisdictions. The bench of consultants is available to members on a first-come, first-served basis when funding opportunities for the selected grants become available. The consultants will assist members with the grant application process only, not with subsequent award management or project implementation. The following consultants were selected to assist our member jurisdictions with grant preparation:

- Alta Planning + Design
- Blais & Associates
- Cambridge Systematics
- KTUA
- National Community Renaissance

Program Contact:

Christopher Tzeng

Program Manager, Transportation

Phone: (951) 405-6711

Email: ctzeng@wrcog.us

Website: <http://www.wrcog.us/266/Grant-Writing-Assistance>

Program Guidelines: The Guidelines define the parameters of the Program, including the following items:

1. Eligible grants;
2. Eligible activities;
3. Expectation of member jurisdictions accepting assistance;
4. Linkage to other WRCOG programs;
5. Screening process; and
6. Process to request grant writing assistance.

#1 - Eligible grants: The Program focuses on a few select grant opportunities. Eligible grants are as follows:

- Active Transportation Program (<https://dot.ca.gov/programs/local-assistance/fed-and-state-programs/active-transportation-program>)
- Caltrans Sustainable Transportation Planning Grant Program (Transportation Planning Grants & Adaptation Planning Grants) (<https://dot.ca.gov/programs/transportation-planning/regional-planning/sustainable-transportation-planning-grants>)
- Housing related grant programs, for example:
 - Affordable Housing and Sustainable Communities Program (<https://sgc.ca.gov/programs/ahsc/>)
 - Transformative Climate Communities Program
 - Infill Infrastructure Program
 - Permanent Local Housing Allocations (PLHA)
 - Transit Oriented Development Housing Program
 - Mobilehome Park Rehabilitation & Resident Ownership Program (MPRRP)
 - Multifamily Housing Program
- Clean Cities related grants (<https://cleancities.energy.gov/>)
- New planning grant opportunities

Some of the grants identified in the “housing related grant programs” section are new additions to the Program and are highlighted in **yellow**. WRCOG is receiving REAP funds through SCAG with the goal of assisting local jurisdictions increase housing production and planning. WRCOG has received approval from SCAG to allocate some of the REAP funds to assist jurisdictions develop grant applications in these identified housing related grant programs to achieve this goal. All of the programs identified in the housing related grant programs will be funded through REAP funds that must be utilized by June 30, 2023.

To maintain flexibility with the Program, “new planning grant opportunities” are included so that other grant opportunities related to planning may be considered. This category enables members to request assistance if any grant opportunities that focus on planning grants become available – such as those that help fund General Plans, Specific Plans, or Community Plans.

*Ineligible Grants: The Program is **not** intended to assist infrastructure grant opportunities, i.e., TIGER, HSIP, FASTLANE, etc.*

Assistance with Clean Cities grants is available for WRCOG Clean Cities Coalition members only. Assistance is available for grant opportunities related to Clean Cities activities, such as electric vehicle charging stations and city / county fleet purchasing. Funding for assistance with these grants will be allocated from Coalition funds. WRCOG administers the Coalition on behalf

of participating member jurisdictions which pay specific Coalition dues. This Program can increase the Coalition's effectiveness by assisting Coalition members attain grant funding.

#2 - Eligible activities and assistance limitations: The Program will streamline the activities it provides assistance to member jurisdictions in order to ensure a fiscally supportable Program. WRCOG staff conducted an evaluation on necessary changes to enable a sustainable Program. This evaluation looked at if the Program can sustain the different components of the Program, how the Program has been utilized, where efficiencies can be created and the process in which assistance has been provided to member jurisdictions.

WRCOG will be implementing the parameters listed below for the Program based on the evaluation and input from WRCOG Committees:

- Jurisdictions will be permitted direct assistance developing grant applications on one (1) application per grant program per cycle.
 - e.g., Jurisdictions will be provided direct assistance developing a grant application for ATP Cycle VI on one (1) submittal.
- Jurisdictions will be limited to receiving direct assistance on grant application development for three (3) grant applications every two-years.
- The Program will provide direct assistance on a grant application resubmittal once. Further resubmittals will not be provided Program assistance.

#3 - Expectation of member jurisdiction accepting assistance: WRCOG member jurisdictions must submit formal request using the Application for Grant Writing Assistance (<http://wrcog.us/DocumentCenter/View/2119>) form to WRCOG. WRCOG will only authorize a consultant to provide assistance if it is determined the project will be competitive based on the initial input provided by the requestor (see Screening Process – section #5).

In order for the Program to run effectively and utilize funds efficiently, the member jurisdiction accepting grant writing assistance must agree to the following:

- Dedicate sufficient resources:
 - Obtain all necessary material on the information checklist provided by the consultant
 - Attend kick-off meeting to ensure consultant has needed information to prepare grant application
 - Respond to inquiries from the consultant in a timely manner
- Be the responsible party for grant submittal, including signatory on application and actual submittal of the application

It is expected that once the member jurisdiction is awarded the assistance for a grant application, and the consultant is selected to assist, all parties will participate in a kick-off meeting to discuss the proposal and share necessary information to begin work on the grant application. The consultant will prepare the grant application and all necessary exhibits, tables, etc., for review by the member jurisdiction staff. The member jurisdiction will then provide comments to be addressed by the consultant, and the consultant will then revise the application based on comments provided. Finally, the consultant will provide the member jurisdiction staff with a final draft for review and submittal.

If the member jurisdiction does not actually submit the grant application, the member jurisdiction will be required to reimburse WRCOG the costs for assistance.

#4 - Process to request grant writing assistance:

1. Member jurisdiction submits an application, formally requesting grant writing assistance with a specific grant. WRCOG will leave it to the discretion of the member jurisdiction how this request is made, whether it is through the elected body, WRCOG representative, or other party to act on behalf of the City. WRCOG will assume that if it receives a request for assistance from a member jurisdiction representative, that representative is authorized to act on behalf of the member jurisdiction.
2. WRCOG staff and its grant writing professionals will review the applications within seven calendar days and determine whether the request meets the criteria, as noted below.
3. If the Application meets the criteria set in these Guidelines, WRCOG will work with the applicant to select a proper consultant from the list of pre-approved consultants.
4. Kick-off meeting will be held with jurisdiction and consultant.

#5 - Screening process: In order to ensure funds for the Program are utilized effectively and efficiently, an Application must be submitted to WRCOG for review. The application has been updated to ensure a sustainable Program moving forward.

Required information to initiate request assistance

- To initiate assistance, member jurisdictions are required to submit an application that will include a project description/parameters to WRCOG.
 - The Program will not provide services to develop a project or conduct research on how a proposed project will score.
- The project description will be reviewed by grant writing professionals. WRCOG will determine if application development assistance will be provided based on the professional judgement of its grant writing professionals and application development schedule.
- Furthermore, a preliminary scoring criterion for the ATP will be utilized to determine if assistance will be provided by WRCOG. The criterion will be assessed by grant writing professionals. Member jurisdictions will need to provide the following:
 - Proposed project's Disadvantaged Community (DAC) score
 - Project description
 - Accident data
 - Status of outreach conducted

The criteria set in these Guidelines, serve as basic standards for proposals to be evaluated. The selection of proposals for grant writing assistance will be at the discretion of WRCOG based on available funding, and WRCOG reserves the right to decide which proposals receive grant writing assistance.

Nothing in this Program will be construed as limiting member jurisdictions from hiring other consultants to prepare grants on their behalf.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: WRCOG Assistance with Housing Grant Programs
Contact: Christopher Tzeng, Program Manager, ctzeng@wrcog.us, (951) 405-6711
Date: April 14, 2022

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide an update on the technical assistance WRCOG is able to provide its member agencies with developing grant applications for housing-related grant programs.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #2 - Identify and help secure grants and other potential funding opportunities for projects and programs that benefit member agencies.

Background:

WRCOG is pleased to offer assistance in developing housing-related grant applications to its member agencies. WRCOG is receiving Regional Early Action Planning (REAP) grant funds through SCAG with the goal of assisting member agencies in increasing housing production and planning. WRCOG has received approval from SCAG to allocate some of the REAP funds to assist member agencies develop grant applications in identified housing-related grant programs to help achieve this goal. All of the programs identified in the housing-related grant programs will be funded through REAP funds, which must be utilized by June 30, 2023.

Some of the grant programs that have been identified include Transformative Climate Communities Program, Infill Infrastructure Program, Permanent Local Housing Allocations (PLHA), Transit Oriented Development Housing Program, Mobilehome Park Rehabilitation & Resident Ownership Program (MPRRP), and the Multi-family Housing Program. WRCOG is also able to assist with other grant programs with a direct nexus to housing planning, housing production, or increase of a jurisdiction's ability to produce housing. WRCOG encourages member agencies to reach out directly to Christopher Tzeng (ctzeng@wrcog.us) with any requests or questions specific to housing-related grant programs and assistance.

In addition to the direct technical assistance, WRCOG will also be providing a document that forecasts when housing-related programs will become available. An initial document was provided to the Committee members via email on March 4, 2022, and is attached to this Staff Report for reference. The document contains two tables: 1) programs that are allocation / over-the-counter, and 2) competitive

programs. WRCOG is able to provide assistance on the programs that are designated as “GRANT.” Unfortunately, WRCOG is unable to provide assistance on other program types, such as “LOAN.” The eligible grants will be reflected on the repository that WRCOG provides on a bi-weekly basis. This forecast table is provided in order to bring the housing-specific programs to your attention.

Prior Action(s):

None.

Fiscal Impact:

Transportation and Planning Department activities are included in the Agency's adopted Fiscal Year 2021/2022 Budget under the Transportation Department. Any support for housing related grant applications is provided through the SCAG REAP Program.

Attachment(s):

[Attachment 1 - WRCOG Housing Grant Programs Forecast](#)

**Affordable and Transitional Housing Funding Forecast
Updated February 2022**

Information and deadlines are derived from publicly available information and past deadlines which may change once final guidelines are released.

| TABLE 1 ALLOCATION AND OVER-THE-COUNTER | | | | | | | |
|--|--|---|---|-----------------|--|--|---|
| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
| 1 | May 2, 2022 Over the counter until the deadline | Homekey 2.0. To sustain and rapidly expand housing for persons experiencing or at risk of homelessness and impacted by COVID-19 pandemic or other communicable diseases. Funding can be used to create a broad range of housing types, including but not limited to hotels, motels, single-family homes, multifamily apartments, manufactured housing, commercial properties, and other existing buildings, and to convert them to Permanent or Interim Housing for the Target Population. | CA Department of Housing and Community Development GRANT | State | Allocations are by county maximum by door. Refer to the guidelines. | Match varies by activity. Refer to the guidelines, | https://homekey.hcd.ca.gov |
| 2 | Expected June 2022 | CA Emergency Solutions and Housing (CESH). Funds may be used for five primary activities: <ul style="list-style-type: none"> • housing relocation and stabilization services (including rental assistance) • operating subsidies for permanent housing • flexible housing subsidy funds • operating support for emergency housing interventions, and systems support for homelessness services and housing delivery systems. | CA Department of Housing and Community Development GRANT | State | Funding is based on county or regional allocations as determined by the total funding available. | Not required. | https://www.hcd.ca.gov/grants-funding/active-funding/cesh.shtml |
| 3 | Competitive: Potentially August 2022 | Permanent Local Housing Allocation (PLHA). Provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. | CA Department of Housing and Community Development | State | Maximum Funding: Allocations Two types of assistance: | Not Required. | https://www.hcd.ca.gov/grants-funding/active-funding/plha.shtml |

**Affordable and Transitional Housing Funding Forecast
Updated February 2022**

Information and deadlines are derived from publicly available information and past deadlines which may change once final guidelines are released.

**TABLE 1
ALLOCATION AND OVER-THE-COUNTER**

| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
|-----|--|--|------------------------------------|-----------------|--|-------------------|---------------|
| | <p>Formula: December 2022</p> | <p>Funding will help cities and counties: 1) increase the supply of housing for households at or below 60% of area median income; 2) increase assistance to affordable owner-occupied workforce housing; 3) assist persons experiencing or at risk of homelessness; 4) facilitate housing affordability, particularly for lower- and moderate-income households; 5) promote projects and programs to meet the local government’s unmet share of regional housing needs allocation; and 6) ensure geographic equity in the distribution of the funds</p> | <p align="center">GRANT</p> | | <p>Competitive grants to non-entitlement jurisdictions. Funding amounts vary based on annual revenues to the Building Homes and Jobs Trust Fund.</p> <p>Formula grants to entitlement and non-entitlement jurisdictions based on formula prescribed under federal law for the Community Development Block Grant.</p> | | |

**Affordable and Transitional Housing Funding Forecast
Updated February 2022**

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| TABLE 2 COMPETITIVE WITH DEADLINES | | | | | | | |
|---------------------------------------|----------|---|--|---|---|-------------------|--|
| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
| 1 | Ongoing | <p>Golden State Acquisition Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of \$13,950,000. Funds are made available over the counter.</p> | <p>Private – Seeded with State Funds</p> <p align="center">LOAN</p> | <p>State - seeded by the HCD</p> | <p>Available Funding: \$23 M.</p> <p>Maximum loan commitment amount is \$13.95 M (includes fees, interest, and acquisition costs).</p> | Not Applicable. | <p>https://www.goldensate-fund.com/</p> |
| 2 | Ongoing | <p>Accelerating Housing Production. Technical assistance on accelerating housing production available through the Senate Bill 2 Planning Grants Program. A technical assistance program to assist localities in planning efforts that accelerate housing production and streamline the approvals of housing. Program includes:</p> <ul style="list-style-type: none"> • Applicant assistance specific to helping local governments obtain a planning grant through the SB 2 Planning Grants program (Year 2 and beyond is known as Permanent Location Housing Allocation). • Ongoing regionally tailored technical assistance includes a menu of services and tools that are available to all local governments and can be customized to serve the unique needs of the different regions throughout the state. | <p>CA Department of Housing and Community Development</p> <p align="center">ASSISTANCE</p> | <p>State</p> | <p>Technical Assistance</p> | Not Applicable | <p>https://www.hcd.ca.gov/community-development/planning-grants-ta.shtml</p> |

**Affordable and Transitional Housing Funding Forecast
Updated February 2022**

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**TABLE 2
COMPETITIVE WITH DEADLINES**

| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
|-----|---|--|--|-----------------|---|---|---|
| 3 | January 19, 2022 for Competitive Allocations – APC funds to follow. Allocations determined by County. | <p>No Place Like Home Program (NPLHP). Loans to counties, or their housing development sponsors, to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services.</p> <p>Funds are either:</p> <ul style="list-style-type: none"> • HCD competitively allocated, or • Alternative Process Counties (APC) have automatic allocations | <p>CA Department of Housing and Community Development</p> <p align="center">LOAN</p> | State | Depends on total program funds; approximately 50% are set aside for competitive allocations. The remaining are set aside for APC. See NOFA for allocations for Round 4. | Not required. | https://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml#funding |
| 4 | February 15, 2022 | <p>Choice Neighborhoods Implementation Program. 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. Implementation Grants support communities that have undergone a comprehensive local planning process and are ready to implement their “Transformation Plan” to redevelop the neighborhood.</p> | <p>Housing and Urban Development</p> <p align="center">GRANT</p> | Federal | Maximum Request: \$50 M per project period. | At least 5% of the requested grant amount in cash or in-kind donations. | https://www.hud.gov/program_offices/public_indian_housing/programs/ph/cn |
| 5 | February 15, 2022 (OTC) March 1, 2022 (Competitive) | <p>Housing for a Healthy California (HHC). Provides capital loans and operating reserve grants to developers for the creation of Permanent Supportive Housing for people who are</p> | <p>CA Department of Housing and Community Development</p> | State | Maximum Capital Loan: \$20M | Not required. | https://www.hcd.ca.gov/grants-funding/active-funding/hhc.shtml#fundsavail |

**Affordable and Transitional Housing Funding Forecast
Updated February 2022**

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| TABLE 2 COMPETITIVE WITH DEADLINES | | | | | | | |
|---------------------------------------|----------------------------|---|--|-------------------------------|---|-------------------------------------|---|
| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
| | | <p>experiencing chronic homelessness or are homeless and high-cost health users.</p> <p>Applicants can request Capital Loans and Capital Operating Reserve Grants for projects as follows:</p> <ul style="list-style-type: none"> Loans for rehabilitation, acquisition, and/or new construction of Permanent Supportive housing. Project-based operating assistance in the form of a COSR Grant OTC funding only available to applicants who seek supplemental funds for a project previously awarded HHC funds. NEW projects must complete and submit competitive applications. | LOANS and GRANTS | | Maximum Grant: 1/3 of the Capital Loan Amount | | |
| 6 | Expected March 2022 | California Housing Accelerator Tier 2. 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. | CA Department of Housing and Community Development Forgivable LOANS | State via Federal ARPA | Maximum awards vary. | \$40,000 refundable application fee | https://accelerator.hcd.ca.gov |
| 7 | March 10, 2022 | HOME Investment Partnerships Program. Assist cities, counties, developers, including Native American Entities, and nonprofit Community Housing Development Organizations (CHDOs) to create and retain affordable housing. | CA Department of Housing and Community Development | State | Rental new construction or rehab with/without acquisition = \$7M | Not Required. | https://www.hcd.ca.gov/grants-funding/active-funding/home.shtml |

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Updated February 2022**

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**TABLE 2
COMPETITIVE WITH DEADLINES**

| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
|----------|---|--|--|-----------------|--|-------------------|---|
| | | Eligible Activities: Housing rehabilitation, new construction, and acquisition and rehabilitation, for both single-family and multifamily projects, and predevelopment loans to CHDOs. All activities must benefit lower-income renters or owners. | GRANTS to Cities, LOANS to Developers | | First-time buyer project = \$7M CHDO Operating funds grant = \$200K Administrative funds grant = \$150K | | |
| 8 | Pre-proposals due April 22, 2022 Applications due July 1, 2022 | Strategic Growth Council - Transformative Climate Communities (TCC) Planning Grant. Funds for projects that reduce greenhouse gas emissions through a combination of community-driven climate projects in a single neighborhood. Projects must reduce greenhouse gas emissions significantly over time, leverage additional funding sources, and provide health, environmental and economic benefits to the community. <ul style="list-style-type: none">• Planning: planning activities to prepare disadvantaged communities for future funding opportunities in programs that align with the TCC Program’s objectives. | CA Strategic Growth Council GRANT | State | \$1.2M available for 4 awards (\$300,000 each). | Not required. | https://sgc.ca.gov/programs/tcc/resources/ |
| 9 | Pre-proposals due April 22, 2022 Applications due July 1, 2022 | Strategic Growth Council - Transformative Climate Communities (TCC) Implementation Grant. Funds for projects that reduce greenhouse gas emissions through a combination of community-driven climate projects in a single neighborhood. Projects must reduce greenhouse gas emissions significantly over time, leverage additional funding sources, and provide health, environmental and | CA Strategic Growth Council GRANT | State | \$105M available for 3 awards (\$35M each). | Match: 50% | https://sgc.ca.gov/programs/tcc/resources/ |

**Affordable and Transitional Housing Funding Forecast
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| TABLE 2 COMPETITIVE WITH DEADLINES | | | | | | | |
|---------------------------------------|-------------------|--|--|-----------------|--|-------------------------|---|
| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
| | | <p>economic benefits to the community. Only for those who have received a planning grant.</p> <p>Implementation: neighborhood-level proposals that include multiple, coordinated projects that reduce greenhouse gas emissions and achieve other community benefits.</p> | | | | | |
| 10 | Expected May 2022 | <p>Local Housing Trust Fund Program (LHTF). Provide matching funds to local & regional housing TFs dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters.</p> <p>Eligible Applicants: City, county, or city and county that has created, funded, and operated an Existing Local Housing TF, or that has created and funded a New Local Housing TF. Charitable nonprofit organization that is Existing Local Housing TF or New Local Housing TF. Native American Tribe/Tribes that has or have created, funded, and operated an Existing Local Housing TF, or that has created and funded a New Local Housing TF.</p> | <p>CA Department of Housing and Community Development</p> <p>GRANT</p> <p>Part of ADU Funding Laws enacted 1/1/21</p> | State | <p>Maximum: for all applicants = \$5M</p> <p>Minimum: Existing Local Housing TF = \$1M</p> <p>New Local Housing TF, NOT a Regional Housing TF = \$500K</p> <p>New Local Housing TF and is a Regional Housing TF utilizing permanent Local Housing Allocation funds as match = \$750K</p> | Dollar for Dollar (50%) | https://www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml |

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Updated February 2022**

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| TABLE 2 COMPETITIVE WITH DEADLINES | | | | | | | |
|---------------------------------------|--------------------|--|--|-----------------|--|-------------------|---|
| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
| 11 | Expected June 2022 | <p>Veterans Housing and Homelessness Prevention Program. For acquisition, construction, rehabilitation, and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability.</p> <p>Program funds are provided as post-construction permanent loans. Program loans shall have an initial term of 55 years or longer (50 years for projects located on Tribal Trust Land) to match the period of affordability restrictions under the Low-income Housing Tax Credit Program.</p> | <p>CA Department of Housing and Community Development</p> <p align="center">LOAN</p> | State | <p>Maximum loan: \$15M</p> <p>Maximum per-unit loan amounts will be calculated as shown in Guidelines</p> | Not applicable. | https://www.hcd.ca.gov/grants-funding/active-funding/vhhp.shtml |
| 12 | Expected June 2022 | <p>Infill Infrastructure Grant. Funds 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>CA Department of Housing and Community Development</p> <p align="center">GRANT</p> | State | <p>QIP Minimum:</p> <ul style="list-style-type: none"> • \$1M urban • \$500K rural <p>QIP Maximum:</p> <ul style="list-style-type: none"> • \$7.5M <p>QIA Minimum:</p> <ul style="list-style-type: none"> • \$2M urban • \$1M rural <p>QIA Maximum:</p> <ul style="list-style-type: none"> • \$30M | Not required. | https://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml |
| 13 | Expected June 2022 | <p>Multifamily Housing Program. Assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.</p> | <p>CA Department of Housing and Community Development</p> | State | <p>Maximum: \$20M Loan. Deferred payment loans with a 55-year term; 3% simple interest on</p> | Not Applicable | https://www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml |

**Affordable and Transitional Housing Funding Forecast
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| TABLE 2 COMPETITIVE WITH DEADLINES | | | | | | | |
|---------------------------------------|---------------------------|---|---|-----------------|--|---|---|
| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
| | | | LOAN | | <p>unpaid principal balance. Payments at 0.42% due annually with balance of principal and interest due and payable upon completion of loan term.</p> <p>Base loan limits = \$175K per Supportive Housing Unit, \$175K per Restricted Unit in a Large Family new construction project located in a “High Resource” or “Highest Resource” area on the TCAC /HCD Opportunity Map, and \$150K per other Restricted Units.</p> | | |
| 14 | Expected July 2022 | <p>Choice Neighborhoods Planning Program. To support locally driven strategies that address struggling neighborhoods with severely distressed public housing and/or HUD-assisted housing through a comprehensive approach to</p> | <p>Housing and Urban Development</p> <p>GRANT</p> | Federal | Maximum: \$450K per project period. | At least 5% of the requested grant amount in cash or in-kind donations | https://www.hud.gov/program_offices/public_indian_housing/programs/ph/cn |

**Affordable and Transitional Housing Funding Forecast
Updated February 2022**

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| TABLE 2 COMPETITIVE WITH DEADLINES | | | | | | | |
|---------------------------------------|---------------------------|--|---|-----------------|--|--|---|
| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
| | | neighborhood transformation. To achieve these core goals, communities must develop and implement a comprehensive neighborhood revitalization strategy, or Transformation Plan. | | | | | |
| 15 | Expected October 2022 | <p>CalHome Program. State funds to local public agencies and nonprofit corporations for:</p> <ul style="list-style-type: none"> • First-time homebuyer mortgage assistance including a home purchase with an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU); • Owner-occupied rehabilitation assistance including rehabilitation of ADUs or JADUs; • ADU/JADU assistance for construction, repair, and reconstruction; and • Homeownership development project loans including predevelopment and carrying costs during construction related to ADUs and JADUs (HCD CalHome program). | <p>CA Department of Housing and Community Development</p> <p>GRANTS and LOANS</p> <p>Part of ADU Funding Laws enacted 1/1/21</p> | State | Minimum and Maximum funding depends on the activity – please see NOFO for varying amounts. | None. | https://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml |
| 16 | Expected February 2023 | <p>CA Strategic Growth Council - Affordable Housing and Sustainable Communities (AHSC). Grants and/or loans to projects that will achieve reduced GHG emissions and benefit all CA communities by increasing accessibility to affordable housing and key destinations via low-carbon transportation.</p> | <p>CA Strategic Growth Council</p> <p>GRANTS and LOANS</p> | State | <p>Minimum Funding: loan, grant, or combination is \$1M</p> <p>Maximum Funding: loan, grant, or combination is \$30M</p> | Committed funding at time of application that is 90% or greater calculated by the following equation: | Affordable Housing and Sustainable Communities (AHSC) - Strategic Growth Council (ca.gov) |

**Affordable and Transitional Housing Funding Forecast
Updated February 2022**

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| TABLE 2 COMPETITIVE WITH DEADLINES | | | | | | | |
|---------------------------------------|-----------------------|---|--|-----------------|--|--|---|
| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
| | | <p>Three project prototypes:</p> <ul style="list-style-type: none"> • Transit Oriented Development (TOD) Project Areas. • Integrated Connectivity Project (ICP) Project Areas. • Rural Innovation Project Areas (RIPA) | | | Maximum Developer Funding: \$60M per NOFA funding cycle | AHSC funds requested + Enforceable Funding Commitments (EFCs) – Deferred Costs DIVIDED BY Total Development Cost – Deferred Costs | |
| 17 | Deadlines Vary | <p>Community Development Block Grants (CDBG). Federal funds allocated only to non-entitlement jurisdictions, and non-entitlement jurisdictions that partner with non-federally recognized Native American communities for community development activities including single- and multi-family rehabilitation and potential local ADU rehabilitation and planning programs.</p> <p>Applicants must be income qualified in low- to moderate-income households for rehabilitation and areas for planning. Contact your local jurisdictions for more information. Projects must benefit low to moderate income households. Eligible activities within CDBG include:</p> | <p>CA Department of Housing and Community Development</p> <p>GRANT</p> <p>Part of ADU Funding Laws enacted 1/1/21</p> | State | Grant funding varies depending on activities. | Varies. | https://www.hcd.ca.gov/grants-funding/active-funding/cdbg.shtml#purpose |

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| TABLE 2 COMPETITIVE WITH DEADLINES | | | | | | | |
|---------------------------------------|----------|--|---------------------|-----------------|-----------------|-------------------|---------------|
| No. | Deadline | Name of Grant/Loan | Name of Agency/Type | Source of Funds | Maximum Funding | Match Requirement | Website/Notes |
| | | <u>Community Development (CD)</u> <ul style="list-style-type: none"> housing, public improvements, community facilities, public services, planning and technical assistance, Native American (housing, water, sewer), Colonia <u>Economic Development (CD)</u> <ul style="list-style-type: none"> enterprise fund, planning and technical assistance, over-the-counter | | | | | |

DRAFT



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: WRCOG Assistance with SCAG Socio-Economic Data Review
Contact: Christopher Tzeng, Program Manager, ctzeng@wrcog.us, (951) 405-6711
Date: April 14, 2022

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide a report on the proposed assistance WRCOG would like to provide to member agencies with reviewing Socio-Economic Data (SED) from SCAG.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #5 - Develop projects and programs that improve infrastructure and sustainable development in our subregion.

Background:

The Southern California Association of Governments (SCAG) has commenced development of the 2024 Connect SoCal Plan (Regional Transportation Plan/Sustainable Communities Strategy). One of the larger deliverables SCAG will develop in the next few months are the growth forecasts for population, employment, and household for each jurisdiction that will be utilized in the Plan. SCAG staff presented to this Committee at its March 2022 meeting. These forecasts are vital for the jurisdictions in Western Riverside County because they will be included in the Riverside County Transportation Analysis Model (RIVCOM). WRCOG has made a commitment to its member agencies to update the RIVCOM SED on the same cycle as SCAG's update to its SED. It is important that the RIVCOM data stays consistent with the SCAG data for California Environmental Quality Act (CEQA) purposes and compliance. WRCOG member agencies utilize RIVCOM for General Plan Updates, Specific Plans, infrastructure projects, traffic studies, etc., and all of these are subject to the CEQA process.

WRCOG requested that SCAG develop the SED for Riverside County that is compatible for use in RIVCOM. This request has been granted by SCAG. By doing this, it should provide the opportunity for one-singular review of the SED, and member agencies will not have to review the Connect SoCal Plan SED and then the RIVCOM SED. WRCOG believes that this will ensure a transparent and streamlined review process for its member agencies. WRCOG will also be the point-of-contact to schedule meetings with each member agency and its staff to review the SED. It is expected that these forecasts will be ready in July or August of 2022.

Prior Action(s):

None.

Fiscal Impact:

Transportation and Planning Department activities are included in the Agency's adopted Fiscal Year 2021/2022 Budget under the Transportation Department. The specific source of these funds are the Local Transportation Funds (LTF), which is provided by RCTC to WRCOG for Transportation Planning purposes.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: SB 9 Local Implementation
Contact: Suzanne Peterson, Senior Analyst, speterson@wrcog.us, (951) 405-6706
Date: April 14, 2022

Requested Action(s):

1. Receive and file.
-

Purpose:

The purpose of this item is to provide local insight into the implementation of Senate Bill (SB) 9.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #1 - Serve as an advocate at the regional, state, and federal level for the Western Riverside subregion.

Background:

SB 9 was approved in 2021 and became effective January 1, 2022. The Bill allows for lot splits and two-unit projects by-right in single-family zones. Pursuant to a committee member's request, this item is being presented for informational purposes to provide insight and perspective on local implementation of SB 9.

Prior Action(s):

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Legislative Activities Update
Contact: Bill Blankenship, On-Call Legislative Consultant, billblankenship63@gmail.com, (951) 206-9020
Date: April 14, 2022

Requested Action(s):

1. Receive and file.
-

Purpose:

The purpose of this item is to provide an update on key legislative items.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #1 - Serve as an advocate at the regional, state, and federal level for the Western Riverside subregion.

Background:

This item is reserved for an update on key legislative proposals, dates, and deadlines. The updates are summarized as an attachment to this Staff Report.

Prior Action(s):

March 10, 2022: The Planning Directors Committee received and filed.

Fiscal Impact:

Transportation and Planning Department activities are included in the Agency's adopted Fiscal Year 2021/2022 Budget under the Transportation Department. In addition, this project is covered by REAP funding that has already been approved by SCAG.

Attachment(s):

[Attachment 1 - Legislative Update](#)

Key Legislative Deadlines – 2022 Legislative Session

- **February 18th** - Last day for new bills to be introduced.
- **May 27th** - Last day for bills to be passed out of the house of origin.
- **June 15th** - State Budget must be passed.
- **June 30th** - Last day for legislative measures to be placed on the November 8th Ballot.
- **August 25th** - Last Day to amend bills.
- **August 31st** - Last day for each house to pass bills.

Our Neighborhood Voices Initiative refocuses efforts for 2024

Background: ACA 7, Muratsuchi stipulated that “**all decisions regarding local land use control are made within the affected communities.**” As the 2021 Legislative Session progressed, ACA 7 failed to receive a committee hearing. As a next step, Redondo Beach Mayor, Bill Brand and a small group of community leaders formed a bipartisan, grassroots group called **Communities for Choice**.

On August 16, 2021 the Communities for Choice Campaign submits their proposed initiative to the California Attorney General for summary and title. The Attorney General of California has prepared the following title and summary for the chief purpose and points of the proposed November 2022 Ballot Measure:

PROVIDES THAT LOCAL LAND-USE AND ZONING LAWS OVERRIDE CONFLICTING STATE LAWS. INITIATIVE CONSTITUTIONAL AMENDMENT.

*Provides that city and county land-use and zoning laws (including local housing laws) override all conflicting state laws, except in certain circumstances related to three areas of statewide concern: (1) the California Coastal Act of 1976; (2) siting of power plants; or (3) development of water, communication, or transportation infrastructure projects. Prevents state legislature and local legislative bodies from passing laws invalidating voter-approved local land-use or zoning initiatives. Prohibits state from changing, granting, or denying funding to local governments based on their implementation of this measure. Summary of estimate by Legislative Analyst and Director of Finance of fiscal impact on state and local governments: **Fiscal effects of the measure depend on future decisions by the cities and counties and therefore are unknown.***

2022 update: The campaigns coalition has grown to 79 California cities that have adopted a resolution and over 500 elected officials have signed the petition in support of the initiative. The campaign has also received support from the Southern California Association of Governments, Los Angeles Contract Cities Association and the South Bay Council of Governments. **On February 18, 2022 the Campaign announced that were planning to re-file their measure to qualify for the 2024 ballot.** The Campaign stated that they will focus on developing an “unstoppable grassroots movement to bring back our neighborhood voices.” The Campaign further stated that they will remain focused on developing and organizing 250,000 supporters across the state. A detailed update on the campaign can be found [here](#).

2021 Bills that are active 2-year bills

AB 411, as amended, Irwin. Veterans Housing and Homeless Prevention Bond Act of 2022. Under current law, the Veterans Housing and Homeless Prevention Bond Act of 2014 authorizes the issuance of bonds in the amount of \$600,000,000. The bond is to provide housing for veterans and their families. The bill would enact the Veterans Housing and Homeless Prevention Bond Act of 2022 which will authorize the issuance of bonds in an amount, not to exceed \$600,000,000. The bill also stipulates that the handling and disposition of the funds would occur in the same manner as the 2014 bond act. **The bill requires a 2/3rds vote. May 20, 2021 – the Bill was located in the Assembly Committee on Appropriations and the hearing was postponed by the Committee. The Bill became a 2-year Bill. January 31, 2022 the Bill was read for a third time and passed out of the Assembly on a vote of 76-0. The Bill has been ordered to the Senate and is waiting for assignment.**

AB 682, as amended, Bloom. Planning and zoning: density bonuses: cohousing buildings.

The current Density Bonus Law, stipulates a city or county must provide a developer that proposes a housing development project within their jurisdiction a density bonus and other incentives, if the developer agrees to construct a project with specified percentages of units for moderate-income, lower income, or very low-income households. This bill would require that a density bonus be granted to a developer who agrees to construct a housing development that is a cohousing building, as defined by state law. The bill further stipulates that a project would meet specific requirements and contain either 10% of the total square footage for lower income households, as defined, or 5% of the total square footage for very low-income households. **March 15, 2021 – the Bill was located in the Assembly Committee on Housing and Community Development and Local Government and the hearing was postponed by the Committee. The Bill became a 2-year Bill. January 27, 2022 the Bill was read for a third time and passed out of the Assembly on a vote of 52-8. The Bill has been ordered to the Senate and is waiting for assignment.**

AB 916, as amended, Salas. Zoning: accessory dwelling units: bedroom addition.

Under current Planning and Zoning Law, a city or a county is authorized to adopt ordinances to regulate the use of structures, buildings, and land for residential, commercial, industrial, and open space uses. The proposed bill would prohibit a county or a city from adopting or enforcing an ordinance that would require a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the number of bedrooms in an existing residential unit. The bill would also include findings that ensuring adequate housing is a matter of statewide concern and is not a municipal affair. **April 6, 2021 – the Bill was located in the Assembly Committee on Housing and Community Development and was amended by the author. The Bill became a 2-year Bill. January 27, 2022 the Bill was read for a third time and passed out of the Assembly on a vote of 61-0. The Bill has been ordered to the to the Senate and is waiting for assignment.**

AB 1445, as amended, Levine. Planning and zoning: regional housing need allocation: climate change impacts.

Under current Planning and Zoning Law, each city and county are required to adopt a comprehensive general plan for development of land inside and outside of its boundaries. The general plan includes mandatory elements, such as a housing element. The law further stipulates that the council of governments or the planning department for cities and counties, without a council of governments adopt a final regional housing need plan that allocates a share of the regional housing need for each city and county. The proposed bill would stipulate, as of January 1, 2025, that a council of governments, or the Department of Housing and Community Development also consider the following: An emergency evacuation route, wildfire risk, rise in sea level risk and other impacts caused by climate change. **March 11, 2021 – the Bill was referred to the Assembly Committee on Housing and Community Development and Local Government. The Bill became a 2-year Bill. January 31, 2022 the Bill was read for a third time and passed out of the Assembly on a vote of 57-16. The Bill has been ordered to the Senate and is waiting for assignment.**

AB 1551, as amended, Santiago. Planning and zoning: development bonuses: mixed-use projects.

Under current Density Bonus Law, a city or county must grant a developer that proposes a housing development with a density bonus, additional incentives or concessions. The incentives are provided if the developer agrees to construct a percentage of units for lower income, very low income, or senior citizen housing, among other things, subject to certain requirements. The current law was in place until January 1, 2022. The bill would reenact the above-described provisions regarding the granting of development bonuses for certain projects. The bill would also require a city or county to submit to the Department of Housing and Community Development information describing the approved commercial development bonus. The bill would repeal these provisions on January 1, 2028 and add these duties to a local planning official. **March 11, 2021 – the Bill was referred to the Assembly Committee on Housing and Community Development and Local Government. The Bill became a 2-year Bill. January 27, 2022 the Bill was read for a third time and passed out of the Assembly on a vote 61-0. The Bill has been ordered to the Senate and is waiting assignment.**

New Bills Introduced in the 2021–2022 Legislative Session

SB 922, as amended, Wiener. California Environmental Quality Act: exemptions for transportation-related projects. Current CEQA Law, exempts requirements for bicycle transportation plans in an urbanized area. The plans include projects for restriping of streets, bicycle parking, signal timing with the purpose of improving street and highway intersection operations, related signage for bicycles, pedestrians, and vehicles. The bill would extend the current exemption from January 1, 2030 to indefinitely. The bill would also repeal the current requirement that a bicycle transportation plan is for urbanized areas and would further extend the exemption to an active transportation plan or pedestrian plan, or for a feasibility and planning study for active transportation, bicycle facilities and pedestrian facilities. ***March 16, 2022 the Bill received author’s amendments and was Re-referred to the Senate Committee on Environmental Quality. The Bill is set for a hearing on March 28, 2022.***

SB 1292, as amended, Stern. Accessory dwelling units: setbacks.

The current State Planning and Zoning Law, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Existing law prohibits a local agency’s accessory dwelling unit ordinance from imposing a setback requirement of more than 4 feet from the side and rear lot lines for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure. The bill would remove this prohibition on a local agency’s accessory dwelling unit ordinance and would instead provide that the rear and side yard setback requirements for accessory dwelling units may be set by the local agency. The bill would authorize an applicant of an accessory dwelling unit to submit a request for an alternative rear and side yard setback requirement, if the local agency’s setback requirements make the building of the unit infeasible. The bill would also prohibit any rear and side yard setbacks requirements previously established to be greater than those in effect on January 1, 2020. The bill further stipulates that if the local agency has not established an accessory dwelling unit ordinance as of January 1, 2020, the applicant rear and side yard setback requirement is 4 feet. ***March 16, 2022 the Bill received author’s amendments and was Re-referred to the Senate Committee on Housing. The Bill is set for a hearing on March 24, 2022.***

SB 1369, as introduced, Wieckowski. Adaptive reuse projects: by-right: funding.

This bill would make an adaptive reuse project a use by right in all areas, regardless of zoning. The bill defines “adaptive reuse project” as any commercial, industrial, public or office building that has 25% occupancy or less which will be converted into a residential development project. The bill would define “use by right” to mean that the city or county’s review of the adaptive reuse project may not require a conditional use permit, planned unit development permit, or other discretionary city or county review or approval that would constitute a “project” for purposes of CEQA, as specified. Therefore, adaptive reuse projects would not be subject to CEQA. This bill contains other related provisions and other existing laws.

March 9, 2022 the Bill was referred to the Senate Committees Government and Finance, Housing and Environmental Quality. March 22, 2022 the Bill is set for a hearing on March 31, 2022.

SB 1466, as introduced, Stern. Affordable Housing and Community Development Investment Program.

The bill would establish the ***Affordable Housing and Community Investment Program***, which would be administered by the Affordable Housing and Community Development Investment Committee. The bill would authorize a city, county, affordable housing authority, community revitalization and investment authority or a city, joint power agency, or a combination of those entities to apply to the Affordable Housing and Community Development Investment Committee for participation in the program. The bill would authorize the Committee to approve or deny plans for projects meeting specific criteria. The bill would also authorize certain local agencies to establish an affordable housing and community development investment agency and authorize an agency to apply for funding under the program and issue bonds, as provided, to carry out a project under the program. ***March 9, 2022 the Bill was referred to the Senate Committees on Government and Finance and Housing.***

AB 1674, as introduced, Voepel. Building Standards: photovoltaic requirements: accessory dwelling units.

The bill would prohibit an accessory dwelling unit from being considered a newly constructed building for the purposes of the California Energy Code relating to the photovoltaic requirements for newly constructed buildings that are classified as a low-rise residential building. This bill would also require the Energy Commission, to study exempting accessory dwelling units from the specified photovoltaic requirements and make their recommendations to the California Building Standards Commission in time for the consideration and adoption for the next California Building Standards Code adoption cycle. **January 27, 2022 the Bill was referred to the Assembly Committees on Housing and Community Development and Natural Resources.**

AB 1695, as amended, Santiago. Affordable housing loan and grant programs: adaptive reuse projects. Current law establishes various programs and funding sources administered by the Department of Housing and Community Development to enable the development of affordable housing. This bill would provide that any notice of funding availability issued by the department for an affordable housing loan and grant program shall state that adaptive reuse of a property for affordable housing purposes is an eligible activity. The bill would define “adaptive reuse” to mean the repurposing and rehabilitation of an existing building for use as permanent or long-term residences.

March 17, 2022 the Bill received author’s amendments and on March 21, 2022 the Bill was Re-referred to the Assembly Committee on Housing and Community Development.

AB 1910, as introduced, Garcia. Publicly owned golf courses: conversion: affordable housing. The bill would require the Department of Housing Community Development to administer a grant program for local agencies that would enter into a development agreement for the conversion of golf courses owned by the local agency for the purposes of housing and publicly accessible open space. The bill would require the Department to award grants based on the number of affordable units that the local agency proposes to construct as part of the conversion project. **February 18, 2022 the Bill was referred to the Assembly Committees on Housing and Community Development and Local Government.**

AB 2179, as introduced, Grayson. Development Fees: deferral. Under current law, a local agency is prohibited from imposing fees on a residential development for the construction of public improvements or facilities and requiring the payment fees until the date of the final inspection or the date the certificate of occupancy is issued, or whichever comes first. The bill would prohibit a noncompliant municipality, as defined, that imposes any fees or charges on a qualified development project, from requiring the payment of fees until 20 years from the date of the final inspection or the date that the certificate of occupancy is issued, or whichever comes first. **February 24, 2022 the Bill was referred to the Assembly Committees on Local Government and Housing and Community Development.**

AB 2186, as amended, Grayson. Housing Cost Reduction Incentive Program. The bill would establish the Housing Cost Reduction Incentive Program which would be administered by the Department of Housing and Community Development. The program would be established for the purposes of reimbursing cities and counties for the development impact fee waivers or reductions that are provided to qualified rental housing developments. Upon budget appropriation, the bill would require the Department to provide grants to applicants in an amount which is equal to 50% of the amount of the development impact fee waived or reduced for a qualified rental housing development. The bill would further require an applicant that receives a grant under the program to use the funds solely for the purposes of which the development impact fee that was waived or reduced would have been used for. **March 23, 2022 the Bill received author’s amendments and on March 24, 2022 the Bill was re-referred to the Assembly Committee on Housing and Community Development.**

AB 2428, as introduced, Ramos. Mitigation Fee Act: fees for improvements: timeline for expenditures. The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to determine a reasonable relationship between the fee’s use and the type of development project for which the fee is imposed. The Act imposes additional requirements for fees imposed that provide for the improvement to be constructed and that the fees are deposited in a separate capital facilities account or fund. The bill would require a local agency to impose that a project applicant to deposit fees in an escrow account for specified project improvements. The requirement will be imposed as a condition to receiving a conditional use permit or equivalent development permit. The fees must be expended

within 5 years of the deposit. ***February 18, 2022 the Bill was referred to the Assembly Committees on Local Government and Housing and Community Development.***

AB 2485, as introduced, Choi. California Environmental Quality Act: exemption: emergency shelters and supportive housing.

CEQA Law currently exempts from its environmental review numerous categories of projects. The bill would exempt from the requirements of CEQA, emergency shelters and supportive housing for the homeless population. ***March 10, 2022 the Bill was referred to the Assembly Committees on Natural Resources and Housing and Community Development.***

AB 2668, as introduced, Grayson. Planning and Zoning: housing: streamlined ministerial approval.

The bill would prohibit a local government agency from determining that a proposed development is in conflict with the objective planning standards, if the application materials are not included and as long as the application contains sufficient information that would allow a reasonable person to conclude that the proposed development is consistent with the objective planning standards. ***March 10, 2022 the Bill was referred to the Assembly Committees on Local Government and Housing and Community Development.***

AB 2705, as introduced, Quirk-Silva. Housing: fire safety standards.

Under current law, the State Fire Marshall is required to prepare, adopt and submit building standards, as well as other fire and life safety regulations to the California Buildings Standards Commission for approval. This bill would prohibit a legislative body of a county or city from approving a discretionary entitlement, that would result in a new residential development project located within a very high fire hazard severity zone, unless the county or city finds that the residential development project will meet specified standards that would address wildfire risks. ***March 17, 2022 the Bill was referred to the Assembly Committees on Local Government and Natural Resources.***

AB 2719, as introduced, Fong. California Environmental Quality Act: exemptions and highway safety.

CEQA Law currently exempts from its environmental review numerous categories of projects, including emergency projects undertaken, carried out or approved by a public agency which will repair, maintain, or restore an existing road. The bill would exempt from the requirements of CEQA highway safety improvement projects, as defined by the bill and undertaken by the Department of Transportation or a local agency. ***March 10, 2022 the Bill was referred to the Assembly Committee on Natural Resources.***

AB 2762, as introduced, Bloom. Housing: parking lots.

Under current State Planning and Zoning Law, each county and city are required to adopt a comprehensive, long-term general plan for the physical development of the county or city and specified land outside its boundaries. The general plan must include mandatory elements, including a housing element. This bill would allow local agencies to build affordable housing on parking lots that serve public parks and recreational facilities. ***February 18, 2022 the Bill was introduced and a hearing has not been set for the Bill.***



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Southern California Edison Charge Ready New Construction Rebate Program
Contact: Naveed Ahmad, Senior Advisor, SCE, naveed.h.ahmad@sce.com, (626) 302-9959
Date: April 14, 2022

Requested Action(s):

1. Receive and file.
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Purpose:

The purpose of this item is for Southern California Edison (SCE) to provide an update on its Charge Ready New Construction Rebate (NCR) Program.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #2 - Identify and help secure grants and other potential funding opportunities for projects and programs that benefit member agencies.

Background:

SCE's NCR is a rebate program targeting multi-family residential developers to install electric vehicle (EV) chargers to allow tenants to charge their EVs. The Program offers a rebate to eligible participants in order to offset some or all the cost of buying and installing approved EV charging stations.

This item is reserved for a presentation from SCE staff on the NCR Program.

Prior Action(s):

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment(s):

None.