

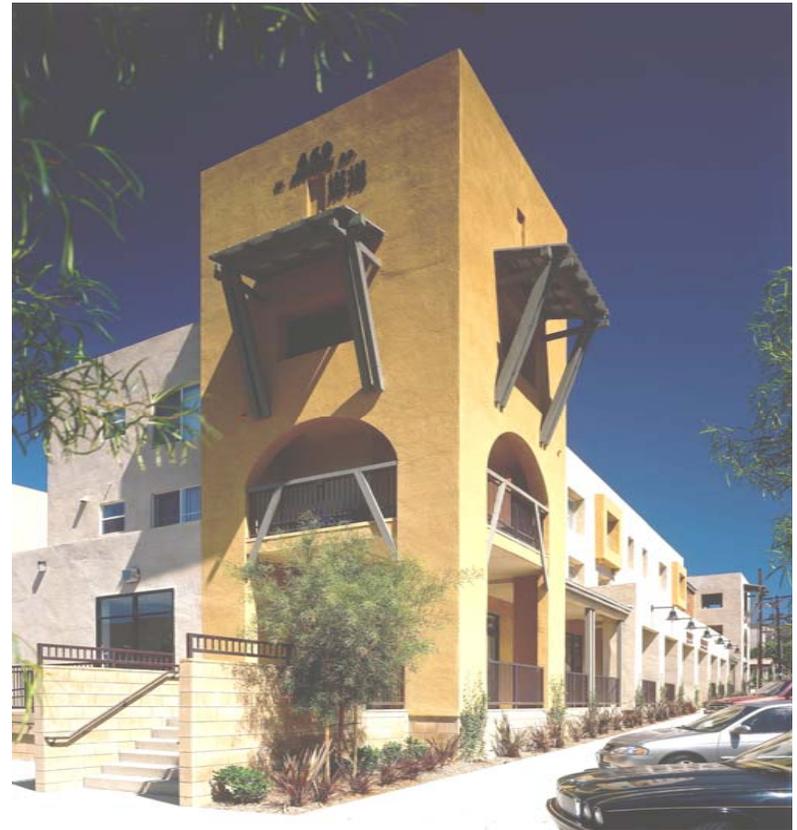
Workforce Housing Reward Program

California Department of Housing and Community Development



Workshop Objectives

- Welcome & Introductions
- PowerPoint Presentation
 - ❖ Overview of WFH Program
 - ❖ Eligibility, Threshold, Other Requirements
 - ❖ Grant & Bonus Awards
 - ❖ Use of Grant Funds
 - ❖ Helpful Hints
- Closing Remarks



Paseo Del Oro- San Marcos

WFH Authorization & Allocation

Created by SB 423 (Torlakson),
Statutes of 2002, Health & Safety
Code 50550.

Funded by the Housing and
Emergency Shelter Trust Fund Act
of 2002 (Prop 46 Housing Bond)

Funds Available in 2006

\$20 million in Workforce Housing Reward (WFH) funds

\$3 million in bonus funds for JHB grantees who apply and
qualify for the WFH



Highlights of the WFH Program

- All applicants meeting the requirements will be funded.
- The program is non-competitive (no rating and ranking).
- If the program is oversubscribed, funds will be prorated among eligible applicants.
- Final round of funding - 2006 Program Year.

WFH Program Objectives

- Increase Affordable New Residential Construction (Rental & Ownership).
- Reward Compliance with State Housing Element Law.
- Fund Local Capital Asset Projects Which Benefit the Entire Community.



Valley View Park - Oakdale

WFH Threshold Requirements



Rancho Santa Fe - San Marcos

- Housing element must be adopted and submitted to HCD by December 31, 2006 and found in compliance with State Housing Element Law (Article 10.6 of the Government Code).
- Annual Progress Report on implementation of the Housing Element (APR) must be submitted to HCD by December 31, 2006. (WFH Guidelines, Attachment D).

Annual Progress Report on Implementation of the Housing Element (GC §65400)

Progress in Meeting Regional Housing Need

- Include total number of new housing permits issued.
- Describe affordability, by income level, of new units.

Effectiveness of the housing element in attainment of the community's housing goals and objectives

- Include program-by-program Implementation status report for each program included in the housing element.

Progress toward mitigating governmental constraints identified in the housing element

- Describe actions taken to mitigate identified constraints, if applicable.

! Charter cities must submit an Annual Progress Report to be eligible for WFH

! Annual Progress Report should cover one of the following:

- Fiscal Year 2005 (July 1, 2005 – June 30, 2006).*
- Calendar Year 2005 (January 1, 2005 – December 31, 2005)*

WFH Threshold Requirements

- Eligible housing units must have received final land-use approval on or after January 1, 2004 and prior to, or concurrent with, the permit issuance.
- Permits to begin construction of affordable housing developments must have been issued on or after January 1, 2006.



Tierra Del Sol Apartments – Los Angeles

Final Land Use Approval

- **Must have occurred on or after January 1, 2004.**
- **Final action in planning process prior to or concurrent with permit issuance.**

Examples:

- ✓ Plan Check Approval
- ✓ Site Plan Approval
- ✓ Conditions of Approval
- ✓ Design Review Approval
- ✓ Vesting or Final Map Approval
- ✓ CUP/Variance Approval

Final Land Use Approval Plan Check

DO NOT WRITE BELOW THIS LINE

APPROVALS: Amy Heitald 3/18/05 Afford.
Agmt.
Planning: Charles S. Bryant Date: 4/19/05
Fire Department: Heu Date: 5/13/04
Env. Pat Schott 3/17/05
Public Works: Maurice Campbell Date: 4/29/05
Building: Steven O'B Date: 3/17/05

APPROVED

CITY OF CORCORAN BUILDING INSPECTION DEPT.

All construction shall be in accordance with these plans and specifications and shall not be changed, modified, or altered without approval of the Building Official.

The issuance or granting of a permit or approval of plans and specifications SHALL NOT be construed to be a permit for, or approval of, any violation of any of the provisions of any City of Corcoran ordinance or State law, nor shall it prevent the Building Official from thereafter requiring the correction of errors in said plans or from preventing building operations being carried on thereunder when in violation of any ordinance of the City of Corcoran.

Date 2-24-05 By Tom

Final Land Use Approval Design Review



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

March 23, 2004

Mr. Ali Barar
Los Angeles Community Design Center
315 West Ninth Street, Suite 410
Los Angeles, CA 90015

Re: **NOTICE OF DECISION — FINAL DESIGN REVIEW**
270 East Orange Grove Boulevard — Orange Grove Gardens
Activity #PLN2004-00086
Council District #5

Final Land Use Approval Conditional Use Permit

City of Lancaster

44933 Fern Avenue
Lancaster, California 93534-2461
661-723-6000

August 18, 2005

Jamboree Housing Corp.
2081 Business Center Drive, #100
Irvine, California 92612

Re: **APPROVAL OF CONDITIONAL USE PERMIT NO. 03-01 (Amended)**



Frank C. Roberts
Mayor

Bishop Henry W. Hearn
Vice Mayor

Jim Jeffra
Council Member

Ed Sileo
Council Member

Andrew D. Visokey
Council Member

Robert S. LaSala
City Manager

Final Land Use Approval Tracking System Printout

AMANDA 4.3.19.5090208 - User Robert Queirolo Signed on to AMANDAiprod.c5

File Data Search Edit Actions Reports Window Help

Folder Property People Retrieve Detail Close Update Pick Accept Query Log Off

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Folder | Property | People | Info | Fixture | Fee/Charge | Process | Process Select | Document | Comment

Folder #	Ref. #	Folder: 05 032750 000 00 MF						
2005 032750 000 00 MF								
<i>matches Permit</i>								
Process	Comments	Status	To Start	To End	Started	Ended	ID	ManAtt
Issuance Review								
Issuance Review		Closed	8/8/2005 0	8/8/2005 0	11/16/2005	11/16/2005	Stephen Scanl	
Foundation/Slab								
Slab Plumbing		Open	1/5/2006 0		1/5/2006 0			
Under Ground/Site								
U/G Plumbing		Open	1/5/2006 0		1/5/2006 0			
Final Inspection								
Building Final								<input checked="" type="checkbox"/> 0
Plumbing Final								<input checked="" type="checkbox"/> 0
Mechanical Final								<input checked="" type="checkbox"/> 0
Electrical Final								<input checked="" type="checkbox"/> 0
Status Change								
Status Change	Intake/Technical Review	Closed	8/8/2005 1		8/8/2005 1	8/8/2005 1	Evelyn Moreno	<input type="checkbox"/> 0
Status Change	Technical Review/Unde	Closed	11/16/2005		11/16/2005	11/16/2005	Stella Navarret	<input type="checkbox"/> 0

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Building Permits

- Eligible units must have a permit to begin construction issued on or after January 1, 2006.

CITY OF REDONDO BEACH
BUILDING AND SAFETY
415 Diamond Street • Redondo Beach, CA 90277
Telephone: (310) 318-0636 • FAX: (310) 374-4828 • Inspection Request Line (310) 318-0607



BUILDING PERMIT

Site Address 2750 ARTESIA BLVD REDONDO BEACH, A 90278	Status OPEN	Applied: 02/07/05 Issued: 11/04/05 Expires: 05/03/06 Created/Modified: acontrer 11/04/05	Ref#: B20050410 Type: Building Final:
Parcel 4082012006	Tract RSR	Blk Lot POR SEC 33, T	Bldg Type: 10 TWO STORY MULTI.RES.ADD. Map No:
Owner DRAYMORE INC 2750 52	Owner/Builder? NO	Sewer Book:	Page: Occ Use: XX TO BE DETERMINED BY PLAN CHECK

Building Permits

City of West Sacramento
New Single Family Dwellings, Duplex, Multi-Family and Mfg. Homes

Issued Dates: 1/1/05 to 12/31/05

<u>Permit Num.</u>	<u>Street Address</u>	<u>Valuation</u>	<u>Type</u>	<u>Units</u>	<u>Date Issued</u>
04-12-051	3550 COYOTE RD	\$217,306.17	RES	1	02/14/2005
04-12-052	3560 COYOTE RD	\$306,398.16	RES	1	02/14/2005
04-12-084	1002 FOUNTAIN DR	\$227,258.60	RES	1	01/07/2005
04-12-085	745 FOUNTAIN DR	\$269,782.51	RES	1	01/07/2005
04-12-086	240 WOODHAVEN PL	\$200,200.09	RES	1	01/07/2005
04-12-087	390 WOODHAVEN PL	\$207,555.07	RES	1	01/07/2005
04-12-088	425 WOODHAVEN PL	\$272,057.75	RES	1	01/07/2005
04-12-089	450 WOODHAVEN PL	\$307,901.95	RES	1	01/07/2005
04-12-090	870 WEDGEWOOD CT	\$267,074.56	RES	1	01/07/2005
04-12-172	1295 BERRY CREEK RD	\$188,488.31	RES	1	02/03/2005
04-12-173	1287 BERRY CREEK RD	\$115,473.74	RES	1	02/03/2005
04-12-174	1279 BERRY CREEK RD	\$165,439.62	RES	1	02/03/2005
04-12-175	1280 BERRY CREEK RD	\$151,438.31	RES	1	02/03/2005

Building Permits

Permit Number, Type and Subtype <input type="text" value="FY04-0415"/> <input type="button" value="Find"/> <input type="button" value="Go To"/> <input type="button" value="Recent"/> <input type="text" value="NEW 1289 SF SFD, 480 SF GAR, 14 SF PATIO, 1 STORY, 3 BDRM"/>		Permit Dates Appliec <input type="text" value="10/24/2003"/> <input type="button" value="▲"/> <input type="button" value="▼"/> <input type="text" value="KM"/> Approved <input type="text" value="01/06/2005"/> <input type="button" value="▲"/> <input type="button" value="▼"/> <input type="text" value="JK"/> Issued <input type="text" value="06/27/2005"/> <input type="button" value="▲"/> <input type="button" value="▼"/> <input type="text" value="DB"/> Finalec <input type="text" value="N/A"/> <input type="button" value="▲"/> <input type="button" value="▼"/> <input type="text" value=""/> Expiration <input type="text" value="09/06/2006"/> <input type="button" value="▲"/> <input type="button" value="▼"/> <input type="text" value="TW"/> Undefinec <input type="text" value="N/A"/> <input type="button" value="▲"/> <input type="button" value="▼"/> <input type="text" value=""/> Status <input type="text" value="ACTIVE"/>	
Name and Address Information Site Address <input type="text" value="1165 EDGEWOOD DR"/> Owner <input type="text" value="CITY OF HANFORD"/> Applican <input type="text" value="CITY OF HANFORD"/> Parcel Number <input type="text" value="not specified"/> <input type="button" value="Restrictions"/>			
Step by: <input type="button" value="<<"/> <input type="button" value="<"/> <input type="button" value=">"/> <input type="button" value=">>"/> Type <input type="text" value="NEWSFD"/> SubType <input type="text" value=""/>			
(a) Parent Project and (b) Parent Permit (a) <input type="text"/> <input type="button" value="Find"/> <input type="button" value="Go"/> (b) <input type="text"/> <input type="button" value="Find"/> <input type="button" value="Go"/> <input type="button" value="Show Sub-Permits"/>		<input type="button" value="More Info **"/> <input type="button" value="Site Info **"/> <input type="button" value="Contacts **"/> <input type="button" value="Plan Reviews **"/> <input type="button" value="Description"/> <input type="button" value="Inspections **"/> <input type="button" value="Imaging Link"/> <input type="button" value="Internet Link"/> <input type="button" value="Print"/> <input type="button" value="CLOSE"/>	
FINANCIAL INFORMATION Jobvalue <input type="text" value="\$67,504.93"/> <input type="button" value="Valuation Details"/> Fees <input type="text" value="\$8,384.50"/> <input type="button" value="Fee Details"/> Fees Pd. <input type="text" value="\$8,384.50"/> <input type="button" value="Fee Payment Details"/>			

Income Eligibility & Verification

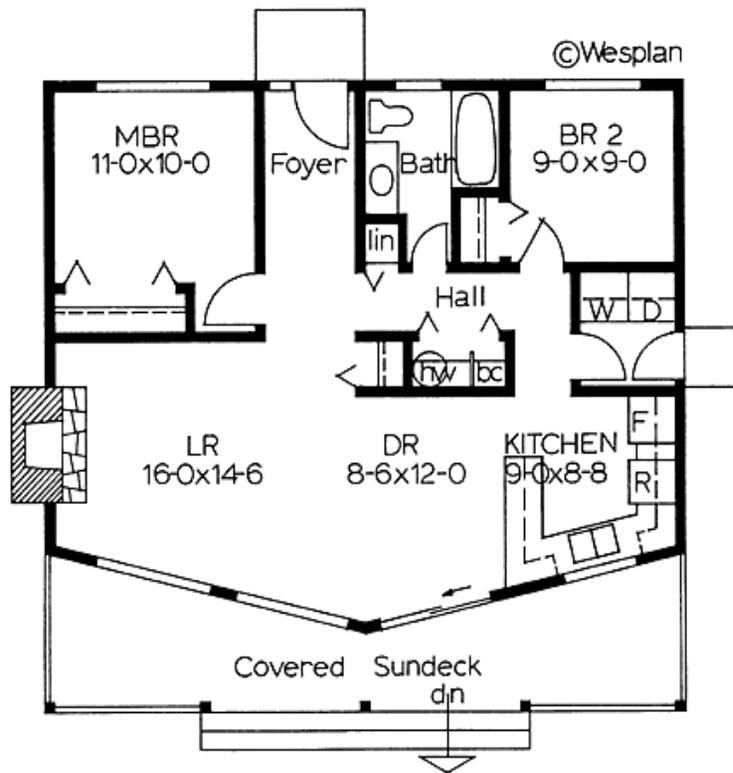


Copper Creek Apartments – San Marcos

- Meet the published income limits for very low- and low-income households as listed on HCD's website:
www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html
- Demonstrate total number of units eligible by income level (very low or low).
- Use the published income limits available when the permit was issued.

*Unless using income limits specific to federal programs such as USDA Rural Assistance Section 502

Bedroom Count Documentation



- ✓ Floor Plan
- ✓ Plan Check
- ✓ Tax Credit Reservation Letter with attachment, or other subsidy document
- ✓ Signed Letter from program sponsor
- ✓ Approved Project Description (Memo/Staff Report to Legislative Body)

Bedroom Count Documentation Tax Credit Reservation Letter with attachment

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TAX ALLOCATION COMM.

DOCUMENTATION
AFFORDABILITY AND
P.002
NO. OF BEDROOMS

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report
2004 Second Round Cycle
October 5, 2004

Project Number CA-2004-110

<u>Unit Type & Number</u>	<u>2004 Rents</u> <u>% of Area Median Income</u> (including utilities)	<u>Proposed Rent</u>
23 [4 Two-bedroom units	30%] Very Low Income	\$432
[4 Two-bedroom units	40%]	\$577
[15 Two-bedroom units	50%]	\$721
6 [6 Two-bedroom units	60%] Low Income	\$865
[5 Three-bedroom units	30%]	\$499
35 [5 Three-bedroom units	40%] Very Low Income	\$666
[25 Three-bedroom units	50%]	\$833
15 [15 Three-bedroom units	60%] Low Income	\$999
1 Three-bedroom unit	Manager's unit	\$1,459

Affordability Restrictions

- Rental (55 years)
- Ownership (20 years)
- If funding source has a shorter restriction term than those required by the WFH program, the term must be extended to the 55 year for rental units and 20 year for owner units, to qualify for WFH.



Affordability Restrictions

Typical minimum restriction periods for common funding programs:

MHP, TCAC, CDLAC	55 years (Rental)
CalHOME	20 years (Owner)
HOME (as of 2005)	55 years (Rental)
CDBG	15 years (Owner/Rental)
USDA Section 502	36 years (Owner/Rental)
HUD Section 202/811	40 years (Rental)
Redevelopment Low/Mod Fund	45 years (Owner) / 55 years (Renter)

WFH Rental Restrictions

- Recorded covenants restricting occupancy and affordability for units must be in effect for no less than **55 years**.
- Unsubsidized rental projects are eligible if restricted for the **55 year** term.

WFH Ownership Restrictions

- Subsidized units must document a recorded restriction on the resale or recapture of public funds for not less than **20 years**.
- Non-subsidized units must document **initial occupancy** to very low- or low-income households (income of purchaser) and affordable sales price.

Home Purchase Price Limits

- All ownership units must have a sales price no greater than the applicable new construction purchase price limits established and published by the California Housing Finance Agency (CalHFA).
- New construction purchase price limits are listed on the CalHFA website:*

<http://www.calhfa.ca.gov/homeownership/limits/salesprice/index.htm>

* Targeted refers to census tracts where 70% or more households earn less than 80% of median area income.

Tracking Affordable Units Documentation Summary

- Final Land Use Approval on or after 1/1/2004
- Permit to begin construction issued on or after 1/1/2006
- Number of units affordable to very low- and/or low-income households
- Number of bedrooms by income level
- Affordability Restrictions (Covenants)
 - 55 years for Rental
 - 20 years for Owner
- Initial occupancy for non-subsidized very low- and/or low-income owner units

Tracking Affordable Units

VERY-LOW Income Units				LOW Income Units		
# of Units	# of Bedrooms	TOTAL	Bedroom Type	# of Units	# of Bedrooms	TOTAL
	1		Studio*		1	
	1		1 Bedroom		1	
	2		2 Bedroom		2	
	3		3 Bedroom		3	
	4		4 Bedroom		4	
	5		5 Bedroom		5	
			TOTAL			

WFH Base Awards

Production Award

- Funds awarded on a *per bedroom* basis by income level.
- New residential construction (housing units as defined by the Census*).

Grant amounts per bedroom:

- \$1,500 per bedroom for units affordable to very low-income households.
- \$1,000 per bedroom for units affordable to low-income households.

* A **housing unit** is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

WFH Bonus Awards

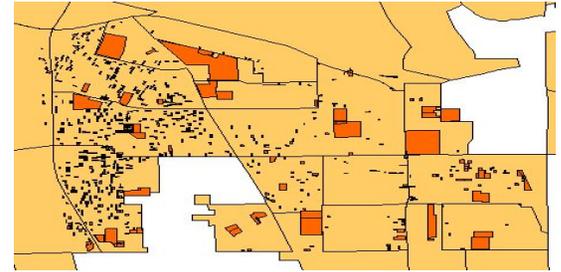
Jobs Housing Balance Program Bonus

Awarded only to grantees of the 2003 Jobs Housing Balance Incentive Grant Program (JHB)

- \$200 per bedroom for very low- and low-income units



WFH Bonus Awards



RHNA Bonus

For jurisdictions that meet targeted percentage of the total Regional Housing Needs Allocation (RHNA):

- \$250 per bedroom for very low-income
- \$200 per bedroom for low-income

HCD will determine which applicants qualify for the RHNA bonus on the basis of permits reported by the Construction Industry Research Board (CIRB), State Department of Finance (DOF), or Census, relative to total RHNA.

Via Roble

City of Escondido

91 unit mixed-use development (72* renter/19 owner units**)



25 Very Low -Income (VLI) Units

- 3 studios (counted as one- bedroom units)
- 3 one-bedroom
- 10 two-bedroom
- 9 three-bedroom

46 Low - Income (LI) Units

- 6 studios (counted as one-bedroom)
- 5 one-bedroom
- 17 two-bedroom
- 18 three-bedroom

*Includes one unrestricted manager unit

** Ownership units are market rate



Via Roble – City of Escondido

Award calculations

6 VLI Units x 1 Bdrm = 6	x \$1,500/Bdrm =	\$9,000
10 VLI Units x 2 Bdrm = 20	x \$1,500/Bdrm =	\$30,000
9 VLI Units x 3 Bdrm = 27	x \$1,500/Bdrm =	<u>\$40,500</u>
	Subtotal	\$79,500
11 LI Units x 1 Bdrm = 11	x \$1,000/Bdrm =	\$11,000
17 LI Units x 2 Bdrm = 34	x \$1,000/Bdrm =	\$34,000
18 LI Units x 3 Bdrm = 54	x \$1,000/Bdrm =	<u>\$54,000</u>
	Subtotal	\$99,000
WFH Base Award	=	\$178,500
TOTAL WFH AWARD	=	\$178,500

Fremont Mews

City of Sacramento

119 Mixed Income Apartment Project

24 Very Low – Income (VLI) Units

- 4 studios (one- bedroom unit)
- 14 one-bedroom
- 6 two-bedroom

25 Low - Income (LI) Units

- 5 studios (one-bedroom unit)
- 14 one-bedroom
- 6 two-bedroom





Fremont Mews – City of Sacramento

Award calculations

18 VLI Units x 1 Bdrm = 18 x \$1,500/Bdrm	=	\$27,000
6 VLI Units x 2 Bdrm = 12 x \$1,500/Bdrm	=	<u>\$18,000</u>
Subtotal		\$45,000
19 LI Units x 1 Bdrm = 19 x \$1,000/Bdrm	=	\$19,000
6 LI Units x 2 Bdrm = 12 x \$1,000/Bdrm	=	<u>\$12,000</u>
Subtotal		\$31,000
WFH Base Award	=	\$79,000
JHB Bonus (61 Bdrm x \$200)	=	\$12,200
RHNA Bonus VLI (30 Bdrm x \$250)	=	\$ 7,500
RHNA Bonus LI (31 Bdrm x \$200)	=	\$ 6,200
RHNA Bonus Subtotal	=	<u>\$13,700</u>
TOTAL WFH AWARD	=	\$104,900

Puerto Del Sol

City of Long Beach

64 Very Low Income Townhomes Rental Project

63 Very Low - Income (VLI) Units

- 37 two-bedroom
- 15 three-bedroom
- 11 four-bedroom



Puerta Del Sol – City of Long Beach

Award calculations

37 VLI Units x 2 Bdrm = 74 x \$1,500/Bdrm =	=	\$111,000
15 VLI Units x 3 Bdrm = 45 x \$1,500/Bdrm =	=	\$ 67,500
11 VLI Units x 4 Bdrm = 44 x \$1,500/Bdrm =	=	<u>\$ 66,000</u>
Subtotal	=	\$244,500
WFH Base Award	=	\$244,500
JHB Bonus (163 Bdrm x \$200)	=	\$32,600
RHNA Bonus (163 VLI Bdrm x \$250)	=	<u>\$40,750</u>
TOTAL WFH AWARD	=	\$317,850

Use of WFH Funds



- Construction, rehabilitation or acquisition of capital assets that benefit the community (Government Code Section 16727)
- Physical property with a useful life of 15 years or more
- Equipment with a useful life of 2 years or more
- Costs related to construction or acquisition, i.e. planning, design, engineering, environmental impact reports, appraisals, legal, site acquisition, easements.

Types of Capital Asset Projects

- Police and Fire Stations & Equipment
- Americans with Disabilities Act Retrofits
- Libraries & Other Public Facilities
- Street Improvements
- Downtown Revitalization
- Community Centers
- Public Infrastructure
- Historic Preservation
- Parks and Recreation

City of Redding Fire Station



City of Anderson Fishing Pier with ADA Accessibility



City of Ontario Ballpark Renovation



City of Vacaville Town Square



City of Clovis Watertower Parking, Skate Park and Old Town Public Restrooms



City of Pomona Play Area



Before

“BEFORE” - OLD PLAY AREA, BUILT IN 1978, WAS DEMOLISHED AND NEW AREA INSTALLED.



After

NEW PLAY AREA, 2005.

City of Los Angeles Pisgah Village

Before



After



City of Antioch Marina Harbor Building Renovation



City of Lincoln Toddler Lot Improvement



Foster City Leo Ryan Park Improvements



Fresno County Street Improvement

Before



After



Helpful Hints

- Highlight pertinent sections in each document.
- Separate and label documentation by project (Final Land Use Approval, Building Permit, Income Levels, Bedroom Count and Affordability Restriction).
- Connect unit count, income level and bedroom count.
- Submit only the most current complete copy of any regulatory agreement.
- Submit only one funding source for each project.

Helpful Hints

- If projects include very-low, low and moderate units, documentation must specify total number of units allocated or restricted to very low and low-income households.
- Clarify whether manager units are reserved for very low- or low-income.
- Single-family homes, if part of a subdivision or under one regulatory agreement, should be submitted as one project.

Helpful Hints

A wide range of projects may qualify for funding, including:

- Duplex, triplex and fourplex developments
- Infill development
- Transit Oriented Developments (TODs)
- Mixed-use developments
- Manufactured housing
- Senior housing
- Inclusionary housing
- Density bonus units
- Second units

Next Steps

Meet with Planning Department

- ✓ Housing Element in Compliance?
- ✓ Annual Progress Report – who's responsible?
- ✓ What is the last step in the planning approval process (Final Land Use)?

Meet with Building Official

- ✓ Permits for units affordable issued in 2006?
- ✓ Permit process and documentation

Meet with Housing Program Staff/Housing Sponsors

- ✓ Any affordable projects in the pipeline?
- ✓ How is affordability (very low / low) documented?



Dates to Remember

- Final Land Use Approval On or after 1/1/2004
- Building Permit Issuance 1/1/2006 to 12/31/2006
- Annual Progress Report to HCD 12/31/2006
- Adopted Housing Element to HCD 12/31/2006
- Release of Application 12/2006
- Tentative Application Deadline 3/2007
- Tentative Award Announcement 7/2007



Grant Administration Milestones

- Execution of Standard Agreements September, 2007
- Submission of Bi-annual Reports Every 6 months
- Submission of Cash Requests At least quarterly
- Submission of Cash Requests for advance funds 90 days prior to use
- Submission of Final Cash Request 5/30/2010
- Expiration of Standard Agreements 6/30/2010
- Submission of Final Closeout Report 60 days after Final Cash Request or 8/30/2010, whichever is earlier

WFH Program Team

Jennifer Seeger, WFH Program Manager
jseeger@hcd.ca.gov
(916) 322-4263

Northern California, Sacramento, Northern Central Valley	Southern California	Bay Area, Southern Central Valley
Steve Alexander salexand@hcd.ca.gov (916) 327-2641	Anda Draghici adraghic@hcd.ca.gov (916)323-7271	Jennifer Seeger jseeger@hcd.ca.gov (916) 322-4263

General Contact Information

**California Department of Housing and Community Development
Housing Policy Development Division**

**1800 Third Street, Room 430
Sacramento, CA 95814
<http://www.hcd.ca.gov/fa/whrp/>
Phone no. (916) 445-4728
Fax no. (916) 327-2643**

Thank You!
Looking forward to working with you!