

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**OFFICE OF THE DIRECTOR**

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FOR IMMEDIATE RELEASE

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Tressa.Mattingly@hcd.ca.gov**California Department of Housing and Community Development
Housing Update***Nearly \$5 million in SB 2 planning grants awarded to 16 cities and counties
and two cities come into compliance*

SACRAMENTO – The California Department of Housing and Community Development has announced that more than \$4.9 million in SB 2 planning grant money has been awarded to 16 California cities and counties. In addition, two cities have come into compliance with state Housing Element law.

SB 2 Planning Grants

Another 16 California cities have received a total of \$4.93 million in SB 2 planning grants. (See attached list).

“The City of Livermore is excited to receive this grant to provide housing opportunities within a transit-oriented development. This grant makes it possible for the City to create a complete neighborhood with a mix of land uses, parks, trails, and additional amenities,” said Marc Roberts, Livermore City Manager. “The City would like to thank HCD for their assistance throughout this process. We look forward to continuing to work with the HCD team.”

SB 2, the Building Homes and Jobs Act (2017) established a \$75 recording fee on certain real estate documents to be used for planning grants in its first year, and for affordable homes in subsequent years. The planning grants can be used for updating local planning documents, updating zoning ordinances, conducting environmental analyses or for local improvements to expedite local planning and permitting.

Gustine and Encinitas Come into Housing Element Law Compliance

The cities of Gustine and Encinitas have become cities 10 and 11 to come into compliance with state Housing Element law since Governor Gavin Newsom met with mayors earlier this year to address the housing affordability crisis in California.

The City of Gustine completed rezoning sites to allow for greater density and a by-right approval process that will result in more housing units and a streamlined review on developments that dedicate a minimum of 20 percent of units to lower income families. Gustine also adopted several ordinances as part of their housing element update to allow for a variety of housing types including accessory dwelling units, supportive housing, and emergency shelters. Lastly, Gustine is excited to be gaining compliance and applying for an SB 2 Planning Grant to help them continue their efforts to accelerate housing production.

“The City of Gustine is excited to announce that their Housing Element has achieved compliance with HCD,” said Gustine City Manager, Douglas Dunford. “The City of Gustine has been working closely with HCD to gain compliance and appreciates all the help and patience HCD has given us.”

Encinitas met the final requirement necessary to obtain housing element compliance – gaining Coastal Commission approval of Encinitas’ Local Coastal Plan amendment. This allows the city to implement zoning and development standards that encourage and facilitate development of affordable housing within the Coastal Zone.

Encinitas has also filed a Complaint for Declaratory Relief with the Superior Court of San Diego County. Voters rejected ballot measures in 2016 and 2018 that would have allowed the City to implement zoning and become compliant with state housing laws. If successful, the Complaint would remove the requirement for voter approval to implement strategies that accomplish the City’s goal of providing more housing. Additionally, Encinitas is currently drafting ordinances that will promote housing for all economic segments and special needs groups in their community.

HCD has the resources, tools, and California's first-ever, statewide peer-to-peer sharing map - all designed to help cities and counties accelerate housing production and streamline housing approvals. The SB 2 Planning Grants Technical Assistance [Accelerating Housing Production](#) webpage, holds our updated interactive map where you can now find awardee applications and project they have applied for under the Grant Application Status tab. Our [SB 2 Planning Grants](#) program webpage has been updated with a Helpful Tips instructional aid to help craft a better application and speed up review and approvals.

HCD continues to work with California jurisdictions to successfully plan to meet your housing needs, comply with state housing law, and accelerate production, so every California resident can live, work, and play in healthy communities of opportunity.

The California Department of Housing and Community Development is dedicated to the preservation and expansion of safe and affordable housing, so more Californians have a place to call home. Our team works to ensure an adequate supply of housing for Californians and promotes the growth of strong communities through its leadership, policy and program development. For more information, please visit www.hcd.ca.gov and follow us on Twitter, @California_HCD and Facebook, @CaliforniaHCD.

SB 2 Planning Grants

October 8, 2019 - \$4.93 Million

Jurisdiction	Award Amount	Priority Policy Area (PPA)	Other Activities
Corning	\$160,000	Multiple PPAs	Updating the Housing Element
East Palo Alto	\$160,000	Objective Design and Development Standards	Expedited processing
Eureka	\$160,000	Specific Plans or Form-Based Codes Coupled with CEQA Streamlining	
Fort Bragg	\$160,000	Multiple PPAs	Community Land Trust (CLT) to support the preservation and production of long term, AH for low to moderate income families
Livermore	\$310,000	PPA and Other Activity	Affordable Housing Analysis
Los Angeles County	\$625,000	Rezone to Permit By-Right	Inclusionary housing ordinance; interim and supportive housing ordinance; affordable housing preservation ordinance
Merced	\$310,000	Rezone to Permit By-Right	Expedited processing
Reedley	\$160,000	Rezone to Permit By-Right	Objective design and development standards; expedited processing; development of flexible parking strategies
Sacramento County	\$625,000	Multiple PPAs	Rezone to permit by-right; objective design and development standards; ADU or other low-cost strategy; expedited processing; and housing related infrastructure financing and fee reduction strategies
San Mateo City	\$310,000	Multiple PPAs	N/A
Santa Cruz	\$310,000	Specific Plans or Form-Based Codes Coupled with CEQA Streamlining	Objective design and development standards
Santa Monica	\$310,000	Multiple PPAs	Comprehensive updates to specific plans, studies, anti-displacement policies and

			programs, updates to permitting software and innovative financing tools.
Tehama City	\$160,000	ADU or Other Low-Cost Building Strategies	Expedited Processing, and housing element updates
Ukiah	\$160,000	Multiple PPAs	Rezone to permit by-right; objective design and development standards; ADU or other low-cost strategy; expedited processing
Vallejo	\$310,000	Expedited Processing	N/A
Willits	\$160,000	Rezone to Permit By-Right	N/A

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