

TOGETHER, WE CAN BUILD HOUSING THAT HELPS ACHIEVE THE CALIFORNIA DREAM

The State of California is dedicated to solving the housing crisis by building housing that improves quality of life for residents while meeting the state's urgent climate goals. We can do this by increasing housing construction in places where residents have multiple transportation options to access daily destinations.

This guide is a quick reference for developers to learn about state financing and other assistance at each step of the development process.

PLANNING

PRE-DEVELOPMENT

CONSTRUCTION

Building housing in transportation-efficient places provides many benefits:

- » The ability to live near jobs, schools, and other destinations, spending less time in traffic and more time with friends and family
- » Access to many transportation options like bus, light rail, biking and walking allows people to leave their cars at home or skip the expense of owning a car altogether, lowering air pollution and creating healthier neighborhoods
- » More neighbors to support local business, the arts, and community engagement, making our communities more vibrant and attractive places to live, work and play

Increasing housing supply and investing in affordable housing makes these benefits available to all Californians.

QUESTIONS?

Contact the Governor's Office of Planning and Research:

(916) 322-2318 | opr.ca.gov



This effort is supported by programs at:

HCD.ca.gov | Treasurer.ca.gov | SGC.ca.gov | CalHFA.ca.gov



DEVELOPERS' GUIDE TO
STATE RESOURCES FOR
TRANSPORTATION-EFFICIENT
HOUSING

STREAMLINING AND TECHNICAL ASSISTANCE

CEQA Streamlining: The Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) are in the process of creating a web-based tool called Site Check to help developers determine if a housing project might qualify for CEQA streamlining. This should be released in the Spring of 2020. In the meantime, please see the OPR “[Technical Advisory](#) on CEQA Review of Housing Projects” for exemptions and streamlining provisions.

Permit Streamlining: The state passed legislation to streamline certain types of housing development. SB 35 allows developers to get by-right approvals in jurisdictions that have not met their state mandated housing targets. HCD has developed tools to help developers identify these jurisdictions, including an interactive map, guidelines and a webinar, all of which are available in the SB 35 Streamline Housing Development section of this page: www.hcd.ca.gov/policy-research/lhp.shtml. In addition, AB 2162 allows for by-right development for supportive housing anywhere zoned for multifamily and mixed housing.

Technical Assistance: Different agencies provide support for their programs. HCD technical assistance focuses on helping local governments with land use planning and zoning, while other agencies help remove barriers to accessing funds by providing technical assistance with application development, project implementation, and other services that can help in the development of quality projects. Email: ProhousingPolicies@hcd.ca.gov

TRANSPORTATION AND ENERGY

Funding opportunities for complementary projects:

- » [The California Electric Vehicle Infrastructure Project](#) – Electric Vehicle charging infrastructure
- » [Solar on Multifamily Affordable Housing](#) – Solar PV systems for multifamily affordable housing

HOUSING DEVELOPMENT

The following programs have funding available to help developers build transportation-efficient housing:

AGENCY	PROGRAM NAME	PURPOSE	PROJECT STAGE
HCD	Golden State Acquisition Fund	Acquisition of vacant land or existing property for affordable housing	Pre-Development
Treasurer	CalReUSE Program*	Remediate brownfields properties for housing	Pre-Development
HCD	Infill Infrastructure Grant Program	Infrastructure improvements for infill mixed-use and affordable housing	Pre-Development
HCD	Transit Oriented Development Housing Program	Housing and infrastructure development within ¼ mile of a transit station	Pre-Development, Construction
SGC	Transformative Climate Communities*	Community-led housing infrastructure and amenities in the most disadvantaged communities	Planning, Pre-Development, Construction
SGC	Affordable Housing & Sustainable Communities*	Housing and infrastructure development within ½ mile of a transit station	Construction
CalHFA	Mixed-Income Program	Development of mixed-income multifamily housing	Construction
Treasurer	Low-Income Housing Tax Credit	Tax credit for affordable housing	Construction
CalHFA	Multifamily Programs	Finances affordable multifamily rentals	Construction
Treasurer	Qualified Residential Rental Project	Bonds that lower rents for new housing	Planning, Construction

* Technical Assistance Available

For additional information on funding opportunities, visit grants.ca.gov starting in July, 2020, or the Funding Wizard at fundingwizard.arb.ca.gov/