

STAFF REPORT

SUBJECT: State Housing Bonds

MEETING DATE: April 5, 2007

AGENDA ITEM: 8

STAFF CONTACT: Michael Powers

RECOMMENDATION:

Receive information on Transit Oriented Development Program state housing bond program.

DISCUSSION:

SBCAG staff attended a recent workshop on the Transit Oriented Development Implementation Program. This program is funded by Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006. A total of \$285 million is available statewide. HCD plans to allocate about \$1000 million per year for 3 years. Funds must be spent by 2012. The purpose of the workshop was to provide an overview of the program and to solicit input on program design.

The purpose of this program is to assist in the development of higher density housing uses within close proximity to transit stations that will increase public transit ridership. The program will be administered by the CA. Dept. of Housing and Community Development. The program will require the planning and community development department to work closely with the transit provider to address the needs of this program.

The objectives of this program are to facilitate higher density housing production, increase transit ridership, and reduce auto trips. The design of the project should discourage auto use. The project must be within an infill area and within one-quarter mile of a transit station. The transit station is defined as a bus hub or bus transfer station which serves multiple lines and accommodates multiple modes.

The program accommodates both housing loans and infrastructure grants.

Member Agencies

Buellton ■ Carpinteria ■ Goleta ■ Guadalupe ■ Lompoc ■ Santa Barbara ■ Santa Maria ■ Solvang ■ Santa Barbara County

HCD is currently holding stakeholder meetings to obtain input on program design. They will issue a Notice of Funding Availability, Guidelines, and Application in late summer 2007 and applications will be due in the Fall of this year.

Attachment: TOD Program Summary produced by HCD

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**Transit-Oriented Development (TOD) Program**

Pursuant to Ch. 27, 2006 (SB 1689) Health & Safety Code, Sec. 50560 et. seq.

Purpose: To provide local assistance for the development of TODs, developing or facilitating the development of higher density housing uses within close proximity to transit stations that will increase public transit ridership.

Assistance Type: Loans for the development and construction of housing development projects within one-quarter mile of a transit station. Grants for the provision of infrastructure necessary for the development of higher density uses with close proximity to a transit station. A total of approximately \$285 million from Prop 1C bond funds will be awarded over a period of three to four years.

Eligible Applicants: Cities, cities and counties, transit agencies, and developers.

Eligibility Terms: Transit station is as defined in Government Code Section 65460.1(b): a rail or light-rail station, ferry terminal, bus transfer station, or bus hub.

"Bus hub" means an intersection of three or more bus routes, with minimum route headway of 10 minutes during peak hours. "Peak hours" are 7 a.m.- 10 a.m., and 3 p.m.- 7 p.m., Monday through Friday.

Developments assisted pursuant to this program must include at least 15 percent of the proposed housing units affordable to persons of very low and low income for a period of at least 55 years.

Eligible infrastructure must be necessary for the development of higher density uses within close proximity to a transit station, or to facilitate connections between that development and the station.

Housing developments may include a mixed-use development consisting of residential and nonresidential uses.

Rating/Ranking criteria for applications must include, but are not limited to:

- the extent to which the project or development will increase public transit ridership and minimize automobile trips.
- bonus points for projects or developments that are in an area designated by the appropriate council of governments for infill development as part of a regional plan.

Application Procedure: Applications will be invited through the issuance of Notices of Funding Availability (NOFAs) beginning in summer 2007