

Meeting Date: 8/8/2013

Report Type: Consent

Report ID: 2013-00604

Title: Township 9 Proposition 1C Applications

Location: District 3

Issue: California Housing and Community Development (HCD) Department for Transit-Oriented Development (TOD) grant funds present an opportunity to support infrastructure for affordable housing projects for the Township 9 project including street, utility and park improvements.

Recommendation: Pass a Motion authorizing the submission of three applications for Proposition 1C Transit-Oriented Development funds from the California Housing and Community Development Department for the Township 9 project.

Contact: Rachel Hazlewood, Sr. Project Manager, (916) 808-8645, Economic Development Department

Presenter: None

Department: Economic Development Dept

Division: Downtown Development

Dept ID: 18001021

Attachments:

1-Description/Analysis

City Attorney Review

Approved as to Form
Sheryl Patterson
7/23/2013 4:51:49 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
John Colville
7/18/2013 7:23:01 AM

Approvals/Acknowledgements

Department Director or Designee: Jim Rinehart - 7/23/2013 12:21:00 PM

Description/Analysis

Issue Detail: The California Housing and Community Development (HCD) Department's Proposition 1C Transit-Oriented Development (TOD) Program provides grants for infrastructure development to projects that enhance pedestrian or bicycle transportation from housing developments to the nearest transit station. City staff is requesting authorization to submit three \$4 million applications for TOD funds on behalf of the Township 9 project in order to support its next phase of housing development. The applicant must be the local jurisdiction in which the proposed project is located or a public transit agency. Applications are due August 14, 2013. No match is required. If awarded, the funds will be used as follows:

- **Application 1 T9 Phase 2A** is for infrastructure funding for housing developments on Parcels 8 and 15 of the Township 9 Tentative Map. Approximately 108 single family ownership units will be constructed on two parcels, with 16 of the units being affordable-to-moderate income households. Infrastructure improvements to be funded include street, utility and park improvements.
- **Application 2 T9 Phase 2B** is for infrastructure funding for housing development on Parcels 7 and 16 of the Township 9 Tentative Map. Approximately 108 single-family ownership units will be constructed on two parcels, with 16 of the units being affordable-to-moderate income households. Infrastructure improvements to be funded include street, utility and park improvements.
- **Application 3 T9 Phase 3** is for infrastructure funding for housing development on Parcel 3 of the Township 9 Tentative Map. Approximately 108 single-family ownership (condominium) units will be constructed on the parcel, with 16 of the units being affordable to moderate income households. Infrastructure improvements to be funded include street, utility and park improvements.

The Township 9 project received \$30 million in previous Proposition 1C rounds, which was used to create public streets, parks, the light-rail station and a parking garage for the 180-unit affordable, rental housing project which is currently under construction. Township 9 has met all the requirements of the previous funding and is in good standing with the City and HCD on the project.

Township 9 is a mixed-use, TOD infill project located within the River District that is planned for 2,350 housing units, 840,000 square feet of office and 150,000 square feet of retail. It is immediately adjacent to the Richards Boulevard/Township 9 light-rail station. The first 180-unit housing development is scheduled for completion in 2014.

Policy Considerations: The Township 9 project is consistent with the River District Specific Plan, the 2030 General Plan and the City's Infill Strategy.

Economic Impacts: Not applicable.

Environmental Considerations: Authorization to submit a grant application is not a project under CEQA.

Sustainability: The TOD Program seeks to fund projects which support public transportation, especially light and heavy rail. This program is specifically designed to support sustainable projects by providing incentives to mixed-use infill development that combine housing, office and retail development near transit, such as Township 9.

Commission/Committee Action: None.

Rationale for Recommendation: The TOD program will provide needed funds to continue to develop infrastructure in support of Township 9.

Financial Considerations: No City funds are required for these grant applications and no City funds will be needed if the City's applications are approved for TOD awards.

Emerging Small Business Development (ESBD): Not applicable.