

Infill Infrastructure Grant Program of 2019

Department of Housing and
Community Development





Infill Infrastructure Grant Program

- The Small Jurisdiction Notice of Funding Availability (NOFA) and Large Jurisdiction NOFA of the Infill Infrastructure Grant Program of 2019 are established from Assembly Bill 101, (Chapter 159, Statutes of 2019), signed by Governor Newsom on July 31, 2019
- Applications submitted under these NOFA's are subject to the October 30, 2019 Infill Infrastructure Grant Program of 2019 Guidelines (Guidelines), all applicable statutory requirements, and the October 30, 2019 NOFA's.



Small Jurisdictions

- **Only applications for projects in the following counties will be accepted under the NOFA for Small Jurisdictions:**

Alpine	Humboldt	Mendocino	Sierra
Amador	Imperial	Modoc	Siskiyou
Butte	Inyo	Mono	Sutter
Calaveras	Kings	Napa	Tehama
Colusa	Lake	Nevada	Trinity
Del Norte	Lassen	Plumas	Tuolumne
El Dorado	Madera	San Benito	Yolo
Glenn	Mariposa	Shasta	Yuba



Large Jurisdictions

- **Only applications for projects in the following counties will be accepted under the NOFA for Large Jurisdictions:**

Alameda	Monterey	San Francisco	Solano
Contra Costa	Orange	San Joaquin	Sonoma
Fresno	Placer	San Luis Obispo	Stanislaus
Kern	Riverside	San Mateo	Tulare
Los Angeles	Sacramento	Santa Barbara	Ventura
Marin	San Bernardino	Santa Clara	
Merced	San Diego	Santa Cruz	



Notices of Funding Availability Large Jurisdictions



- NOFA released on October 30, 2019
- The 2019-2020 Budget provides \$500 million to fund the Infill Infrastructure Grant Program of 2019
- \$194 million for Large Jurisdictions
- Competitive applications are due February 18, 2020
- Award Announcements around late May, 2020
- Standard Agreement approximately 90 days after Award Notification



Notices of Funding Availability Small Jurisdictions



- NOFA released October 30, 2019
- The 2019-2020 Budget provides \$500 to fund the Infill Infrastructure Grant Program of 2019
- \$85 million for Small Jurisdictions
- Over-the-Counter application process for Small Jurisdictions will begin on February 18, 2020
- Ongoing Award Announcements
- Standard Agreement approximately 90 days after Award Notification



Geographic Targets for Large Jurisdictions

- 45% to Southern California: (Kern, San Bernardino, San Luis Obispo, Santa Barbara, Ventura, Los Angeles, Orange, Riverside, and San Diego)
- 10% to Central Valley: (Fresno, Merced, San Joaquin, Stanislaus, and Tulare)
- 45% to Northern California: (all those not listed above)



Grant Terms & Limit Large and Small Jurisdictions

- **Qualifying Infill Project (QIP)**
 - Minimum Grant Amount \$1.0 million (\$500,000 for Rural Areas)
 - Maximum \$7.5 million
- **Qualifying Infill Area (QIA)**
 - Minimum Grant Amount \$2 million (\$1 million for Rural Areas)
 - Maximum \$30 million





Which Projects are Eligible for Funding?

Capital Improvement Projects

- A Capital Improvement Project (CIP) is the construction, rehabilitation, demolition, relocation, preservation, or other physical improvement of a Capital Asset that is an integral part or necessary for the development of the QIP.
- A CIP is eligible for funding if it is required as a condition of, or approved by the local jurisdiction in connection with its approval of the QIP.



Eligible Cost Examples

- Parks and open space development
- Utility improvements & relocation
- Streets, roads, transit linkages and facilities
- Facilities to support pedestrian & bicycle transit
- Traffic mitigation, such as street signals
- Site preparation or demolition
- Sidewalk or streetscape improvements



Eligible Cost Examples (cont.)

- Storm drains, storm water basins, culverts, & similar drainage features
- Required environmental remediation for the CIP, not to exceed 50% of the grant amount
- Impact fees required by local ordinance for identified eligible Capital Improvement Project (5% of grant amount cap)
- Parking structures (\$50,000 per space cap)





Ineligible Cost Examples

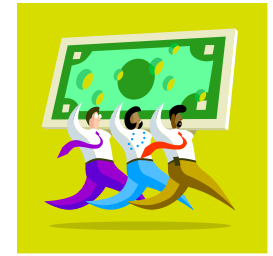
- Parking spaces unless they are required replacement transit station parking spaces or in a parking structure
- Housing or mixed use structures, including the site acquisition
- Soft costs related to ineligible costs.
- Costs incurred before the deadline for applications (Large jurisdictions) or submittal of application (Small jurisdictions).

A Few Definitions

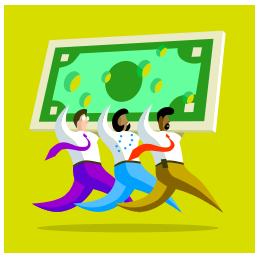




Eligible Applicants



- Eligible Applicants shall be one of the following:
 - (1) A city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area, or
 - (2) A nonprofit or for-profit developer of a Qualifying Infill Project applying jointly with a city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.





Basic Eligibility Criteria

(Both QIPs and QIAs)

- Affordability: At least 15% (not including any replacement housing units)
- Net Density: Must meet or exceed required the required density for your area
- Site Control for the CIP
- Located in an area designated for mixed use or residential development pursuant to one of the following:
 - A general plan, or general plan amendment
 - A sustainable communities strategy
 - A specific plan
 - A workforce housing opportunity zone
 - A housing sustainability district



Basic Eligibility Criteria

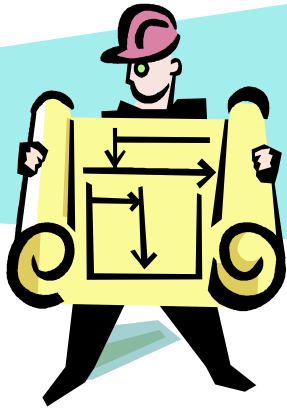
(Both QIPs and QIAs)

For Large Jurisdictions:

- At least 75% of the area within the QIP or QIA must have been previously improved, **OR**
- At least 75% of the perimeter of the QIP or QIA adjoins parcels developed with Urban Uses

For Small Jurisdictions:

- At least 50% of the area within the QIP or QIA must have been previously improved, **OR**
- At least 50% of the perimeter of the QIP or QIA adjoins parcels developed with Urban Uses





Basic Eligibility Criteria

(Both QIPs and QIAs)

“Urban Uses” defined:

- Any residential, commercial, industrial, public institutional, transit or transportation passenger facility, or retail use or any combination of those uses.

“Urbanized Area” defined:

- Means an incorporated city or an Urbanized Area or urban cluster as defined by the US Census Bureau.



What is a Qualifying Infill Project (QIP)?

- New construction of a residential or mixed-use infill development
- Located in an “Urbanized Area”
- Located in an area where the adopted housing element is HCD compliant as of **February 18, 2020**





What is a QIP?

- Discrete Development
 - Common development scheme and common, affiliated, or contractually related ownership and financing structure. Planned and locally approved as a single project.
- Applicant/developer has CIP site control
- Construction not started on the CIP and QIP



What is a QIP (cont.)?

- Density
 - Will be developed at *no less than* the densities described in subparagraph (B) of paragraph (3) of subdivision (c) of section 65583.2 of the Government Code, except in a Rural Area.
https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/Default_2010census_update.pdf
- Affordability
 - At least 15% of its units are offered at an affordable rent (at or below 60% AMI).



What is a Qualifying Infill Area (QIA)?

- Multiple project development
- Located in an “Urbanized Area”
- Located in an area where the adopted housing element is HCD compliant as of February 18, 2020





What is a QIA?

- Includes a QIP that meets all QIP requirements *and* has received all land use entitlements or has an application pending and deemed complete
- Applicant/developer has CIP site control



What is a QIA (cont.)?

- **Density**

- Will be developed at *no less than* the densities described in subparagraph (B) of paragraph (3) of subdivision (c) of section 65583.2 of the Government Code, except in a Rural Area

https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/Default_2010census_update.pdf

- **Affordability**

- At least 15% of its units are offered at an affordable rent or affordable housing cost.

Competitive Process (for Large Jurisdictions only)





Competitive Points

- Readiness (100)
 - Environmental review (30)
 - Land use entitlements (30)
 - Funding commitments (20)
 - Local support (12)
 - Prohousing Policies (8)

- Affordability (60)
 - Depth and duration of affordability, to what extent the development exceeds the required 15% threshold?



Competitive Points

- Environmental Review (30)
 - CEQA and NEPA compliance and term lapse of appeals and lawsuits (30)
 - Issuance of public notice of the availability of a draft environmental impact report, negative declaration, or environmental assessment (15)



Competitive Points

- Land Use Entitlements (30)
 - All necessary discretionary local land use approvals, except design review, are granted (30)
 - Eligible to receive all necessary local land use approvals pursuant to a Nondiscretionary Approval Process and all applications have been submitted (15)
 - Consistent with local planning docs, zoning, and applications for all necessary discretionary local land use approvals, excluding design review, are deemed accepted and complete (15)



Competitive Points

- Funding Commitments (20)
 - 90% of construction and permanent financing (20)
 - 75% of construction and permanent financing (10)
 - 50% of construction financing (5)

Funding Commitment must have:

- Borrower's name
- Project name (if any), address, APN, legal description
- The amount, interest rate, terms of financing
- May be conditioned on standard underwriting criteria
- Must contain the word "commitment"

NOT "willingness to process an application" or "subject to senior management approval..."



Competitive Points

- Local Support (12)
 - 25% of IIG request from a local public agency(ies) for QIP or CIP (12)
 - 15% of IIG request from a local public agency(ies) for QIP or CIP (3)
 - Local fee waivers and verified land donations (appraised within 1 year) accepted
 - Inclusive of awarded funds administered by locality (e.g. CDBG, HOME)



Competitive Points

- Prohousing Policies (8)
 - Projects located in jurisdictions that have:
 - Implemented programs over the last five years that finance infrastructure (4)
 - Nondiscretionary Local Approval Process for residential (4)
 - Proactive zoning for residential development (4)
 - Adopted accessory dwelling unit ordinances (4)
 - Only use objective design standards (4)



Competitive Points

- Affordability (60)
 - Points generated from the Unit Mix on the Eligible Units & Max Funds tab of the application:
 - 2 points for each percent of the total units restricted to the moderate-income
 - 2 points for each percent of the total units restricted to the lower income limit
 - 4 points for each percent of the total units restricted to less than 50% AMI
 - 2 points for each percent of the total units restricted to than 30% AMI
 - MHP affordability scoring (60/35 points for every 1 MHP affordability point)



Competitive Points

- Density (40)
 - To what extent does the average Net Density exceed the required density in your area?
 - Net Density is not the residential “footprint” or areas only.
 - Total units/acre of land to be developed excluding public dedications of land for public streets, public sidewalks, public open space, and public drainage facilities. See Section 302 (s) for detail.

All density calculations, including exclusions, must be evidenced by a CA licensed professional.



Competitive Points

- Access to Transit (20)
 - ¼ mile to Transit Station or Major Transit Stop (20)
 - ½ mile to Transit Station or Major Transit Stop (10)
 - Must be a “walkable route” boundary to boundary, as IIG defined, and evidenced by a CA licensed professional.



Competitive Points

- Proximity to Amenities (20)
 - Public parks
 - Locally recognized employment center with at least 50 full-time employees
 - Locally recognized retail center w/ at least 50 full-time employees
 - Public school or community college (+50% of units must be 2 BD+)
 - Social service facilities for Special Needs or SRO QIPs
 - A Senior center or facility offering senior services for Senior QIPs
- Provide scaled maps



Competitive Points

- Consistency with Regional Plans (10)
 - QIP/QIA supports the implementation of a sustainable communities strategy or alternative planning strategy to achieve the region's greenhouse gas emissions target. (5 points)
 - A sustainable communities strategy is not required for a region by law and the QIP/QIA supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. (5 points)



Competitive Points

- Consistency with Regional Plans (10) cont.
 - QIP/QIA in which not less than 50 percent of the land area is within a Transit Priority Area shall receive (5 points)



Tie-Breaker Criteria

- Additional Points for the lowest ratio of the grant request to the maximum grant amount for which the project qualifies (10)
- Points Awarded for each completed QIP (3)

Application Requirements





Application Requirements

IIG Supplemental Application and Universal Application (UA) Summary

- Detailed FFAST submittal instructions will be posted
- Both UA and IIG applications are required to be submitted through FFAST
- Please do not copy and paste information into the worksheet cells as this could have a negative impact on any hidden formulas or macros
- Complete tabs in order, as tabs are linked



Application Requirements

Application Materials: Submit via FAAST

faast.waterboards.ca.gov



Skip to: [Content](#) | [Footer](#) | [Accessibility](#)

Search
 This Site California
 Search best viewed using

- Home About Us Public Notices Board Info Board Decisions Water Issues Publications/Forms Press Room

Welcome to the State Water Resources Control Board |

GOVERNOR Gavin Newsom



Visit his Website

- Cal/EPA
- State and Regional Water Boards' Map
- Laws/Regulations
- Plans/Policies
- Programs
- Decisions Pending and Opportunities for Public Participation

FAAST FINANCIAL ASSISTANCE APPLICATION SUBMITTAL TOOL

Username: UserName Password: Password **LOG ONTO FAAST**

Note: The username and password are case-sensitive.

RETRIEVE PASSWORD

CREATE ACCOUNT

PUBLIC SEARCH TOOL

HOW-TO VIDEOS

WELCOME TO FAAST

The Financial Assistance Application Submittal Tool (FAAST) allows potential funding recipients to apply for grant and loan funding offered by various State agencies.

The State Water Resources Control Board's Division of Financial Assistance (Division) is responsible for administering the FAAST system. The Division also administers various financial assistance programs for planning, design, and construction of municipal sewage and water recycling facilities, drinking water facilities, stormwater, groundwater, and nonpoint source pollution control projects.

The following table lists funding programs currently accepting applications through FAAST.

FUNDING PROGRAM	RESPONSIBLE STATE AGENCY
2020 Nonpoint Source - Clean Water Act section 319(h) & Timber Regulations & Forest Restoration Fund	State Water Resources Control Board
Interim Emergency Drinking Water And Drought Related Drinking Water Funding Application	State Water Resources Control Board
Groundwater Quality Funding Programs - SCAP	State Water Resources Control Board
Water or Energy Audit	State Water Resources Control Board
Cleanup and Abatement Account - 2015 onwards	State Water Resources Control Board
Water Recycling Funding Program - Planning Grant Application	State Water Resources Control Board
Clean Water State Revolving Fund (CWSRF) - Construction/Implementation	State Water Resources Control Board
Clean Water State Revolving Fund (CWSRF) - Planning	State Water Resources Control Board
Drinking Water State Revolving Fund (DWSRF) - Construction	State Water Resources Control Board
Drinking Water State Revolving Fund (DWSRF) - Planning	State Water Resources Control Board
Water Recycling Funding Program - Construction Application	State Water Resources Control Board

FAAST

- FAQs
- How-To Videos
- User Manual
- Active RFPs
- Funding Program Resources
- Public Search Tool
- Use FAAST for your Funding Program
- System Disclosure
- Contact Us

DIVISION OF FINANCIAL ASSISTANCE

- Division of Financial Assistance Home Page

Application Lessons





Application Lessons

- How much information should I provide?
- Is the information self-evident and easily locatable?
- How detailed in terms of distances and descriptions of surroundings are my maps?
- Include transit locations, schedules, and routes
- Identify the walkable route



Application Lessons

- Does the person signing have authority per the Governing Board Resolution? Is the person signing, different than the person signing the Governing Board Resolution?
- How strong is the self-score? Only 210?
- Is it complete? Provide a complete application Is it the latest version of the application?



Application Lessons

- Ask HCD before the deadline
- Remember:
 - You are always welcome to come to HCD to review previously successful applications and discuss your current project and next year, the application from this round will be available on-line via FFAST
 - We will assist in any way that we can prior to the application deadline.
 - Once the application deadline has passed, only clarifying information can be added to your application.
 - Submit questions to our email inbox and look for the IIG Q & A.



NOFA Team Contacts

John Nunn

NOFA IIG Program Manager

916-274-0575

john.nunn@hcd.ca.gov

Sherri Kerth

916-263-2299

Sherri.kerth@hcd.ca.gov

Patti Jones

916-263-10751

patti.jones@hcd.ca.gov

Tim Stoecklein

916-263-1441

tim.stoecklein@hcd.ca.gov

Fred Rogers

916-263-1454

fred.rogers@hcd.ca.gov

Paul Dulai

916-263-6449

Ampritpal.dulai@hcd.ca.gov



Contact Us!

Infill Infrastructure Grant Program
2020 W. El Camino Avenue, Suite 650
Sacramento, CA 95833

(916) 263-2771

(916) 263-2764 Fax

Infill@hcd.ca.gov

<https://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml>