SB 2 Grant Programs

SANDAG – TWG
February 13, 2020

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Overview

• Eligible for $160,000 in grant funds
  ❖ Approved for $143,400

• City Council - develop grant which fit into existing “22 in 5” program

• “22 in 5” was developed in 2016 looked at ways to build 22 affordable units before April 2021
ADU Floor Plans  
(Program 1 - $19,000)

- Development of three Accessory Dwelling Unit floor plans to be licensed to the City for public use (floor plan only, no construction drawings)
- City topography varies greatly - Shovel ready “one plan fits all” not appropriate
- ADUs feasible way for City to meet current/future RHNA
- Projected Completion – July 2020

PF Zone PEIR  
(Program 2 - $13,000)

- Partial reimbursement for PEIR that is underway
- Evaluates residential as an additionally allowed use in the Public Facilities (PF) Zone
  - Potential for 93 units @ 20du/ac
- Part of 5th Cycle Implementation
- Projected completion – May 2020
City-owned Sites for Development (Program 3 - $111,400)

• Identification of 3-4 City-owned properties where affordable housing development may be feasible
• Selection of one site
• Development of plans
• Approval of design through discretionary process
• GOAL – Entitlements for an affordable housing development on City-owned land
Questions?
Background

- General Plan Update – Recently Initiated
  - Some GP Elements - Date to 1970’s
  - Focus Growth in Corridors
    - Infill, Near Commercial & Transit, Complete Streets
- GPU Funding
  - General Plan Surcharge on Permits
  - CalTrans Corridor Grant
  - SB 2 Grant
Oceanside Corridors

SB 2 Application

- Council Resolution in September 2019 (consent)
- Submitted to HCD in November 2019
  - Under Review
- Requesting $310,000 (Maximum Eligibility)
  - Mostly for Technical Studies
- Housing Element & Annual Progress Reports
  - In Compliance
- Planning Priorities – City Consistency
  - Incentive Dist, Climate Action Plan, ADUs
SB 2 Application

- Priority Policy Areas – Accelerate Housing
  - Specific Plans
  - Form-Based Code
  - CEQA Streamlining
- Proposed Activities Checklist
  - Updates to General Plan & Specific Plans:
    - Land Use, Housing, Circulation
  - Programmatic EIR
  - Smaller Geography such as Corridors
  - Site Assessments

Next Steps

- Background Studies
  - Land Use, Housing, Mobility, Community Facilities
- EIR Issues Analysis – December 2020
- Inform Programmatic EIR for General Plan Update
  - Development Standards
  - Design Guidelines