

Financing Sustainability Webinar Series: Opportunities to Fund Local Parks and Open Space

January 31, 2012 - 10:00 a.m. to 11:15 a.m.

Please note:

- Questions and comments may be submitted using the on-screen webinar tools.
- For live assistance during the webinar, please call 916-658-8208.
- PowerPoint presentation is available for download at:
<http://www.ca-ilg.org/FinancingSustainabilityWebinars/3>



INSTITUTE FOR
LOCAL GOVERNMENT

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- How to Choose a Listening Mode
 - How to Submit Questions
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 2. Next, choose your preferred listening mode using the options in the **Audio Pane (C)**.
 3. To submit questions or comments to the panelists, type text into the box provided in the **Questions Pane (D)** and click the **Send (E)** button.

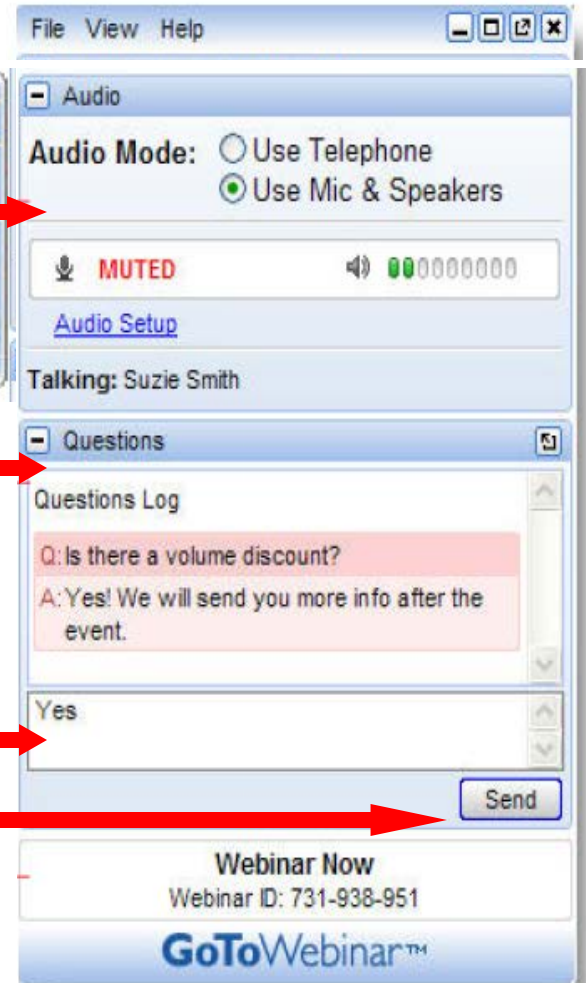
(A) Control Panel →

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(C) Audio Pane →

(D) Questions Pane →

(E) Type Text here and
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www.ca-ilg.org/webinarbasics

About the Institute

Who:

- **Founded 1955**
- **501(c)(3) Research and Education Arm of:**
 - League of California Cities
 - California State Association of Counties

Mission:

- Promoting good government at the local level

Sustainable Communities Learning Network

The logo features a stylized green graphic of a bird or a leaf above a series of concentric, overlapping green circles that resemble ripples in water.

The Sustainable Communities Learning Network helps local officials and staff to access and share resources and tools that encourage their communities to consider and apply economically, socially and environmentally sustainable practices.



www.ca-ilg.org





Today's Agenda

Steve Sanders, Program Director, Land Use and Healthy Communities, Institute for Local Government

- Welcome and Introductions

Joseph Fletcher, Interim City Attorney for Menifee and City of Ojai Attorney

- Basics of Joint Use Agreements

Ed Hayduk, Assistant General Manager, Rancho Simi Recreation and Park District

- The Arroyo Simi Greenway Project

James Johnson & Lindy Suggs, California Department of Housing and Community Development

- Housing-Related Parks Program

Questions and Discussion

Basics of Joint Use Agreements

Joseph W. Fletcher

January 31, 2012

Joint Use Success - Be Clear on Goals

Desired outcome(s)

Short term project versus long term program?

Existing program versus new function?

Finance-oriented versus personnel-oriented?

Level of management & policy commitment?

Participants & Structure

State of California

Regional and local governments

Special districts

Non-profits or foundations

Contract

Ground or facility lease

Joint exercise of powers/joint powers authority

Legal Issues –Structural

Governing board –

Be aware of open meetings and conflicts of interest

Technical advisory committee

Captive or independent agency

Staffing/personnel

Legal Issues –Procedural

Restrictions on use of state & federal funds and/or grants

Scope of authority – may limit permitted activities

Public contract requirements

Environmental review—who is lead agency?

Legal Issues - Financial

Budgeting and cash flow

Accounting/finance regulations

Debt –Issuance & Prohibitions/restrictions

Risk allocation

Insurance

Dispute Resolution

Pre-contract techniques for reaching consensus
Dangers of punting decisions

Allocation of control between professional staff and
policy makers

Mediation tools

Arbitration clauses

Termination & Remedies

- Life expectancy
- Unwinding the entity
- Ownership
- Resolution of claims



The Arroyo Simi Greenway Project

by Rancho Simi Recreation and
Park District

January 31, 2012



Partners

- Rancho Simi Recreation and Park District



- City of Simi Valley



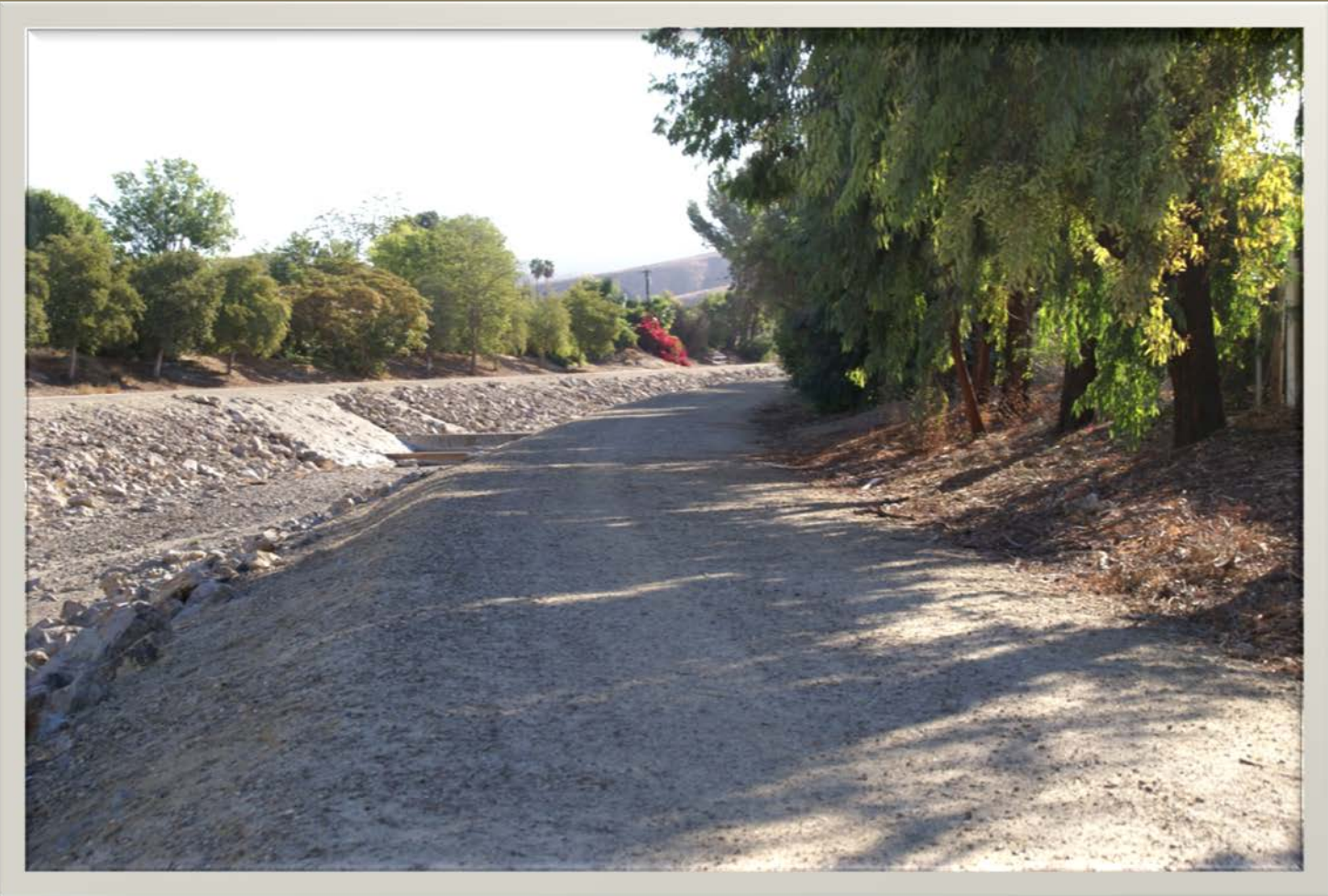
- Simi Valley Unified School District



- Ventura County Watershed Protection District









New Trail Entries



Existing entrances are narrow and tight, and users must get off their bike to enter or exit.

Current entries are uninviting and hidden, and appear gated and locked.



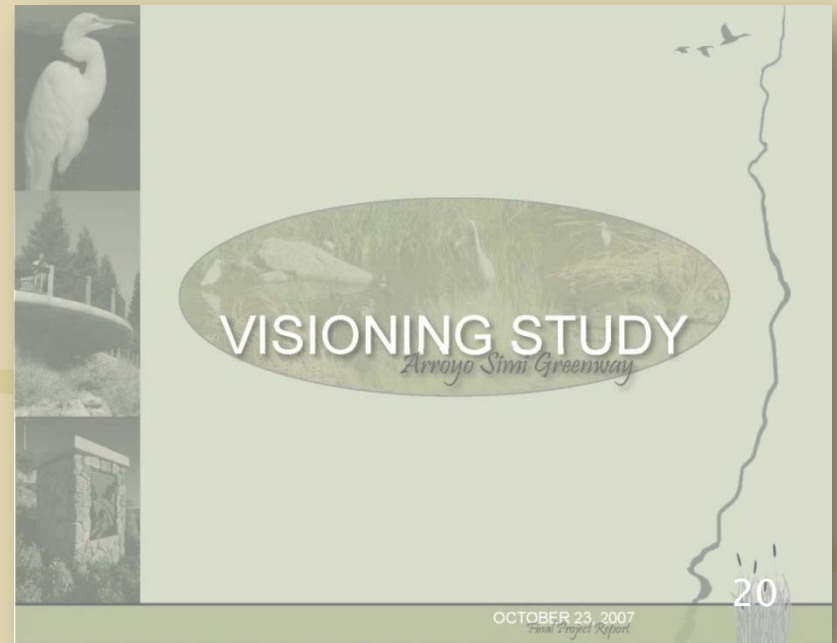
2007 Visioning Study



Ad Hoc Committee Field Visit

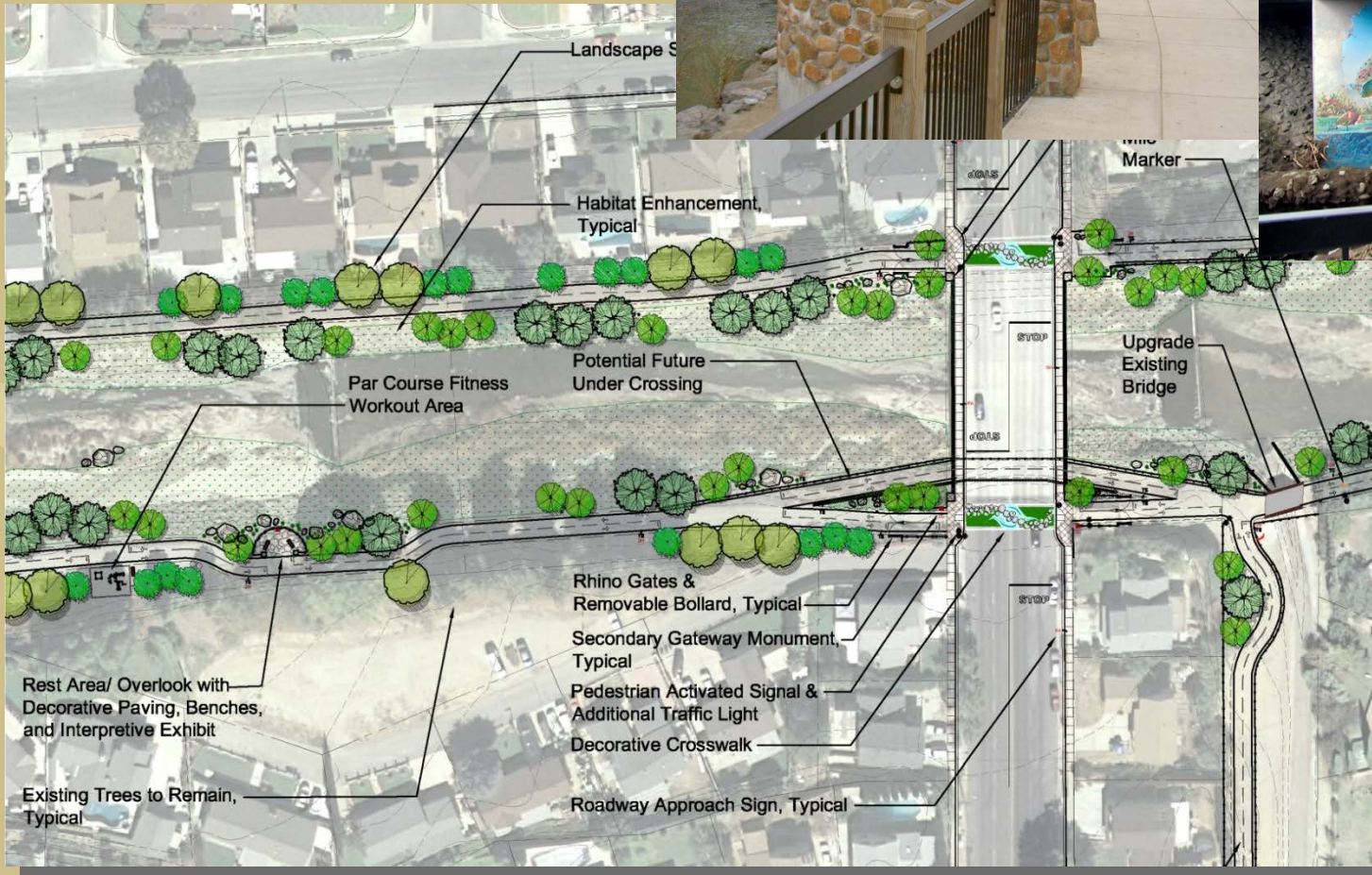


Visioning Study Workshop



Plan View

Sycamore Drive Bridge



New Trail Entries – Gateway Signs

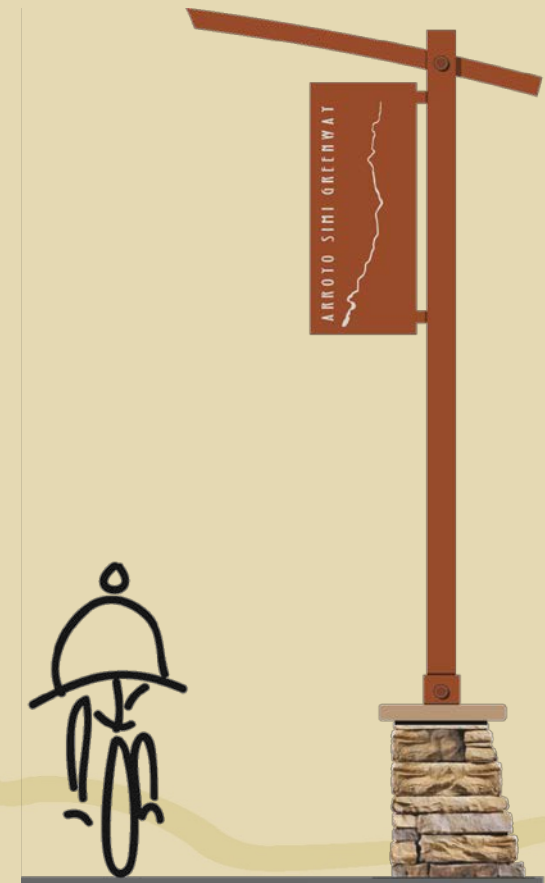
New Gateway Signage will improve visual awareness of the Greenway



Secondary Gateway



Two-Column Monument



One-Column Monument

Madera Road Gateway



Looking East from Madera Road

Looking east towards Erringer Road

Cascade Overlook



Identified Funding Sources

Proposition 84:

California River Parkways Grant Program

- Projects that promote quality of life by providing important recreational, open space, wildlife flood management, water quality and urban waterfront revitalization benefits to the community.
- Round 1 Grant Award: **\$802,275** for Phase 1
- Round 2 Grant Application for **\$886,642** still under review

Funding Partnerships

Rancho Simi Recreation and Park District:

General Funds

Park Dedication Fees

– Fees paid by housing developers.

Assessment District Funds

– An assessment levied on properties located within the District's boundaries.

Funding Partnerships

City of Simi Valley:

- The City's Phase 1 match was funded through the City's Air Quality Mitigation Fund**
 - Funds provided by developers to mitigate development can be used on projects that promote and improve air quality in the City.
- The City's Phase 2 match will be funded through the City's Lighting Maintenance District**
 - The City's match will be used to modify traffic signals at locations where the Greenway crosses major streets.
- CDBG funds may be used for portions of the project that are located adjacent to low income neighborhoods.**

Funding Partnerships

Simi Valley Unified School District

Safe Routes to School Program administered by Caltrans (SR2S Funding)

- Caltrans administers two separate programs – State and Federal.
- The goal is to increase the number of children walking and bicycling to school by making it safer for them to do so.
- Under the State program, cities and counties are eligible to apply for funds for infrastructure projects located in the vicinity of a K-12 school.

Sinaloa School Trail

Concept Drawing

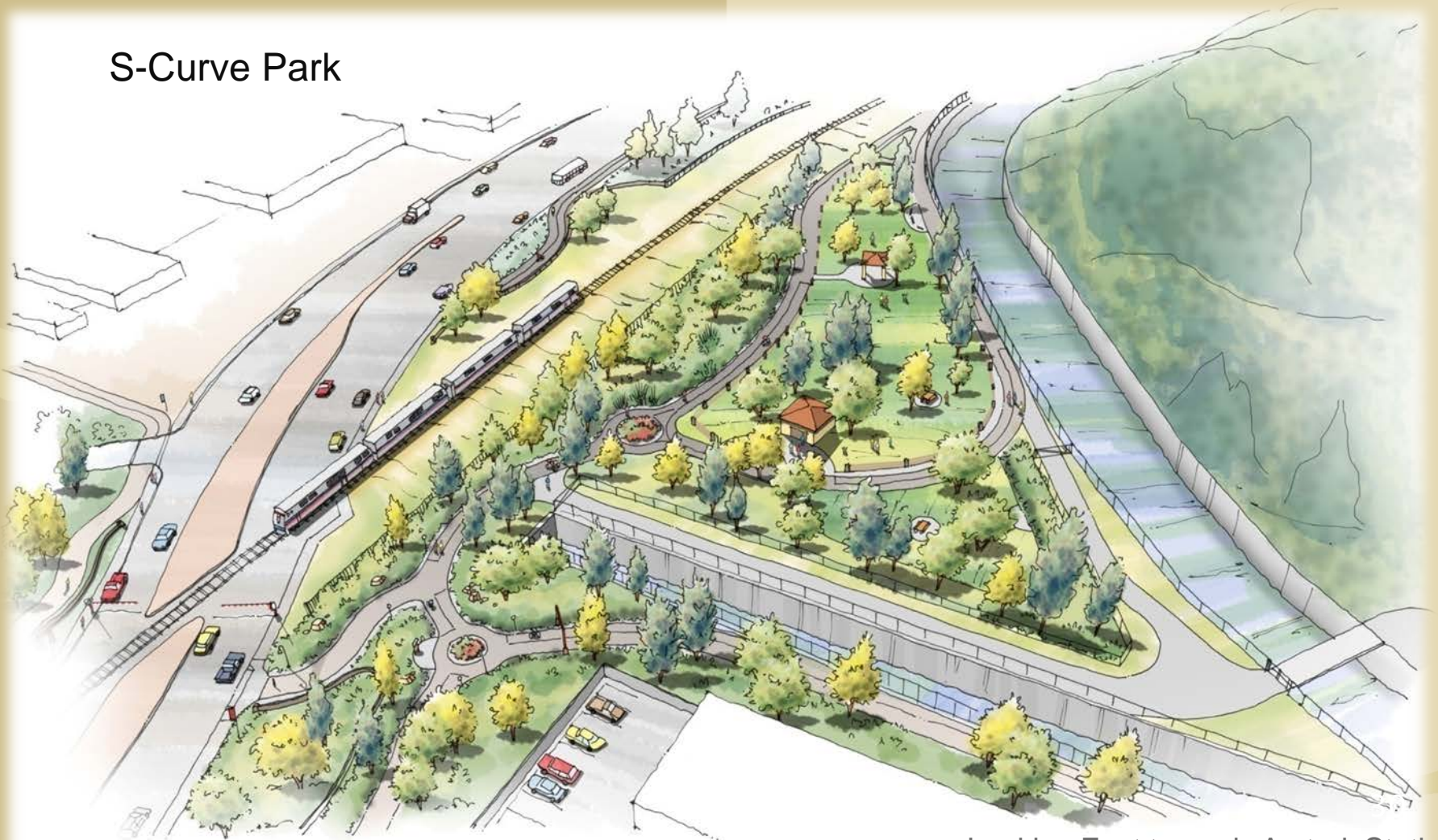


Looking South towards Sinaloa Middle School

Other Partnerships: Explore All Opportunities

Excess Public Right-of-Way/Railroad Right-of-Way/Remnant Open Space Parcels

S-Curve Park



Looking East towards Amtrak Station

Trailheads: Using Available Slivers of Land

Community Center Trailhead



Looking East towards Tapo Canyon Drainage

Stewardship

- **Utilize volunteer resources for cleanup and special projects:**
 - Scouts
 - Church organizations
 - Volunteer groups
 - Business service groups



Joint Press Conference September 15, 2010



California Natural Resources Agency
River Parkways Grant Program
Date: September 15, 2010

Pay to the
Order of: Rancho Simi and Park District
Arroyo Simi Greenway Project \$ 802,275.00

Eight Hundred Two Thousand, Two Hundred Seventy-Five and No/100 ——— Dollars

John Chiang
State Controller

322271627 8770996624 3663

Housing-Related Parks Program



State Department of Housing & Community Development

Authorizing Legislation



Valley View Park, City of Oakdale

- One of several initiatives funded by the Housing and Emergency Shelter Trust Fund Act of 2006 (Proposition 1C)
- Created by **Assembly Bill No. 2494 (Caballero)** CHAPTER 641 to add Chapter 8 (Section 50700) to Part 2 of Division 31 Part 2 of the Health and Safety Code



Housing Related Parks Program

- \$200,000,000 to Housing Urban-Suburban-and-Rural Parks Account to fund the Housing-Related Parks Program
- Current NOFA Issued December 2, 2011
- Applications Due March 30, 2012



Highlights of the HRP Program

- All applicants meeting the requirements will be funded.
- The program is non-competitive (no rating and ranking).
- If the program is oversubscribed, funds will be prorated among eligible applicants.

Program Objectives

- Increase Affordable New Residential Construction (ownership and rental)
- Fund the creation and/or renovation of Community Parks
- Reward compliance with State Housing Element Law



*Music Avenue Neighborhood Park,
City of Clovis*

Eligible Applicants



- Cities and Counties which meet ALL threshold eligibility criteria
- Jurisdictions may subcontract through a recreation and park district or nonprofit organization that has *among its purposes* the conservation of natural or cultural resources



Threshold Requirements

- Housing element in compliance with State Housing Element Law (Article 10.6 of the Government Code) by close of designated Program Year.
- Housing Element Annual Progress Report required pursuant to GC § 65400 submitted to HCD by close of the Program Year.
- Documentation of Housing Starts (completed foundation inspection) of units affordable to **Very Low- or Low-Income households** during the designated period covered by the Notice of Funding Availability (Current NOFA: Jan. 1, 2010 – Dec. 31, 2011)

Production Awards

- Base Awards: Funds will be awarded on a per bedroom basis in units affordable to very low- or low-income households
- Award amount will be \$500 per bedroom in qualifying low-income units and \$750 per bedroom in qualifying very low-income units





Tracking Affordable Units Documentation Summary

- Documented foundation inspections issued during designated program year
- Number of units affordable to very low- and/or low-income households
- Number of bedrooms by income level
- Affordability Restrictions (Covenants)
 - 55 years for Rental
 - 20 years for Owner
- Initial occupancy for non-subsidized very low- and/or low-income owner units



Foundation Inspection Report

- Must have occurred on or after January 1 of the Designated Program Year
- Must provide documentation of inspection record approval for each eligible unit



Bonus Funds

6 Potential Bonuses:

- Unit-based bonuses (2) - bonus is tied to the units used to qualify for the base award
- Park Project location-based bonuses (3) – bonus is tied to the location of the park project for which the jurisdiction is proposing to use the funds received.
- RHNA Bonus (1)



Bonus Funds – Unit Based

- **Extremely Low-Income Households (\$250/bedroom)**
- **Units developed as an infill project (\$250/bedroom)**
 - **The site must have been previously developed or surrounded by existing uses**



Bonus Funds – Park based

- **Park Projects which serve Disadvantaged Communities (\$100/bedroom)**
- **Park projects located within a Park-Deficient Community (\$100/bedroom)**
- **Infill Supporting Projects/ Regional Blueprint Conformance (\$100/bedroom)**



Bonus Funds – RHNA bonus

**Regional Housing Needs Allocation Bonus
(\$50/bedroom for units affordable to LI HHs,
\$75/bedroom for units affordable to VLI HHs)**

- Awards jurisdictions that have met a target percentage of their overall RHNA by the end of the Program Year based on the number of building permits issued
- To be determined by the Department after application submittal

Award Calculation

Eligible applicants may receive up to:

- \$1,100 per bedroom in qualifying low-income units
- \$1,625 per bedroom in qualifying very low-income/extremely low-income units

		Bonus Awards					
Qualifying Unit	Base Award per Bedroom	ELI Units	Infill Units	Disadvantaged Community	Park Deficient Community	Regional Blueprint/ Supporting Infill	RHNA Progress
Low Income Unit	\$500		\$250	\$100	\$100	\$100	\$50
Very-Low Income Unit	\$750	\$250	\$250	\$100	\$100	\$100	\$75



Eligible Use of Funds

- Construction, rehabilitation or acquisition of capital assets that benefit the community (Government Code Section 16727)
- Physical property with a useful life of 15 years or more
- Equipment with a useful life of 2 years or more
- Costs related to construction or acquisition, i.e. planning, design, engineering, environmental impact reports, appraisals, legal, site acquisition, easements.



Fishing Pier, City of Anderson

Other Program Requirements

- Minimum grant amount of \$75,000 (including eligible bonus funds)
- May combine eligible units for multiple years and apply once minimum grant amount has been achieved.
- Funds will be disbursed upon documentation of a certificate of occupancy, final inspection, or other comparable local approval or units used to qualify for funding.

HRP Program Team

Program Manager Jennifer Seeger jseeger@hcd.ca.gov (916) 322-4263	
Regional Representatives:	
Southern California	Lindy Suggs lsuggs@hcd.ca.gov (916) 327-2641
Bay Area	Janet Myles jmyles@hcd.ca.gov (916) 445-7412
Central Valley/Northern California	James Johnson jjohnson@hcd.ca.gov (916) 323-7271



For Additional Information and Program Updates:

**California Department of Housing and Community
Development**

Housing Policy Development Division

Department's Website at www.hcd.ca.gov/hpd/hrpp

Housing_parks@hcd.ca.gov

Resources to Learn More

- **Sustainable Communities Learning Network**
 - www.ca-ilg.org/SCLN
- **Beacon Award**
 - www.ca-ilg.org/BeaconAward
- **Financing Sustainability Resource Center**
 - <http://www.ca-ilg.org/ghgfinance>



Beacon Award Program Offers Free Informational Webinars

How to Participate in the Beacon Award Recognition Program – Understanding the Basics

Tuesday March 6, 2012 10:00-10:45 a.m.

The Beacon Award: From Participant to Award Winner, Moving Your Agency Forward

Tuesday April 3, 2012 10:00-10:45 a.m.

Registration available at:

www.ca-ilg.org/BeaconAward/Webinars

Questions?



Questions not answered during the webinar will be answered offline and posted at www.ca-ilg.org/FinancingSustainabilityWebinars/3.