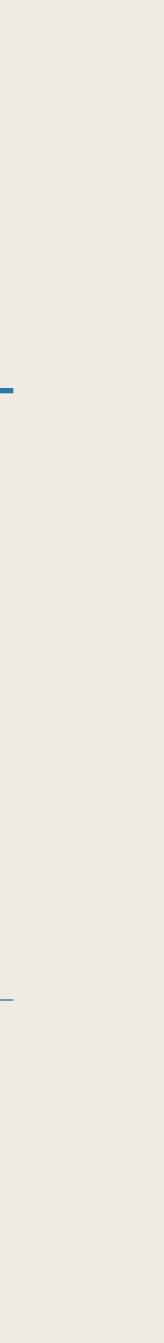
Legislative Update CalHFA Board of Directors Meeting, January 21, 2021

Francesc R. Martí, Director of Policy and Legislation



Federal Update



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Phase 1 **IMMEDIATE RESPONSE**

H.R.6074- Coronavirus Preparedness and Response Supplemental **Appropriations Act, 2020**

- No housing provisions.
- \$8.3 billion in emergency funding to federal agencies for immediate COVID-19 response.
- Majority (\$6.2 billion) is for HHS, including CDC.
- State Dept., USAID, FDA and SBA also funded.

Phase 3 STIMULUS

H.R. 748 - Coronavirus Aid, Relief, and Economic Security Act (CARES)

- Consolidated Appropriations Act, 2021 H.R. 133 Housing Provisions in CARES.
- \$1.8 trillion price tag.
- Direct stimulus checks to households.
- Expands Unemployment Insurance by \$600/week until 7/31.
- \$500 billion for Fed to stabilize economy.
- \$349 billion in Small Business Loans.
- \$150 billion to States & Localities (Coronavirus Relief Fund)
- \$45 billion in FEMA disaster relief.

March 6th

Bill Signed

March 18th

Bill Signed

Phase 2

Leave.

PAID LEAVE

H.R.6201 - Families First

Coronavirus Response Act

• No housing provisions.

March 27th Bill Signed

April 24th **Bill Signed**

Phase 3.5

- No housing provisions.
- businesses loans.
- \$75 billion for hospitals.
- \$25 billion to expand testing.

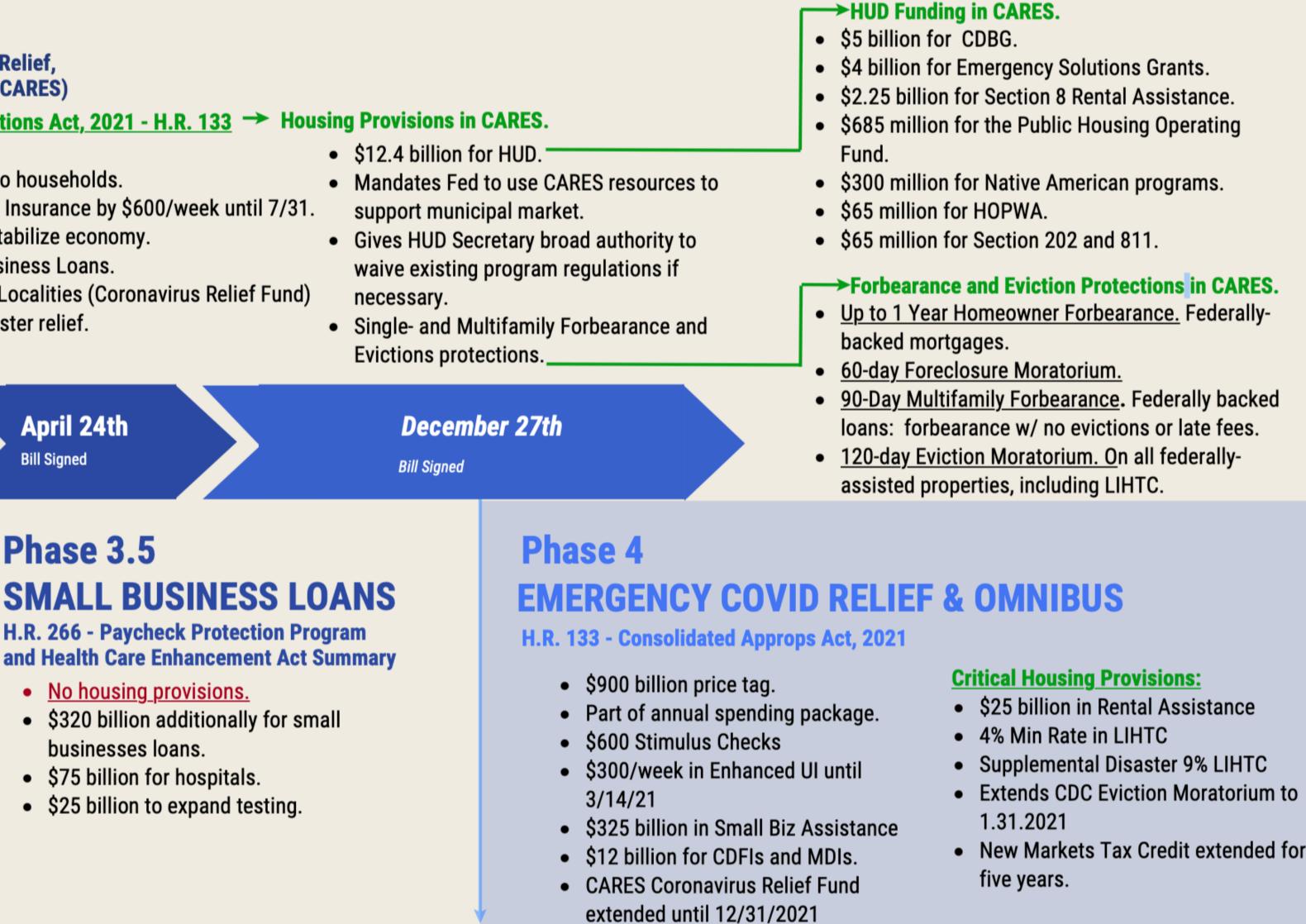
unemployment benefits. Expands medical coverage to COVID-19 testing.

Funding for States to expand

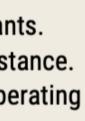
• 80 hours of Emergency Paid Sick

12 weeks of Paid Family Leave.

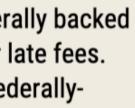
COVID-19 CONGRESSIONAL LEGISLATION TO DATE

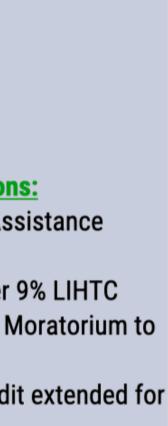












Consolidated Appropriations Act, 2021 - H.R. 133

- Components:
 - 1. \$900 billion in COVID-19 Stimulus
 - 2021
 - 3. Various tax provisions
- Passed both houses on Dec. 21st with broad bipartisan support
- Signed by President on Dec. 27th

2. \$1.4 trillion omnibus spending bill for federal government for the remainder of FFY

Rental Assistance

- \$25 billion
- based on population.
- homelessness or housing instability due directly or indirectly to the pandemic.
- Eligible Households:
 - Households with incomes at 80% AMI or below.
 - for at least 90 days.

• Award Formula: Administered by US Treasury Department as grants to states and eligible local governments

• Allowable Uses: emergency rental assistance, rental arrears, and utility costs for households at risk of

• Priority must be given to households at 50% AMI or below, or those where someone has been unemployed

• **Recapture:** Treasury will recapture any funds not obligated as of 11/30/2021 and reallocate to other grantees.

LIHTC Provisions

- Housing Credit 4 Percent Minimum Rate
 - multifamily bonds.
 - Current floating rate is an all-time low.
 - \$500 million a year in additional equity to California.
 - 35,260 additional units in California in the next 10 years according to Novogradac.
- Disaster Housing Credits

• H.R. 133 establishes a permanent minimum 4 percent rate for LIHTC developments financed by tax-exempt

 Provides a supplemental disaster 9% LIHTC allocation to California and other disaster impacted states. Novogradac estimates it will allow CA to allocate \$80 M in credits (1-year value for 10-year credits), which would represent roughly \$800 million in additional LIHTC equity that CA can award to projects in 2021.





Other Housing Provisions

- 1-Year Coronavirus Relief Fund (CRF) Extension
- 1-Month Eviction Moratorium Extension
 - Extends the CDC's eviction moratorium until January 31, 2021.
- Annual Appropriations
 - above the president's budget request.
 - entities.
- New Markets Tax Credit extended for five years.

• Extends until 12/31/2021, state & local funding provided through the CRF in the CARES Act.

• The bill provides a total of \$49.6 billion for HUD, \$561 million above the 2020 enacted level and \$12.4 billion • \$20 million for a new eviction prevention competitive grant program for nonprofits and governmental

Non-Housing Provisions

- Stimulus Checks:
 - qualifying child.
- Unemployment Insurance:
 - 2021.
- \$325 billion in additional small business assistance:
 - \$284 billion for first and second forgivable Paycheck Payment Program (PPP) loans.
 - \$15 billion is dedicated for lending though CDFIs and MDIs.

\$600 stimulus checks for income-qualified single taxpayers and \$1,200 for joint fliers with \$600 per

• \$300 per week in enhanced unemployment insurance benefits starting after Dec. 26 and ending March 14,

President Biden COVID-19 Relief Plan

American Rescue Plan Jan. 14, 2021

- 2021.
- Additional \$25 billion in Emergency Rental Assistance.
- Home Energy Assistance Program, for struggling renters.
- and provide essential services.

• Extension of eviction and foreclosure moratorium on federally-guaranteed mortgages until September 30,

• \$5 billion to cover home energy and water costs and arrears through programs like the Low Income

• \$5 billion in emergency assistance to help secure housing for people experiencing or at risk of homelessness. These funds would provide flexibility for both congregate and non-congregate housing options, help jurisdictions purchase and convert hotels and motels into permanent housing, and give homeless services providers the resources they need to hire and retain staff, maintain outreach programs,





State Update



Senate 'Building Opportunities for All' Housing Package

- SB 5 Senate Housing Bond (Atkins, Caballero, McGuire, Roth, Rubio, Skinner, Wiener) Placeholder for housing bond.
- minimum density to accommodate affordable housing and abide by existing local planning and development ordinances.
- 2025.
- SB 8 Density Bonus Enhancer (Skinner) Placeholder
- development by streamlining the process for a homeowner to create a duplex or subdivide an existing lot in residential areas.
- people and working families.

• SB 6 The Neighborhood Homes Act (Caballero) Authorizes residential development on existing lots currently zoned for commercial office and retail space such as strip malls or large "big box" retail spaces. The bill requires the development of residential units be at a

• SB 7 The Housing + Jobs Expansion & Extension Act (Atkins). Seeks to improve the CEQA process by extending and expanding provisions of AB 900, which streamlined paperwork and expedited legal challenges to large, multi-benefit housing, energy, and manufacturing projects. SB 7 would extend the 2021 'sunset' of AB 900, which created jobs and investment in the state, through

• SB 9 California Housing Opportunity & More Efficiency (HOME) Act (Atkins) Promotes small-scale neighborhood residential

SB 10 Upzoning (Wiener) SB 10 allows cities to upzone areas close to job centers, transit, and existing urbanized areas to allow up to ten units without having to go through the lengthy CEQA process. SB 10 will make it easier for cities to build housing affordable to young

Assembly Budget Blueprint

- Restore one-time funding 2020 cuts to UC, CSU, Courts, Housing, Child Support.
- determining service provision models.
- by increasing program length and eligibility.
- Create a state program to prevent evictions and support mom-and-pop landlords.

Provide ongoing homelessness prevention state funding, while incorporating best practices in

• Expand current housing support and assistance programs that target vulnerable Californians, including low-income families with children and abused or neglected older adults over aged 60,

CDLAC Regulatory Reform

- Adopted Dec. 21st
- New Scoring System
 - Includes AFFH Scoring criteria.
 - State Tax Credits included in Tie Breaker to Promote Efficiency.
 - Recycled Bonds Count for Leverage Points.
- New Pool Framework
 - New BIPOC Pool.
 - 60% awarded in project-type pools, including \$447.7 M for Mixed Income.
 - 40% awarded geographically.

Thank you

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