



Board Agenda Item 50

DATE: August 6, 2019

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Application & Receipt of Senate Bill 2 Planning Grants Program Funds

RECOMMENDED ACTION(S):

- 1. Adopt Resolution authorizing the Department of Public Works and Planning to submit a grant application to the California Department of Housing and Community Development for Senate Bill 2 Planning Grants Program for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production (\$310,000); and if the grant application is approved,**
- 2. Approve and authorize the Director or his designee upon review and approval by County Counsel as to legal form and the Auditor-Controller Treasurer Tax Collector as to accounting form, to execute and deliver a State of California Standard Agreement to secure the Senate Bill 2: Planning Grant.**

Approval of the recommended actions will authorize submittal of the grant application and the execution of the related standard agreement if awarded. On March 28, 2019, the California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) for approximately \$123 million to counties and cities statewide under the Senate Bill 2: Building Homes and Jobs Act (SB 2) 2017 Planning Grants Program (PGP). The County is eligible, based on its population, to receive a maximum of \$310,000 through a non-competitive grant process. This is a countywide item.

ALTERNATIVE ACTION(S):

Your Board may choose not to apply for the grant funding, making the Department ineligible to receive the noncompetitive planning grant funding for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate affordable housing production.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended actions. The non-competitive grant allocation (\$310,000) does not require a match or in-kind contribution and will be used to assist the Department in updating planning documents and land use ordinances to streamline housing approvals and accelerate affordable housing production. Should funding be awarded, Department staff will return to your Board with the related budget resolution.

DISCUSSION:

SB 2 is part of a 2017 15-bill housing package created to address the State's affordable housing shortage

and high housing costs. Specifically, legislation established a permanent source of revenue intended to increase the affordable housing stock in California. The legislation directs HCD to use 50% of the first year revenue (January through December 2018) to establish a one-time program that provides financial and technical assistance to local governments to update planning documents and land use ordinances. The other 50% was to be used for homeless services.

The PGP is intended for the preparation, adoption, and implementation of plans and ordinances that streamline housing approvals and accelerate housing production.

SB 2 funding will help cities and counties to:

- Accelerate housing production;
- Streamline the approval of housing development affordable to owner and renter households at all income levels;
- Facilitate housing affordability for all income groups, but particularly for lower- and moderate-income households;
- Promote development consistent with the State Planning Priorities (Government Code Section 65041.1); and
- Ensure geographic equity in the distribution and expenditure of the funds

Eligible activities include:

- Updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities strategies, or local coastal plans
- Updates to zoning ordinances
- Environmental analyses that eliminate the need for project-specific review
- Local process improvements that expedite local planning and permitting

The deadline for grant applications is November 30, 2019 and successful applicants will be notified approximately 60 days after application submittal, depending on the volume of applications. The anticipated end of the grant term is June 30, 2022.

With your Board's approval, Department staff will begin the development of the scope of work to complete the grant application process. The scope of work is anticipated to include evaluation of current General Plan policies, internal procedures, County Zoning Ordinance, community and stakeholder outreach, California Environmental Quality Act (CEQA) analysis, and recommendations for revisions to General Plan policies and the Zoning Ordinance to facilitate the goals of SB 2 will be brought before your Board for consideration.

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Resolution
On file with Clerk - Application

CAO ANALYST:

Sonia M. De La Rosa