



Legislation Text

File #: 20-0311, **Version:** 1

Planning and Building Department, Planning Division, Long Range Planning Unit, Housing, Community and Economic Development Program, recommending the Board of Supervisors adopt a Resolution **049-2020** to:

- 1) Authorize the submittal of a 2019 Infill Infrastructure Grant Program application to the State of California Department of Community Development to provide up to \$1,000,000 as gap funding for infrastructure improvements required for affordable multifamily residential infill development; and
- 2) If awarded, authorize the Director of the Planning and Building Department, or designee, contingent upon approval by County Counsel and Risk Management, to execute the grant agreement and subsequent amendments thereto that do not affect the dollar amount or the term and to sign other grant-related documents.

FUNDING: State funding authorized by Assembly Bill 101 (Chapter 159, Statutes of 2019) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code.

DISCUSSION / BACKGROUND

The State of California Department of Housing and Community Development (the "Department") issued a Notice of Funding Availability ("NOFA") dated October 30, 2019, for the Infill Infrastructure Grant (IIG) Program established under Assembly Bill 101 (Chapter 159, Statutes of 2019) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code, which authorizes the Department to approve funding allocations utilizing monies made available by the State Legislature, subject to the terms and conditions of the statute and the IIG Guidelines.

Eligible applicants for IIG grant assistance include a city, county, city and county, or public housing authority that has jurisdiction over a qualifying infill area, or 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.

In response to the 2019 NOFA, the County of El Dorado (the "Applicant") desires to submit a project application for an allocation for up to \$1,000,000 of the IIG Program funds in cooperation with Pacific Southwest Community Development Corporation ("Co-Applicant"), Managing General Partner of the Diamond Village Apartments, an 81-unit affordable multifamily housing development in Diamond Springs. Pacific Southwest Community Development Corporation is a non-profit 501(c)3 California Public Benefit Corporation that acts as the managing general partner for over 70 low and moderate income apartment properties in California.

Per the Conditions of Project Approval, the Diamond Village Apartments development is conditioned, by Mitigation Measure TR-1, to provide a public road connection to Diamond Road (Highway 49) by way of Black Rice Road. There will be access to Black Rice Road via Village Way through the subject property. The access to Black Rice Road would be provided through a connection of Racquet Way to Black Rice Road. As Black Rice Road is not a County maintained road, it would be the responsibility of the applicant to acquire the necessary right-of-way onto Black Rice Road. If the applicant cannot

negotiate access to Black Rice Road, condemnation of that section of Black Rice Road may be required by the County. Under the IIG Program, this activity meets the definition of a “qualifying infill project” in a “qualifying infill area”.

The IIG application will support the County’s Housing Element Policy HO-1.18 which states that the County shall develop incentive programs and partnerships to encourage private development of affordable housing; and Measure HO-2013-21, which recommends the support of County application for funds from a variety of sources in support of public improvements and/or community development on behalf of development for, and services that assist, affordable housing.

Should IIG grant funding be awarded, staff will return to the Board with an agenda item to accept the grant funds in accordance with Board Policy A-6.

ALTERNATIVES

The Board may deny the request to submit an application for IIG grant funding.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel and Risk Management
Department of Transportation

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

No change to Net County Cost is associated with this item. There is no County General Fund match required for the IIG grant, if funded.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will secure the Chair's signature on the original copy of the Resolution; and
- 2) The Clerk of the Board will provide two (2) certified Resolution copies to Planning and Building Department, attention of C.J. Freeland, HCED Program.

STRATEGIC PLAN COMPONENT

Economic Development & Healthy Communities - The grant application for the IIG State funding program supports the County’s Strategic Plan goal of Economic Development by seeking funds to develop workforce housing. Providing workforce housing supports the Healthy Communities goal by offering low-income residents with affordable housing.

CONTACT

Tiffany Schmid, Director
Planning and Building Department