



Legislation Text

File #: 20-0570, **Version:** 1

Planning and Building Department, Planning Division, Long Range Planning Unit recommending the Board:

- 1) Adopt and authorize the Chair to sign Resolution **085-2020** approving the submittal of an application to the State Department of Housing and Community Development (Department) for planning grant funds to further housing development in El Dorado County; and
- 2) Authorize and direct the Planning and Building Department Director, or designee, to act on the County's behalf in all matters pertaining to this application to apply for and submit to the Department the 2020 Local Early Action Planning Grants Program application in the amount of up to \$500,000.

FUNDING: Local Early Action Planning Grants Program.

DISCUSSION / BACKGROUND

On January 27, 2020, the California Department of Housing and Community Development (Department) released a Notice of Funding Availability (NOFA) for approximately \$119,040,000 as part of the new one-time funding Local Early Action Planning Grants Program (LEAP). LEAP is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of Health and Safety Code (Sections 50515.03 (Chapter 159, Statutes of 2019)). The Program provides funding to jurisdictions for the preparation and adoption of planning documents, process improvements that accelerate housing production, and facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Allocation (RHNA).

The LEAP Program is part of the broader Program formerly known as the Local Government Planning Support Grants Program, which was established as part of the 2019-20 California Budget Act. The 2019-20 Budget Act provides a spectrum of support, incentives, resources and accountability to meet California's housing goals.

The LEAP Program provides one-time grant funding to regions and jurisdictions for technical assistance, preparation and adoption of planning documents, and process improvements. The County of El Dorado is eligible for up to \$500,000 in grant funding.

In response to the 2020 NOFA, the County of El Dorado desires to submit an application for an allocation of the LEAP Program funds up to the maximum amount available to the County of \$500,000 to accelerate the production of housing for two activities as described below.

The primary activity is the Infill Incentive Ordinance which implements General Plan Policy 2.4.1.5 and Housing Element Measures HO-2013-4 and HO-2013-18. The Infill Incentive Ordinance is one of the projects included on the Long Range Planning Project Prioritization Matrix for Fiscal Year 2020-21 that was presented to the Board on March 17, 2020. Effective Infill Ordinances (standards, guidelines, etc.) would encourage infill development in areas with existing infrastructure investments, ensuring a more efficient use of land while taking advantage of the cost-effective delivery of existing services. This type of ordinance would also encourage development of needed housing in close proximity to employment, support the development and preservation of affordable housing and

ensure that new development is consistent in character and scale with established neighborhoods and business districts. Project management will be conducted with a combination of County staff time and consultant services. The County budget allocated to this activity for staff and consultant services will be offset by grant funds, if awarded.

The second activity is the expansion of the Pre-Approved Accessory Dwelling Unit (ADU) Plan Program. The initial project is being funded with Building Homes and Jobs Act Grants Program funding to provide property owners a pre-approved ADU building plan and optional facades. Expanding upon that program, the ADU program would provide additional pre-approved building plans for property owners to select from and would develop an ADU resource website and educational materials for the public. Project management will be conducted with a combination of County staff time and consultant services.

Staff is requesting approval of a resolution authorizing the application for grant funding, as required by the LEAP grant application.

ALTERNATIVES

The Board may reject staff recommendation to submit an application to the state LEAP program which would result in the one-time funds allocation to the County being forfeited.

PRIOR BOARD ACTION

On October 22, 2019, the Board of Supervisors approved Resolution 173-2019 to submit an application for State Senate Bill 2 (SB2) Funding - Building Homes and Jobs Act Grants Program for the Accessory Dwelling Unit (ADU) Program and Community Design Standards for multi-family residential development in the Community Region of Shingle Springs (Item 23, Legistar File 19-1446).

On March 10, 2020, the Board of Supervisors approved Resolution 030-2020 to accept the grant award for SB2 Building Homes and Jobs Act Planning Grants Program funds (Item 18, Legistar File 20-0170).

On March 17, 2020, the Board of Supervisors approved and endorsed a final Matrix that prioritizes County-initiated land use and housing projects managed by the Long Range Planning Unit for Fiscal Year 2020-21 (Item 27, Legistar File 20-0326).

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

Cost associated for the Infill Ordinance and ADU Pre-Approved Plan project will be grant funded on a reimbursement basis. If awarded, staff will return to the Board with a budget transfer increasing grant revenue and appropriations as part of the 2020-2021 Planning and Building Department budget. No matching funds are required from the County for this grant application. The grant program allows for staff time directly related to the activity administration to be reimbursed with grant funds. Under the terms of the LEAP grant funding, all activities must be completed and grant funds expended by

December 31, 2023.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk to obtain Chair's signature on one (1) original copy of the Resolution.
- 2) Clerk of the Board will forward two (2) certified copies of the fully executed Resolution to Planning and Building Department, attention of C.J. Freeland.

STRATEGIC PLAN COMPONENT

Good Governance - "Promote the development of resources to identify and pursue additional revenue including local, state, federal and private funding for new and existing projects".

Healthy Communities - "Achieve sufficient and attainable housing for all El Dorado County residents".

Economic Development - "Provide attainable housing options - balance jobs with housing".

CONTACT

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