



AGENCY: City Council
MEETING DATE: July 22, 2019
DEPARTMENT: Community Development Dept.
PRESENTED BY: M. Jones
EMAIL ADDRESS: mjones@fortbragg.com

AGENDA ITEM SUMMARY

TITLE:

Receive Report and: 1) Provide Direction to Staff Regarding Submittal of a Grant Application for \$160,000 in Housing and Community Development (HCD) Grant Funds for Planning Activities in Support of Housing Development in Fort Bragg; and 2) Consider Adoption of City Council Resolution Authorizing Application for, and Receipt of, Funds for SB 2 Planning Grants Program Funds

ISSUE:

The Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) for approximately \$123 million under the Senate Bill 2 (SB 2, 2017) Planning Grants Program (PGP). SB 2 established a permanent source of funding to increase the affordable housing stock in California. HCD will disburse 50 percent of the first year's revenue to fund local governments to update planning documents and land use ordinances. The PGP is intended for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production.

The PGP program is a one-time component of SB 2 that, among other provisions, provides financial and technical assistance to local governments to update planning documents in order to:

- Accelerate housing production;
- Streamline the approval of housing development, affordable to owner and renter households at all income levels;
- Facilitate housing affordability, particularly for all income groups; and
- Promote development consistent with the State Planning Priorities.

The City of Fort Bragg is eligible to receive up to \$160,000 based on our population.

ANALYSIS:

The grant funds may be used for 17 eligible activities (see analysis in Attachment 2). Based on the Council's direction and community input from the formulation of the Housing Element, staff recommends that the City submit an application for the following eligible activities:

1. Updates to local coastal plans;
2. Updates to zoning ordinances;
3. Environmental analyses that eliminate the need for project-specific review;
4. Local process improvements that improve and expedite local planning;
5. Zoning incentives for housing for persons with special needs, including persons with developmental disabilities;
6. Pre-approved architectural and site plans; and
7. Regional housing trust fund plans.

Further, staff recommends that the grant funding be utilized to implement a number of 2019 Housing Element programs and activities that are consistent with the eligible activities listed above.

PROPOSED ACTION:

Provide direction to staff and adopt a Resolution Authorizing Application for, and Receipt of, Funds for SB 2 Planning Grants Program Funds

ALTERNATIVE ACTION(S):

Provide direction to staff to focus the grant application on different eligible activities.

FISCAL IMPACT:

The SB 2 funding of \$160,000 will support staff time to implement the Housing Element and the Local Coastal Program Amendment to rezone a portion of the Mill Site for housing. It will defray General Fund revenues which may be used for other purposes.

GREENHOUSE GAS EMISSIONS IMPACT:

To the degree that implementation of planning grant activities results in more compact development patterns adjacent to employment centers and schools, the green house gas emissions generated by the City will fall on a per-capita basis. They will however increase on an absolute basis as additional housing would accommodate additional residents.

CONSISTENCY:

Implementation of the SB-2 Planning Grant would be consistent with the City Council's policy direction and proposed programs in the 2019 Housing Element.

IMPLEMENTATION/TIMEFRAMES:

Staff will submit the SB-2 application this summer.

ATTACHMENTS:

1. Resolution
2. Eligible Activities of SB-2

NOTIFICATION:

1. Housing Notify Me List Subscribers
2. Healthy Mendocino Housing Action Team (HAT)