



COUNTY OF HUMBOLDT

For the meeting of: 11/7/2023

File #: 23-1426

To: Board of Supervisors

From: Planning and Building Department

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Memorandum of Understanding (MOU) with the Wiyot Tribe and McKinleyville Community Services District to Establish a Cooperative Government-to-Government Relationship Regarding the McKinleyville Regenerative and Transformative Community

RECOMMENDATION(S):

That the Board of Supervisors:

1. Review, approve, and authorize the Board Chair to sign the attached Memorandum of Understanding with the Wiyot Tribe and McKinleyville Community Services District for assistance in pre-planning affordable housing in McKinleyville.
2. Provide the Planning and Building Department with the notice of action and executed documents.

SOURCE OF FUNDING:

(1100277) Current Planning Budget to be reimbursed by grant funding.

DISCUSSION:

The Wiyot Tribe is applying for grant funds from the Department of Conservation and California Strategic Growth Council for the McKinleyville Regenerative and Transformative Community Project (MRTC). The MRTC aims to develop walkable, mixed-use and transit-oriented affordable housing and green infrastructure projects to alleviate the region's housing burden, improve health and environmental outcomes and create high-quality jobs, with a focus on serving indigenous, elderly and low-income residents. This pre-planning grant has the following activities:

1. Property evaluation and selection, including environmental, historical and cultural evolution, title issues etc.
2. Pre-development planning, including engineering, architectural, traffic analysis, landscape architecture and restoration planning.
3. Community interaction and participation activities, including outreach meetings, translations,

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- newsletters and updates on-line and/or in print, and tribal citizen participation opportunities.
4. Creating a Collaborative Governance Structure for a Transformative Climate Communities Implementation Grant (if secured).
 5. Creating a masterplan for the development of several connected projects to be implemented over the following 5 years after the planning grant has been concluded, and work to get them shovel ready by the end of the planning process.
 6. Other activities outlined in the project application or such activities that arise during the execution of the project activities.

The Board is being asked to sign the MOU (Attachment A) with the Wiyot Tribe and McKinleyville Community Services District which outlines the respective commitments, obligations and responsibilities for each entity. The MOU outlines the county's role as follows:

- i. Humboldt County is a co-applicant and will support the planning process with a staff position at five percent (5%) for a Planner II at a rate of \$50.81/hour or as may be modified by the Board of Supervisors, subcontracted under the Tribe from the grant if it is awarded. They will participate in the collaborative governance of the project at regular meetings.
- ii. The county will offer supportive services from the Planning Department and any other relevant departments to identify properties and any planning policy or zoning blocking the use of these properties for the purposes consistent with the awarded grant and this MOU, public transportation possibilities, and other relevant planning activities.
- iii. The Planning Department will also be interfacing with other county departments that might be necessary to include in the planning activities. The county will support the Tribe in navigating the regulations and administration of planning and pre-development.
- iv. If the parties find it necessary, the county will process applications to develop and implement policies, including changes to planning documents or zoning, as far as they are able. This does not include a commitment by the Zoning Administrator, Planning Commission or Board of Supervisors to act on a project in any given way.
- v. Representatives from the county may participate in the community outreach part of the project but are not required to under this MOU.
- vi. Each Party is responsible for their own subcontractors and other commitments they make outside of this MOU, in conjunction with the TCC grant.

If this two-year, \$300,000 project is awarded, the Wiyot Tribe will be responsible for all the grant administration, including fiscal and legal responsibilities.

FINANCIAL IMPACT:

All costs associated with the assistance will be reimbursed and there should be no impact to the General Fund. The county costs are estimated to be approximately \$9,000 for the project term.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework priority of building interjurisdictional and regional cooperation . .

OTHER AGENCY INVOLVEMENT:

Wiyot Tribe and McKinleyville Community Services District.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose to not to sign an agreement with the Wiyot Tribe and MCSD. This is not recommended as all costs for the proposed work are reimbursed and this fosters a cooperative relationship with other jurisdictions.

ATTACHMENTS:

1. Attachment A - Memorandum of Understanding (MOU) with Wiyot Tribe and McKinleyville Community Services District

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A