



COUNTY OF HUMBOLDT

For the meeting of: 5/19/2020

File #: 20-528

To: Board of Supervisors

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Resolution Authorizing the Submittal of a Department of Housing and Community Development (HCD) Grant Application for the Local Early Action Planning Grant Program (LEAP)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Adopt the attached Resolution No. ____ (Attachment 1) which does all the following:
 - a. Authorize an application to be submitted to the HCD for the Local Early Action Planning grant program ("LEAP") in the amount of \$300,000;
 - b. Acknowledge the County of Humboldt shall be subject to the terms and conditions as specified in the Standard Agreement, the LEAP program guidelines, and any applicable LEAP guidelines published by HCD;
 - c. Authorize and directs the Planning and Building Director to sign this application and act on the county's behalf in all matters pertaining to this application which include signing contracts or agreements to carry out grant activities upon the review and approval by County Counsel and Risk Management;
 - d. Authorize the Chair of the Board of Supervisors to execute the Letter of Designation in Attachment 2 designating the Planning and Building Director as the county's designee for this application and to act on the county's behalf;
 - e. Authorize the Planning and Building Director to replace a non-approved LEAP activity #4A with the alternate LEAP activity #4B as described in the staff report and hereby incorporated by reference;
 - f. Authorize the Planning and Building Director to initiate the department's appeal process in accordance with Section XV of the LEAP Notice of Funding Availability (NOFA) if necessary;
 - g. Authorize the Planning and Building Director to sign Funds Requests and other reporting forms; and
 - i. Direct General Fund expenses for Long-Range Planning staff in fiscal year (FY) 2019-2020 (account #1100-282) reimbursed by LEAP to be placed in the county's Affordable Housing Trust Fund to be used for the development of affordable housing or shelter consistent with the 2019 Housing Element.

SOURCE OF FUNDING:

The salary funding for this work is included is in the General Fund contribution to the Long-Range Planning unit, 1100-282.

DISCUSSION:

The resolution in Attachment 1 authorizes the Planning Director to submit a grant application to the Department of Housing and Community Development (HCD) for up to \$300,000. This non-competitive grant will provide funding to assist the county in implementing specific measures of the 2019 Housing Element. More specifically, the grant provides financial and technical assistance to prepare and adopt planning documents and make process improvements to accelerate housing production to meet the requirements of the 2019 - 2027 Regional Housing Needs Assessment (RHNA).

LEAP requires a strong implementation component for each funded activity, so if a LEAP funded program is unsuccessful those costs will not be reimbursed, and any reimbursed costs for the activity will have to be repaid to the state. Furthermore, the end product resulting from the activity must be completed by the end of the expenditure deadline which is December 31, 2023. For example, if LEAP funding is used for drafting an Accessory Dwelling Unit (ADU) ordinance and that ordinance is not adopted or is not adopted by December 31, 2023, those funds will need to be repaid to the state. Direct financial assistance for housing developers or funding infrastructure projects are not eligible activities under the LEAP.

Proposed Program Activities

The following activities are proposed for LEAP funding to implement the 2019 Housing Element:

Activity #1. Zoning for Supportive Housing.

This proposed activity would amend the Zoning Regulations to allow supportive housing by right wherever multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, in accordance with Government Code section 65651. The goal is to comply with state housing law and reduce barriers to production of supportive housing. Tasks could include Housing Element Implementation Measure H-IM31, create an online inventory of parcels suitable for development; H-IM51, amend zoning regulations to be consistent with Government Code sections 65650, 65582(j) and 65582(c)(3); H-IM62 fast tracking projects involving supportive and transitional housing; and H-IM71, amend the General Plan Use Types to be consistent with the above changes.

Activity #2. General Plan and Zoning amendment to allow multiple tiny homes on multifamily zoned properties.

This proposed activity amends the General Plan including the Coastal Plans and Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multifamily dwellings.

Activity #3. Accessory Dwelling Unit (ADU) Ordinance Amendment and ADU Development Assistance.

This activity contributes funding to ongoing work related to updating the county's ADU ordinance. ADUs figure prominently in reaching the county's goals to increase affordable housing. The new ordinance will comply with Government Code sections 65852.2 and 65852.22. Tasks include Housing Element Implementation Measures H-IM41, zoning amendment; H-IM38 and H-IM39, define, set standards, and allow tiny houses and moveable tiny houses as permanent dwellings; H-IM43, survey owners to evaluate ADU affordability.

Activity #4A. Submit an Article XXXIV measure to the voters at the November 3, 2020 General Election, pursuant to Article XXXIV of the Constitution of the State of California.

This activity uses LEAP funds to cover costs for placing an Article XXXIV measure on the ballot, and preparation and distribution of voter information, should the measure be submitted. The activity fulfills Implementation Measure H-IM26, seek the repeal of Article 34 of the State Constitution, or initiate a local Article 34 initiative that would allow the county to develop, construct or acquire low cost housing.

If activity #4A is ineligible for funding, Activity #4B is proposed as a replacement:

Activity #4B: Work with community service districts to identify and overcome constraints to providing service for housing.

This activity involves coordination and collaboration on infrastructure planning with two local service districts, the McKinleyville Community Services District and the Humboldt Community Services District to overcome constraints to providing service for new housing in those districts, implementing Implementation Measure H-IM66.

FINANCIAL IMPACT:

The county would receive up to \$300,000 of funding from this grant that would support county staff and consultant work to accelerate construction of housing. There is no other financial obligation associated with receiving the grant, and there would be no impact to the General Fund.

STRATEGIC FRAMEWORK:

This action supports the Board's Strategic Framework by streamlining county permit processes, facilitating new housing and living-wage private sector jobs, and protecting vulnerable populations.

OTHER AGENCY INVOLVEMENT:

HCD will provide the funding and oversee implementation of the grant. Other county agencies that will likely be involved in carrying out the tasks funded by the grant are the Department of Health and Human Services and the Department of Public Works.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose to not apply for these funds. This is not recommended as the Planning Grants Program is a one-time funding allocation and is noncompetitive, and other funding opportunities for conducting similar work are scarce and highly competitive.

ATTACHMENTS:

1. Board of Supervisors Resolution No. 20-____
2. Letter of Designation

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A