



SUMMARY REPORT

Agenda Date: 8/9/2022

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Eric Gage, Project Planner

Vote Requirement: Majority

Supervisory District(s): Countywide

Title:

California Department of Housing and Community Development Prohousing Designation

Recommended Action:

Adopt the Resolution authorizing application to and participation in the Prohousing Designation Program

Executive Summary:

AB 101 (2019) established a State program to identify Prohousing jurisdictions throughout the State of California with the intent of allocating funds to jurisdictions that are proactive about addressing California's housing crisis. The Department of Housing and Community Development (HCD) has developed guidelines for the designation and a list of eligible policies and programs, including strategies such as larger density bonuses and policies to provide higher-density housing near transit facilities. Sonoma County appears to score enough points under its existing certified Housing Element to gain eligibility this year.

In addition to providing an opportunity for jurisdictions to access more funding, the HCD's guidelines include policies and programs that HCD will look upon favorably when included in a Housing Element update. The list of enhanced State funding opportunities for Prohousing jurisdictions currently includes priority access to Affordable Housing & Sustainable Communities Program (AHSC), Infill Infrastructure Grant (IIG), Transformative Climate Communities (TCC), and the Transit and Intercity Rail Capital Program (TIRCP). Additional funding sources are anticipated.

Discussion:

The Prohousing Designation Program was enacted by legislation in 2019. HCD established a program by which local governments can apply for designation and benefit from enhanced grant opportunities. In order to be eligible for the designation, a local government must meet threshold requirements of compliance with Housing Element Law.

HCD has also assigned a point value to Prohousing actions, and local government must demonstrate a minimum point threshold to qualify. Prohousing actions include favorable zoning rules, increased housing production timeframes, and financial subsidies for housing. The legislation would allow a local government to use existing and proposed programs to qualify for the designation. If the County is successful in applying for the Prohousing Designation from HCD, the County will receive an advantage for competitive funding programs administered by the state.

With approval of the attached resolution, staff will prepare the application with assistance from the Napa-Sonoma Collaborative. The Napa-Sonoma Collaborative provides technical assistance for Sonoma County through funding provided by the Association of Bay Area Governments (ABAG). Programs recommended in the Housing Element Update to be implemented within two years may be used to meet threshold requirements.

The funding programs identified for priority processing or funding points include Affordable Housing & Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG), Transformative Climate Communities (TCC), and the Transit and Intercity Rail Capital Program (TIRCP). Additional funding sources are anticipated. The AHSC funds land use and housing projects that support infill and compact development that reduce greenhouse gas (GHG) emissions and benefit disadvantaged communities through transit-oriented development. The IIG is a grant program that provides gap funds for Capital Improvement Projects necessary to develop residential and mixed-use infill developments. The TCC program seeks to fund development and infrastructure to reduce GHGs and local air pollution in communities most impacted by pollution. It is anticipated that the state will identify additional programs in the future with priority benefits for local governments with a Prohousing Designation.

Strategic Plan:

This item directly supports the County's Five-year Strategic Plan and is aligned with the objectives of Goal 3 (In collaboration with cities, increase affordable housing development near public transportation and easy access to services) of the Healthy and Safe Communities pillar.

Prior Board Actions:

N/A

FISCAL SUMMARY**Narrative Explanation of Fiscal Impacts:**

No fiscal impact

Narrative Explanation of Staffing Impacts (If Required):

No staffing impact

Attachments:

Att 1 Resolution

Related Items "On File" with the Clerk of the Board:

NA