



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 5/21/2019

To: Sonoma County Board of Supervisors

Department or Agency Name(s): Permit and Resource Management Department

Staff Name and Phone Number: Doug Bush (707) 565-5276

Vote Requirement: Majority

Supervisory District(s): All

Title:

Senate Bill 2 Planning Grants Program Funds Application

Recommended Actions:

Approve resolution authorizing application for, and receipt of, SB 2 Planning Grants Program Funds to support the identification and environmental analysis of underutilized urban sites which may be suitable for rezoning for higher-density, affordable, or workforce housing.

Executive Summary:

This item is a request for authorization from the Board of Supervisors for the Permit and Resource Management Department to apply for and accept grant funds offered by the California Department of Housing and Community Development. The grant would support the County's ongoing efforts to identify underutilized sites suitable for rezoning for higher-density, affordable, or workforce housing including necessary environmental analysis, consistent with policies and programs of the General Plan, and to meet state requirements for a future housing element update.

Discussion:

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017) which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. The purpose of SB 2 year one planning money is to provide funding and technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Funding is available to help accelerate housing production, streamline the approval of affordable housing development, and facilitate housing affordability. At this time, \$310,000 is available to the County of Sonoma to support such efforts, but an application must be submitted to receive the monies. Staff have conferred with the Community Development Commission and the Office of Recovery and Resiliency in determining the best use of these year one planning funds, and the project proposed for this grant is supported by the interdepartmental housing team. The funds available during 2019 are the grants for planning efforts to support housing; funds in later years will be used to fund the actual construction of affordable housing. Future year funds will be subject to a different statutory allocation and different grant requirements, and will need to be pursued by separate grant application.

This grant will support the County's efforts to identify underutilized urban sites near jobs and transit which

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may be suitable for rezoning for higher-density, affordable, or workforce housing. The grant project includes sites identification, environmental (CEQA) analysis, rezoning of the sites for by-right, higher-density housing. Funds received under this grant will be used to pay for staff and consultant efforts in identifying and rezoning sites for by-right housing after appropriate environmental review. This project will add to the County's Housing Element site inventory to comply with new inventory requirements, and implement current General Plan Policies and Programs, including Policy HE-2f, to consider a variety of sites for higher-density and affordable housing, and Housing Element Program 11 and 20 which encourage the identification of sites which may appropriately accommodate additional housing.

Prior Board Actions:

Not applicable

FISCAL SUMMARY

Expenditures	FY 18-19 Adopted	FY19-20 Projected	FY 20-21 Projected
Budgeted Expenses	0	0	0
Additional Appropriation Requested	0	0	0
Total Expenditures	0	0	0
Funding Sources			
General Fund/WA GF			
State/Federal	0	0	0
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	0	0	0

Narrative Explanation of Fiscal Impacts:

A successful application will provide one-time funds of \$310,000 during FY 19/20; which will result in a funding agreement recommendation to the Board during the new fiscal year.

Staffing Impacts:			
Position Title (Payroll Classification)	Salary Range (A - I Step)	Additions (number)	Deletions (number)

Narrative Explanation of Staffing Impacts (If Required):

Not applicable

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Attachments:

SB 2 Grant Resolution

Related Items “On File” with the Clerk of the Board:

Not applicable