



CITY COUNCIL OF PARLIER SPECIAL MEETING

DATE: Thursday, November 21, 2019
TIME: 6:30 PM
PLACE: Council Chambers
1100 East Parlier Avenue
Parlier, CA 93648

CALL TO ORDER/WELCOME:

Roll Call: Mayor Alma M. Beltran, Mayor Pro-Tem Trinidad Pimentel, Councilwoman Diane Maldonado, Councilman Noe Rodriguez, City Clerk Dorothy Garza.

FLAG SALUTE: Mayor Alma M. Beltran

REGULAR BUSINESS:

1. **SUBJECT:** City Council to Consider Authorizing City Administrator to Apply for SB2 Planning Grants Program Funds

RECOMMENDATION: Staff recommends that the City Council adopts Resolution No. 2019-XX, authorizing the City Administrator to submit an application for SB2 Planning Grants Program funds and execute any agreements necessary for use of funds.

ADJOURNMENT

ADA NOTICE

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (559) 646-3545 ext. 227. Notification 48 hours prior to the meeting will enable the City to make arrangements to ensure accessibility to this meeting.

DOCUMENTS

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the front counter at City Hall located at 1100 East Parlier Avenue, Parlier, CA during normal business hours. In addition, most documents are posted on the City's website at <http://parlier.ca.us>. Any writings or documents provided to a majority of the City Council regarding any item on

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AGENDA ITEM: _____
MEETING DATE: November 21, 2019
DEPARTMENT: Planning

REPORT TO CITY COUNCIL

SUBJECT:

City Council to Consider Authorizing City Administrator to Apply for SB2 Planning Grants Program Funds

RECOMMENDATION:

Staff recommends that the City Council adopts Resolution No. 2019-~~XX~~, authorizing the City Administrator to submit an application for SB2 Planning Grants Program funds and execute any agreements necessary for use of funds.

BACKGROUND:

In 2017, Governor Brown signed several bills enacting legislation to address the State's housing shortage and high housing costs. Part of this package established a recording fee on real estate documents to increase the supply of affordable homes in California. As part of accomplishing this task, the Department of Housing and Community Development (HCD) is providing funding and technical assistance to local governments to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Project applications are required to show a nexus between the work proposed to be performed with the funds and the acceleration of housing production, or the proposed work must qualify under a State Priority Policy Area, which includes:

1. Rezone to Permit By-Right – rezoning for significant additional housing capacity without, or with lesser, discretionary review;
2. Objective Design and Development Standards – includes pre-approved site and architectural plans that facilitate non-discretionary permitting;
3. Specific Plans or Form based Codes Coupled with the California Environmental Quality Act (CEQA) Streamlining;
4. Accessory Dwelling Units or Other Low-Cost Building Strategies;
5. Expedited Processing – streamlined processes for housing projects; or
6. Housing Related Infrastructure Financing and Fee Reduction Strategies.

PROPOSAL & DISCUSSION:

The current SB 2 funding is programed so that any jurisdiction that meets the threshold criteria could potentially be funded. The threshold requirements include: (1) Have an HCD-compliant housing element; and (2) have submitted a recent Housing Element Annual Progress Report (APR). The City complies with both threshold requirements. In addition, the application must be for work that has a direct nexus to accelerating housing production or work that is consistent with State Planning Priorities (Government Code Section 65041.1) or other planning priorities.

Based upon the requirements of the SB 2 program, and the need to support the City's upcoming work, staff is preparing a grant application for submittal to the State's Housing and Community Development department to fund work resulting in an update to zoning code, including specific amendments to implement adopted Housing Element programs such as reducing constraints on housing for persons with disabilities, and providing for density bonus provisions, residential care facilities, manufactured housing, Single-Room Occupancy (SRO) housing, farmworker/ employee housing, and accessory dwelling unit (ADU) regulatory changes. The update will also include reorganization of the zoning code and clarification of the processing requirements for development projects along with modifications to the public improvement standards applicable to residential development. Strategies to streamline processing requirements will be considered during the update of the zoning code as well.

Staff intends to submit the grant application following Council approval of the resolution of grant authorization. HCD anticipates a 60 to 90-day review and approval period of the grant. Staff is estimating 18 months to complete the project. The grant must be closed out by June 30, 2022.

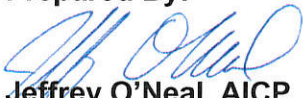
ENVIRONMENTAL:

This application is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378, definition of a "Project."

FISCAL IMPACT:

The City will be eligible to receive up to \$160,000 of grant funding.

Prepared By:



Jeffrey O'Neal, AICP
City Planner

RESOLUTION 2019-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER AUTHORIZING APPLICATION FOR AND RECEIPT OF SB2 PLANNING GRANTS PROGRAM FUNDS

WHEREAS, the State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated March 28, 2019, for its Planning Grants Program (PGP); and

WHEREAS, the City Council of the City of Parlier desires to submit a project application for the PGP program to accelerate the production of housing and will submit a 2019 PGP grant application as described in the Planning Grants Program NOFA and SB 2 Planning Grants Program Guidelines released by the Department for the PGP Program; and

WHEREAS, the Department is authorized to provide up to \$123 million under the SB 2 Planning Grants Program from the Building Homes and Jobs Trust Fund for assistance to Counties (as described in Health and Safety Code section 50470, et seq. (Chapter 364, Statutes of 2017 (SB 2)) related to the PGP Program.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Administrator is hereby authorized and directed to apply for and submit to the Department the 2019 Planning Grants Program application in an amount up to \$160,000.

SECTION 2. In connection with the PGP grant, if the application is approved by the Department, the City Administrator is authorized to enter into, execute, and deliver a State of California Agreement (Standard Agreement) for an amount up to \$160,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the City's obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents").

SECTION 3. The City shall be subject to the terms and conditions as specified in the Standard Agreement, the SB 2 Planning Grants Program Guidelines, and any applicable PGP guidelines published by the Department. Funds are to be used for allowable expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed Standard Agreement. The City Council hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by the Department and in accordance with the Planning Grants NOFA, the Planning Grants Program Guidelines, and 2019 Planning Grants Program Application.

SECTION 4. The City Administrator is authorized to execute the City of Parlier Planning Grants Program application, the PGP Grant Documents, and any amendments thereto, on behalf of the City as required by the Department for receipt of the PGP Grant

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Parlier held on November 21, 2019 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

Hon. Mayor Alma Beltran