



## Town Council Agenda Report

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Date: November 12, 2019 Item No. 7

To: Honorable Mayor and Town Council

Subject: SB 2 PLANNING GRANTS PROGRAM

From: Douglas Robertson, Town Manager

Submitted by: Julie Ryan, Administrative Analyst II  
Town Manager's Office

Budgeted Item:  Yes  No  N/A

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### RECOMMENDED ACTION

Adopt Resolution No. 2019-32 approving and authorizing (1) the submittal of grant application for SB 2 Planning Grants Program Funds; (2) authorize the Town Manager to submit grant application; and (3) authorize the Town Manager to execute all matters pertaining to assurances and agreements as required by California Department of Housing and Community Development.

### BACKGROUND

The Department of Housing and Community Development (Department) announced in March 2019 the release of the Notice of Funding Availability (NOFA) for approximately \$123 million under the Senate Bill 2 (SB 2, 2017) Planning Grants Program (PGP). SB 2 is part of a 15 bill housing package aimed at addressing the state's housing shortage and high housing costs and establishes a permanent source of funding intended to increase the affordable housing stock in California. The legislation directs the Department to use 50 percent of the first year's revenue to establish a program that provides financial and technical assistance to local governments to update planning documents and land-use ordinances. The PGP is intended for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production.

### ANALYSIS

Grant funds are available to eligible applicants on a noncompetitive, over-the-counter basis. The Department determined maximum award amounts for large, medium, and small localities, based on population estimates from the Department of Finance (DOF).

The Town is eligible for a maximum award amount of \$310,000, which may be used for a variety of eligible activities such as planning documents and planning activities and strategies that demonstrate a nexus to accelerating housing production. The following are few of the eligible activities:

1. Updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities' strategies;
2. Updates to zoning ordinances;
3. Environmental analyses that eliminate the need for project-specific review;
4. Local process improvements that improve and expedite local planning;
5. A smaller geography with a significant impact on housing production including an overlay district, project level specific plan, or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas;
6. The creation or enhancement of a housing sustainability district pursuant to AB 73 (Chapter 371, Statutes of 2017);
7. Environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that are ancillary and part of a proposed activity with a nexus to accelerating housing production; and
8. Other planning activities demonstrating a nexus to accelerating housing production.

Eligible activities may be part of a larger planning effort (e.g., a comprehensive zoning code update) if proposed activities have not been completed prior to the NOFA date, are distinct, and demonstrate a nexus to accelerating housing production.

## **FISCAL IMPACT**

The Town will receive a maximum allocation of \$310,000, with no match required.

## **ATTACHMENTS**

- A. Resolution No. 2019-32

**RESOLUTION NO. 2019-32**

**A RESOLUTION OF THE TOWN COUNCIL OF THE  
TOWN OF APPLE VALLEY, CALIFORNIA,  
AUTHORIZING APPLICATION FOR, AND RECEIPT  
OF, SB 2 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 Town Council of the Town of Apple Valley 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 BY THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY AS FOLLOWS:**

- Section 1.** The Town Council is hereby authorized and directed to apply for and submit to the Department the 2019 Planning Grants Program application in the amount of \$310,000.
- Section 2.** In connection with the PGP grant, if the application is approved by the Department, the Town Manager or his/her designee is authorized to enter into, execute, and deliver a State of California Agreement (Standard Agreement) for the amount of the \$310,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the Town of Apple Valley's obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents").
- Section 3.** The Town of Apple Valley 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 Town of Apple Valley 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 Town Manager or designee is authorized to execute the Town of Apple Valley Planning Grants Program application, the PGP Grant Documents, and any amendments thereto, on behalf of the Town of Apple Valley as required by the Department for receipt of the PGP Grant.

**Section 5.** That the Town Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

**ADOPTED AND APPROVED** by the Town Council of the Town of Apple Valley this 12<sup>th</sup> day of November 2019.

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Larry Cusack, Mayor

ATTEST:

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LaVonda M-Pearson, Town Clerk