



Monterey County

Board Report

Legistar File Number: 19-0775

Board of Supervisors
Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

October 01, 2019

Introduced: 9/27/2019

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Current Status: Agenda Ready

Matter Type: General Agenda Item

Adopt a Resolution authorizing the Assistant County Administrative Officer to 1) apply for and accept grant funds under the SB 2 Planning Grants Program (PGP) in the amount of \$310,000 to fund professional consulting services for developing: incentives for constructing Alternative Dwelling Units, the Castroville Nexus Study, and the Chualar Community Plan; and 2) enter into, execute, and deliver a State of California Agreement (Standard Agreement) as required by the PGP, subject to review and approval of the Office of the County Counsel as to form and legality.

RECOMMENDATION:

Adopt a Resolution authorizing the Assistant County Administrative Officer to 1) apply for and accept grant funds under the SB 2 Planning Grants Program (PGP) in the amount of \$310,000 to fund professional consulting services for developing: incentives for constructing Alternative Dwelling Units, the Castroville Nexus Study, and the Chualar Community Plan; and 2) enter into, execute, and deliver a State of California Agreement (Standard Agreement) as required by the PGP, subject to review and approval of the Office of the County Counsel as to form and legality.

SUMMARY/DISCUSSION:

The State of California, Department of Housing and Community Development issued a Notice of Funding Availability, dated March 28, 2019 (NOFA), under the SB 2 Planning Grants Program (PGP) of approximately \$123 million 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).)

The NOFA relates to the availability of Funds under the PGP. To apply for and accept this award, the County must submit a Resolution from the County Board of Supervisors.

Therefore, it is recommended that the Board of Supervisors adopt this Resolution to allow the Assistant County Administrative Officer to apply for and accept this award; enter into, execute, and deliver a State of California Agreement (Standard Agreement); and meet the SB 2 Program requirements for allocating funds awarded to the County.

The State of California Agreement (Standard Agreement) and its Exhibit C, General Terms and Conditions, are included as attachments to this staff report.

Upon consultation between the Housing Office, CAO and RMA, staff proposes that the County will submit a PGP grant application as described in the Planning Grants Program NOFA dated March 28, 2019 in the amount of \$310,000 to fund the following planning strategies:

Accessory Dwelling Units (ADU): The County would hire and work with a consultant to draft ADU construction drawings that would be pre-reviewed and approved by the County to provide for a streamlined and reduced-cost path for ADU building permits. It is hoped that providing the public a set of off-the-shelf drawings will incentivize ADU development throughout the unincorporated County, as it would be expected to reduce the cost of the plans and streamline the time/cost to review building permits. The County is working collaboratively on ADU regional efforts with the Monterey Bay Economic Partnership (MBEP) and the United Way of Monterey County. Should any collaborative, regional planning efforts make sense, the County would also consider using this funding to participate in a regional ADU strategy that would streamline the County's processes.

Castroville Nexus Study: The County would hire a consultant to perform a revised impact fee nexus study for the Castroville Community Plan area. Current impact fees need to be updated; they were based on a list of projects that were planned at the time the Community Plan was adopted. For various reasons, some of the larger projects are no longer planned to be built. Consequently, the fair share contribution needs revision.

Chualar Community Plan: The County would hire a consultant to begin a public engagement strategy and implementation that would lay the groundwork for the preparation of a Chualar Community Plan. As part of the community planning effort, RMA suggests that the analysis include the opportunity for a range of housing at various affordability levels. The consultant would assist the County in initiating community outreach that would provide a basic framework for the plan and begin any planning as funding allows. This first round of funding may not fund the entire plan; however, the community planning and outreach process would be the basis for future planning efforts in Chualar.

Upon an award of PGP grant funds, staff will 1) request proposals to obtain professional services under the grant application; and 2) return to the Board of Supervisors to obtain approval to award contracts to successful responders.

OTHER AGENCY INVOLVEMENT:

This report was prepared in consultation with the RMA.

The Office of the County Counsel reviewed and approved the Resolution as to form and legality.

The California Department of Housing and Community Development (HCD) administers the SB 2 Planning Grant Program.

The Resource Management Agency will execute the Planning Activities to be determined for SB 2 funds.

The County of Monterey is collaborating with the United Way and MBEP in working toward regional solutions to streamline ADU development.

FINANCING:

Adoption of this Resolution will allow the County to apply for and accept the County Award under the SB 2 Planning Grant Program. Should additional revenues and appropriations be required, the County

Administrative Office will present a Budget Augmentation to the Board through their Budget Committee for consideration and approval. Up to five percent of the awarded grant amount may be used for administrative costs incurred by the County.

STRATEGIC INITIATIVES:

This proposed program correlates to the Health & Human Services Strategic Initiative adopted by the Board of Supervisors by working towards the goals of improving health and quality of life outcomes to streamline housing development approvals and accelerate the production of housing in Monterey County.

This proposed program also correlates to the Infrastructure Initiatives adopted by the Board of Supervisors by planning and developing a sustainable infrastructure that improves the quality of life for County residents and supports economic development results.

Mark a check to the related Board of Supervisors Strategic Initiatives

Economic Development

Administration

Health & Human Services

Infrastructure

Public Safety

Report prepared by: Anastacia Wyatt x5387

Report approved by Nicholas E. Chiulos, Assistant County Administrative Officer x5145

Nicholas E. Chiulos, Assistant County Administrative Officer

Date

Attachments are on file with the Clerk of the Board

Attachments: SB 2 Planning Grants Program NOFA

SB 2 Grant Amounts Per Jurisdiction 2019 NOFA

SB 2 Planning Grant Guidelines

State of California Agreement (Standard Agreement)

State of California Agreement (Standard Agreement), Exhibit C, "General Terms and Conditions"