



# San Bernardino County

## Legislation Text

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**File #: 1226, Agenda Item #: 22**

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### **REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO AND RECORD OF ACTION**

**November 5, 2019**

#### **FROM**

**TERRI RAHHAL, Director, Land Use Services**

#### **SUBJECT**

Grant Application to the California Department of Housing and Community Development and Acceptance of Non-Competitive SB 2 Planning Grants Program Funds

#### **RECOMMENDATION(S)**

1. Approve a grant application to the California Department of Housing and Community Development (HCD) in the amount not to exceed \$625,000 for the SB 2 Planning Grants Program (Program) for the period of the award date through June 30, 2022.
2. Adopt a resolution, as required by HCD and the Program, authorizing the Chair of the Board of Supervisors, Chief Executive Officer, or Director of Land Use Services to proceed with the following actions on behalf of the County of San Bernardino:
  - a. Execute and file documents with HCD for submittal of the Program grant application.
  - b. Execute the standard agreement and non-substantive amendments subject to review by County Counsel, in the event of application approval by HCD.
  - c. Act as signatories for grant reimbursement claims, performance reports, and other documents required to administer the grant.
3. Designate the Chair of the Board of Supervisors, Chief Executive Officer, or Director of Land Use Services, as required by resolution, as authorized to execute the Program grant application, PGP documents and any non-substantive amendments, as defined by the Program application, subject to review by County Counsel.
4. Direct the Chair of the Board of Supervisors, Chief Executive Officer, or Director of Land Use Services to transmit all documents in relation to the Program grant application and any subsequent non-substantive amendments to the Clerk of the Board of Supervisors within 30 days of execution.

(Presenter: Terri Rahhal, Director, 387-4431)

#### **COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Ensure Development of a Well-Planned, Balanced, and Sustainable County.  
Pursue County Goals and Objectives by Working with Other Agencies.**

#### **FINANCIAL IMPACT**

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). The non-competitive grant amount requested is the maximum of \$625,000 identified in the Program. If funding is awarded, an adjustment will be included in a future quarterly budget report. The grant will fund consultant services and staff time for eligible activities performed by the Land Use Services Planning Division. There is no

local match required for acceptance of the grant.

### **BACKGROUND INFORMATION**

Approval of this item will authorize the Land Use Services Department (Department) to apply for and receive SB 2 planning grant funding from HCD. The purpose of the grant program is to help local agencies prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

Chapter 354, Statutes of 2017 (SB 2, Atkins) was part of a 15 bill housing package signed by Governor Brown that was aimed at addressing the state's housing shortage and high housing costs. Specifically, it establishes a permanent source of funding intended to increase the affordable housing stock in California. The legislation directs HCD to establish a program that provides financial and technical assistance to local governments to update planning documents and zoning ordinances in order to streamline housing production, including, but not limited to, general plans; community plans; specific plans; implementation of sustainable communities strategies; and local coastal programs.

On March 28, 2019, HCD released a Notice of Funding Availability for approximately \$123 million under the SB 2 Planning Grants Program (Program). Under the Program, local governments of large localities, defined as greater than or equal to 200,000 people, may receive a non-competitive maximum award amount of \$625,000. The terms included in the application are legally binding and require a delegation of authority for future execution of a standard agreement; therefore, per County Policy 5-13, Board approval is required. The grant application is due to HCD by November 30, 2019 and will be submitted as a complete, signed, original application package and an electronic copy upon Board approval and signed resolution.

### **Project Description**

Eligible activities under the Program include, but are not limited to, environmental analyses that eliminate the need for project-specific review. To support housing development and redevelopment, the Department proposes to utilize Program funding to streamline environmental review and limit, to the extent feasible, the requirements for intensive, technical studies required for future development. The proposed approach will provide developers with more certainty regarding environmental review, and will reduce both County and applicant time and cost for future housing approvals.

The Department's proposed use of the funds is to build off of the extensive policies, mitigation and information being compiled in the Countywide Plan (CWP) and CWP Environmental Impact Report (EIR), as well as the Regional Conservation Investment Strategy (RCIS). The approach includes:

- Conducting upfront environmental technical studies;
- Pre-screening areas with limited environmental constraints;
- Providing screening tools for streamlining the California Environmental Quality Act (CEQA) process for projects; and
- Optimizing CWP EIR documents to support CEQA exemptions for projects.

### **Required Resolution and Delegation of Authority**

A fully executed resolution authorizing the application for and receipt of Program funds is required by the HCD as part of the grant application package. The standard resolution requires the delegation of authority to the Chair, Executive Office or other designee to enter into a standard agreement in the event of HCD's approval of the grant application. In accordance with County policy, acceptance of the grant will be presented to the Board of Supervisors for approval.

### **PROCUREMENT**

80% of the funds (\$500,000) will be used to solicit consulting services, 15% (\$93,750) for staff time, and 5% (\$31,250) for grant administration. The proposed grant project will build upon the work completed for two current County projects: CWP and RCIS. In addition, the grant project requires more detailed mapping and technical studies that builds on the CWP mapping, environmental studies and the detailed biologic resources identification of the RCIS. Therefore, in order to enhance the existing mapping resources of the CWP and RCIS and reduce costs, proposed procurement of professional consulting services is as a non-competitive, sole source to the existing vendors for the CWP and RCIS.

**REVIEW BY OTHERS**

This item has been reviewed by (Jason Searles, Deputy County Counsel, 387-5455) on October 10, 2019; Finance (Kathleen Gonzalez, Administrative Analyst III, 387-5412) on October 16, 2019; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on October 22, 2019.