



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/12/2019

Agenda Placement: 6S

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Minh Tran - County Executive Officer
Housing and Homeless Services
REPORT BY: Molly Rattigan, Deputy County Executive Officer - 253-4112
SUBJECT: SB 2 Planning Grant

RECOMMENDATION

Director of Housing and Homeless Services and Director of Planning, Building and Environmental Management request adoption of a resolution authorizing an application for SB 2 Planning Grant Funds in the amount of \$160,000 for the planning of housing production.

EXECUTIVE SUMMARY

The California State Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) for the SB2 Planning Grants Program on March 28, 2019 (revised July 10, 2019). Funding of approximately \$123 million is being made available to all local governments in California for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production.

Napa County is eligible for \$160,000. Staff is recommending adoption of a resolution authorizing the submission of an application for funds for housing site planning and accessory dwelling unit production.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	State SB 2 Funds
Is it Mandatory or Discretionary?	Discretionary

Discretionary Justification:	This item is discretionary in that there is no mandate to accept these funds. Funds are available to local jurisdictions to assist in the planning for the production of housing. SB 2 funds are fees collected on certain recorded documents and intended to fund housing production.
Is the general fund affected?	Yes
Future fiscal impact:	Awarded funds will be budgeted appropriately in future fiscal years.
Consequences if not approved:	If this item is not approved, Napa County will not be able to access this State funding source to support housing planning.
County Strategic Plan pillar addressed:	Healthy, Safe, and Welcoming Place to Live, Work, and Visit Livable Economy for All
Additional Information:	

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

The California State Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) for the SB2 Planning Grants Program on March 28, 2019 (revised July 10, 2019). Funding of approximately \$123 million is being made available to all local governments in California for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production. SB2 is part of a 15 Assembly and Senate Bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, SB2 established a permanent source of revenue intended to increase the affordable housing stock in California.

Funds will be initially available to eligible applicants on a noncompetitive, over-the-counter basis. Applications will be accepted through November 30, 2019. HCD determined maximum award amounts for large, medium, and small localities, based on population estimates from the Department of Finance. Napa County is eligible for \$160,000 in funding.

Staff is currently preparing the grant application that will focus on two key activities: Housing Site Inventory and Accessory Dwelling Unit Production.

Housing Site Inventory

County staff will seek a consultant to complete a site inventory of available land in the unincorporated area to identify where housing development could occur. The end result will be the identification of sites to use in the 6th Housing Element Cycle including housing sites for farmworker/agricultural worker housing and accessory dwelling units. The analysis will also include a review of government owned properties in the unincorporated area that may be suitable and most viable for housing development.

Accessory Dwelling Unit (ADU) Production

In conjunction with the work of the North Bay ADU Project, cities and county jurisdictions within Napa and Sonoma

counties are coordinating with the Napa Valley Community Foundation and the Community Foundation of Sonoma County to provide assistance to property owners seeking to build ADUs. The Napa Sonoma ADU Center's goal is to increase the supply of housing, particularly affordable housing, through promotion of ADUs. The Center, or "One-Stop Shop," will provide virtual and in-person services to help homeowners design, build, and lease ADUs throughout Napa and Sonoma counties. This is a model that has worked well in other California counties, specifically San Mateo.

The Center will provide services such as Outreach & Education; ADU Feasibility Assessments; ADU Referrals & Problem Solving; and Tenant Recruitment, Placement, and Management. The Center will be incubated at the Napa Valley Community Foundation with staffing of one full-time Center Coordinator. The Coordinator will cultivate and oversee partnerships with a variety of nonprofit organizations and vendors in order to deliver services for homeowners as well as serving as a liaison to city and county planning and building departments. The Coordinator will maintain office hours in both counties, although a majority of services will be offered via email, phone, and through presentations in the community.

The Grant funding will be leveraged with the Napa Valley Community Foundation and Community Foundation of Sonoma County to augment work already underway in developing and maintaining the Napa Sonoma ADU Center project.

SUPPORTING DOCUMENTS

A . Resolution

CEO Recommendation: Approve

Reviewed By: Helene Franchi