

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.28
(ID # 10836)

MEETING DATE:

Tuesday, September 24, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING AND ECONOMIC DEVELOPMENT AGENCY (EDA): RESOLUTION NO. 2019-181 AUTHORIZING APPLICATION FOR, AND RECEIPT OF, SB 2 PLANNING GRANTS PROGRAM FUNDS. All Districts. [Award amount up to \$625,000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2019-181** authorizing application for, and receipt of, SB 2 Planning Grants Program Funds; and
2. **DIRECT** the Director of Transportation and Land Management Agency, or designee, to submit an application for the Senate Bill 2 Planning Grant.

ACTION: Policy

Charissa Leach, Assistant TLMA Director 9/17/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 24, 2019
xc: Transp.

Kecia R. Harper
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: SB 2 Planning Grants Program			Budget Adjustment: No	
			For Fiscal Year: FY 2019/2020 through FY 2021/2022	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On September 29, 2017, the Building Homes and Jobs Act (also known as "Senate Bill 2") was signed into law as part of the *2017 Housing Legislative Package*. Senate Bill ("SB") 2 establishes a permanent source of funding to help address California's housing shortage and high cost of housing. Pursuant to SB 2, the State's Department of Housing and Community Development ("HCD") has established the SB 2 Planning Grants Program, Year 1 ("Program").

The objective of the Program is to provide financial and technical assistance for planning efforts that will assist local jurisdictions in streamlining housing production, particularly affordable housing. At least fifty percent of the revenue generated from SB 2 in the first year is available through this Program with maximum award amounts ranging from \$160,000 for small jurisdictions with less than or equal to 60,000 people to \$625,000 for large jurisdictions with more than or equal to 200,000 people. Grant funding for the Program will be awarded to local jurisdiction through a non-competitive grant process and may be used to update local planning documents and procedures to facilitate housing production.

On March 28, 2019, HCD released a Notice of Funding Availability ("NOFA") for the Program, and applications for the above grant are due by November 30, 2019, but can be submitted on a rolling basis as soon as the NOFA is released. Subsequently, in accordance to Board Policy A-30, the Riverside County Board of Supervisors authorized the Riverside County Transportation and Land Management Agency/Planning Department ("Planning"), in coordination with the Riverside County Economic Development Agency/Housing Authority ("Housing Authority"), to submit an application for Program funding up to the maximum amount available to the County, which is \$625,000 that does not require local matching (Board Agenda Item 3.14, April 9, 2019).

However, complete applications for Program funding require the inclusion of an adopted resolution from the governing body, which approves the grant activities (or "project(s)") that are being proposed in the application. Therefore, Planning and the Housing Authority submit to the Board of Supervisors the attached resolution (Attachment A) for consideration. If adopted, Riverside County Resolution No. 2019-181 will be included in the County's application for Program funding, which is scheduled to be submitted on or before November 30, 2019.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Impact on Residents and Businesses


It is expected that updating existing planning documents and procedures to streamline and facilitate housing production in the unincorporated areas will provide the County better opportunities to compete for other grant funding, including SB 2, Year 2 funding, to implement local and State goals and increase housing construction for all levels of affordability, thereby, improving housing availability in Riverside County.

Additional Fiscal Information

No County general funds will be used, as no local match is required by the grant.

Attachment(s)

ATTACHMENT A Riverside County Resolution No. 2019-181

	_____		_____
Jason Farin, Senior Management Analyst	9/18/2019	Gregory V. Priamos, Director County Counsel	9/17/2019

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3 **RESOLUTION NO. 2019-181**
4 **A RESOLUTION OF THE BOARD OF SUPERVISORS**
5 **OF THE COUNTY OF RIVERSIDE**
6 **AUTHORIZING APPLICATION FOR, AND RECEIPT OF,**
7 **SB 2 PLANNING GRANTS PROGRAM FUNDS**

8 **WHEREAS**, the State of California, Department of Housing and Community Development (HCD)
9 is authorized to provide up to \$123 million under the Senate Bill (SB) 2 Planning Grants Program (PGP)
10 from the Building Homes and Jobs Trust Fund for assistance to Counties related to the PGP, pursuant to
11 Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 [SB2]); and,

12 **WHEREAS**, HCD has issued a Notice of Funding Availability (NOFA) dated March 28, 2019 for
13 its PGP; and,

14 **WHEREAS**, the Board of Supervisors of the County of Riverside desires to submit a project
15 application for the PGP to accelerate the production of housing and will submit a 2019 PGP grant
16 application as described in the Planning Grants Program NOFA and the SB 2 Planning Grants Program
17 Guidelines released by HCD on December 2018; and,

18 **WHEREAS**, on April 9, 2019, the Board of Supervisors of the County of Riverside authorized
19 submittal of an application for the SB 2 Planning Grant Program by way of minute order (Agenda Item No.
20 3.14); now, therefore,

21 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
22 of the County of Riverside in regular session assembled on September 24, 2019 that the Transportation and
23 Land Management Agency, Planning Department and the Economic Development Agency, Housing
24 Authority is hereby authorized and directed to apply for and submit to HCD the 2019 Planning Grants
25 Program application in the amount of up to \$625,000 for any or all of the following proposed housing
26 production solutions fully described in the SB 2 Planning Grant Project descriptions, attached hereto and
27 incorporated herein by reference, or any variation thereof made part of the grant application:

- 28 1. Housing-ready Project Sites: Create housing-ready project sites to facilitate development of
housing for all income levels ("housing"); and/or,

BY: AARON C. GETTIS DATE 9-16-19

COUNTY OF RIVERSIDE BOARD OF SUPERVISORS

- 1 2. Housing-ready Existing Specific Plan(s): Enable, facilitate and expedite development of
2 housing including that which is combined with other non-residential uses, within selected
3 specific plan(s); and,
- 4 3. Housing-ready Sphere(s)-of-Influence: Assure General Plan Land Use and zoning is
5 appropriate in selected sphere-of-influence areas and create an expedited review to facilitate
6 development of housing; and,
- 7 4. Expedited Review Pilot Program – Housing: Create a pilot program to expedite the planning
8 review (and approval) of any development of housing; and,
- 9 5. The 6th Cycle Housing Element Update: Update the Riverside County Housing Element,
10 pursuant to Government Code Section 65580 and set forth an action program to enable,
11 facilitate and expedite construction of housing units.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that in connection with the PGP
13 grant, if the application is approved by HCD, the Assistant Chief Executive Officer is authorized to enter
14 into, execute, and deliver a State of California Agreement (Standard Agreement) for the amount of up to
15 \$625,000, and any and all other documents required or deemed necessary or appropriate to evidence and
16 secure the PGP grant, the County of Riverside’s obligations related thereto, and all amendments thereto
17 (collectively, the “PGP Grant Documents”).

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the County of Riverside shall be
19 subject to the terms and conditions as specified in the Standard Agreement, the SB 2 Planning Grants
20 Program Guidelines, and any applicable PGP guidelines published by HCD. Funds are to be used for the
21 allowable expenditures as specifically identified in the Standard Agreement. Any and all activities funded,
22 information provided, and timelines represented in the application will be enforceable through the executed
23 Standard Agreement. The Board of Supervisors of the County of Riverside hereby agrees to use the funds
24 for eligible uses in the manner presented in the application as approved by HCD and in accordance with the
25 Planning Grants Programs NOFA, the Planning Grants Program Guidelines, and 2019 Planning Grants
26 Program Application.

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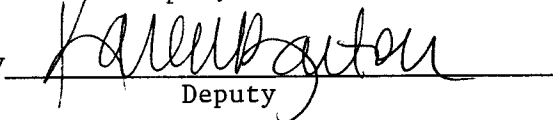
1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Assistant Chief Executive
2 Officer is authorized to execute the County of Riverside Planning Grants Program application, as approved
3 on April 9, 2019 (Agenda Item No. 3.14), the PGP Grant Documents, and any amendments thereto, on
4 behalf of the County of Riverside as required by HCD for receipt of the PGP Grant.

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9 ROLL CALL:

10 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
11 Nays: None
12 Absent: None

13 The foregoing is certified to be a true copy of a resolution duly
14 adopted by said Board of Supervisors on the date therein set forth.

15 Kecia R. Harper, Clerk of said Board

16 By  Deputy
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Clerk's original

SB 2 Planning Grant Projects

Riverside County Housing Production Solutions

1. Site Specific Planning: Housing-Ready Project Sites
2. Area-wide Programs:
 - a. Housing-Ready Existing Specific Plan(s)
 - b. Housing-Ready Sphere(s)-of-Influence
3. Countywide Programs:
 - a. Expedited Review Pilot Program – Multiple Family Housing
 - b. 6th Cycle Housing Element Update

Site Specific Planning

Housing-Ready Project Sites

Create housing-ready project sites to facilitate high-density housing development. Housing-Ready Project Sites can be defined as sites that simply require a ministerial planning approval or a discretionary entitlement where no further CEQA documentation is required, prior to development. Prime sites for inclusion are County-owned sites or Riverside County Economic Development Agency ("EDA") identified sites, or prime sites for housing as determined by County Planning, etc. In particular, the Housing-Ready Project Sites have been vetted to some degree and considered for residential development, including deed and income restricted affordable housing. Addressing the entitlement parameters for all sites, particularly with respect to zoning and permitting, to the extent possible, could make these sites "shelf-ready" for private development or public/private partnerships.

EDA has identified three sites located in the Eastern Coachella Valley community of Thermal, CA (Fourth Supervisorial District). These sites range in size from 9 acres to 27 acres and are currently zoned W-2, A-2, and/or C-1/C-P. These sites are proposed to be developed as multiple family dwelling or a mobile home park, which would require changing the land use and zoning to ones that are more permissive of higher densities and multi-family uses.

Area-wide Programs

Housing-Ready Existing Specific Plan(s)

Review existing, adopted specific plans and identify those that are not fully built out and include a high-density/affordable housing component, which may be included in this program. The goal is to enable, facilitate and expedite high-density housing development, including that which is combined with other non-residential uses, within selected specific plan(s) to increase housing production in these areas of interest.

The County has adopted numerous specific plans pursuant to Government Code Sections 65450-65457. The specific plans are essentially master planned communities, most with a focus on residential development. Some specific plans contain supporting service and public facility uses. Generally, they represent the near term and intermediate vision of a developer based on a residential product preference derived from marketing considerations. As such, with time and expense having been invested in planning for these communities, the County's effort would be focused on streamlining the

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entitlement process to reinvigorate development interest, especially for the residential components of the specific plans, particularly if affordable or special needs housing can be provided.

The characteristics of ideal specific plans for this program are: (1) plans with higher density land uses or an affordable residential component, (2) plans for areas that are located in or close in proximity to spheres-of-influence or urban area, and/or (3) plans that include existing or planned roads, utilities and services, and other backbone infrastructure.

Housing-Ready Sphere(s)-of-Influence

Review sphere(s)-of-influence (SOI) to identify appropriate areas where higher density development can be considered. Assure General Plan Land Use and zoning is appropriate in selected SOI areas and create an expedited review to facilitate housing production.

Spheres-of-influence are those areas adjacent to cities which are expected to be annexed to the cities in the future based on the fact that existing services can be provided or logically extended. Additionally, especially for cities in the west county and the western Coachella Valley, there would be the greatest likelihood for employment opportunities nearby, along with plans for transit or existing transit availability. While the County retains jurisdiction for planning in sphere-of-influence areas, it will be critical to coordinate this effort with the adjacent cities to collectively plan for the land use changes thereby ensuring its acceptability.

Countywide Program

Expedited Review Pilot Program – Multi-Family Housing

Create a pilot program to expedite the planning review (and approval) of any high-density or multiple family housing projects to facilitate development and increase housing production. This pilot program, if effective, may be adopted as the review procedures for all residential development projects and possibly even non-residential development projects.

An example of this effort could be to broaden the effect of SB35 (streamlined development approval process), and integrate components of SB50 (streamlined development approvals with incentives) to in effect reward the production of affordable housing. Note that SB50 has been tabled in the current legislative session. But, some variant may be reintroduced in the next session.

6th Cycle Housing Element Update

The County would initiate the 6th Cycle Housing Element Update, which is required to be adopted by October 2021. The 6th Cycle Housing Element Update must comply with all regulatory requirements, pursuant to Gov't Code Section 65580, which includes but is not limited to an assessment of housing needs, an inventory of land suitable and available for residential development, a statement of goals, objectives and policies, and an action plan that would include such things as Housing-Ready and expedited review programs to enable, facilitate and expedite construction of housing units.