

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



ITEM: 3.22  
(ID # 12246)

MEETING DATE:  
Tuesday, April 21, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
RESOLUTION NO. 2020-074 AUTHORIZING APPLICATION FOR, AND  
RECEIPT OF, LOCAL EARLY ACTION PLANNING GRANTS PROGRAM  
FUNDS. All Districts. [Award amount up to \$750,000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2020-074** authorizing application for, and receipt of, Local Early Action Planning Grants Program Funds; and
2. **AUTHORIZE AND DIRECT** the Assistant Chief Executive Officer / Director of Transportation and Land Management Agency, or designee, to submit an application for the Local Early Action Planning Grant.

ACTION: Policy

Charissa Leach, Assistant TLMA Director

4/9/2020

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington 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: April 21, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Local Early Action Planning Grants Program</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: FY 2020/2021 through FY 2022/2023</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

California’s 2019-2020 Budget Act provides for local planning support to help meet the state’s housing goals through early action planning. Pursuant to the 2019-2020 Budget Act, the State’s Department of Housing and Community Development (HCD) has established the Local Early Action Planning Grant Program (LEAP). LEAP is a one-time grant that provides funding for planning activities that help accelerate housing production and facilitate compliance to implement the Sixth Cycle of the Regional Housing Needs Assessment (RHNA). Specific qualified early action planning activities include preparation and adoption of planning documents and process improvements.

On January 27, 2020, HCD released a Notice of Funding Availability (NOFA) for LEAP, and applications for the above grant are due by July 1, 2020, but can be submitted on a rolling basis as soon as the NOFA was released. In accordance to Board Policy A-30, the Riverside County Transportation and Land Management Agency/Planning Department (Planning) is requesting authorization from the Riverside County Board of Supervisors to submit an application for LEAP funding up to the maximum amount available to the County, which is \$750,000 that does not require local matching.

Complete applications for LEAP 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 submits to the Board of Supervisors the attached resolution (Attachment A) for consideration. If adopted, Riverside County Resolution No. 2020-074 will be included in the County’s application for LEAP funding, which is scheduled to be submitted on or before July 1, 2020.

**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 Regional Early Action Planning (REAP) grants that will be available through Council of Governments (COGs), to implement

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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. 2020-074



Jason Farin, Senior Management Analyst

4/14/2020



Gregory H. Priamos, Director County Counsel

4/9/2020

2 **RESOLUTION NO. 2020-074**

3 **A RESOLUTION OF THE BOARD OF SUPERVISORS**  
4 **OF THE COUNTY OF RIVERSIDE**  
5 **AUTHORIZING APPLICATION FOR, AND RECEIPT OF,**  
6 **LOCAL GOVERNMENT PLANNING SUPPORT GRANT FUNDS**

7  
8 **WHEREAS**, the State of California, Department of Housing and Community Development (HCD)  
9 is authorized to issue a Notice of Funding Availability (NOFA) and provide approximately \$119 million  
10 under the Local Early Action Planning Grants Program (LEAP), as part of the broader Local Government  
11 Planning Support Grants Program established by the 2019-20 Budget Act, for funding and assistance to  
12 local jurisdictions (cities and counties) relating to housing production and planning, pursuant to Health and  
13 Safety Code section 50515 et seq. (Chapter 159, Statutes of 2019); and,

14 **WHEREAS**, on January 27, 2020, HCD issued a NOFA for LEAP in the amount of \$119,040,000;  
15 and,

16 **WHEREAS**, the Board of Supervisors of the County of Riverside desires to submit a LEAP grant  
17 application package (Application), on forms provided by HCD, for approval of grant funding for County  
18 projects that accelerate the production of housing and facilitate compliance to implement the sixth cycle of  
19 regional housing needs assessment for the unincorporated areas of the County of Riverside; now, therefore,

20 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors  
21 of the County of Riverside in regular session assembled on April 21, 2020 that the Transportation and Land  
22 Management Agency, Planning Department is hereby authorized and directed to apply for and submit to  
23 HCD the Application for the amount of up to \$750,000 for any or all of the following proposed housing  
24 production solutions, fully described in the project descriptions attached hereto and incorporated herein by  
25 reference, or any variation thereof made part of the Application:

- 26 1. Housing-ready Specific Plan(s); and/or,
- 27 2. Housing Additional Residential Accommodations Program; and,
- 28 3. Housing Ordinances; and,

BY: RS 4-8-20 DATE  
AARON C. GETTIS

- 1
- 2 4. Consistency Zoning for Lots under 7,200 sf, Residential Land, and Community Planning
- 3 Efforts; and,
- 4 5. Any other housing related planning projects, as shown in the application, which may increase
- 5 housing production.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that in connection with the LEAP

7 grant, the Assistant Chief Executive Officer of the County of Riverside is authorized, on behalf of the

8 County of Riverside, to execute and submit the Application for the amount of up to \$750,000; and if the

9 application is approved by HCD, authorized to enter into, execute and deliver a State of California

10 Agreement (Standard Agreement) or any amendments thereof, and any and all other documents required or

11 deemed necessary or appropriate to evidence and secure the LEAP grant, the County of Riverside's

12 obligations related thereto, and all amendments thereto.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the County of Riverside shall be

14 subject to the terms and conditions as specified in the NOFA and the Standard Agreement, provided by

15 HCD after approval. The Application and any and all accompanying documents are incorporated in full as

16 part of the Standard Agreement. Any and all activities funded, information provided, and timelines

17 represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant

18 to the NOFA and in conjunction with the terms of the Standard Agreement, the County of Riverside hereby

19 agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically

20 identified in the approved Application.

21 ROLL CALL:

22 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

23 Nays: None

24 Absent: None

25 The foregoing is certified to be a true copy of a resolution duly

26 adopted by said Board of Supervisors on the date therein set forth.

27 Kecia R. Harper, Clerk of said Board

28 By   
Deputy

# Local Early Action Planning Grant Program

Riverside County Housing Production Solutions

## **Housing-Ready Specific Plan(s)**

Review existing, adopted specific plans and identify those that are not fully built out, particularly those that include a high-density land use component that may be included in this program. The goal is to enable, facilitate and expedite development of housing 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 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.

## **Additional Residential Accommodations Program**

Refined regulation that pertains to ADUs, Junior ADUs, Second Units, Guest Quarters, Ranchets and MOGs, create standard operating procedures for expedited processing and provide for staff training, create filing instructions and documents for expedited processing with standard plans, templates, etc., and create resources and provide for training for applicants/customers/constituents.

## **Multifamily/Mix Use Design Guidelines**

Create objective design guidelines for design review and expedited review.

## **Housing Ordinances**

Complete several housing-related updates to Riverside County Ordinance No. 348 (the Land Use Ordinance) to add single room occupancy, supportive / transitional / employee housing, and density bonus regulation and revise the existing MU/R-7 zones for clarity.

## **Consistency Zoning for Lots under 7,200 sf, Residential Land, and Community Planning Efforts**

Rezone specific areas throughout the unincorporated areas of the County to be consistent with land use, in order to eliminate site specific change of zone applications for small projects or specific areas and facilitate residential development.