

## **C-3**

May 12, 2020

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### **RECOMMENDATION:**

Adopt a Resolution approving the application for, and acceptance of, a Planning Grant from the California Department of Housing and Community Development (HCD), in the amount not to exceed \$750,000; and,

Authorize the City Manager, or designee, to execute all necessary documents with HCD, relating to the grant application and award, for professional planning services to prepare and adopt planning documents and process improvements that accelerate housing production, and facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Assessment (RHNA) in the context of updating the City's General Plan Housing Element. (Citywide)

### **DISCUSSION**

On January 27, 2020, the State of California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) for grants as part of the Local Early Action Planning Grants Program (LEAP). The program provides over-the-counter (non-competitive) grants accompanied by technical assistance to local governments for the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance with the sixth-cycle Regional Housing Needs Assessment (RHNA).

Eligible grant activities include, but are not limited to: updates to planning documents and zoning ordinances to encourage development; establishment of housing incentive zones or other area-based housing incentives beyond State Density Bonus Law; environmental analyses that eliminate the need for project-specific review; rezoning efforts to comply with Housing Element requirements; preparation and adoption of a Housing Element of the General Plan; and other local process improvements that speed up housing production. Staff will be seeking reimbursement for preparation and implementation of the City's Housing Element and associated ordinances. A City Council Resolution is required by HCD before staff can apply for the grant.

### **Prospective Work Program**

Each city and county in California is required to prepare a Housing Element with documented updates for each new RHNA. The current cycle, Cycle 6 of the Housing Element for 2021-2029, is underway, and all updates are required to be adopted and submitted to HCD by October 2021.

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Preparation of the City's Housing Element is expected to result in excess of \$1 million in direct costs plus associated staffing over a two-year period. Development Services staff, and a consultant team, will update the Housing Element and make any associated changes to the Zoning Code and other development regulations and policies affecting housing development. This planning effort will build upon both the Everyone Home Task Force and the Affordable and Workforce Housing Study Group efforts. Preparation of the Housing Element involves two related tasks: (1) preparing the General Plan Element; and, (2) within a limited time period, establishing the tools to implement the plan. These tools and programs include adjustments to impact fees, zone changes, creation of new density bonuses and other incentive programs, inclusionary zoning, pursuing additional revenue sources for affordable housing, outreach to potential developers, and other related actions to facilitate housing production. This work has already begun.

In light of the above substantial costs and the legal necessity of completing the Housing Element, staff is preparing a LEAP grant application to fund planning efforts and programs directly linked to the Housing Element work program, as well as to accelerate housing production citywide, consistent with the Land Use Element adopted in December 2019, and to facilitate compliance with the Housing Element and new RHNA allocations.

TIMING CONSIDERATIONS

City Council action is requested on May 12, 2020, to meet the grant application deadline of July 1, 2020.

FISCAL IMPACT

Existing budgeted positions within the Development Services Department will administer this grant. These positions are not supported by the General Fund. Should the grant be awarded, acceptance of the grant would offset \$750,000 of expenses in the Development Services Fund Group related to consultant services. These expenses would otherwise have been offset by General Plan Surcharge revenue collected in the Development Services Fund Group. This recommendation has no staffing impact beyond the budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



THOMAS B. MODICA  
CITY MANAGER

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AUTHORIZING APPLICATION FOR,  
AND RECEIPT OF, A LOCAL GOVERNMENT PLANNING  
SUPPORT GRANT IN CONNECTION WITH A NOTICE OF  
FUNDING AVAILABILITY (NOFA) FROM THE STATE  
DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT IN CONNECTION WITH THE LOCAL  
EARLY ACTION PLANNING GRANTS PROGRAM (LEAP)

WHEREAS, pursuant to Health and Safety Code 50515, et. seq., the  
California Department of Housing and Community Development (Department) is  
authorized to issue a Notice of Funding Availability (NOFA) as part of the Local  
Government Planning Support Grants Program (hereinafter referred to as the Local Early  
Action Planning Grants Program or LEAP); and

WHEREAS, the City Council of the City of Long Beach desires to submit a  
LEAP grant application package ("Application"), on the forms provided by the Department,  
for approval of grant funding for projects that assist in the preparation and adoption of  
planning documents and process improvements that accelerate housing production and  
facilitate compliance with and implementation of the sixth cycle of the Regional Housing  
Needs Assessment (RHNA); and

WHEREAS, the Department issued a NOFA and Application on January 27,  
2020 in the amount of \$119,040,000 for assistance to all California Jurisdictions with a  
maximum award amount of \$750,000 for cities with a population size of 300,000 to  
749,000.

NOW, THEREFORE, the City Council of the City of Long Beach resolves as  
follows:

1           Section 1.    The Department of Development Services, on behalf of the  
2 City of Long Beach, and at the direction of the City Council, is hereby authorized and  
3 directed to apply for and submit to the Department the Application package;

4           Section 2.    In connection with the LEAP grant, if the Application is  
5 approved by the Department, the Department of Development Services, on behalf of the  
6 City of Long Beach and at the direction of the City Council is authorized to submit the  
7 Application, enter into, execute in accordance with the provisions of the City Charter of  
8 the City of Long Beach, and deliver a State of California Agreement (Standard  
9 Agreement) for a maximum amount of \$750,000, and any and all other documents  
10 required or deemed necessary or appropriate to evidence and secure the LEAP grant, the  
11 City's obligations related thereto, and all amendments thereto (collective, the "LEAP  
12 Grant Documents").

13           Section 3.    The City shall be subject to the terms and conditions as  
14 specified in the NOFA, and the Standard Agreement provided by the Department after  
15 approval. The Application and any and all accompanying documents are incorporated in  
16 full as part of the Standard Agreement. Any and all activities funded, information  
17 provided, and timelines represented in the Application will be enforceable through the fully  
18 executed Standard Agreement. Pursuant to the NOFA and in conjunction with the terms  
19 of the Standard Agreement, the City hereby agrees to use the funds for eligible uses and  
20 allowable expenditures in the manner presented and specifically identified in the  
21 approved Application.

22           Section 4.    The City Council hereby authorizes the City Manager, or  
23 designee, to execute the City of Long Beach LEAP Grant application, the LEAP Grant  
24 documents, and any amendments thereto, on behalf of the City of Long Beach as  
25 required by the Department for receipt of the LEAP Grant.

26           Section 5.    This resolution shall take effect immediately upon its adoption  
27 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2020, by the following vote:

Ayes:	Councilmembers:	_____
		_____
		_____
		_____
Noes:	Councilmembers:	_____
		_____
Absent:	Councilmembers:	_____
		_____
Recusal(s):	Councilmembers:	_____
		_____
		_____

City Clerk