



## Staff Reports

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**File #:** 2058-2019, **Version:** 1

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**To:** Honorable Mayor and Members of City Council  
**From:** Vincent Smith, Community Development Director  
**Prepared By:** Michael Walker, Senior Planner

**TITLE:**  
SB2 Planning Grants Program Funding

### **RECOMMENDED ACTION:**

Adopt a resolution authorizing the Community Development Director to: (1) submit a grant application to the California State Department of Housing and Community Development (HCD) for up to \$310,000 in funding under the SB2 Planning Grants Program, to be made available for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production, and; (2) if the application is approved, execute all documents and agreements required by HCD for participation in the Planning Grants Program.

### **DISCUSSION:** **BACKGROUND**

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. The City of Napa qualifies as a Medium Locality, defined as having a population between 60,000 and 200,000 people. The maximum award amount for Medium Localities is \$310,000.

### **PROPOSED ACTIVITIES**

#### **Housing Opportunities Inventory**

The Housing Opportunities Inventory will comprise of three main components: (1) Review Appendix B of the Housing Element; (2) Review vacant and underutilized properties; and (3) Review Downtown

housing opportunities. Explanations of each component are outlined below.

- Housing Element Appendix B - Comprehensive review of all Housing Sites identified in Appendix B to reevaluate residential density potential and identify potential barriers to housing development. Identify whether property rezoning and General Plan designation changes are necessary. This review may run parallel and in conjunction with the General Plan Update.
- Vacant and Underutilized Sites - Comprehensive inventory of vacant or underutilized sites to determine additional potential housing opportunity sites not captured by Appendix B of the Housing Element. Analyze current General Plan and Zoning designations to determine whether changes may be needed. This review may run parallel and in conjunction with the General Plan Update.
- Downtown Housing Opportunities - Study historic neighborhoods in and around Downtown Napa to determine current land use designations, allowable densities, existing housing types, and opportunities for additional housing. Identify strategies for preservation of historic homes and sensitive infill development in keeping with historic preservation standards and determine whether changes may be needed.
- Government-owned Land Assessment - The City is continuing to coordinate with Napa County on a potential partnership to analyze government-owned properties for potential housing sites. This would include analyzing current General Plan and zoning designations to determine whether changes may be needed. This review may run parallel and in conjunction with the city's General Plan Update.

### **Accessory Dwelling Unit “One-Stop Shop” Partnership**

In conjunction with the work the City of Napa is doing with 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 residents 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.

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.

### **FINANCIAL IMPACTS:**

There is no General Fund impact. The program would be fully funded by the SB2 Grant. The total of

the requested grant would be no more than \$310,000.

**CEQA:**

The Community Development Director has determined that the Recommended Action described in this Agenda Report is not subject to CEQA, pursuant to CEQA Guidelines Section 15060(c).

**DOCUMENTS ATTACHED:**

ATCH 1 - Resolution

**NOTIFICATION:**

Notice of this item was placed on an agenda at least 72 hours in advance of the meeting. Additionally, the City of Calistoga was notified of this agenda item.