



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Community Development

Paul A. Jensen

Prepared by: Paul Jensen (EG)
Community Development Director

City Manager Approval: _____

TOPIC: LOCAL EARLY ACTION PLANNING GRANT (LEAP) APPLICATION

SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR, AND RECEIPT OF, LOCAL EARLY ACTION PLANNING (LEAP) GRANT FUNDS IN THE AMOUNT OF \$300,000, AND TO EXECUTE DOCUMENTS OR AMENDMENTS ONCE THE GRANT IS AWARDED

RECOMMENDATION:

Adopt a Resolution authorizing the City Manager to submit an application for the State Local Early Action Planning (LEAP) Grant Program in the amount of \$300,000, and to execute documents or amendments once the grant is awarded.

BACKGROUND:

In the 2019-20 Budget Act, Governor Gavin Newsom allocated \$250 million for all regions, cities, and counties to prioritize planning activities that accelerate housing production to meet the identified needs of every community. With this allocation, [the State Department of Housing and Community Development \(HCD\) established LEAP](#), with \$119 million allocated for cities and counties. LEAP provides one-time grant funding to update planning documents and implement process improvements that facilitate the acceleration of housing production and help local governments prepare for their sixth-cycle Regional Housing Needs Allocation (RHNA). [The LEAP funds are in addition to the \\$310,000 the City was awarded earlier this year from the State's SB 2 Planning Grant Program.](#)

The City of San Rafael is eligible to receive a LEAP award in the amount of \$300,000 based on local population. An application from the City Manager with a basic program outline is required to access these funds. Also, to apply for the 2020 LEAP grant, City Council must adopt and submit the attached Resolution by July 1, 2020. HCD has given the City of San Rafael approve to approve this resolution after the July 1, 2020 deadline.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

ANALYSIS:

\$200,000 of the \$300,000 of the LEAP funds available will be allocated for the update of the City's General Plan Housing Element. The City of San Rafael Housing Element serves as the City's framework for housing goals, policies, and programs required to meet existing and future housing needs and increase affordable housing opportunities. The City of San Rafael is on an eight-year Housing Element update cycle and the current Housing Element was adopted in 2015. California's Department of Housing and Community Development (HCD) has determined that Housing Element updates for jurisdictions within the Association of Bay Area Governments (ABAG) are due by January 2023. The Housing Element update is anticipated to include the preparation of an Environmental Impact Report. Staff anticipates that preparation of the Housing Element Update for the sixth RHNA cycle will require more effort than previous updates due to increased regional housing needs, new requirements for identifying eligible housing sites, and more factors to consider in allocations (such as overcrowding, greenhouse gas emissions, and jobs-housing balance).

\$100,000 of the \$300,000 of the LEAP funds availability will be allocated to help supplement the costs of conducting planning processes addressing housing and sea level rise vulnerability in the Canal neighborhood of San Rafael. This planning will be centered in social equity, specifically procedural and distributional equity, and addresses sustainability in our most vulnerable community. The intended outcomes of these planning processes will be to identify measures and recommendations that can be implemented to protect the Canal neighborhood from flooding associated with sea level rise in the near to mid-term, including:

- zoning changes
- housing opportunity areas
- adaptation measures for a future Specific or Precise Plan for the Canal Neighborhood.

Staff is including both the Housing Element and planning processes for the Canal neighborhood as part of the LEAP application to ensure LEAP funding eligibility for both projects. However, as staff is still waiting on the sixth-RHNA cycle housing allocations there is still high uncertainty around the scope and cost to update the City's Housing Element. Due to this uncertainty, the final LEAP funding allocations for the Housing Element and Specific or Precise Plans is likely to change.

FISCAL IMPACT:

The City will receive \$300,000 from the State of California that will go towards completing the City's General Plan Housing Element update (required to be completed by December 2022) and the development of Specific or Precise Plans for the Canal and Northgate neighborhoods. There is no requirement for local matching funds.

OPTIONS:

The City Council has the following options to consider on this matter:

1. Adopt Resolution
2. Adopt resolution with modifications.
3. Direct staff to return with more information.
4. Take no action.

RECOMMENDED ACTION:

Adopt Resolution

ATTACHMENTS:

1. Resolution

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR, AND RECEIPT OF, LOCAL EARLY ACTION PLANNING (LEAP) GRANT FUNDS IN THE AMOUNT OF \$300,000, AND TO EXECUTE DOCUMENTS OR AMENDMENTS ONCE THE GRANT IS AWARDED

WHEREAS pursuant to Health and Safety Code Sections 50515 et seq, the State 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 by the Department as the Local Early Action Planning Grants program or LEAP); and

WHEREAS, the City Council of the City of San Rafael 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 to implement the sixth cycle of the regional housing need assessment; and

WHEREAS, the Department has issued a NOFA and Application on January 27, 2020 in the amount of \$119,040,000 for assistance to all California jurisdictions;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of San Rafael approves and authorizes the City Manager or their designee to submit to the Department the LEAP grant application package; and

BE IT FURTHER RESOLVED, that in connection with the LEAP grant, if the Application is approved by the Department, the City Manager of the City of San Rafael is authorized to submit the Application, enter into, execute, and deliver on behalf of the Applicant, a State of California Agreement (Standard Agreement) for the amount of \$300,000 and any and all other documents required or deemed necessary or appropriate to evidence and secure the LEAP grant, the Applicant's obligations related thereto, and all amendments thereto; and

BE IT FURTHER RESOLVED, that the Applicant shall be subject to the terms and conditions as specified in the NOFA, and the Standard Agreement provided by the Department after approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the NOFA and in conjunction with the terms of the Standard Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

I, Lindsay Lara, City Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on the 6th day of July, 2020 by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk