



M E M O R A N D U M
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ADMINISTRATION
County of Placer

TO: Board of Supervisors

FROM: Steve Pedretti, Agency Director

BY: Shawna Purvines, Principal Planner

SUBJECT: Local Early Action Planning Grant Application

DATE: April 21, 2020

ACTIONS REQUESTED

1. Conduct a public hearing and adopt a resolution to submit an up to \$500,000 Local Early Action Planning Grant Application.
2. Approve submittal of the grant agreement to the State of California Local Early Action Planning Grant program and authorize the Agency Director or designee to sign required documentation for the grant and execute any amendments thereto.

BACKGROUND

On January 27, 2020, the California Department of Housing and Community Development (HCD) announced the release of a Notice of Funding Availability (NOFA) for approximately \$119,040,000 as part of the Local Early Action Planning Grants Program (LEAP or Program). LEAP is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of the Health and Safety Code (Sections 50515 to 50515.05). LEAP provides funding to jurisdictions for the preparation and adoption of planning documents, process improvements that accelerate housing production, and facilitate compliance in implementing the sixth cycle of the regional housing need assessment (RHNA).

LEAP provides one-time grant funding to cities and counties and is a non-competitive application. If the proposed scope for the application is approved the County intends to utilize the up to \$500,000 LEAP funds to implement process improvements that will facilitate the acceleration of housing production and facilitate compliance in implementing the County's sixth cycle of RHNA.

At this time, we are considering applying for funding in support of sewer infrastructure to accommodate increased sewer flows associated with two groups of properties identified for potential low-income housing sites in North Auburn. The two groups of properties comprise approximately 22.5 acres and have preliminarily been identified to accommodate 337 equivalent dwelling units at the higher density specified for zone. The proposed sewer infrastructure planning work would include performing sewer studies, developing a Preliminary Design Report, and final sewer design plans which include preparation of plans and specifications suitable for bidding.

ENVIRONMENTAL IMPACT

The proposed filing for an application for grant funds to use for planning activities and process improvements is exempt under the California Environmental Quality Act Guidelines Sections 15301, 15302 and 15262, and is an administrative action, not a project, pursuant to CEQA Guidelines 15378(b)(2), (4) and (5).

FISCAL IMPACT

There is no County match required for the LEAP NOFA. If the department is awarded funds in this grant application, the appropriate funding amount will be budgeted in the respective Department FY budget(s).

ATTACHMENTS

- Attachment A – Draft Application Resolution
- Attachment B – Public Notice

Before the Board of Supervisors County of Placer, State of California

**In the matter of: Authorizing Application for, and
Receipt of, Local Government Planning Support
Grant Program Funds**

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on April 21, 2020, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, pursuant to Health and Safety Code section 50515 *et. seq.*, the 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 Board of Supervisors of the County of Placer 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, the Board of Supervisors of the County of Placer (“Applicant”) resolves as follows:

SECTION 1. The Community Development Resource Agency Director is hereby authorized and directed to apply for and submit to the Department the Application package;

SECTION 2. In connection with the LEAP grant, if the Application is approved by the Department, the Community Development Resource Agency Director of the County of Placer 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 \$500,000, 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

SECTION 3. 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.

BE IT FURTHER RESOLVED BY the Board of Supervisors of the County of Placer that this resolution shall become effective immediately.

ATTACHMENT B

NOTICE OF PUBLIC HEARING PLACER COUNTY BOARD OF SUPERVISORS

WHERE: Placer County Administrative Center, Board Chambers, 175 Fulweiler Avenue, Auburn, CA 95603

WHEN: Tuesday, April 21, at 9:30 a.m. or as soon thereafter as can be heard

SUBJECT: Public hearing to consider application for a Local Early Action Planning Grant Application

NOTICE IS HEREBY GIVEN that the Placer County Board of Supervisors will conduct a public hearing at the above place and time to consider the submittal of an application in response to the Local Early Action Planning Grant (LEAP) Notice of Funding Availability (NOFA) and to solicit citizen input.

The Community Development Resource Agency will request authority from the Board of Supervisors to apply on behalf of the County of Placer for up to \$500,000 under the NOFA for eligible housing planning activities.

The purpose of the public hearing is to give citizens an opportunity to make their comments known on the proposed activity/application.

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Clerk of the Board at (530) 886-4020.

You may direct written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603, or you may telephone the Clerk of the Board at (530) 886-4020. In addition, information is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday.

Interested persons are invited to telephonically attend the hearing or submit written comments. All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Clerk of the Board, 175 Fulweiler Avenue, Room 101 Auburn, CA 95603, at least 24 hours or (1) business working day prior to the beginning of the meeting.

The Community Development Resource Agency contact for this project, Shawna Purvines, can be reached at (530) 745-3031 or spurvines@placer.ca.gov.

BOARD OF SUPERVISORS

Clerk of the Board, Megan Wood

Community Development Resource Agency Staff: Shawna Purvines

By: Executive Secretary, Rachel McGuigan