



## REPORT TO CITY COUNCIL

Approved by:

  
\_\_\_\_\_

Department Director

  
\_\_\_\_\_

Arnoldo Rodriguez, City Manager

Council Meeting of: September 18, 2019

Agenda Number: C-3

### SUBJECT:

Consideration of a Resolution Authorizing Submittal of a Grant Application to the California Department of Housing and Community Development (HCD) for Receipt of Senate Bill 2 (SB2) Planning Grants Program Funds in the amount of \$310,000

### RECOMMENDATION:

Staff recommends City Council (Council) approve the Resolution to submit the SB2 grant application to HCD.

### SUMMARY:

In 2017, former Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

SB2 aims to provide funding and technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Funding will help cities and counties as follows:

- Accelerate housing production
- Streamline the approval of housing development affordable to owner and renter households at all income levels
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote development consistent with the State Planning Priorities (Government Code Section 65041.1)
- Ensure geographic equity in the distribution and expenditure of the funds

## **DISCUSSION:**

The program will provide grants through a noncompetitive, over-the-counter process to eligible local governments (cities and counties) who meet the following requirements:

1. Have an HCD-compliant housing element,
2. Have submitted a recent Annual Progress report,
3. Demonstrate a nexus to accelerating housing production, and
4. Demonstrate that the applicant is consistent with State Planning Priorities (Government Code Section 65041.1) or other planning priorities.

The Planning Department (Department) determined a Master Plan (MP) would be requested in the SB2 application. More specifically, the Department proposes the creation of the North Madera Master Plan (NMMP) for 1,906 acres of land located within the City's General Plan Sphere of Influence, directly to the north of the City limits. The areas encompass the area around Matilda Torres High School. The MP will be a community-based planning document used to facilitate housing production through practical planning practices that provide for a walkable, liveable and sustainable community. The MP will consist of planning activities and implementation methods composed of a prezone, General Plan Amendment, a Public Facilities Financing Plan (PFFP) and an annexation strategy.

While the City understands funding provided through SB2 will not fund the implementation of individual MP activities, the MP will identify strategic reimbursement or funding mechanisms as part of each master plan activity. Implementation of the NMMP will facilitate a logical outward urban growth that ensures acceleration in housing production and increase housing opportunities in mixed land use densities for a broad base of private, public and quasi-public, and not-for-profit developers, with access to public goods and services.

The North Madera Master Plan could include the following activities:

- **Prezoning:** Prezoning of the Master Plan area will be completed in advance of an application to the Local Agency Formation Commission (LAFCO) for annexation of the project area.
- **General Plan Amendment:** Implementation of sustainable growth strategies through a General Plan Amendment changing land use designations so as to allow for consistency between land use and respective zoning designations.
- The General Plan Amendment will strive to identify parcels that will provide for higher residential densities in conjunction with access to the necessary goods and services including schools, parks, commercial sites.
- **PFFP:** the MP will identify an infrastructure financing plan with specific funding mechanisms as development occurs.
- **Annexation Strategy:** the annexation strategy will identify annexation areas, timelines and public outreach methods particular to property owners wishing to annex into the City. Existing and planned public infrastructure will be used to determine phasing of annexation. Though a single annexation is desired, it may be possible that the annexation strategy may occur in more than two phases.

- Phase 1: Areas 1A & 2
- Phase 2: Areas 3A & 4
- Environmental: Mitigated Negative Declaration

*Anticipated Outcomes:*

Project outcomes upon receiving the full grant award is to develop the NMMP, which will identify necessary planning activities that will streamline housing development. The NMMP will also be an instrumental document used in implementing the Madera Vision 2025 Plan to provide for “A Well-Planned City” and the General Plan’s goal in providing liveable, walkable and sustainable communities.

The goal of the planning activities is to provide for focused land use planning, facilitate cohesive development in opportunity areas and draft and implement the PFFP that supports and accelerates housing infrastructure in the City. The NMMP will identify an appropriate General Plan Amendment which provides for a greater number of housing units within medium and high densities.

**FINANCIAL IMPACT:**

Approval of the SB2 grant application and Resolution will not have a direct financial impact on the General Fund. It will satisfy former Governor Brown’s approval of the 15-bill housing package aimed at addressing the State’s housing shortage and high housing costs.

**CONSISTENCY WITH THE VISION MADERA 2025 PLAN:**

The SB2 grant application for the NMMP promotes the following Strategy:

- Strategy 101.8: Promote and encourage development and redevelopment of low- and moderate-income housing.

**ALTERNATIVES:**

Potential Council alternatives include:

- Deny approval of the Resolution.
- Direct staff to find alternative strategies to support the State’s housing shortage and high housing costs.
- Direct staff to not submit the SB2 grant application.
- Direct staff to not pursue the development of the NMMP, rezoning, amendments, PFFP and annexation strategy.

**ATTACHMENTS:**

1. Resolution
2. Draft SB2 application

**Resolution No. 19-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF MADERA, CALIFORNIA,  
AUTHORIZING APPLICATION FOR, AND RECEIPT OF, SENATE BILL 2  
PLANNING GRANTS PROGRAM FUNDS**

**WHEREAS**, the State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated March 29, 2019, for its Planning Grants Program (PGP); and

**WHEREAS**, the City Council (Council) of the City of Madera desires to submit a project application for the PGP to accelerate the production of housing and will submit a 2019 PGP grant application as described in the PGP NOFA and SB2 PGP Guidelines released by the Department for the PGP; and

**WHEREAS**, the Department is authorized to provide up to \$123 million under the SB2 PGP from the Building Homes and Jobs Trust Fund for assistance to Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB2)) related to the PGP.

**NOW, THEREFORE**, the Council of the City of Madera Resolves as follows:

**SECTION 1.** The Council is hereby authorized and directed to apply for and submit to the Department the 2019 PGP application released March 28, 2019 in the amount of \$310,000.

**SECTION 2.** In connection with the PGP grant, if the application is approved by the Department, the Mayor authorizes the City Manager to enter into, execute, and deliver a State of California Agreement (Standard Agreement) for the amount of \$310,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the City of Madera's obligation related thereto, and all amendments thereto (collectively, the "PGP Grant Documents")

**SECTION 3.** The City of Madera shall be subject to the terms and conditions as specified in the Standard Agreement, the SB2 PGP Guidelines, and any applicable PGP guidelines published by the Department. Funds are to be used for allowable expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed Standard Agreement. The Council hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by the Department and in accordance with the PGP NOFA, the PGP Guidelines and 2019 PGP Application.

**SECTION 4.** The City Manager is authorized to execute the City of Madera PGP application, the PGP Grant Documents, and any amendments thereto, on behalf of the City of Madera as required by the Department for receipt of the PGP Grant.

**IN WITNESS WHEREOF,** the parties hereto have caused this Agreement to be executed by and through their respective officers thereunto duly authorized on the date first written above.

\* \* \*

# SB 2 Planning Grants Program Application



**State of California  
Governor Gavin Newsom**

**Alexis Podesta, Secretary  
Business, Consumer Services and Housing Agency**

**Ben Metcalf, Director  
Department of Housing and Community Development**

2020 West El Camino, Suite 500  
Sacramento, CA 95833

Website: <http://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml>

Email: [sb2planninggrant@hcd.ca.gov](mailto:sb2planninggrant@hcd.ca.gov)

March 28, 2019

Revised May 9, 2019

## SB 2 Planning Grants Application

### Planning Grants Program Application Packaging Instructions

The applicant is applying to the Department of Housing and Community Development (Department) for a grant authorized underneath the Planning Grants Program (PGP) provisions of SB 2 (Chapter 364, Statutes of 2017). The PGP program is intended for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production. Please refer to the SB 2 Planning Grants Program Guidelines and Notice of Funding Availability (NOFA) for detailed information on eligible activities, applicants, and awards. If you have questions regarding this application or the PGP, email [sb2planninggrant@hcd.ca.gov](mailto:sb2planninggrant@hcd.ca.gov).

If approved for funding, this grant application will be a part of your Standard Agreement with the Department. In order to be considered for funding, all sections of this application, including attachments and exhibits if required, must be complete and accurate.

Pursuant to Section X of the NOFA, all applicants must submit a complete, signed, original application package and an electronic copy on CD or USB flash drive containing the following documentation, in the order listed below, to the Department by the specified due date in the Notice of Funding Availability (NOFA) in order to be considered for award:

- 1) A complete, signed, original application (the Department will only accept this **fillable pdf** as the application) with the following attachments:
  - a. **Attachment 1: State and Other Planning Priorities** (All applicants must submit this form to self-certify compliance)
  - b. **Attachment 2: Nexus to Accelerating Housing Production - NOTE:** if the applicant is proposing only Priority Policy Areas (PPA), as defined in section VIII, subsection (3) of the NOFA, do not fill out Attachment 2. However, if the applicant is proposing to fund PPAs AND other activities that are not considered PPAs, the application must demonstrate how these other activities have a nexus to accelerating housing production by filling out Attachment 2 of this application.
- 2) A fully executed resolution authorizing application for, and receipt of, PGP funds (see Attachment 3: Sample Resolution).
- 3) A fully executed Government Agency Taxpayer ID Form (available as a download from the SB 2 Planning Grants webpage at <http://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml>).
- 4) If the applicant is partnering with another local government or other entity pursuant to Article II, Section 200 of the SB 2 Planning Grant Program Guidelines (the "Guidelines"), include a copy of the legally binding agreement.

**NOTE:** All local governments must submit a separate, signed application package, notwithstanding whether it will partner with another form of government or entity. Only one application per locality will be accepted by the Department. Joint applications are not allowed.

## SB 2 Planning Grants Application

### A. Applicant Information

Pursuant to Article II, Section 200 of the Guidelines, local governments may partner through legally binding agreements with other forms of governments or entities. However, all local governments must submit separate, signed application packages that identify their respective responsibilities and deliverables, even if partnering with other entities.

<b>Is the applicant partnering with another eligible local government entity?</b>		
<input type="checkbox"/>	<b>*Yes</b>	<b>*If Yes, the application package must include a fully executed copy of the legally binding agreement. Provide the partners' name(s) and type(s) below for reference only.</b>
<input checked="" type="checkbox"/>	<b>No</b>	

<b>Complete the following Applicant information</b>			
Applicant's Name		City of Madera	
Applicant's Agency Type		General Law	
Applicant's Mailing Address		204 West 4th Street	
City		Madera	
State	California	Zip Code	93637
County		Madera	
Website		www.madera.gov	
Authorized Representative Name		Arnoldo Rodriguez	
Authorized Representative Title		City Manager	
Phone	559-661-5400	Fax	559-674-2972
Email	arodriguez@madera.gov		
Contact Person Name		Ivette Iraheta	
Contact Person Title		Grant Administrator	
Phone	559-661-3692	Fax	559-674-2972
Email	iiraheta@madera.gov		
<b>Partner(s) Name (if applicable)</b>			
<b>Partner Agency Type</b>			
<b>Partner(s) Name (if applicable)</b>			
<b>Partner Agency Type</b>			
Proposed Grant Amount	\$	310,000	

### B. Applicant Certification

As the official designated by the governing body, I hereby certify that if approved by HCD for funding through the Planning Grants Program (PGP), the \_\_\_\_\_ City of Madera \_\_\_\_\_ assumes the responsibilities specified in the 2019 Notice of Funding Availability and PGP guidelines, and certifies that the information, statements, and other contents contained in this application are true and correct.

Signature: \_\_\_\_\_ Name: Arnoldo Rodriguez

Date: \_\_\_\_\_ Title: City Manager



## SB 2 Planning Grants Application

### C. Threshold Requirements

Pursuant to Section 201(a) through (d) of the Guidelines, all applicants must meet the following threshold criteria in items 1-4 below to be eligible for an award.

<b>1. Does the applicant have an adopted housing element found to be in substantial compliance by the Department on or before the date of the applicant's submission of their SB 2 Planning Grant application?</b>		
<input checked="" type="checkbox"/>	Yes	Date of HCD Review Letter: <u>12/7/15</u>
<input type="checkbox"/>	No	
<input type="checkbox"/>	The Applicant requests HCD to consider housing element compliance threshold as met due to significant progress achieved in meeting housing element requirements.	

<b>2. Has the applicant submitted to the Department the Annual Progress Report (APR) for the current or prior year on or before the date of submission of their SB 2 Planning Grant application?</b>			
<input checked="" type="checkbox"/>	Yes	APR	Date Submitted
<input checked="" type="checkbox"/>		2017 CY Report	1/29/18
<input checked="" type="checkbox"/>		2018 CY Report	5/29/19
<input type="checkbox"/>	No		

<b>3. Is the applicant utilizing one of the Priority Policy Areas listed below (as defined in section VIII, subsection (3) of the NOFA)?</b>						
<input type="checkbox"/>	*Yes	*If the applicant is proposing <u>only</u> Priority Policy Areas, <u>do not fill out Attachment 2</u> . However, if the applicant is proposing to fund PPAs AND other activities that are not considered PPAs, the application must demonstrate how these other activities have a nexus to accelerating housing production by filling out Attachment 2 of this application.				
	Rezone to permit by-right	Objective design and development standards	Specific Plans or form based codes coupled with CEQA streamlining	Accessory Dwelling Units or other low-cost building strategies	Expedited processing	Housing related infrastructure financing and fee reduction strategies
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	No	If an applicant is not proposing Priority Policy Areas, the application must include an explanation and document the plans or processes' nexus and impact on accelerating housing production based on a reasonable and verifiable methodology and must submit Attachment 2 in the Application pursuant to section VIII, subsection (3) of the NOFA.				
<input type="checkbox"/>	The applicant is proposing PPAs and other activities not considered PPAs and is demonstrating how these activities have a nexus to accelerating housing production by submitting Attachment 2.					

<b>4. Does the applicant demonstrate that the locality is consistent with State Planning or Other Priorities, as certified in Attachment 1?</b>	Yes	<input checked="" type="checkbox"/>	*No	<input type="checkbox"/>
*If No, consistency may be demonstrated through activities (not necessarily proposed for SB 2 funding) that were completed within the last five years, as certified in Attachment 1.				

<b>5. Is a completed and signed resolution included with the application package?</b> See Attachment 3, "Sample Resolution"	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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## SB 2 Planning Grants Application

### D. Proposed Activities Checklist (Section VI, items (1) through (17) of the NOFA)

Check all activities the locality is undertaking for their PGP efforts below. Activities must match **Section E. Project Description**, and **Section F. Timeline and Budget**.

1	<input checked="" type="checkbox"/>	updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities strategies, or local coastal plans
2	<input type="checkbox"/>	updates to zoning ordinances
3	<input type="checkbox"/>	environmental analyses that eliminate the need for project-specific review
4	<input checked="" type="checkbox"/>	local process improvements that improve and expedite local planning
5	<input type="checkbox"/>	a smaller geography with a significant impact on housing production including an overlay district, project level specific plan or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas
6	<input type="checkbox"/>	the creation or enhancement of a housing sustainability district pursuant to AB 73 (Chapter 371, Statutes of 2017)
7	<input type="checkbox"/>	workforce housing opportunity zone pursuant to SB 540 (Chapter 369, Statutes of 2017)
8	<input type="checkbox"/>	zoning for by-right supportive housing, pursuant to Government Code section 65651 (Chapter 753, Statutes of 2018)
9	<input type="checkbox"/>	zoning incentives for housing for persons with special needs, including persons with developmental disabilities
10	<input type="checkbox"/>	rezoning to meet requirements pursuant to Government Code Section 65583.2(c) and other rezoning efforts to facilitate supply and affordability
11	<input type="checkbox"/>	rezoning for multifamily housing in high resource areas (according to Tax Credit Allocation Committee/Housing Community Development Opportunity Area Maps)
12	<input type="checkbox"/>	pre-approved architectural and site plans
13	<input type="checkbox"/>	regional housing trust fund plans
14	<input checked="" type="checkbox"/>	funding plans for SB 2 Year 2 going forward
15	<input checked="" type="checkbox"/>	infrastructure financing plans
16	<input type="checkbox"/>	environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that are ancillary and part of a proposed activity with a nexus to accelerating housing production
17	<input checked="" type="checkbox"/>	Other activities demonstrating a nexus to accelerating housing production

## SB 2 Planning Grants Application

### E. Project Description

*Provide a description of the project and the scope of work to be performed below. Use Appendix A for additional information if necessary. Note: If partnering with another local government or entity, be sure to clarify the responsibilities and deliverables of your locality pursuant to such partnership.*

#### Summary:

The City of Madera proposes the creation of the North Madera Master Plan (NMMP) for approximately 1,906 acres of land located within the City's General Plan Sphere of Influence, directly to the north of the City limits. The master plan will be a community-based planning document used to facilitate housing production through practical planning practices that provide for a walkable, liveable and sustainable community. The master plan will consist of planning activities and implementation methods composed of a prezone, General Plan Amendment, a Public Facilities Financing Plan (PFFP) and an annexation strategy. While the City understands funding provided through SB2 will not fund the implementation of individual master plan activities, the master plan will identify strategic reimbursement or funding mechanisms as part of each master plan activity. Implementation of the NMMP will facilitate a logical outward urban growth that ensures acceleration in housing production and increase housing opportunities in mixed land use densities for a broad base of private, public and quasi-public, and not-for-profit developers, with access to public goods and services.

#### Project Description:

With the changing economic landscape and public desire to expand outward, the NMMP will provide focused land use planning, facilitate cohesive development in opportunity areas, and define funding mechanisms that support public infrastructure needs in mostly undeveloped land. The area as shown on exhibit [1-2-3], identify two annexation phases that include planned developments and development proposals in conjunction with existing and future public infrastructure. The North Madera Master Plan will address Priority Policies Areas as follows;

#### North Madera Master Plan Planning Activities

- **Prezoning:** an update to the zoning ordinance will occur through the prezoning process of anticipated annexation areas.
- **General Plan Amendment:** implementation of sustainable strategy through a General Plan Amendment of land use areas to allow for consistency between land use and respective zoning designations. (Continued in Appendix A.)

**SB 2 Planning Grants Application**

**F. Project Timeline and Budget**

Project Goal(s)							
Objective	Responsible Party	Est. Cost	Begin	End	Deliverable	*PPA	Notes
Draft SB2 Grant Application	Applicant	\$ 26,190	7/1/19	9/5/19	Submitted Grant Application	No	All staff * 40 Hours
Accepted Grant Award	Applicant	\$ 520	10/1/19	10/16/19	Award Contract Return to HCD	No	AR, II, JR * 2
Draft RFP	Applicant	\$ 141	11/29/19	12/2/19	Circulate RFP	No	Becky * 2
Rate and Rank Bids, Interview	Applicant	\$1,540	12/3/19	12/18/19	Consultant Selected	No	AR, II, CB, JR, JO * 4
Award RFP	Applicant	\$ 75,520	1/2/20	1/15/20	Enter into Agreement and Council Approval	No	II, JR * s
Begin Community Outreach	Other	\$ 15,000	1/1/20	3/6/20	Outreach Input Identified and Ranked	No	Consultant
Internal Outreach Coordination	Applicant	\$ 3,650	1/1/20	3/6/20	Outreach Notices Circulated and Website Updated	No	AR, II, CB, JR, JO * 8
Master Plan Drafted, impairment process improvements/annexation	Other		3/9/20	5/8/20	Draft Master Plan Available for Review	No	Included in Consultant Contract
Internal Draft Master Plan Review, Nexus to housing production	Applicant	\$ 3,420	5/11/20	5/29/20	Review Comments forwarded to Consultant	N/A	AR, II, CB, JR, JO * 8
Draft Master Plan Comments Incorporated	Other		6/1/20	6/30/20	Final Master Plan Available	N/A	Included in Consultant Contract
Update General Plan, Begin Annexation Process, PEFP, SB2	Applicant	\$ 177,836	7/1/20	6/30/21	LAFCO Approval Obtained	N/A	AR, CB, JO * 120
Begin Grant Reporting and Closeout	Applicant	\$ 6,183	7/1/21	6/30/22	Grant Deliverable Reported and Grant Closed	N/A	II, CB, JR, JO * 24
	Other					N/A	
	Other					N/A	
	<b>Total Est. Cost \$</b>	<b>310000</b>					

\*Priority Policy Area (PPA)

## SB 2 Planning Grants Application

### G. Legislative Information

District	#	Legislator Name
<b>Federal Congressional District</b>	16	Jim Costa
<b>State Assembly District</b>	5	Frank Bigelow
<b>State Senate District</b>	12	Anna M. Caballero

**Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>.**

## SB 2 Planning Grants Application

### Attachment 1: State and Other Planning Priorities Certification (Page 1 of 3)

Pursuant to Section 201(d) of the Guidelines, all applicants must demonstrate that the locality is consistent with State Planning or Other Planning Priorities by certifying that at least one activity was completed in 1) State Planning Priorities (i.e., Infill and Equity, Resource Protection, Efficient Development Patterns) or 2) Other Planning Priorities (i.e., Affordability, Conservation, or Climate Change). Consistency may be demonstrated through activities (not necessarily proposed for SB 2 funding) that were completed within the last five years.

Complete the following self-certification by selecting one or more of the policy areas in the following tables by inserting the date completed for each applicable action, briefly describing the action taken, and certifying.

#### State Planning Priorities

Date Completed	Brief Description of the Action Taken
<b>Promote Infill and Equity</b>	
<i>Rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas.</i>	
7/1/19	Habitat for Humanity will develop five affordable single-family homes in a subdivision acquired from the Madera Successor Agency.
<i>Seek or utilize funding or support strategies to facilitate opportunities for infill development.</i>	
<i>Other (describe how this meets subarea objective)</i>	
<b>Promote Resource Protection</b>	
<i>Protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands; natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands; recreation lands such as parks, trails, greenbelts, and other open space; and landscapes with locally unique features and areas identified by the state as deserving special protection.</i>	
<i>Actively seek a variety of funding opportunities to promote resource protection in underserved communities.</i>	
<i>Other (describe how this meets subarea objective)</i>	
<b>Encourage Efficient Development Patterns</b>	
<i>Ensuring that any infrastructure associated with development, other than infill development, supports new development that does the following:</i>	
<i>(1) Uses land efficiently.</i>	

## SB 2 Planning Grants Application

### Attachment 1: State and Other Planning Priorities Certification (Page 2 of 3)

	<i>(2) Is built adjacent to existing developed areas to the extent consistent with environmental protection.</i>
	<i>(3) Is located in an area appropriately planned for growth.</i>
	<i>(4) Is served by adequate transportation and other essential utilities and services.</i>
	<i>(5) Minimizes ongoing costs to taxpayers.</i>
	<i>Other (describe how this meets subarea objective)</i>

### Other Planning Priorities

<b>Affordability and Housing Choices</b>	
	<i>Incentives and other mechanisms beyond State Density Bonus Law to encourage housing with affordability terms.</i>
	<i>Efforts beyond state law to promote accessory dwelling units or other strategies to intensify single-family neighborhoods with more housing choices and affordability.</i>
	<i>Upzoning or other zoning modifications to promote a variety of housing choices and densities.</i>
	<i>Utilizing surplus lands to promote affordable housing choices.</i>
	<i>Efforts to address infrastructure deficiencies in disadvantaged communities pursuant to Government Code Section 65302.10.</i>
	<i>Other (describe how this meets subarea objective)</i>

## SB 2 Planning Grants Application

### Attachment 1: State and Other Planning Priorities Certification (Page 3 of 3)

<b>Conservation of Existing Affordable Housing Stock</b>	
<i>Policies, programs or ordinances to conserve stock such as an at-risk preservation ordinance, mobilehome park overlay zone, condominium conversion ordinance and acquisition and rehabilitation of market rate housing programs.</i>	
<i>Policies, programs and ordinances to protect and support tenants such as rent stabilization, anti-displacement strategies, first right of refusal policies, resources to assist tenant organization and education and "just cause" eviction policies.</i>	
<i>Other (describe how this meets subarea objective)</i>	
<b>Climate Adaptation</b>	
<i>Building standards, zoning and site planning requirements that address flood and fire safety, climate adaptation and hazard mitigation.</i>	
<i>Long-term planning that addresses wildfire, land use for disadvantaged communities, and flood and local hazard mitigation.</i>	
<i>Community engagement that provides information and consultation through a variety of methods such as meetings, workshops, and surveys and that focuses on vulnerable populations (e.g., seniors, people with disabilities, homeless, etc.).</i>	
6/25/19	For the 2019/2020 Community Development Block Grant (CDBG), 168 surveys were obtained from low-to moderate-income persons and households. CDBG activities for 2019/2020 assist these populations.
<i>Other (describe how this meets subarea objective)</i>	

### State and Other Planning Priorities Certification

I certify under penalty of perjury that all of the information contained in this PGP State Planning and Other Planning Priorities certification form (pages 9, 10, and 11 of this application) is true and correct.

Certifying Officials Name: Arnoldo Rodriguez

Certifying Official's Title: City Manager

Certifying Official's Signature: \_\_\_\_\_

Certification Date: \_\_\_\_\_



## SB 2 Planning Grants Application

### Attachment 2: Application Nexus to Accelerating Housing Production

**Fill out Attachment 2 only if the applicant answered “No” to item 3 in Section C or is utilizing Policy Priority Areas AND other activities not designated as such. Applicants answering “Yes” to question 3 in Section C and utilizing ONLY Priority Policy Areas are automatically deemed to demonstrate a nexus to accelerating housing production, and do not need to complete this form.**

*Pursuant to section VIII, subsection (4) of the NOFA, applicants shall demonstrate how the application includes a nexus to accelerating housing production. Please complete the following chart by providing information about the current conditions and expected outcomes with respect to the planned activity and housing production. Please attach documentation as necessary and see the NOFA for additional details.*

**Quantify how the activity accelerates production below, and use Appendix B to explain the activity and its nexus to accelerating housing production.**

Type (Select at least one)	*Baseline	**Projected	***Difference	Notes
Timing (e.g., reduced number of processing days)				
Development cost (e.g., land, fees, financing, construction costs per unit)				
Approval certainty and reduction in discretionary review (e.g., prior versus proposed standard and level of discretion)				
Entitlement streamlining (e.g., number of approvals)				
Feasibility of development				
Infrastructure capacity (e.g., number of units)				
Impact on housing supply and affordability (e.g., number of units)				

**\* Baseline – Current conditions in the jurisdiction**  
(e.g. 6-month development application review, or existing number of units in a planning area)

**\*\*Projected – Expected conditions in the jurisdiction because of the planning grant actions**  
(e.g. 2-month development application review)

**\*\*\*Difference – Potential change resulting from the planning grant actions**  
(e.g., 4-month acceleration in permitting, creating a more expedient development process)

**SB 2 Planning Grants Application**

**Attachment 3: Sample Resolution**

**RESOLUTION NO. 2019-XX  
A RESOLUTION OF THE [CITY COUNCIL/COUNTY BOARD OF SUPERVISORS] OF  
\_\_\_\_\_[CITY, COUNTY NAME]\_\_\_\_\_  
AUTHORIZING APPLICATION FOR, AND RECEIPT OF,  
SB 2 PLANNING GRANTS PROGRAM FUNDS**

WHEREAS, the State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated March 28, 2019, for its Planning Grants Program (PGP); and

WHEREAS, the [City Council/County Board of Supervisors] of \_\_\_\_\_ (City/County) desires to submit a project application for the PGP program to accelerate the production of housing and will submit a 2019 PGP grant application as described in the Planning Grants Program NOFA and SB 2 Planning Grants Program Guidelines released by the Department for the PGP Program; and

WHEREAS, the Department is authorized to provide up to \$123 million under the SB 2 Planning Grants Program from the Building Homes and Jobs Trust Fund for assistance to Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)) related to the PGP Program.

NOW, THEREFORE, THE [CITY COUNCIL/COUNTY BOARD OF SUPERVISORS] OF \_\_\_\_\_  
RESOLVES AS FOLLOWS:

SECTION 1. The [City Council/County Board of Supervisors] is hereby authorized and directed to apply for and submit to the Department the 2019 Planning Grants Program application released March 28, 2019 in the amount of \$ \_\_\_\_\_.

SECTION 2. In connection with the PGP grant, if the application is approved by the Department, the [insert designee title, e.g. City Manager, Executive Office, etc ] is authorized to enter into, execute, and deliver a State of California Agreement (Standard Agreement) for the amount of \$ \_\_\_\_\_, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the [City/County's] obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents").

SECTION 3. The [City/County] shall be subject to the terms and conditions as specified in the Standard Agreement, the SB 2 Planning Grants Program Guidelines, and any applicable PGP guidelines published by the Department. Funds are to be used for allowable expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed Standard Agreement. The [City Council/County Board of Supervisors] hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by the Department and in accordance with the Planning Grants NOFA, the Planning Grants Program Guidelines, and 2019 Planning Grants Program Application.

SECTION 4. The [insert the title of City Council/County Board of Supervisors Executive or designee] is authorized to execute the [City/County] of \_\_\_\_\_ Planning Grants Program application, the PGP Grant Documents, and any amendments thereto, on behalf of the [City/County] as required by the Department for receipt of the PGP Grant.

ADOPTED \_\_\_\_\_, 2019, by the [City/County] Board of Supervisors of the County of \_\_\_\_\_  
by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_ County Executive

ATTEST: APPROVED AS TO FORM:

\_\_\_\_\_  
County Clerk County Attorney

## SB 2 Planning Grants Application

### Appendix A

***Use this area for additional information if necessary.***

The General Plan Amendment will strive to identify parcel that provide for higher densities in conjunction with access to the necessary goods and services i.e. schools, parks, commercial sites.

- Public Facilities Financing Plan: the master plan will identify an infrastructure financing plan with specific funding mechanism as development occurs.
- Annexation Strategy: the annexation strategy will identify annexation areas, timelines and public outreach methods particular to property owners wishing to annex into the City. Existing and planned public infrastructure will be used to determine phasing of annexation. Though desired, it may be possible that the annexation strategy may occur in more than two phases.
  - o Phase 1: Areas 1A & 2
  - o Phase 2: Areas 3A & 4
- Environmental: Mitigated Negative Declaration

Anticipated Outcomes:

Project outcomes are to receive the full grant award and fund the creation of the North Madera Master Plan, which will identify necessary planning activities that will streamline housing development. The NMMP will also be an instrumental document used in implementing Madera Vision 2025 to provide for “a well-planned City” and the General Plan’s goal in providing liveable, walkable and sustainable communities.

The goal of the planning activities is to provide for focused land use planning, facilitate cohesive development in opportunity areas and draft and implement the PFFP that supports and accelerates housing production in the City. The NMMP will identify an appropriate General Plan Amendment which provides for a greater number of housing units within medium and high densities. At present, the proposed annexation areas would be developable with the following number of units as show in Appendix B below.

# SB 2 Planning Grants Application

## Appendix B

*Use this area for additional information if necessary.*

Land Use Designation	Phase 1	No. of Units	Phase 2	No. of Units
Commercial	60.89 acres	—	7.78 acres	—
High Density	17.73 acres	267	62.88 acres	949
Medium Density	172.16 acres	1,222	127.35 acres	904
Low Density	732.67 acres	1,538	495.4 acres	1,040
Very Low Density	43.85 acres	43	57.65 acres	57
Public & Semi Public	119.33 acres	—	—	—
NH Mixed Use		—	—	—