



City Council Agenda Item

City Council Meeting Date: October 6, 2020

TO: Jim Throop, City Manager

FROM: Christie Alarcon, Community Development Director
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SUBJECT: Regional Early Action Planning (REAP) Grant; Adoption of Resolution No. 6363(20)

Recommendation:

Staff recommends the City Council adopt Resolution No. 6363(20) as part of the Regional Early Action Planning (REAP) Grant application requirements and authorize the City Manager to execute any required documents associated with such funding application and/or award.

Background:

The adopted Fiscal Year 2019-20 California Budget and associated housing trailer bill (Assembly Bill 101) established the Local Government Planning Support Grants Program which made REAP funding available to the California Central region to fund housing planning activities. Grant funding is to be used for technical assistance, preparation, and adoption of planning documents and to process improvements to accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing needs allocation.

Discussion:

Grant funds must be used for housing planning activities that demonstrate a nexus to increasing housing supply and accelerating housing production. On June 18, 2020, the Santa Barbara County Association of Governments (SBCAG) Board of Directors directed its staff to allocate REAP funds to jurisdictions throughout the SBCAG region based on the jurisdiction's proportion of the most recent Regional Housing Needs Allocation (RHNA). Jurisdictions are eligible for the following amounts:

Jurisdiction	Grant Amount Available
Buellton	\$126,794
Carpinteria	\$115,881
Goleta	\$195,386
Guadalupe	\$104,872
Lompoc	\$151,152
Santa Barbara	\$499,374
Santa Maria	\$499,667
Solvang	\$117,051
Santa Barbara County	\$164,403

Lompoc will be applying for the entire \$151,152 funding allocation for the following activities associated with increasing housing supply and accelerating housing production:

- Promote Accessory Dwelling Units (ADUs): Development of an ADU toolkit and permit-ready product encouraging ADUs and other innovative building types through actions above state law requirements such as, outreach, fee waivers, pre-approved plans, website zoning clearance assistance, and other homeowner tools or finance tools.
- Update Housing Element: Increase the amount of approvals allowed “by right” through their oversight of the housing element process. Removing conditional uses allowed in existing zoning designations by allowing future conforming projects to be approved at the staff level “by right,” meaning without need for discretionary review by an elected body. Not only will this speed up the planning process, but it will also insulate these conforming projects from CEQA litigation.
- Rezone to Permit By-right: Rezoning for significant additional housing capacity without, or with lesser discretionary, review or establishing zoning to permit residential development by-right, particularly multifamily, without discretionary action pursuant to Government Code subdivisions 65583.2(h) and (i).
- Objective Design and Development Standards: Developing objective design standards or pre-approved site and architectural plans that facilitate non-discretionary permitting.
- Expedited Processing: Speeding up approvals and permit processing, including instituting programs that streamline or consolidate the review process or create a separate process for expedited review of housing projects.
- Housing Related Fee Reduction Strategies: Fee reduction and rationalization approaches, such as reassessing fees to adhere to best practices in reducing costs, deferrals, sliding scales, or proportionate impacts fees (e.g., ADUs, transit-

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oriented and infill development, special needs housing), or fee transparency measures including publicly available fee calculators.

Funding is provided on a reimbursement basis, and City invoices will not be reimbursed unless the City can demonstrate that the City's use of the funds furthers the State's housing priorities, as discussed above.

Fiscal Impact:

There is no fiscal impact to the City beyond the staffing cost associated with preparation of this report and coordination for submission of reports for the grant administration.

Conclusion:

Adoption of Resolution No. 6363(20) will allow the City to compete for the REAP Grant opportunity, which if awarded, will expand the City's Planning Division's financial ability to activities associated with increasing housing supply and accelerating housing production.

Respectfully submitted,

Christie Alarcon, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Jim Throop, City Manager

Attachment: Resolution No. 6363(20)