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Title: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO TO CONSIDER AMENDING THE FY 2019-21 ADOPTED CITY COUNCIL PRIORITY WORKPLAN TO ADD A SAN PABLO AFFORDABLE HOUSING STRATEGY PLAN AND DIRECT THE SOLICITATION OF PROPOSALS FOR A HOUSING CONSULTANT

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Attachments: 1. RESO 2019-130 - AFFORDABLE HOUSING STRATEGY POLICY WORKPLAN 080519.pdf

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council	adopted	Pass

PREPARED BY: MATT RODRIGUEZ **DATE OF MEETING:** 08/05/19

SUBJECT:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO TO CONSIDER AMENDING THE FY 2019-21 ADOPTED CITY COUNCIL PRIORITY WORKPLAN TO ADD A SAN PABLO AFFORDABLE HOUSING STRATEGY PLAN AND DIRECT THE SOLICITATION OF PROPOSALS FOR A HOUSING CONSULTANT

CITY MANAGER RECOMMENDATION

Adopt Resolution

COMPLIANCE STATEMENTS

This is not a project as defined by CEQA

BACKGROUND

At the July 15, 2019 City Council meeting, on motion made by Mayor Kinney, duly seconded, the City Council authorized by majority vote to agenize a policy discussion to consider adding the following policy item under Major Policy Goal: Expand Housing Options to the FY 2019-21 Council Priority Workplan (Workplan), as follows:

Under Major Policy Goal: Expand Housing Options:

Add Policy Item: #306 Explore development of a new San Pablo Affordable Housing Strategy)

The motion made during the July 15, 2019 regular meeting included putting on the agenda discussion about promoting new affordable housing opportunities: exploring various tenant protection policies and tools available (both existing and possible) to combat the effects of recent market rent

increases in Bay Area housing; and holding a future City Council Study Session to discuss these policy matters and any State legislation on affordable housing relative to this policy development for those bills signed into law by the Governor in September 2019.

Professional Services Request for Proposals (RFP) Solicitation

If the City Council desires to move forward with amending the Council's Priority Workplan via Resolution, the City Manager recommends that this policy item direct staff to work on policy and program implementation.

A formal RFP solicitation for professional housing services consultants to assist with program implementation will be required as no FTEs are currently budgeted for this purpose in the City's FY 2017-21 Quadrennial GF Operating Budget. In fact, the City maintains no staffing resources since dissolution of the City's former Redevelopment Agency during FY 2011/12. Additionally, the existing Low/Moderate Housing Fund Balance would be designated for future funding appropriations for execution of said professional housing contract services following completion of a future RFP process and selection.

Preliminary Scope of Services

A proposed San Pablo Affordable Housing Strategy (Strategy) is needed to define City goals, and identify a range of implementation tools to further the City's adopted Housing Element, evaluate progress with new housing development to meet the current Regional Housing Needs Allocation, and to preserve and expand housing opportunities for households with very low to moderate incomes, including the potential for persons with special housing needs (i.e. seniors and veterans).

For Council consideration, a general outline of desired scope of services is provided below by the City Manager, including but not limited to, the following areas needed for future Strategy development:

- A. Inventory the City's existing affordable housing programs, including but not limited to outstanding housing loans to residents and residential rental restriction agreements on low-income housing developments; and
- B. Leverage private development to address affordable housing needs; and
- C. Explore and implement policy options to reduce the risk of displacement, including exploring applicable tenant protection policies and tools; and
- D. Partner with local affordable housing developers and property owners/managers to preserve existing deed-restricted affordable housing units; and
- E. Explore development of "Missing Middle" Housing Types (i.e. ADUs); and
- F. Increase local funding to continue support of low income and special needs housing development; and
- G. Analyze and evaluate any new State housing legislation recently enacted into State law, and its potential regulatory impact on local cities; and

H. Explore feasibility of a new First-Time Homebuyer Program (i.e. SPEDC's SPLASH Program)

Overall, the Affordable Housing Strategy will proactively study the City's existing affordable housing programs and resources and identify programs and policies that could be advanced in the near-term to meet the City's Housing Element goals. The Strategy is particularly needed to help identify affordable housing strategies in the wake of the loss of the former Redevelopment Agency, which had previously provided the financial and personnel resources to support and promote affordable housing programs. Furthermore, after many years of little-to-no new private development and investment City-wide and along San Pablo Avenue, the Strategy will help facilitate new development and additional non-profit, governmental and/or private investment which will create a changed environment and economic profile within which to consider affordable housing opportunities and projects.

FISCAL IMPACT

No City general funds are to be authorized for this action. The contract for a housing services consultant would be borne by the Low/Moderate Housing Funds available for such services subject to future action and appropriation at time of contract award following a successful RFP selection process during FY 2019/20.