

## Legislation Text

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**PREPARED BY:** CHARLES CHING

**DATE OF MEETING:** 02/03/20

**SUBJECT:**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO APPROVING AND AUTHORIZING EXECUTION OF A CONSULTING SERVICES AGREEMENT WITH STRATEGIC ECONOMICS FOR A CITY-WIDE AFFORDABLE HOUSING STRATEGY AND APPROPRIATING \$109,503 WHICH INCLUDES A 15% CONTINGENCY FROM THE LOW TO MODERATE INCOME HOUSING FUND TO ACCOUNT CODE 250-1741-43600 TO FUND THE AGREEMENT

**CITY MANAGER RECOMMENDATION**

Adopt Resolution

**COMPLIANCE STATEMENTS**

Expanding Housing Options is a top City Council Priority under the FY 2019-21 Council Priority Workplan, effective March 1, 2019.

**CEQA Compliance Statement**

Not a Project under CEQA

**BACKGROUND**

On September 5, 2019, the City as Housing Successor (City) released a Request for Qualifications / Request for Proposals (RFQ/RFP) to develop a comprehensive citywide Affordable Housing Strategy ("Plan") for the City.

The City's goals are to identify and implement proactive programs and policies to advance its General Plan and Housing Element goal of preserving and expanding housing opportunities for households with very low to moderate incomes and for persons with special housing needs.

The City did not get any responses to the RFQ/RFP. Staff subsequently reached out to Strategic Economics (Strategic Economics) out of Berkeley, California who expressed interest in doing the Plan for the City. The proposed Consulting Services Agreement (Agreement) is for \$95,220 to develop the Plan which will include among other things:

- 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.
- B. Explore ways to leverage private development to address affordable housing needs.
- C. Explore and implement policy options to reduce the risk of displacement of residents, including exploring applicable tenant protection policies and tools.

- D. Explore partnerships with local affordable housing developers and property owners/managers to preserve existing deed-restricted affordable housing units.
- E. Explore development of “Missing Middle” Housing Types (i.e. ADUs).
- F. Explore ways to increase local funding to continue support of low income and special needs housing development.
- G. Analyze and evaluate any new State housing legislation and its potential regulatory impact on local cities.
- H. Explore feasibility of a new First-Time Homebuyer Loan Program.
- I. Review and make recommendations on prior Redevelopment housing loans and affordability covenants.
- J. Document existing affordable housing resources.
- K. Analyze affordable housing potential and identify applicable affordable housing policies and resources.
- L. Create an inventory of best practices and create an implementation plan to increase the supply and range of affordable housing options.

The proposed resolution also appropriates \$109,503 from the Low to Moderate Income Housing Fund to account code 250-1741-43600 to fund the Agreement and a 15% contingency.

### **FISCAL IMPACT**

Under the proposed resolution, the City will enter into an Agreement with Strategic Economics in the amount of \$95,220 which will be funded using Low to Moderate Income Housing Funds. The proposed resolution also appropriates \$109,503 from the Low to Moderate Income Housing Funds to account code 250-1741-43600 to fund the Agreement and a 15% contingency.