



Staff Report

TO: City Council
FROM: Christina Taylor, Community Development Director
DATE: August 17, 2021
SUBJECT: **Second Amendment to the Professional Services Agreement with Lisa Wise Consulting for the Housing Element Update to Address Newly Released Guidelines for Affirmatively Furthering Fair Housing (AFFH) components of Housing Elements**

Background and Analysis:

On October 20, 2021, City Council awarded a contract and executed a professional services agreement with Lisa Wise Consulting for the City's Housing Element Update. This project is included in the City's Capital Improvement program and is fully funded by SB2 grant funding in the amount of \$160,000 and LEAP grant funding in the amount of \$150,000. At the time of the contract award, staff eliminated some of the optional items in the original proposal in an effort to ensure enough funding was retained to accommodate any changes that may occur as a result of legislative mandates, new legislation or City policy.

The current Housing Element Update includes all of the required components to address the City's Regional Housing Needs Assessment (RHNA) as well as an Accessory Dwelling Unit (ADU) Ordinance, required zoning code amendments, Hazard Mitigation Plan and Safety Element update and CEQA. The first amendment to the Housing Element contract in May 2021 included the addition of standard ADU plans and objective design criteria.

In late June, the State of California Housing and Community Development Department (HCD) released new guidelines for analysis of Affirmatively Furthering Fair Housing (AFFH) as a requirement for certification of housing element in the Sixth Cycle. Before the HCD guidelines were released, it was expected programs and activities to support fair housing would need to be specified as part of the policy and program recommendations, along with some considerations related to housing sites selection. HCD is now requiring the inclusion of a separate, extensive appendix in the Housing

Element with specified spatial and quantitative analysis of the conditions of protected classes. This is a new requirement for certification.

The cost to complete the AFFH component of the Housing Element Update is \$11,880.00. City staff anticipated this increase and funds had been set aside to accommodate this need. The total revised contract amount is \$287,345 and a breakdown of the contract and amendments are shown in the chart below.

Housing Element Update		
Original Contract		\$209,995
Amendment 1 5/18/2021	Add ADU Standard Plans and Objective Design Standards	\$65,470
Amendment 2 8/17/2021	Addressing AFFH	\$11,880
Revised Contract Amount		\$287,345

The City of Beaumont Planning Department received \$310,000 in grant funding to complete the Housing Element Update. After this contract amendment, there is \$22,655 in grant funding remaining.

Fiscal Impact:

Cost to prepare this staff report and changes to the contract are covered by SB2 grant funding in the amount of \$160,000 and LEAP grant funding in the amount of \$150,000 for a total of \$310,000.

Recommended Action:

Approve the Second Amendment to the Professional Services Agreement with Lisa Wise Consulting for an increase of \$11,880 to complete the AFFH component of the Housing Element Update for a total revised contract amount of \$287,345 to be paid entirely through grant funding.

Attachments:

- A. Revised Scope of Work and Cost Proposal
- B. Amended Professional Service Agreement