



Folsom City Council Staff Report

MEETING DATE:	11/10/2020
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10553 – A Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with Ascent Environmental for the Housing Element Update and Appropriation of Funds
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff respectfully requests that the City Council pass and adopt Resolution No. 10553 A Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with Ascent Environmental for the Housing Element Update and Appropriation of Funds.

BACKGROUND / ISSUE

The City’s Housing Element is one of seven (7) mandatory elements of the City of Folsom General Plan and is a critical component of the City’s blueprint to providing affordable housing opportunities in the community. Unlike the other mandatory general plan elements, the housing element is required to be updated every eight years. It is also subject to detailed statutory requirements and mandatory review and certification by the State Department of Housing and Community Development (HCD).

The City’s current Housing Element was adopted in August 2013 and covers the January 1, 2013 through October 31, 2021 planning period. The upcoming sixth cycle Housing Element will cover the 2021 through 2029 planning period and will reassess the city’s housing-related goals and objectives, while addressing issues and establishing objectives with respect to a wide range of possible housing related programs. The sixth cycle also presents several new challenges for the City in terms of meeting an increased Regional Housing Needs Assessment (RHNA) and navigating new state laws pertaining to housing.

On January 28, 2020 the City Council approved Resolution No. 10383, which authorized a contract with Ascent Environmental (Ascent) in the amount of \$158,153 for the Housing Element Update.

During preparation of the draft Housing Element Update, Ascent and staff have had to expend additional efforts to coordinate and prepare the draft Housing Element and respond to the new state mandates associated with the update. As a result, staff is requesting an additional \$29,550 to cover the cost associated with extra coordination, outreach efforts and analysis.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, professional services contracts of \$62,014 or greater shall be approved by the City Council.

ANALYSIS

During the Housing Element Update process, Ascent has held additional project coordination calls with City staff and has provided additional project management. For preparation of the Housing Element Background Report, extra efforts to coordinate and prepare the sites inventory has been necessary. These efforts have been challenging in light of the new state mandates and included greater than anticipated analysis of potential rezone strategies, buffer sites, and coordination on changes in project status. Furthermore, the proposed rezone strategy has triggered additional consultation with the environmental review team to discuss potential vehicle miles traveled impacts associated with the proposed strategy. In addition, Assembly Bill 686 requires each city or county to administer its programs and activities relating to housing in a manner to affirmatively further fair housing which has resulted in an expanded effort and consultation with HCD on the fair housing assessment. Ascent also assisted in greater than anticipated property owner outreach and stakeholder meetings and provided additional preparation support for the July 28, 2020 City Council Housing Element study session. Finally, Ascent and city staff anticipate that additional public engagement efforts will be necessary for the upcoming Planning Commission and City Council hearings. To cover the costs associated with these additional efforts, staff is requesting a budget amendment in the amount of \$29,550.

FINANCIAL IMPACT

The Community Housing Fund (Fund 238) currently has funds available to cover the cost associated with the agreement amendment in the amount of \$29,550 for a not to exceed amount of \$187,703. An additional appropriation will be required for this agreement.

ENVIRONMENTAL REVIEW

The execution of a professional service agreement amendment to update the City Housing Element is not considered a project under the California Environment Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3). As a result, these actions are exempt from environmental review. The Housing Element Update itself will be required to include environmental review and thus prior to adoption of the updated Housing element, environmental review will be conducted and the appropriate environmental document prepared. This will be presented to the City Council at the time of adoption.

ATTACHMENT

Resolution No. 10553 – A Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with Ascent Environmental for the Housing Element Update and Appropriation of Funds

Submitted,



Pam Johns, Community Development Director

RESOLUTION NO. 10553

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ASCENT ENVIRONMENTAL FOR THE HOUSING ELEMENT UPDATE AND APPROPRIATION OF FUNDS

WHEREAS, the City of Folsom desires to update the City's Housing Element; and

WHEREAS, the City Council approved Resolution No. 10383 on January 28, 2020 authorizing the City Manager to execute a professional services agreement with Ascent Environmental for the Housing Element Update; and

WHEREAS, the California State Legislature in recent years has enacted a number of new laws designed to increase affordable housing supply and, as a result, requires additional update to the Housing Element; and

WHEREAS, the total cost of the original scope of work from Ascent Environmental was \$158,153. The additional tasks needed to address the additional State mandates and provide for additional outreach and education is \$29,550 for a total not to exceed amount of \$187,703 for this project; and

WHEREAS, adequate funds are available in the Community Housing Fund (Fund 238) for the update; and

WHEREAS, approval of the amendment and the allocation of funding is exempt from the California Environmental Quality Act (CEQA):

NOW, THEREFORE, BE IT RESOLVED that the City Manager is hereby authorized to execute Amendment No. 1 to the Consultant and Professional Services Agreement with Ascent Environmental for the Housing Element Update in the amount of \$29,550 for a total not-to-exceed amount of \$187,703, in a form acceptable to the City Attorney; and

BE IT FURTHER RESOLVED that the Chief Financial Officer is directed to appropriate \$29,550 in the Community Housing Fund (Fund 238) for Housing Element Update. The appropriation will be from the Community Housing Fund current fund balance.

PASSED AND ADOPTED this 10th day of November 2020, by the following roll-call vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):
ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK