

Folsom City Council Staff Report

MEETING DATE:	1/28/2020
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No.10383 – A Resolution Authorizing the City Manager to Execute a 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. 10383 - A Resolution Authorizing the City Manager to Execute a 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 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. Rules regarding Housing Elements are found in the California Government Code Sections 65580-65589. 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 community'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.

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

As previously indicated, the sixth cycle Housing Element update presents a number of challenges for the City. The City will need to accommodate a much higher lower-income housing need, which will likely require the City to rezone land for higher-density housing. In addition, new changes in state laws related to no-net loss zoning (SB 166) create new pressures for the City to ensure that sites identified for lower-income housing are not lost to market-rate housing. As such, it is critical that the City work with a consultant team with statewide housing experience and who is familiar with challenges and opportunities facing the City during this sixth cycle Housing Element planning period.

A request for Proposal (RFP) for the 2021 Housing Element Update was issued on October 7, 2019 and emailed to 10 different consulting firms experienced with housing element updates. One proposal, from Ascent Environmental, was received by the November 19, 2019 RFP deadline. City staff reviewed Ascent's proposal carefully and found both the approach and cost estimate thoughtful, reasonable and on point. The proposed consultant agreement is for \$158,153. Ascent's project manager has extensive experience preparing over 50 housing elements for jurisdictions throughout California, including the City's 2009 and 2013 Housing Elements. Furthermore, Ascent was one of the consultants instrumental in preparing the 2035 General Plan and thus very familiar with the City's new General Plan policies, including mixed-use corridors, transit priority areas and community design standards policies that will affect the housing element update.

With assistance from City staff, the consultant team will prepare an update of the City's Housing Element in compliance with State Government Code Section 65583 for the 2021-2029 planning period and at a minimum will address the following tasks:

1. Review the current Housing Element goals, objectives, policies and programs to ensure consistency with both the recently adopted General Plan and the Zoning Code Update and make recommendations if needed.
2. Analyze and review recently enacted state housing and general plan laws and where applicable, make recommendations to the City on their implementation and incorporation into the City's Housing Element, General Plan, City codes and regulations.
3. Update the City's housing needs analysis using demographic projections consistent with the most recent Sacramento Area Council of Governments (SACOG) projections for the City.

4. Prepare an updated land inventory and analysis of land suitable for residential development, including vacant sites, sites having potential for redevelopment and sites having potential to be rezoned to meet RHNA requirements.
5. Assess housing conditions and immediate needs, including special housing needs.
6. Analyze potential and actual governmental and non-governmental constraints.
7. Recommend housing policy initiatives that will benefit the local housing market, preserve existing neighborhoods and communities, remove governmental constraints and meet the needs of Folsom's population.
8. Identify policies and programs to encourage developers to increase the supply of very-low, low- and moderate-income housing options in Folsom.
9. Prepare an environmental checklist to support impact determinations and document whether the Housing Element update is within the scope of the General Plan Update EIR.

FINANCIAL IMPACT

There are sufficient funds currently available in the Community Housing Fund (Fund 238) in the amount of \$158,153 for this agreement, however an appropriation will be required. Staff is requesting an additional appropriation in the Community Housing Fund (Fund 238) in the amount of \$158,153. The additional appropriation will come from the current fund balance in the Community Housing Fund.

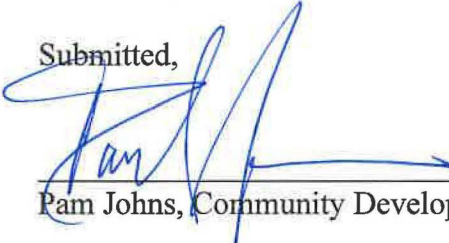
ENVIRONMENTAL REVIEW

The execution of a contract 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. 10383 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Ascent Environmental for the Housing Element Update and Appropriation of Funds

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", is written over a horizontal line. The signature is stylized and includes a long horizontal stroke that extends to the right.

Pam Johns, Community Development Director

RESOLUTION NO. 10383

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A 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 of Folsom has developed a Scope of Work for the required consulting services; and

WHEREAS, Ascent Environmental, by reasons of their experience for performing these types of service, is qualified to perform the required consulting services; and

WHEREAS, an appropriation of \$158,153 will be required for the Housing Element Update; and

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

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a Professional Services Agreement with Ascent Environmental for the Housing Element Update.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Chief Financial Officer is directed to appropriate \$158,153 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 28th day of January 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

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