



**BUENA PARK CITY COUNCIL
SPECIAL MEETING
MONDAY, JULY 20, 2020
9:00 A.M.**

COUNCIL CHAMBER
6650 BEACH BOULEVARD
BUENA PARK, CALIFORNIA

SPECIAL NOTICE REGARDING COVID-19

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of COVID-19. The Governor issued Executive Order N-25-20, which allows Council Members to attend City Council meetings telephonically. Please be advised that some, or all, of the City of Buena Park Council Members and staff may attend this meeting telephonically.

This meeting will allow public attendance in person with the following precautions in place to ensure the health and safety of the public:

- Attendees must submit to a verbal health screening and temperature check before entering the Council Chamber.
- Attendees will be required to wear a face covering at all times while in the Council Chamber or City Hall.
- Social distancing of 6 feet is required at all times. Designated seating has been identified for public use.

Members of the public may also submit their comments and questions in writing, for City Council consideration, by sending them to the City Clerk at comments@buenapark.com. **Please submit all comments and questions by 8:00 a.m., on Monday, July 20, 2020.** All comments and questions will be read during the meeting.

All meetings of the City Council are available on the City's website at www.buenapark.com and the City's Cable Channel BPTV Channel 3/99. Please contact the City Clerk's Office at (714) 562-3750, for any questions.

Our core values are excellence, communication, teamwork, commitment, respect, and integrity.

Please turn off all cell phones when the meeting is in session.

CALL TO ORDER 9:00 A.M.

ROLL CALL
COUNCIL MEMBER ARTHUR C. BROWN
COUNCIL MEMBER SUNNY YOUNGSUN PARK
COUNCIL MEMBER ELIZABETH A. SWIFT
MAYOR PRO TEM CONNOR TRAUT
MAYOR FRED R. SMITH

ORAL COMMUNICATIONS ON SPECIAL MEETING ITEMS

This is the portion of the meeting set aside to invite public comments regarding any item on the Special Meeting Agenda only. Public comments are limited to no more than three minutes each. Those wishing to speak are asked to complete a speaker identification form located at the council chamber entrance and place it in the box near the speaker's lectern.

NEW BUSINESS (1)

1. RESOLUTION AUTHORIZING AN APPLICATION TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANENT LOCAL HOUSING ALLOCATION (PLHA) FUNDS

Presented by City Manager's Office

Purpose: To approve a resolution for the 5-year PLHA Plan and submit the application for approval through the California Department of Housing and Community Development.

Recommended Action: 1) Approve a resolution authorizing the submittal of an application to the State Department of Housing and Community Development for Permanent Local Housing Allocation Funds; and 2) Authorize the City Manager to execute the application and make any subsequent amendments or modifications related to the application.

ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.



In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.



If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **City Clerk's Office at (714) 562-3750 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

如果您想参与议程上的任何事务，并希望翻译成中文，韩文，西班牙文，他加禄文或越南文，请联系市政文员办公室，网址为（714）562-3750在会议开始前48小时。鼓励在口头交流中需要翻译的居民带同传译员。

Kung nais ninyong lumahok sa anumang usapin ng negosyo sa agenda at kailangan ang pagsasalin sa wikang Tsino, Koreano, Espanyol, Tagalog, o Vietnamese, mangyaring makipag-ugnay sa Opisina ng Clerk ng Lungsod sa (714) 562-3750 48-oras bago ang pulong. Ang mga residente na nangangailangan ng pagsasalin sa Oral Communications ay hinikayat na magdala ng mga tagasalin.

Nếu bạn muốn tham gia vào bất kỳ vấn đề kinh doanh nào trong chương trình nghị sự và muốn dịch sang tiếng Trung, tiếng Hàn, tiếng Tây Ban Nha, tiếng Tagalog hoặc tiếng Việt, vui lòng liên hệ với Văn phòng Thư ký Thành phố tại (714) 562-3750 48 giờ trước cuộc họp. Cư dân yêu cầu dịch thuật trong Giao tiếp bằng miệng được khuyến khích mang theo thông dịch viên.

I, Adria M. Jimenez, MMC, City Clerk for the City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com. Under the declaration of a local emergency, the City of Buena Park attempted to post at the following location, but due to their closure was unable to: Buena Park Library, 7510 La Palma Avenue, Buena Park, CA.

Date Posted: July 17, 2020

Adria M. Jimenez, MMC, City Clerk



Agenda Report to City Council

MEETING DATE: July 20, 2020

TO: The Mayor and City Council

TITLE: **RESOLUTION AUTHORIZING AN APPLICATION TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANENT LOCAL HOUSING ALLOCATION (PLHA) FUNDS**

RECOMMENDED ACTION:

1) Approve a resolution authorizing the submittal of an application to the State Department of Housing and Community Development for Permanent Local Housing Allocation Funds; and 2) Authorize the City Manager to execute the application and make any subsequent amendments or modifications related to the application.

PURPOSE:

To approve a resolution for the 5-year PLHA Plan and submit the application for approval through the California Department of Housing and Community Development.

PREVIOUS COUNCIL/COMMISSION/COMMITTEE ACTION:

The City Council approved an agreement between the City of Buena Park and the City of La Habra on July 14, 2020 that authorizes the City of La Habra to distribute future PLHA funding on behalf of the City of Buena Park.

DISCUSSION:

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California.

The State Department of Housing and Community Development (HCD) created several new grant programs to disburse the funding collected, including the Permanent Local Housing Allocation (PLHA) program for allocation to Local Governments. Ninety percent (90%) of PLHA will be distributed to Entitlement Jurisdictions, based on the 2017 Community Development Block Grant (CDBG) Formula Allocation and 10% will be disbursed through a competitive process for non-Entitlement Jurisdictions. Buena Park is eligible to apply for the Formula Allocation as an entitlement jurisdiction.

On April 27, 2020, HCD released the Notice of Funding Availability (NOFA) for PLHA funds. Jurisdictions are required to submit an application along with a five-year plan outlining the use of PLHA funds over the five-year period. Buena Park's 2019 allocation is \$369,242. Due to fluctuations in the number of recorded real estate documents from year to year, HCD has provided a five-year maximum allocation for each jurisdiction. Buena Park's estimate 5-year funding amount is \$2,215,452.

While the PLHA Program allows funding for ten eligible activities, Buena Park chose one eligible activity that targets households with income at or below 60 percent AMI. Eligible activities under Section 301(a)(6) of the PLHA Guidelines: Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing. This will be accomplished by supporting navigation centers and providing funds to a local service provider to conduct outreach to homeless and offer programs and assistance to help find a road to permanent housing once the individual is ready.

The North Service Planning Area (North SPA) urban cities through the County of Orange, including Brea, Cypress, La Palma, Los Alamitos, Stanton, and Villa Park are collaborating with North SPA entitlement jurisdictions of La Habra, Fullerton, Buena Park, Orange, Placentia, and Yorba Linda to provide homelessness services at the Buena Park and the Placentia Navigation Centers. La Habra will act as Treasurer, collecting funds for all North SPA cities and disbursing those funds to Buena Park and Placentia for the construction, operation and maintenance of the navigation centers.

In order for all North SPA to provide funding to this collaboration, Buena Park must enter into a Permanent Local Housing Allocation Agreement with the County of Orange for the urban cities including Brea, Cypress, La Palma, Los Alamitos, Stanton, and Villa Park as well as separate PLHA Agreements with the cities of La Habra, Fullerton, Orange, Placentia and Yorba Linda. The agreements must be executed and submitted to HCD prior to the distribution of PLHA funds from the State. The City Council approved an agreement between the City of Buena Park and the City of La Habra authorizing La Habra to distribute PLHA funds on behalf of Buena Park on July 14, 2020. Applications are due to HCD on or before July 27, 2020. The term of the PLHA with the County and entitlement cities must be for the full-five-years that coincide with the agreement with HCD for PLHA entitlement allocations.

As a requirement of the PLHA guidelines, applicants must submit an application in response to the NOFA and provide a Five Year PLHA Plan, utilizing revenue to be collected from years 2019 through 2023. The Plan shall detail the manner in which allocated funds will be used for eligible activities; A description of the way the local government will prioritize investments that target households with income at or below 60 percent of Area Median Income (AMI); A description of how the Plan is consistent with the programs set forth in the local government's Housing Element; and, evidence that the Plan was authorized and adopted by resolution by the governing body and that the public had an adequate opportunity to review and comment on its content.

On Friday, July 10, 2020, a Public Notice was published in the Buena Park Independent newspaper of general distribution advising the public of the opportunity to review the PLHA Application and the Five-year PLHA Plan. The Public Notice also advised the public that a public meeting was scheduled for July 20, 2020 by City Council of the City of Buena Park, which fulfills the PLHA public meeting requirement.

HCD is expecting to release next year's PLHA NOFA in early March 2021, based on when the Department receives notification of the revenue received for 2020. The NOFA will contain the actual allocation for each entitlement jurisdiction. If no changes are proposed

to activities outlined in the approved Plan, the entitlement jurisdiction will submit an acceptance form stating the acceptance of the second year PLHA Allocation. After submitting the acceptance form, the State will verify each jurisdiction continues to have a compliant Housing Element to pass threshold review and then will issue a letter awarding second year PLHA allocation. In subsequent years, the same application method will be followed.

If at any time over the five-year period, Buena Park reallocates more than 10 percent of its PLHA funds among activities, an amendment to Buena Park's PLHA five-year plan would need to be submitted to HCD for approval after the amendment at a regular public meeting of the Buena Park City Council.

BUDGET IMPACT:

Buena Park will receive \$369,242 in PLHA funding for FY 2019-2020. Over the five-year term of the Plan, it is estimated Buena Park will receive an allocation not to exceed \$2,215,452.

Prepared by: Aaron France, Assistant City Manager

Approved by: Jim Vanderpool, City Manager

Presented by: City Manager's Office

ATTACHMENTS

1) Resolution

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA
PARK, CALIFORNIA AUTHORIZING PROJECTS UTILIZING
PERMANENT LOCAL HOUSING ALLOCATION FUNDS

WHEREAS, the State of California (the "State") Department of Housing and Community Development ("Department") is authorized to provide up to \$195 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)); and

WHEREAS, the Department issued a Notice of Funding Availability ("NOFA") dated February 26, 2020 under the Permanent Local Housing Allocation ("PLHA") Program; and

WHEREAS, City of Buena Park is an eligible local government applying for the PLHA program to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible local government delegated its PLHA formula allocation; and

WHEREAS, the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the PLHA Program Guidelines, NOFA, Program requirements, the Standard Agreement and other contracts between the Department and PLHA grant recipients.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby determines, finds, and resolves as follows:

Section 1. Should Buena Park receive a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Buena Park may have with the Department.

Section 2. Buena Park is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix C of the current NOFA \$2,215,452 in accordance with all applicable rules and laws.

Section 3. The County hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, PLHA Program Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between Buena Park and the Department.

Section 4. Pursuant to the Buena Park's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.

Section 5. Buena Park certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to PLHA Program Guidelines Section 302(c)(3), "entity" means a housing developer or program operator, but does not mean an administering local government to whom a Local government may delegate its PLHA allocation.

Section 6. Buena Park shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.

Section 7. The Mayor of the City of Buena Park or his or her designee is authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Buena Park, as the Department may deem appropriate.

PASSED AND ADOPTED this 20th day of July 2020 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Mayor

ATTEST:

City Clerk

I, Adria M. Jimenez, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 20th day of July 2020.

City Clerk