



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY**

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**NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo**

MEETING DATE: January 12, 2021
TO: Board of Supervisors
FROM: **Brian Foss, Planning Director**
SUBJECT: Resolution Accepting Local Early Action Planning (LEAP) Grants Program Award of \$300,000 and Amending the Fiscal Year 2020/21 Building and Planning Budgets in the Amount of \$179,000 (4/5th affirmative vote required)

RECOMMENDATION: Adopt the attached Resolution.

FUNDING: The County of Nevada has been awarded \$300,000 from a Local Early Action Planning (LEAP) Grants. Fiscal Year 2020/21 Community Development Building budget requires an amendment of \$104,000 and Planning budget requires an amendment of \$75,000. There is no impact to the General Fund.

BACKGROUND: The California Department of Housing and Community Development (HCD) has awarded \$300,000 under Local Early Action Planning (LEAP) Grants Program Awards to the County of Nevada. California's Standard Agreement form STD 213 with HCD has been executed as authorized by the Board of Supervisors with Resolution No. 20-303.

The purpose of the LEAP Grants Program is to provide one-time grant funding to regions and jurisdictions for technical assistance, preparation and adoption of planning documents, and process improvements. The over-arching goals of the Program are to (1) accelerate housing production; and (2) facilitate compliance to implement the sixth cycle of the regional housing need assessment (RHNA).

The Community Development Agency plans to use the LEAP grant to assist the public's need for housing that is more affordable by offering 1) pre-approved available architectural drafting and engineering master housing plans and 2) an updated land use plan for the County's "Higgins Area" to assist in expedited development in one of the County's available areas for higher density residential development in the southeast portion of the County off Hwy 49. These two projects tie to Board Priorities for affordable housing and economic development.

The Building Department posted a Request for Proposals for Professional Drafting, Architectural and

Engineering Services for Affordable Housing Master Plans on November 17, 2020 to contract out for architectural drafting and engineering for 6 different master plans for varied single-family residences and accessory dwelling units designed to encourage expedited and lower cost construction. All designs will include engineering for projects to fit our County's diverse terrain and will include release and approval from all design professionals involved in all plans allowing use of these plans for all customers in the unincorporated areas of the County, the City of Grass Valley, and the City of Nevada City. Funding for this will be covered with \$104,000 of these LEAP grant funds.

The Planning Department will conduct technical reviews and develop an update to the Higgins Area Plan which was approved in 2000. The existing Plan area contains approximately 100 parcels with mixed land use designations including commercial, agriculture, public zoning and 136 acres of multi-family residential. The Plan area is likely to be expanded to encompass more land for additional housing opportunities. The updated plan will set forth the goals, policies and implementation measures that will guide development through the foreseeable future. The plan will identify areas that are appropriate for housing opportunities for all income levels and will focus on commercial and higher density residential development. The Plan may result in rezoning of land to higher densities and will analyze the jobs/housing balance for one of the more populated areas of the County.

The Plan also will establish development standards to be applied to new development through the design and review of new projects. By pre-identifying opportunity sites for new and revitalized development for high density housing and commercial development, the County can achieve new and expedited housing opportunities that are more affordable to its residents. Funding for this will be covered with \$196,000 of these LEAP grant funds. A budget amendment for FY2020/21 in the amount of \$75,000 is requested for the required traffic and economic technical studies.

Once the funds are accepted, staff will proceed with the project with completion anticipated by December 2023.

Item Initiated by: Alicia Chaturvedula, Community Development Agency
Chief Fiscal Administrative Officer

Approved by: Brian Foss, Planning Director

Submittal Date: 12/28/2020
Revision Date: