



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY**

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

MEETING DATE: January 11, 2022

TO: Board of Supervisors

FROM: **Brian Foss, Planning Director**

SUBJECT: Resolution Accepting Regional Early Action Planning (REAP) Grants Program Award of \$462,699 amending the Fiscal Year 2021/22 Planning Budget in the Amount of \$175,000 (4/5th affirmative vote required) and Authorizing the Planning Department to enter into a Participation Agreement with Mariposa, Amador, and Calaveras, Counties to develop the Mother Lode Region Accessory Dwelling Unit Workbook.

RECOMMENDATION: Adopt the attached Resolution.

FUNDING: The County of Nevada has been awarded \$462,699 from a Regional Early Action Planning (REAP) Grants. Fiscal Year 2021/22 Community Development Planning budget requires an amendment of \$175,000. There is no impact to the General Fund.

BACKGROUND: The California Department of Housing and Community Development (HCD) has awarded \$462,699 under Regional Early Action Planning (REAP) 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. 21-018.

REAP provides one-time grant funding to regional governments and regional entities for planning activities that will accelerate housing production and facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Allocation. The Planning Department's grant application outlined five projects focused on implementing two specific Board of Supervisors 2021 Legislative Objectives: Housing and Economic Development. The County will have until December 2023 to complete the projects outlined in the grant. The projects include: An Accessory Dwelling Unit (ADU) workbook; an update to the County's Density Bonus Laws; Implementation of specific Housing Element Programs that require

Zoning Text Amendments; an ADU Mitigation Fee Nexus Study; and Regional Infrastructure Planning.

1) Accessory Dwelling Unit (ADU) Workbook: (\$45,000) In collaboration with the Mother Lode Region counties of Amador, Calaveras, and Mariposa, Nevada County desires to encourage the development of ADUs as one strategy to address the regional and statewide housing crisis. The workbook would be tool for homeowners and developers to encourage the development of ADUs with the intention of streamlining the ADU development process and providing guidance on how to approach on-site well and septic services for an ADU. The project will require the Planning Department to enter into a participation agreement with the identified Mother Lode counties as provided for in Exhibit B of the attached Resolution.

2) Zoning Ordinance Amendment(s): (\$75,000) The County's Density Bonus and Senior Citizen/Disabled Housing Ordinances are intended to provide incentives to developers to build affordable housing. These ordinances have fallen behind recent updates to State Density Bonus law, are somewhat redundant/confusing and have been underutilized. This project would bring these regulations into compliance with recent updates to the applicable laws, with the intention of encouraging the development of more affordable housing in Nevada County.

3) Zoning Ordinance Amendment(s): (\$35,000) The County's 6th Cycle Housing Element included programs that require updates to the County's zoning regulation to ensure Nevada County remains compliant with State Housing Element laws and regulations. The overall purpose of these programs is to promote and streamline the approval of higher density and affordable housing developments.

4) ADU Fee Study: (\$130,000) Recent State ADU laws further restrict the collection of development impact fees on smaller ADUs and allows a proportionate share for larger ADUs. The most recent County ADU regulations allow for a fee deferral but do not waive any fees and a "proportioned share" is an arbitrary amount based primarily on square footage and project valuation. The purpose of this study would be reducing the cost of building an ADU in Nevada County creating certainty for homeowners and developers who are budgeting to build an ADU.

5) Regional Infrastructure Planning: (\$177,699) The purpose of this project would be to work with the County's regional jurisdictions to analyze potential infrastructure constraints, such as undersized sewer lines to develop a plan and a program for assisting those jurisdictions with infrastructure upgrades that would support the development of housing within their sphere spurring economic development in the region.

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

Item Initiated by: Tyler Barrington, Principal Planner

Approved by: Brian Foss, Planning Director

Submittal Date: 12/27/2021

Revision Date: