



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

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Building Department

Environmental Health

Planning Department

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

MEETING DATE: October 12, 2021

TO: Board of Supervisors

FROM: **Craig Griesbach, Building Director**

SUBJECT: Resolution approving an Agreement between the County of Nevada and Jackson & Sands Engineering, Inc. to provide professional drafting, architectural, and engineering services for affordable housing master plans and authorizing the Chair of the Board of Supervisors to execute the contract in a maximum contract amount of \$229,000 and amending the Fiscal Year 2021/22 budget in the amount of \$125,000 (4/5 AFFIRMATIVE VOTE REQUIRED).

RECOMMENDATION: Adopt the Resolution.

FUNDING:

This Agreement will impact the Fiscal Year 2021/2022 Building Department Budget. There is no impact to the General Fund. A combination of funding for this project consists of partnering jurisdictional funding, Local Early Action Planning (“LEAP”) grant funding (included in the FY 21/22 Building Dept. budget), and a portion of the \$200,000 American Rescue Plan Act (“ARPA”) funding allocated to this project via Resolution 21-284, with the following breakdown:

• LEAP Funding (included in FY 21/22 Budget):	\$104,000
• ARPA Funding:	\$ 90,000
• City of Grass Valley Funding:	\$ 10,000
• Town of Truckee Funding:	\$ 10,000
• <u>County of Placer Funding:</u>	<u>\$ 15,000</u>
Total:	\$229,000

BACKGROUND:

It is the objective of the Community Development Agency (“CDA”) to facilitate the development of and access to affordable and workforce housing development. Improving access to a less expensive and more streamlined permitting process will help achieve this goal. Also, improving achievability of construction for housing will improve development of these improvements in the region. Having access to a variety of pre-approved quality construction plans and documents will also help achieve this mission with economical project designs along with expeditious permitting.

This proposed contract will be to provide design, drafting, and engineering services to support this initiative of streamlining the efforts of achieving affordable and workforce housing development. The partnership for this project includes Nevada County, Sierra County, Placer County, Town of Truckee, City of Nevada City, and City of Grass Valley to create a regional effort to improve accessibility of housing. Memorandums of Understanding have been completed with all participating jurisdictions so all jurisdictions will be able to offer these housing master plans in their communities. These designs are intended to be flexibly used for both primary dwellings and accessory dwelling units. The proposed housing plan designs include the following:

- **400-600sqft:**
2-story single-family dwelling/ADU with 1-bedroom, 1-bathroom over 2-car garage w/ exterior access to dwelling.
- **600-800sqft:**
Single-story 2-bedroom, 1-bathroom single-family dwelling/ADU w/ 1- car garage.
- **1,000-1,200sqft:**
Single story 3-bedroom, 2-bathroom single-family dwelling/ADU w/ 2-car garage.

These proposed designs include four progressive snow loads so these may be constructed in a wide array of areas and communities. This will include various construction design options to allow maximum flexibility for sites based on elevation, topography, and community designs. This includes raised floor and slab on grade construction designs, energy calculations for all building orientations, multiple infrastructure connection types, energy efficient designs, designed for aging-in-place, and various elevations as listed in the agreements scope of work. The designs will also keep ease of construction in mind so both owner-builders and seasoned contractors will be able to build these structures.

Over the last two years public engagement has been completed with county staff, contractors' associations, realtor associations, partnering jurisdictions and other community members/associations. This helped determine the projects scope of work based on top priority plans needed in the community based on available funding. The Building Department released the projects Request for Proposals on November 17, 2020. This competitive procurement process concluded and Jackson & Sands Engineering, Inc was selected as the preferred vendor. The master plans are anticipated to be completed and available for customer use by the summer of 2022. The CDA recommends authorizing this contract for professional drafting, architectural, and engineering services for affordable housing master plans.

Item Initiated and Approved by: Craig Griesbach, Building Director

Submittal Date: 9/25/2021

Revision Date: