



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
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NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: January 24, 2023

TO: Board of Supervisors

FROM: Trisha Tillotson, Community Development Agency Director, and Acting Director of Public Works

SUBJECT: Resolution authorizing Application for and receipt of Regional Early Action Planning Grant Program Funds in the Amount of \$5,000,000 for Infrastructure and Multimodal Improvements in the Combie Road area

RECOMMENDATION: Approve the attached resolution authorizing the Regional Early Action Planning Grant Program application executed by the Community Development Agency (CDA).

FUNDING: This resolution reflects the intent to apply for \$5,000,000 in REAP 2.0 grant funds. Currently, the department is seeking additional grant opportunities for \$1,600,000 to cover the remaining cost estimate for the two projects described below. If the grant is awarded, the department will come back to the Board with a request for approval along with plans for additional funding needed. If additional funding is not available, the department will work with the state to complete one of the projects or decline the grant award. The project is not anticipated to start until FY23-24.

BACKGROUND: On July 26, 2022, the State of California, Department of Housing and Community Development, Division of Housing Policy Development released a Notice of Funding Availability for Tribal and Rural Allocation of the Regional Early Action Planning (REAP 2.0) Grant Program. Only eligible local jurisdictions (cities and counties) may apply for this grant. Applications must be submitted electronically via the online application portal by December 31, 2022.

The purpose of the REAP 2.0 Grants Program is to make funding available to Tribal and Rural Entities for Transformative Planning and Implementation Activities that meet Housing and equity goals and reduce Vehicle Miles Traveled (VMT) Per Capita.

An application was submitted on December 30, 2022, to meet the deadline. With authorization,

the approved resolution will be submitted in arrears. The Community Development Agency plans to use the REAP 2.0 funding to construct shovel-ready infrastructure improvements to serve High-Density Residential-zoned parcels identified in the Nevada County Housing Element. This project includes both infrastructure and multimodal improvements in our southern Nevada County area.

Infrastructure for the provision of water (including fire protection), sewer, stormwater drainage and dry utilities (including broadband) to two High-Density Residential-zoned parcels has been identified in the Nevada County Housing Element with up to 346 potential housing units across two sites. The two currently undeveloped properties in southern Nevada County have been identified for high density housing since 2015. Unfortunately, the cost to bring water, sewer, stormwater drainage and dry utilities to these properties can be prohibitive for housing development. This project will address barriers to housing development by providing cost savings to potential developers through reduced infrastructure investment and could benefit other medium-density zoned parcels that could be utilized to support additional housing production.

Specific multimodal improvements include the construction of a new Class 1 separated pathway for non-motorized users on the north side of the newly reconstructed Combie Road, from the Higgins Road intersection serving High-Density Residential-zoned parcels to West Hacienda Road, as well as sidewalk on the south side of the road from Higgins Road to Lake Combie Mobile Home Village. Currently, disjointed segments of the sidewalk and pathway on the route do not allow pedestrians and bicycles to safely traverse the Combie Road corridor from High-Density Residential-zoned parcels, which contains essential services such as grocery stores, a pharmacy, banks, a hardware store, schools, churches, and residential neighborhoods. The project will provide gap closure and remove mobility barriers by providing a continuous and safe pathway that will result in fewer non-motorized conflicts on this busy corridor. Design of the sidewalk and pathway was previously completed as part of the widening of Combie Road, but construction bids came in too high, and the walkway had to be removed from the project. This requested federal funding would fill the gap and complete the project.

Together, the project components will:

1. Accelerate the opportunity for new housing by addressing a large fiscal constraint of providing infrastructure necessary for high-density housing development to the area.
2. Reduce VMT since the High-Density Residential-zoned parcels are nearby two commercial centers, schools, and surrounding neighborhoods.
3. Result in shovel-ready sites for housing development. The County of Nevada has already conducted environmental review of these two sites through the Housing Element Implementation Program, and extensive public outreach has occurred through the recent development of the 2022 Greater Higgins Area Plan.

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

Approved by: Trisha Tillotson, Community Development Agency Director

Submittal Date: January 4, 2023
Revision Date: January 9, 2023