



Community Development Agency

Planning Department

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NEVADA COUNTY BOARD OF SUPERVISORS

BOARD AGENDA MEMO

MEETING DATE: July 9, 2024

TO: Board of Supervisors

FROM: Brian Foss, Director of Planning

SUBJECT: A resolution of the governing body of the County of Nevada authorizing application to and participation in the Prohousing Designation Program.

RECOMMENDATION: Adopt the attached Resolution.

FUNDING: No additional funding requested. Local governments with Prohousing Designation are eligible to apply for the Prohousing Incentive Program, a state investment from the Building Homes and Jobs Trust Fund and can also receive priority processing or funding points for several funding programs.

ATTACHMENTS:

1. Prohousing Designation Program Application Resolution.
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BACKGROUND: Increasing the availability of housing statewide is critical to bettering the quality of life of all Californians and to ending homelessness. The 2019-2020 Budget Act provided a spectrum of support, incentives, and accountability measures to meet California's housing goals, and provided for the establishment of the Prohousing Designation Program. As of January 2, 2024, the permanent regulations for the Prohousing Designation Program are approved.

Jurisdictions that are awarded Prohousing Designation will receive a competitive advantage in the form of additional points when applying for specific statewide grant programs. Local governments with the Prohousing Designation can receive priority processing or funding points when applying for several funding programs including:

- Affordable Housing & Sustainable Communities (AHSC)
- Infill Infrastructure Grant (IIG)
- Transformative Climate Communities (TCC)
- Solutions for Congested Corridors
- Local Partnership Program
- Transit and Intercity Rail Capital Program (TIRCP)

Local governments with Prohousing Designation are also eligible to apply for the Prohousing Incentive Program, a state investment designed to reward Prohousing jurisdictions with additional funding to accelerate affordable housing development and preservation. Other programs may be added to the list after California Department of Housing and Community Development (HCD) engages with stakeholders and partner agencies to consider adding other housing and non-housing programs.

DISCUSSION: The program administered by the HCD, created a “Prohousing Designation” for qualifying jurisdictions. In order to receive Prohousing Designation, jurisdictions must demonstrate that their local policies go beyond existing State law to increase housing production in the following four categories:

- Favorable zoning and land use
- Acceleration of housing production timeframes
- Reduction of construction and development cost
- Providing financial subsidies

Jurisdictions seeking Prohousing Designation must submit an application to HCD that details relevant Prohousing policies in four broad categories. The application must be accompanied by an authorizing resolution adopted by the jurisdiction’s governing body, in this case the County of Nevada Board of Supervisors. A draft of the authorizing resolution is provided as Attachment 1 to this report. Applications are awarded points based on the jurisdiction’s existing and proposed policies that will increase housing production. In order to receive Prohousing Designation, applications must score at least 30 points total.

The County of Nevada has an opportunity to receive HCD’s Prohousing Designation. Staff conducted a thorough assessment of the County’s adopted and proposed policies that are relevant to the Prohousing application. The County has been proactive in adopting many zoning, land use, and housing policies that exceed State law in increasing housing production. The County’s adopted Prohousing policies and activities include the following:

- 2023 Housing Ordinance Amendments
- Accessory Dwelling Unit Guidebook
- Housing Master Plans
- Reduced Permit Fees and Streamlined Permitting
- Truckee Tahoe Workforce Housing Agency Membership and Funding
- Western Nevada County Regional Housing Trust Fund Partnership and Funding

Following submittal of the application, HCD has 60 days to review the application and provide feedback. Application approval and designation as a Prohousing jurisdiction is dependent on the feedback received and subsequent coordination between the County and State.

SUMMARY: Obtaining the Prohousing Designation will make affordable housing projects in the County of Nevada more competitive in accessing state grant funding, as well as unlocking grants only available to Prohousing jurisdictions. The Prohousing Designation will help the County better leverage its funding with State funds for producing affordable housing and meeting its Regional Housing Needs Assessment (RHNA) goals.

RECOMMENDATION: Planning Department staff recommend that the Board of Supervisors take the following actions:

- I. Adopt the attached Resolution authorizing application to and participation in the Prohousing Designation Program and authorize the Nevada County Director of Planning to execute and deliver the Application and the Program Documents on behalf of the County of Nevada.

Item Initiated: Kyle Smith, Senior Planner
Approved: Brian Foss, Director of Planning
Submittal Date: July 9, 2024