

Board of Supervisors
January 11, 2022



REGIONAL EARLY ACTION PLANNING (REAP) GRANT



BACKGROUND

- Housing and Community Development Division (HCD)
 - The purpose of the REAP Grants Program is to provide one-time grant funding to regional governments and entities for planning activities that will accelerate housing production and facilitate compliance with implementing the County's sixth cycle Regional Housing Needs Allocation
 - Planning Department's application focused on two 2021 Board Legislative Objectives: Housing and Economic Development
 - Five projects are included in the grant
- Board approved Resolution 21-018 to apply for funds on January 26 , 2021
- Deadline: December 31, 2023*



Lone Oak Apartments, Color Elevation- Pacific West Architecture

APPROVED FUNDS AND QUALIFIED PROJECTS



Photo Credit: HCD ADU Workbook

- REAP Funds Awarded in September 2021/HCD Contract Signed November 2021 (\$462,699)
- 1. Mother Lode Region Accessory Dwelling Unit Workbook (\$45,000)
 - Partnership Agreement
 - Contributions: Amador (\$37,750). Calaveras (\$200,970), Mariposa (\$60,758) Nevada County (\$45,000)
- 2. Density Bonus and Senior Citizen/Disabled Housing Ordinance Updates (\$75,000)
- 3. Housing Element Program Implementation (\$35,000)
- 4. Accessory Dwelling Unit (ADU) Fee Study (\$130,000)
- 5. Regional Infrastructure Planning (\$177,699)

RECOMMENDATION

- Adopt the Resolution accepting Regional Early Action Planning (REAP) Grants Program Award of \$462,699, amending the Fiscal Year 2020/21 Planning Budget in the Amount of \$175,000 (4/5th affirmative vote required) and authorizing the Planning Director to enter into a partnership agreement with Mariposa, Amador, and Calaveras Counties to develop the Mother Lode Region Accessory Dwelling Unit Workbook.

HOUSING ELEMENT PROGRAMS

Program HD-8.1.3

The County shall evaluate an increase in density for the Urban Medium Density (UMD) land use designation and a minimum density for the UMD and Urban High Density (UHD) land use designations within Community Regions consistent with Policy 1.8.3, unless environmental health standards cannot be met or other physical and/or environmental constraints exist.

Responsible Agency: Planning Department

Timeframe: FY 2022/2023

Funding: General Fund

Program HD-8.1.7

The County Planning Department shall review existing workforce housing programs throughout the State of California in an effort to develop a countywide workforce-housing program. Said program will focus on qualifying incomes utilizing demographic patterns based on census tract or block group data, in lieu of applying an overarching countywide qualifying income standard.

Responsible Agency: Planning Department and Health and Human Services Agency

Timeframe: FY 2021/2022

Funding: General Fund, State or Federal Grant funding if applicable.

Program HD-8.1.11

Research and consider adopting an Ordinance which identifies incentives for the development of housing which is affordable to the Above-Moderate (Missing Middle) income range, 120 – 195 percent above Area Median Income throughout unincorporated Nevada County.

Responsible Agency: Planning, Health and Human Services Agency, Building Department, Tax Collector's Office

Timeframe: FY 2022/2023

Funding: General Fund, State or Federal Grant funding if available.

HOUSING ELEMENT PROGRAMS

Program HD-8.1.12

To accommodate the development of Low and Very-Low Income housing units on vacant sites that are zoned R3, it shall be the policy of the County to allow owner and renter occupied single or multifamily residential development in which at least 20 percent of the units are affordable to lower income households as a by-right use (without a Conditional Use Permit, Planned Unit Development Plan or other discretionary action) as required by Government Code 65583.2(i) if those properties have been identified in two or more consecutive Housing Element planning periods to accommodate the Low or Very-Low income category of the Regional Housing Need Allocation. In addition, the County shall amend its zoning ordinance to codify this procedure.

Responsible Agency: Planning Department

Timeframe: Complete Ordinance within one year of adoption of this Housing Element Update (August 2020)

Funding: General Fund

Program RC-8.4.3

Annually review the Zoning Ordinance, land use policies, permitting practices, and Building Codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents as needed, for compliance with Federal and State fair housing laws that protect people with disabilities.

Responsible Agency: Planning and Building Department

Timeframe: Annually

Funding: General Fund

Program RC-8.4.4

The County shall bi-annually review its land use regulations, policies, practices and development review process to determine areas where constraints can be removed on the development of housing for lower-income, senior citizen and households with persons with disabilities. Special emphasis shall be placed upon removing constraints on the development, retention, and/or rehabilitation of housing affordable to extremely low-income households.

Responsible Agency: HHS, Regional Housing Authority, Building and Planning Departments

Timeframe: Bi-Annually

Funding: General Fund

HOUSING ELEMENT PROGRAMS

Program EO-8.5.3

The County shall annually review its land use regulations, policies and practices for compliance with fair housing laws.

Responsible Agency: HHS, Building, Planning, and Risk Management Departments

Timeframe: Annually

Funding: General Fund

Program EO-8.5.7

The County shall review its zoning ordinance for consistency with AB2162 as it pertains to supportive housing within one year of the adoption of this Housing Element update. If the County's permitting requirements are determined to be inconsistent with AB2162, the County will amend its zoning ordinance to allow the development of qualifying supportive housing pursuant to AB2162. Further, the ordinance amendment, will include allowing qualifying supportive housing, as defined by Government Code Section 65650, as a by-right use in all zones where multifamily and mixed uses are permitted as provided for in Article 11 (commencing with Section 65650).

Responsible Agency: Planning Department

Timeframe: **Within one-year of the adoption of this Housing Element (August 2020)**

Funding: General Fund

Program EJ-8.7.2

Research and consider adopting an Ordinance that provides for a reduction in transportation fees charged to the developer in return for pedestrian-oriented design features and/or transit-oriented design.

Responsible Agency: Planning and Department of Public Works, Transportation Division

Timeframe: FY 2025/2026

Funding: General Fund, Energy Commission or other grants

Program EJ-8.7.3

Research and consider adopting an Ordinance that reduces parking standards for larger subdivisions and planned developments that are located within walking distance of nearby services (generally, one-quarter to one-half mile).

Responsible Agency: Planning Department

Timeframe: FY 2023/2022

Funding: General Fund