



**COUNTY OF NEVADA
PLANNING DEPARTMENT**
950 MAIDU AVENUE, SUITE 170,
PO BOX 599002, NEVADA CITY,
CA 95959-7902(530) 265-1222

Brian Foss, Planning Director



**COUNTY OF NEVADA
Health and Human
Services Agency**
Ryan Gruver, HHSA Agency
Director

950 Maidu Ave.
Nevada City, CA 95959

NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: January 27, 2023

TO: Board of Supervisors

FROM: Ryan Gruver, Agency Director, Health and Human Services, with
Trisha Tillotson, Agency Director, Community Development

SUBJECT: Informational presentation to Board of Supervisors to update the Board on current efforts being undertaken by the County Planning Department and Health and Human Services Agency towards addressing the 2022 Housing Board Objective.

RECOMMENDATION: Receive the presentation and discuss recommendations for 2023.

FUNDING: Affordable Housing Projects utilize a variety of State, Local and Federal funding such as Community Development Block Grants, No Place Like Home Funding, State Local Housing Trust Fund match, Local Early Action Planning (LEAP) Grant funding, Regional Early Action Planning (REAP) Grant funding, and Project Homekey funding. Every attempt is made to be strategic in limiting the spending of local general fund dollars. In Eastern County, efforts to address the housing crisis has grown to include the involvement of major employers who are committing their own capital as they have a vested interest in attracting quality applicants who can work and live in the Truckee/Tahoe area.

BACKGROUND: Over the last year, the County Planning Department and Health and Human Services Agency (HHSA) have continued to focus staff time and resources towards addressing the 2022 Housing Board Objective. HHSA has been active with several affordable housing efforts with multiple projects in various stages of planning or completion. The Planning Department has been administering two state grants (LEAP and REAP) focused on removing barriers towards the development of housing for all income levels. The presentation will review current and future affordable housing projects in Nevada County, the Western Regional Housing Trust Fund, the implementation of the LEAP and REAP Grant, efforts towards being designated as a "Pro-Housing" County and provide an update on

progress towards reaching the County's current Regional Housing Need Allocation (RHNA) numbers.

HOUSING PROJECTS (HHSA): Housing and Community Services staff will review current housing successes and ongoing challenges residents are seeing in the rental market. Staff will also review upcoming funding sources for future projects including permanent supportive housing options.

LEGISLATIVE ACTIONS (Planning): Planning Department staff will review ongoing legislative activities that are supported by housing related grants and discuss progress with regional housing growth as follows:

- Local Early Action Planning Grant (LEAP).
- Regional Early Action Planning Grant (REAP).
- Regional Housing Need Allocation (RHNA).

EASTERN COUNTY ACTIVITIES: Eastern Nevada County has been faced with extraordinarily high housing costs for many years. Emily Vitas, Executive Director of the Truckee Tahoe Workforce Housing Agency (TTWHA) will present and explain the creative programs that have been established by the TTWFA including a focus on the middle-income workforce- the "Missing Middle"- through her collaborative community efforts to expand housing options in Eastern County. Emily Vitis will also share TTWHA's Strategic plan goals to address the housing crisis, the shared vision to expand efforts to increase the Agency's impact, review the Agency's efforts to date on the Hobart Mills Project and share her experiences in establishing a housing trust fund and suggest options for researching the establishment of a similar entity in Western Nevada County.

SUMMARY: HHSA and the Planning Department have remained active in 2022 towards addressing the 2022 Board of Supervisor's Housing Objective. Efforts are focused on both legislative amendments to the code to further encourage the development of housing and through seeking funds to assist with the development of a variety of housing types. As we gain traction in the Affordable Housing arena, we turn now towards finding more creative avenues to address obtainable housing for all our constituents, not just those with the lowest income.

Submittal Date: January 10, 2023