

Regional Early Action Planning Grants of 2019 (REAP) Close Out Report Form



Mariposa County

5/23/2024

REAP Close Out Report Form Instructions

This form is for Regional Early Action Planning Grants of 2019 (REAP) grant holders to satisfy the reporting requirements of California Health and Safety Code section 50515.04. The report must be submitted to the California Department of Housing and Community Development (HCD) via email to reap@hcd.ca.gov no later than December 31, 2025.

Additional information about the REAP program is found at the program's webpage at: <https://www.hcd.ca.gov/grants-and-funding/programs-active/regional-early-action-planning-grants-of-2019>

Please proceed to the REAP Close Out Report Form on the next page and complete Parts I–X.

REAP Close Out Report Form

Part I – Summary

Briefly describe the grantee's REAP project(s), including but not limited to the following information:

1. Overview of the project
 2. Project start date, duration and completion
 3. Project goals and relevance to REAP goals
 4. Proposed uses and actions taken in support of proposed uses
 5. Actions that had the greatest impact on housing production
 6. Overall outcomes including quantified outcomes
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1. The Mother Lode ADU(MLADU) project encourages the development of Accessory Dwelling Units (ADUs), to increase housing production in a rural context. The MLADU collaborative includes the following counties: Nevada, Amador, Calaveras, and Mariposa. These are the Counties that choose to participate but it should be noted that MLADU could be expanded to include other geographically similar jurisdictions in the Sierra region. The MLADU workbook is a tool for homeowners and encourages and empowers the development of ADUs. This workbook streamlines the process of development planning and provides guidance on how to approach on site well/septic service(s), project finance, permitting, selection of a contractor and management of the ADU construction.
 2. The internal process of forming a regional MOU between the participating Counties began in Spring of 2022. That was rapidly followed by a competitive solicitation process lead by the County of Mariposa resulting in the selection and contract with the Community Planning Collaborative (CPC) formerly known as Baird and Driskell. The heavy work of the project then began in October of 2022 and concluded in November of 2023.
 3. Accelerating the production of housing affordable to moderate- and lower-income individuals.
 4. The MLADU will be the lead document for ADU development in the participating Counties. Many actions were taken to elevate the document to a status worthy of this use including local and State code alignment, economic analysis, geographical analysis, process flows, marketing, best practices, FAQ's and more.
 5. Introduce and explain ADU development then walk an individual through the development process from A to Z.
 6. Overall outcome is the platform that supports ADU' s throughout the region and the actual acceleration of the construction of ADU's. More information on outcomes can be found in section VI paragraph 2 of this report.
 - 7.

Part II – Lead Agency and Partnerships

List lead agency and partnerships, including names, position titles, organizations, and the roles and responsibilities of each. What did those collaborative relationships and processes look like?

Ben Goger: Senior Planner from Mariposa County: Project Manager

Marie Maniscalco: Associate Planner from Nevada County: Co-Project Manager

Lee Kimbel: Housing Program Manager: Project Team

Jaclyn Taylor: Planner from Calaveras County; Project Team

Krista Rusel: Planner from Amador County Project Team

Regional County partnership was governed by a MOU. Mariposa County administered the project and contract with the consultant team. Nevada County attended all project management team meetings and provided valuable in-site at bi-monthly meetings. The whole project team lead circulation of materials in their jurisdiction and reported back to the project management team in a timely manner. This was a good team, everyone pulled their weight, expressed professionalism and humanity. I hope we can work together again.

Part III – Drivers

Answer the following questions:

1. Did any local, state, or federal legislation or mandates drive the project(s)? (SB 35, AB 1397, etc.)
 2. Was it a community-driven effort?
 3. Were there additional funding opportunities present?
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1. Not functionally, but the thought leadership behind reducing development standards and conditions for ADU's sparked the interest to develop the workbook. Additionally, the plans gallery will be able to accommodate the recent SB 1332 mandates. SB 1332 was not a driver for this project but we are grateful that the MLADU project will align with that statute. The funding opportunity drove the project as it was something that staff wanted to do but did not have the financial support to make it a reality.
 2. Yes, absolutely. All our efforts are community driven from start to finish. We are firm believers in the community participatory model of governance. Including public connection throughout the project that gives the whole community the opportunity to add content. It also functions as a marketing mechanism that gets people interested in the effort early on. Finally the continual feel back loop between staff and community helps the project team tailor the final deliverable based on community input received throughout the project to maximize the effect on local community context. This philosophy was strong with this project, and we are happy to have a product that is bespoke to the Sierra Nevada, western slope.
 3. Some CalHFA loans for ADU's administered through Self-Help Enterprises are available in Mariposa. Mariposa County is also leveraging some Permanent Local Housing allocation to ADU's.

Part IV – Engagement Process

Answer the following questions:

1. Who were your stakeholders?
 2. What did the engagement process look like?
 3. What role did stakeholders play in the process? (Keep in mind: training, education, council formation, technical assistance, etc.)
 4. What were the outcomes of the engagement process?
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1. Stakeholders were local architects, engineers, designers, builders, septic and well contractors, prefab companies, real estate agents, loan originators and finance officers. Also, anyone in the community wished to participate.
 2. Early identification of stakeholders by County staff was amplified by surveys, public flyers, and social media outreach. This allowed community members to self-identify as stakeholders. Contact information was gathered, and several discovery sessions were scheduled to gather board information from the group. We also specifically reached out to individuals that had built ADU's in the region to gain their perspectives. The community engagement is noted in part III of this report.
 3. Technical assistance, marketing.
 4. Broad outreach and connection points with the development community throughout the region. As well as a contextualized product that includes specific cost estimates and contractor contact list.

Part V – Challenges

Answer the following questions:

1. What challenges were encountered?
 2. What solutions were encountered or created?
 3. Are there areas for improvement of policy alignment at the state or federal level to help achieve this project more easily?
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1. Regional projects prove to be more challenging inherently, but the internal County administrative team did well through patience, understanding and good communication.
 2. The team at CPC lent their experience working on multi-jurisdictional projects, which was much appreciated. The CPC organization structure focused on the core project management team of CPC and Mariposa and Nevada County staff then expanded to wider circles with the project managers from all four Counties. The scope was expanded early on to include a website which offered a centralized repository for project materials. This website is scalable to include other jurisdictions if they wish to participate, which was a positive un-indented outcome.
 3. This project relates to many different codes, specifically, local planning context, California building code and Department of Forestry regulations. Aligning those codes and code cycles is challenging and will lead to future alignment issues as many of those codes are updated on different annual cycles.

Part VI – Outcomes

Answer the following questions:

1. What are the current or projected outcomes? What are the benefits?
 2. Did actual outcomes meet expectations?
 3. Have new opportunities arisen as a result of this project?
 4. What are the next steps?
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1. We have had a upswing in interest in ADU's that is starting to manifest into ADU permits.
 2. Yes. We have also been tracking the activity on our website. There have been over 7,000 visits since launch, with 343 in the past 7 days (323 of those are new users); there is traffic every day. Users are revisiting multiple times and people are spending the most time per visit on the floorplans page. There have been 350 downloads of the guidebook.
 3. Yes, Other Counties in the region have shown interest in joining the Mother Lode ADU platform. We have also made great connections through-out the region with the ADU designer and builder industry and potential clients.
 4. Next steps is to build out permit ready plan sets for community members and pursue additional ADU financing opportunities for the residents.

Part VII – Replicability

Answer the following questions:

1. What aspects of the project could be replicated in other communities?
2. What useful resources and tools were implemented? Were there specific tools used for specific regions or sectors?

1. This project is easily replicable and similar products are already in place in both Nevada-Sonoma and Humboldt Counties. The product continues to evolve and adapt to the what the specific community and environment requirements. This project is not only replicable but it also scalable.
2. ADU County Specific Standards, ADU Calculator, Can I build parcel tool.

Part VIII – Project Highlights, Best Practices and Anticipated Achievements

Answer the following questions:

1. What are the most prominent project highlights and why?
2. What are some of the best practices that could be used by other agencies at a local, regional, state or federal level?
3. What are some long-term achievements that could result from the overall project?

The project is wholistic, so it is hard to pick out a particular highlight. Perhaps the colorful friendly intention behind the product. This is manifested through the colors, graphics, and language of the product in an attempt to be personable and accessible to the residents of this region. As a local government entity, we strive to connect with our residents where they are, this can be difficult for staff as we live in a world of code and regulation that is often hard to communicate back to laymen. The Motherlode ADU workbook and website help bridge that gap.

I would build on the first point for best practices, focusing on accessibility first then content second. It is difficult for many individuals to interact with a development services counter if they are not an established builder or designer. This product allows individuals to learn from home at their own pace. I would also add that the robust community engagement of this project is a best practice. Funneling State support to local experts (Local Government Staff) to connect with their people is an incredible way to align State, Local and Personal Values. And we all know values are the key.

Hopefully housing market liquidity for all people at all socio-economic levels. This is achieved through empowering private property owners to build community housing.

The Motherlode ADU project has also won a 2023 National American Planning Association John Keller Award for outstanding Planning initiative. The Project team has also been invited to present at the California APA conference this September a session titled "Accelerating ADU's in Every Community."

Part IX – Additional Resources

Provide web links to:

1. the project itself, and
2. resources used throughout the project, and any other relevant resources.

<https://motherlodeadu.org/>

Multiple resources are compiled into the website.

Part X – Further Information

Provide information on who can be reached for HCD to obtain more information about the project. Include names, phone numbers, and email addresses for one or more individuals.

Ben Goger: Senior Planner from Mariposa County: Project Manager (209) 742-1259

bgoger@mariposacounty.org

Marie Maniscalco: Associate Planner from Nevada County: Co-Project Manager (530) 265-1222

Lee Kimbel: Housing Program Manager: Project Team 209-754-6394

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