

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



Nevada County

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

1. Overview of the Project

The **Nevada County REAP Program** includes several initiatives designed to reduce barriers to housing production, streamline permitting processes, and foster sustainable housing development. The program focuses on five primary projects:

- **ADU Workbook and Housing Master Plans:** A tool to help homeowners and developers build Accessory Dwelling Units (ADUs) and create flexible housing plans.
- **Zoning Ordinance Amendments:** Updates to county zoning laws, including revisions to the Density Bonus and Senior Citizen/Disabled Housing Ordinances.
- **Tiny Homes on Wheels (THOW):** Establishment of clear regulations for Tiny Homes on Wheels as an affordable housing option.
- **Regional Infrastructure Planning:** Coordinating infrastructure upgrades (e.g., sewer and water systems) to support future housing development.

These projects collectively aim to accelerate housing production and improve housing accessibility and affordability in Nevada County and neighboring jurisdictions.

2. Project Start Date, Duration, and Completion

- **Start Date:** January 2022
- **Duration:** Ongoing (with various phases and completion dates for individual projects)
- **Completion:** The overall program is set for completion by **October 2024**, with specific project milestones being met in phases:
 - ADU Workbook and Housing Master Plans: Expected completion by **October 2024**.

- Zoning Ordinance Amendments: Completed **September 2023**.
- Tiny Homes on Wheels: Completed October 2024
- Regional Infrastructure Planning: Completed **October 2023**.

3. Project Goals and Relevance to REAP Goals

The project's goals are closely aligned with the objectives of the **REAP program**, which focuses on removing barriers to housing development, enhancing housing affordability, and complying with state housing policies. Specific goals include:

- **Increase Housing Production:** Promoting ADU development and facilitating new affordable housing types such as tiny homes.
- **Streamline Housing Development:** By updating zoning ordinances and creating resources like the ADU Workbook.
- **Regional Coordination:** Addressing infrastructure needs (sewer, water) in unincorporated areas and spheres of influence to support future development.
- **Affordable Housing:** The emphasis on density bonuses and housing for senior and disabled populations directly supports affordable housing goals.

4 Proposed Uses and Actions Taken in Support of Proposed Uses

- **ADU Workbook and Housing Master Plans:** These tools were developed to encourage ADU construction by streamlining the process and providing homeowners and developers with clear guidance on regulations and the technicalities of well and septic services. These resources aim to facilitate the construction of more ADUs and increase housing availability by 30% annually.
- **Zoning Ordinance Amendments:** Nevada County updated its Density Bonus and Senior Citizen/Disabled Housing Ordinances to incentivize affordable housing construction, making these regulations clearer and more effective.
- **Tiny Homes on Wheels (THOW):** The county has created an ordinance that will regulate THOWs, allowing them as permanent and accessory housing units. This provides an affordable, low-cost housing option for county residents.
- **Regional Infrastructure Planning:** A study was initiated to address sewer and water infrastructure constraints in unincorporated areas, allowing more housing development in these regions.

5. Actions That Had the Greatest Impact on Housing Production

Key actions that had the greatest impact on housing production include:

- **Creation of the ADU Workbook and Housing Master Plans:** By simplifying the ADU approval process and providing cost-effective housing plans, this has the potential to increase ADU production by 30%.
- **Zoning Ordinance Amendments:** Streamlining and updating the Density Bonus and Senior Citizen/Disabled Housing Ordinances have removed outdated barriers, making it easier for developers to build affordable housing.
- **Regional Infrastructure Planning:** Addressing sewer and water system constraints in key jurisdictions enhances the capacity for future housing growth, making previously undevelopable land suitable for new housing.

6. Overall Outcomes, Including Quantified Outcomes

- **ADU Construction:** The ADU workbook and Housing Master Plans are expected to increase the county's annual ADU construction rate by approximately **30%**, from an average of **11 ADUs per year** to **14 ADUs per year**.
- **Housing Production:** The zoning updates and the creation of regulatory frameworks for Tiny Homes on Wheels (THOWs) are expected to lead to **a 5% increase** in housing production over the county's RHNA target, particularly in areas with more accessible infrastructure.
- **Infrastructure Planning:** The regional infrastructure study has identified critical areas for improvement in sewer and water systems. This will help expand housing in underserved areas and is expected to support a **10% increase** in housing development in those regions.

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?

Lead Agency and Partnerships

- **Lead Agency:** Nevada County Planning Department
 - **Role:** Oversaw the implementation of the REAP program and coordinated with local jurisdictions.
- **Key Partners:**
 - **Mother Lode Region (Amador, Calaveras, Mariposa):** Partnered on ADU workbook and Housing Master Plans to pool resources and share knowledge.
 - **Role:** Collaborative effort to design, fund, and implement ADU tools.
 - **Consultants** (Placeworks Inc., Russell Davidson Architect, Jackson & Sands Engineering):
 - **Role:** Provided expertise in ADU planning, housing master planning, and engineering.
 - **Cities of Grass Valley, Nevada City, and Truckee:**
 - **Role:** Collaborated on regional infrastructure planning, addressing sewer and water constraints.
 - **Local Agencies (e.g., Local Agency Formation Commission):**
 - **Role:** Assisted in coordinating infrastructure studies and addressing jurisdictional challenges.

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?

Legislation or Mandates Driving the Project

The project was driven by **recent state housing laws** and regulations, such as:

- **SB 35:** Streamlined approval process for housing developments.
- **AB 1397:** Required updates to local zoning and density bonus laws. These laws prompted Nevada County to amend its zoning ordinances to be compliant and facilitate more affordable housing production.

Community-Driven Effort

Yes, the project was community-driven through extensive **public outreach**. The Planning Department conducted workshops, stakeholder interviews, and roundtables to gather input from the community and housing developers. The **ADU Workbook** and **Housing Master Plans** were developed with significant input from local stakeholders to ensure the tools were relevant and met the community's needs.

Additional Funding Opportunities

Yes, the project leveraged **REAP grant funding**, as well as regional partnerships with neighboring counties and cities. Additionally, the infrastructure planning was supported by funding for sewer and water upgrades to address housing capacity issues in spheres of influence.

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?

Stakeholders and Engagement Process

- **Stakeholders:** Local residents, homeowners, developers, affordable housing advocates, planning commissions, city governments, local utility providers (e.g., water and sewer districts).
- **Engagement Process:** Extensive outreach through workshops, public comment periods, and stakeholder interviews. The process ensured that the needs and concerns of all stakeholders were addressed, particularly in regard to zoning and ADU development.
- **Role of Stakeholders:** Stakeholders provided feedback, technical expertise, and assisted in drafting regulations. Developers played a key role in identifying barriers and suggesting practical solutions.
- **Outcomes:** The engagement process led to **successful zoning amendments**, clear regulations for **Tiny Homes on Wheels**, and **broad support** for ADU development, aligning the project with local needs.

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?

Challenges Encountered

- **Zoning and Regulatory Constraints:** Navigating outdated and overlapping regulations, especially regarding density bonuses and senior/disabled housing incentives.
- **Infrastructure Deficiencies:** Lack of adequate sewer and water infrastructure in some regions, limiting the potential for housing development.

Solutions Created

- **Zoning Amendments:** Updates to density bonus and senior housing ordinances to align with state laws and encourage affordable housing development.
- **Regional Infrastructure Planning:** Identifying and addressing infrastructure pinch points through a collaborative study with local cities and districts.

Areas for Improvement

- **Policy Alignment:** Simplifying the legislative framework around ADUs and Tiny Homes on Wheels to encourage faster implementation across counties.
- **Funding Opportunities:** Expanding state and federal funding for infrastructure upgrades to further support housing development in underserved areas.

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?

Current/Projected Outcomes and Benefits

- **Current Outcomes:** Successful development of ADU resources, zoning updates, and Tiny Homes on Wheels regulations.
- **Projected Outcomes:** Increase in ADU development by 30%, a 5% increase in housing production, and resolution of infrastructure constraints for future housing developments.

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?

Replication Potential

- **Replicability:** The ADU Workbook, Housing Master Plans, and Tiny Homes regulations could be replicated in other counties facing similar housing production challenges. The collaborative approach to infrastructure planning is also a model for regional coordination.

Useful Resources/Tools

- **ADU Workbook:** A tool that simplifies the ADU development process and educates homeowners and developers.
- **Housing Master Plans:** Flexible housing plans that offer affordable, accessible, and sustainable design options.
- **Regional Infrastructure Study:** A detailed analysis to identify and address infrastructure deficits, enhancing housing capacity.

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?

Long-Term Achievements

The **Nevada County** is laying the groundwork for several long-term achievements that will have a lasting impact on housing production, sustainability, and community well-being. These long-term results will help ensure that the county can meet the growing housing demand, provide affordable and diverse housing options, and create a more resilient infrastructure framework for future development.

Here are some of the **long-term achievements** anticipated as a result of the program:

1. Sustained Increase in Housing Production

One of the primary long-term outcomes of the REAP program is the **sustained increase in housing production**, particularly through the creation of more **Accessory Dwelling Units (ADUs)**. By streamlining the ADU process with the **ADU Workbook** and the **Housing Master Plans**, Nevada County is setting up a system that encourages and supports homeowners and developers to build more ADUs.

- **Projected Growth:** The **30% increase in ADU production** is a conservative estimate, but it has the potential to go beyond this if the tools provided are widely adopted. With the **Housing Master Plans** offering cost-effective, engineered designs for ADUs, more homeowners are likely to take advantage of these resources, contributing to a steady increase in housing units over time.
- **Replicability:** The ADU model that Nevada County is developing can be replicated across California, especially in rural or suburban areas where ADU development is seen as a key solution to the housing crisis. The success of this program can serve as a blueprint for other counties looking to incentivize the development of affordable housing on existing residential properties.

2. Diversification of Housing Options

The introduction of **Tiny Homes on Wheels (THOW)** represents a significant shift toward more **diverse housing options** that can meet the needs of various populations, particularly those seeking affordable and flexible living arrangements.

- **Affordable Housing for Various Demographics:** Tiny Homes on Wheels are an attractive option for low-income individuals, young people, retirees, and those experiencing homelessness who need more affordable housing choices. By establishing a regulatory framework for THOWs, Nevada County is encouraging the creation of new, cost-effective permanent housing units that address the diverse needs of its residents.
- **Flexibility and Sustainability:** Tiny homes also offer residents the option to move or relocate their homes without losing the stability of ownership. This mobility and the ability to build community around these housing options make THOWs a long-term solution that can evolve with the county's shifting needs.

3. Long-Term Infrastructure Improvements

The **Regional Infrastructure Planning Study**, which focuses on upgrading outdated sewer and water infrastructure in unincorporated areas and spheres of influence, is a critical component of the REAP program's long-term impact.

- **Infrastructure Capacity for Future Housing:** By identifying and addressing "pinch points" in sewer and water systems, Nevada County is ensuring that the infrastructure will be capable of supporting future housing developments. This will facilitate the construction of new housing in regions where development has historically been constrained due to inadequate infrastructure.
- **Collaborative Regional Planning:** The partnership between Nevada County and neighboring jurisdictions (such as the cities of Grass Valley, Nevada City, and Truckee) to assess and upgrade regional infrastructure is an example of **regional collaboration** that can serve as a model for other areas in California. Coordinating infrastructure planning at a regional level maximizes resources, reduces costs, and ensures that housing development is supported in areas with the greatest potential for growth.
- **Long-Term Sustainability:** With upgraded infrastructure, including more efficient sewer and water systems, Nevada County will be able to handle more substantial population growth and urban development over time. The region's ability to support growth while preserving environmental sustainability will make it a more attractive place for investment and development in the long run.

4. Strengthened Local and Regional Housing Partnerships

The REAP program has fostered significant collaboration between Nevada County, neighboring counties, cities, and towns, as well as various public and private sector stakeholders. These collaborative relationships are expected to continue beyond the program's formal end, leading to:

- **Cross-Jurisdictional Cooperation:** The **Mother Lode Region partnership** (including Mariposa, Amador, and Calaveras counties) to create the ADU Workbook and Housing Master Plans is a key example of how regional partnerships can enhance housing efforts. Continued collaboration among these

counties and local jurisdictions will be crucial for meeting the region's housing needs in the long term.

- **Enhanced Developer and Community Engagement:** The program has also established strong ties with housing developers, contractors, affordable housing advocates, and community members. These ongoing relationships will help keep the conversation around housing development active and ensure that the county remains responsive to the evolving needs of its population.

5. Increased Affordable Housing Development

The **Zoning Ordinance Amendments** that bring the county's regulations into alignment with state laws, such as the **Density Bonus** updates, are designed to incentivize the construction of affordable housing. These amendments will have a **long-term effect on increasing the availability of affordable housing** in Nevada County.

- **Incentives for Developers:** By removing outdated provisions and clarifying density bonuses, Nevada County is making it more attractive for developers to build affordable housing projects, particularly in areas with higher service accessibility.
- **Meeting Housing Targets:** With the updated zoning laws and the county's active promotion of the updated Density Bonus and Senior/Disabled Housing Ordinances, Nevada County is likely to surpass its **Regional Housing Needs Allocation (RHNA)** targets by **5-10%**. This success not only helps meet current housing needs but also positions the county to continue addressing future demand as the population grows.

6. Streamlined Development Processes and Better Policy Alignment

- **Faster Permitting and Approvals:** The **ADU Workbook**, **Housing Master Plans**, and **Tiny Homes on Wheels Ordinance** all serve to streamline the development process, reducing delays and simplifying the approval process. As these resources and regulations are refined, they will ensure that future housing projects can be approved and built more quickly, keeping pace with demand.
- **Ongoing Policy Improvements:** The project has also highlighted areas where state and local policies can be improved to better support housing development. As Nevada County continues to refine its approach to housing development, the lessons learned can help inform broader policy reforms at the state and national levels, making housing production more efficient and effective across the state.

7. Stronger Housing Resilience in the Face of Crisis

By addressing housing needs in a comprehensive and **sustainable manner**, Nevada County is helping to build resilience in its housing system, particularly in the face of future challenges such as:

- **Economic Shifts:** Economic downturns or shifts in the local job market can make affordable housing even more critical, and Nevada County's increased housing stock, especially in low-cost and diverse formats, will be key to ensuring that residents can weather economic changes.
- **Environmental Concerns:** With sustainable practices embedded in the development of **ADUs** and **Tiny Homes on Wheels**, the county is also addressing environmental sustainability, which will become more important as climate change continues to influence building practices and energy needs.

Part IX – Additional Resources

Provide web links to:

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

Click here to enter text.

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.

[Click here to enter text.](#)