

American Rescue Plan County Funding Request

AFFORDABLE HOUSING MASTER PLAN PROJECT

Operational Priority: 1: Essential
 2: High-Impact
 3: Nice to Have

Timing Priority: 1: Urgent
 2: 6 months – 1 year
 3: 1 – 2 years
 4: Long-term

Total Project Budget: \$436,647

ARPA Funding Request: \$200,000

Yes No Is there FEMA, State or other Direct or Grant Funding available? If Yes, please Specify below

Other Funding Source: LEAP Grant
Other Funding Source: Department Fund Balance
Other Funding Source: Town/City Funding Contribution

Other Source Amount: \$104,000
Other Source Amount: \$50,000
Other Source Amount: \$20,000

OTHER FUNDING INFORMATION

The request for ARPA funding will help to fund a CDA Building project that will offer pre-approved master building plans to expedite housing. The project currently has funding designated from a grant, local cities and County funds. In order to meet the diverse needs of our county for pre-approved master plans, CDA is requesting ARPA funds as we do not have funding for the entirety of the project. Including ARPA funding will help improve affordable housing and has a direct connection to homelessness and economic recovery that will reduce costs for residential development and make those developments more achievable.

PROJECT DESCRIPTION

BACKGROUND

CDA is partnering with City of Grass Valley, Nevada City, and Truckee and possibly Sierra County to supply customers with preapproved master building plans for multiple affordable housing scenarios. This effort will help economic development and needed affordable housing.

CDA conducted an RFP for architect/engineering firms to provide standard plans with varying design structures to meet the County's diverse landscape criteria. The County plans to contract out for 4-6 sets of master building plans that will be pre-approved and available for all residents for building. The plans can be used for primary dwellings, accessory dwelling units or guest quarters giving a range of affordable housing. With the cost of construction increasing, having available plans will help the public make building more affordable to help meet the County's housing goals. It is the objective of the Nevada County Board of Supervisors to facilitate the development of and access to affordable and workforce housing development. Improving access to a less expensive and more streamlined permitting process will help achieve this goal. Also, improving achievability of construction for housing will improve development of these improvements in Nevada County. Having access to a variety of pre-approved quality construction plans and documents will also help achieve this mission with economical project designs along with expeditious permitting.

SCOPE OF SERVICES

Design, Drafting, & Engineering. Contractor will perform multi-disciplinary services including, but not limited to the following:

Architectural design of single-family dwelling plans meeting the following six plan ranges:

- 300-400sqft: tiny home with a loft in compliance with California Residential Code Appendix Chapter Q. Utilized as an Accessory Dwelling Unit (ADU) or stand-alone housing
- 400-600sqft: 2-story ADU with 1-bedroom, 1-bathroom over 2-car garage with exterior access to dwelling
- 300-500sqft: single-story “guest quarters” with 1-bedroom and 1-bathroom with utilities depended on the primary residence.
- 600-800sqft: single-story 2-bedroom, 1-bathroom single-family dwelling/ADU with one-car garage
- 1,000-1,200sqft: single story 3-bedroom, 2-bathroom single-family dwelling/ADU with two-car garage
- 1,600-1,800sqft: single story 3-bedroom, 2-bathroom single-family dwelling unit with two-car garage

NEXUS TO ARPA GUIDELINES

Support Public Health Response	Address Negative Economic Impacts	Equity-Focused Services	Infrastructure Improvements	Other
<input type="checkbox"/> COVID Mitigation & Containment	<input checked="" type="checkbox"/> Assistance to Workers & Families	<input type="checkbox"/> Health & Social Svcs.	<input type="checkbox"/> Water Infrastructure	<input type="checkbox"/> Please describe nexus to COVID-19 below
<input type="checkbox"/> Medical Expenses	<input type="checkbox"/> Small Business Assistance	<input checked="" type="checkbox"/> Housing & homelessness	<input type="checkbox"/> Sewer Infrastructure	
<input type="checkbox"/> Behavioral Healthcare	<input type="checkbox"/> Economic Relief Program	<input type="checkbox"/> Childhood health & welfare	<input type="checkbox"/> Broadband Infrastructure	
<input checked="" type="checkbox"/> Public Health & Safety	<input checked="" type="checkbox"/> Impacted Industries	<input type="checkbox"/> Education		

This project directly connects to affordable housing, homelessness, economic development, and public health and safety. This project would enable and encourage the construction of affordable housing in our community and contribute the health, safety and wellness of our community. The cost savings and expeditious process of permitting and construction is connected to our community related to COVID economic recovery. Building plan costs can range from \$12,000 to over \$30,000 for a single-family residence or accessory dwelling units depending on overall size and design.

NEXUS TO BOARD OBJECTIVES & COUNTY PRIORITIES / COMMUNITY IMPACT

Board Objectives (select any that apply)

Fiscal Stability / Core Svcs. Emergency Preparedness Economic Development Broadband

Cannabis Housing Homelessness

County Priorities (select any that apply)

Costs related to COVID-19 response Encourage economic recovery Provide long-term benefits to County

This project positively impacts several of the Nevada County Board of Supervisors objectives by facilitating the development of and access to affordable and workforce housing development. Improving access to a less expensive and more streamlined permitting process will help achieve this goal. Also, improving achievability of construction for housing will improve development of these improvements in Nevada County. Having access to a variety of pre-approved quality construction plans and documents will also help achieve this mission with economical project designs along with expeditious permitting. Having an improved cost effective and streamlined way to develop properties will help stimulate the local economy as well as increase housing contributing to the reduction in our local homeless populations.

OPERATIONAL IMPACT

Will the funds be used to pay for a direct county cost or cost incurred by others? County Cost Other Cost

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This project will have positive impacts to our department and agency that will require less time to process these residential development projects with the pre-approval approach. This will allow staff to focus their efforts on other projects and customer service initiatives moving forward. There are no other existing funding resources for this project currently to accomplish this project.

PROJECT TIMELINE / READINESS

We are currently in negotiations with the project consultant following the complete project RFP process. We have an anticipated start date of August 1, 2021 with a completion date of February 1, 2022.

ORG CODE

In what Org Code will project expenditures be incurred?

Fund	SBU	Ofc2	Sub
1123	20602	322	1000

PROJECT POINT OF CONTACT

Name and title: Craig Griesbach, Director of Building

Dept. Head Signature: *Craig Griesbach*