



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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MEMORANDUM

TO: Land Use Committee
FROM: Planning Department
DATE: July 22, 2019
RE: SB 2 Planning Grant

On January 8th 2019, the Board of Supervisors directed staff to apply to the CA Department of Housing and Community Development for an SB-2 Planning Grant for the purpose of developing a master plan for the County-owned "Wicklow Property." The intention of the master plan would include creating parcels for affordable housing, commercial uses, and future County facilities.

Staff attended the SB-2 Planning Grant Program NOFA Workshop on April 10, 2019. The workshop detailed the requirements for submitting the SB-2 Planning Grant Applications. A threshold requirement for the SB-2 Planning Grant Application requires the applicant to demonstrate that their proposal has a direct nexus to accelerating housing production. However, if the applicant submits a grant application under one of HCD's Priority Policy Areas, they do not need to demonstrate the nexus which streamlines the grant review process. Priority Policy Areas include:

- Rezone to permit by-right
- Objective design and development standards
- Specific Plans to form based codes coupled with CEQA streamlining
- Accessory Dwelling units or other low-cost building strategies
- Expedited processing
- Housing related infrastructure financing and fee reduction strategies

The attached list identifies potential grant funding options that meet one or more of the Priority Policy Areas. It is recommended that the Land Use Committee select one or more of these options for recommendation to the Board of Supervisors. Upon Board approval, staff will prepare the required Resolution authorizing the application for an SB-2 Planning Grant.

SB-2 Priority Policy Areas are automatically deemed to demonstrate a nexus to accelerating housing production without any further demonstration.

1. Rezone to permit-by-right: Rezoning for significant additional housing capacity without (or lesser) discretionary review or establishing zoning to permit residential development by-right, particularly multifamily, without discretionary action.

- **Amend the Zoning Code to allow medium- and high-density housing as a permitted use (not conditional), and zone additional land to accommodate it in the Martell RSC and the Buckhorn, Pine Grove, and River Pines Town Centers**
- Amend County Code to offer incentives for affordable housing (fees were recently reduced to 50% for Accessory Dwelling Units)
- Amend County Code to allow "temporary" farm-worker housing with a staff-issued use permit (currently requires Planning Commission approval and staff re-issue over 2 or 5 years)
- Amend County Code to allow "temporary" farm worker housing in the R1A zoning district (currently allowed only in A and AG zones subject to Use Permit)

2. Objective design and development standards: Develop objective design standards or pre-approved site and architectural plans that facilitate non-discretionary permitting.

- **Amend County Code to incorporate design standards for new development in the Martell RSC and the Buckhorn, Pine Grove, and River Pines Town Centers**
- Develop incentives (reduces fees, streamlined processing, etc.)for additional energy standards for residential buildings beyond those required by Title 24 of the CA building code
- Develop GIS database to identify "housing need areas" and make available to public via an online map server/viewer including available or anticipated water, sewer, septic capacity, leach field, etc.

3. Specific plans or form based codes coupled with CEQA streamlining:

Designating and rezoning for additional housing capacity or preparing specific plans or form codes that include zoning and development standards and plan-level environmental analysis that can be used to streamline future housing projects and facilitate affordability.

- **Develop an Environmental Impact Report and Specific Plan/Master Plan for the County-owned Wicklow property (201 acres)**
- **Develop a form-based code for the Martell Regional Service Center**

4. Accessory Dwelling Units or Other Innovative Building Strategies: Encouraging ADUs and other innovative building types through outreach, fee waivers, pre-approved plans, website zoning clearance assistance, etc. Also, intensify lower density residential areas to encourage duplexes, triplexes, and ADUs, tiny houses, etc.

- Prepare and publish ADU informational handouts
- Reduce ADU permitting processes and fees (fees recently reduced by 50%)
- Amend County Code to allow duplexes, triplexes, ADUs, and tiny houses as by-right uses in all residential zoning districts
- Amend County Code to allow "Guest Houses" as a permitted use, and allow rental of guest houses to expand housing options (currently staff-issued use permit; no rental)
- Encourage ADU's for farm working housing
- Amend County Code to eliminate dimensional requirements for dwellings (currently 800 square-foot minimum)
- Amend County Code and General Plan to increase housing density in areas with adequate infrastructure

5. Expedited processing: Speed up approvals and permit processing, including instituting programs that streamline the review process or create a separate process for expedited review of housing projects.

- **Amend County Code to expand housing types in all residential districts and within the Martell RSC and Buckhorn, Pine Grove, and River Pines Town Centers**
- Amend County Code to expand housing types in all residential districts
- Adopt internal department policies to streamline permitting of all housing types

6. Housing related infrastructure financing and fee reduction strategies: Develop housing-related infrastructure financing. Create programs to finance and increase infrastructure and housing capacity through fee reduction, deferrals, sliding scales or proportionate impacts fees (e.g., ADUs, transit oriented, and infill development, special needs housing), or fee transparency measures including publicly available fee calculators.

- Provide financial incentives for medium- and high-density affordable housing
- Provide financial incentives for developments in identified "housing need areas"
- Provide funding for infrastructure improvements to support housing
- Develop an impact fee reduction schedule for housing
- Provide financial assistance for first-time homebuyers
- Amend County Code to streamline and expand permits for hardship housing