RESOLUTION - ACTION REQUESTED 2020-355

MEETING: June 23, 2020

TO: The Board of Supervisors

FROM: Dallin Kimble, County Administrative Officer

RE: Local Early Action Planning Grant

RECOMMENDATION AND JUSTIFICATION:
Adopt a Resolution Authorizing Submission of an Application for Local Early Action Planning Grants (LEAP) Program Funds; Approve Grant Agreement and Receipt of Grant Funds; and Authorize the Board of Supervisors Chair to Sign the Agreement Subject to Review and Approval as to Form by County Counsel.

Mariposa County would like to apply for Local Early Action Planning grant funds as pursuant to the Notice of Funding Availability (NOFA) on January 27, 2020 for a maximum of $65,000 as part of the Local Early Action Planning Grants Program (LEAP or Program). LEAP provides funding to jurisdictions for the preparation and adoption of planning documents, process improvements that accelerate housing production, and facilitate compliance in implementing the sixth cycle of the regional housing need assessment (RHNA).

Staff is requesting authority to use LEAP funds to develop and pilot a set of house plans designed to be available to all residents as a less expensive option for new home construction. Pre approved architectural plans are a eligible use of LEAP funds and consistent with previous Board discussions that expressed a desire to increase the supply of housing in the county. Staff recommends approval at this time.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
The Board discussed pre-approved small house plans and directed staff to research this option at the December 4, 2018, board meeting. On February 19, 2019, staff presented an option for drafting pre-approved small house plans and received direction from the Board to continue pursuing the idea with modifications to be less complicated and at a significantly lower cost.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
LEAP funds could be used for an alternative eligible activity as designated by the January 27, 2020 NOFA. Negative action would result in no LEAP funds.

FINANCIAL IMPACT:
Mariposa County is eligible for $65,000 in LEAP grant funds. No grant match required
Resolution - Action Requested 2020-355

ATTACHMENTS:
RES. LEAP [DOCX]
LEAP_Final_Clean_nolinks (PDF)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Merlin Jones, District II Supervisor
SECONDER: Marshall Long, District III Supervisor
AYES: Smallcombe, Jones, Long, Cann, Menetrey
ADOPT A RESOLUTION OF THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY AUTHORIZING APPLICATION FOR, AND RECEIPT OF, LOCAL EARLY ACTION PLANNING GRANTS (LEAP) PROGRAM FUNDS (SUBJECT TO LEGAL REVIEW AND APPROVAL BY COUNTY COUNSEL)

WHEREAS, the State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated January 27, 2020 for its Local Early Action Planning (LEAP) Program; and

WHEREAS, the Department is authorized to provide up to $119,040,000 as part of the Local Early Action Planning Grants Program (LEAP or Program). LEAP is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of Health and Safety Code (Sections 50515.03 (Chapter 159, Statutes of 2019). The Program provides funding to jurisdictions for the preparation and adoption of planning documents, process improvements that accelerate housing production, and facilitate compliance in implementing the sixth cycle of the RHNA; and

WHEREAS, the County of Mariposa, a political subdivision of California is considered a very small jurisdiction and eligible to receive up to $65,000 in LEAP funds for eligible activities; and

WHEREAS, Pre-approved architectural plans are a LEAP eligible activity; and

WHEREAS, the Board of Supervisors of Mariposa County desires to submit a project application for the LEAP program to accelerate the production of housing.

NOW, THEREFORE, THE Mariposa County Board of Supervisors RESOLVES AS FOLLOWS:

SECTION 1. The County Board of Supervisors is hereby authorized and directed to apply for and submit to the Department a Local Early Action Planning Program application in the amount of $65,000.

SECTION 2. In connection with the LEAP grant, if the application is approved by the Department, The Board Chair, or designee, is authorized to enter into, execute, and deliver a State of California Agreement (Standard Agreement) for the amount of $65,000 and any and all other documents required or deemed necessary or appropriate to evidence and secure the LEAP grant, the County’s obligations related thereto, and all amendments thereto (collectively, the “LEAP Grant Documents”).

SECTION 3. The County shall be subject to the terms and conditions as specified in the Standard Agreement, the LEAP Grants Program Guidelines, and any applicable LEAP guidelines published by the Department. Funds are to be used for allowable expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed
Resolution No. 2020 - 355
Standard Agreement. The County Board of Supervisors hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by the Department and in accordance with the LEAP NOFA, the LEAP Grants Program Guidelines, and 2020 LEAP Grants Program Application.

SECTION 4. The Board Chair is authorized to execute the County of Mariposa LEAP Program application, the LEAP Grant Documents, and any amendments thereto, on behalf of the County as required by the Department for receipt of the LEAP grant.

ADOPTED June 23, 2020, by the Board of Supervisors of the County of Mariposa, by the following vote:

AYES: SMALLCOMBE, JONES, LONG, CANN, MENETREY

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Kevin Cann, Chair
Mariposa County Board of Supervisors

Attest:

René LaRoche,
Clerk of the Board of Supervisors

Approved as to Form:

Steven W. Dahlem
County Counsel
Local Early Action Planning Grant Application

State of California
Governor Gavin Newsom

Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency

Doug McCauley, Acting Director
Department of Housing and Community Development

Zachary Olmsted, Deputy Director
Department of Housing and Community Development
Housing Policy Development

2020 West El Camino, Suite 500
Sacramento, CA 95833

Website: https://www.hcd.ca.gov/grants-funding/active-funding/leap.shtml
Email: EarlyActionPlanning@hcd.ca.gov

January 27, 2020
A. Applicant Information and Certification

Applicant (Jurisdiction) County of Mariposa
Applicant’s Agency Type Local Government
Applicant’s Mailing Address 5100 Bullion St.
City Mariposa
State California Zip Code 95338
County Mariposa
Website www.mariposacounty.org
Authorized Representative Name Kevin Cann
Authorized Representative Title Board of Supervisors Chairman
Phone (209) 966-3222 Fax
Email kcann@mariposacounty.org
Contact Person Name D. Benjamin Goger
Contact Person Title Housing Development Specialist
Phone (209) 742-1259 Fax
Email bgoger@mariposacounty.org
Proposed Grant Amount $65,000

Pursuant to Health and Safety Code Section 50515.03 through (d) of the Guidelines, all applicants must meet the following two requirements to be eligible for an award:

1. Does the application demonstrate a nexus to accelerating housing production as shown in Attachment 2?
   Yes [ ] No [ ]

2. Does the application demonstrate that the applicant is consistent with State Planning or Other Priorities shown in Attachment 3?
   Yes [ ] No [ ]

Is a fully executed resolution included with the application package?
Yes [ ] No [ ]

Does the address on the Government Agency Taxpayer ID Form exactly match the address listed above?
Yes [ ] No [ ]

Is the applicant partnering with another eligible local government entity? If Yes, provide a fully executed copy of the legally binding agreement.
Yes [ ] No [ ]

As the official designated by the governing body, I hereby certify that if approved by HCD for funding through the Local Early Action Planning Program (LEAP), the County of Mariposa assumes the responsibilities specified in the Notice of Funding Availability and certifies that the information, statements and other contents contained in this application are true and correct.

Signature: __________________________ Name: Kevin Cann

Date: 8/23/2020 Title: Chairman, Mariposa County Board of Supervisors

LEAP NOFA Application Rev. 6/1/2020 APPROVED AS TO FORM:

STEVEN W. DAHLEM
COUNTY COUNSEL
B. Proposed Activities Checklist

Check all activities the locality is undertaking. Activities must match the project description.

1. Rezoning and encouraging development by updating planning documents and zoning ordinances, such as general plans, community plans, specific plans, implementation of sustainable communities' strategies, and local coastal programs

2. Completing environmental clearance to eliminate the need for project-specific review

3. Establishing housing incentive zones or other area based housing incentives beyond State Density Bonus Law such as a workforce housing opportunity zone pursuant to Article 10.10 (commencing with Section 65620) of Chapter 3 of Division 1 of Title 7 of the Government Code or a housing sustainability district pursuant to Chapter 11 (commencing with Section 66200) of Division 1 of Title 7 of the Government Code

4. Performing infrastructure planning, including for sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents

5. Planning documents to promote development of publicly owned land such as partnering with other local entities to identify and prepare excess or surplus property for residential development

6. Revamping local planning processes to speed up housing production

7. Developing or improving an accessory dwelling unit ordinance in compliance with Section 65852.2 of the Government Code

8. Planning documents for a smaller geography (less than jurisdiction-wide) with a significant impact on housing production including an overlay district, project level specific plan, or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas

9. Rezoning to meet requirements pursuant to Government Code Section 65583(c)(1) and other rezoning efforts to comply with housing element requirements, including Government Code Section 65583.2(c) (AB 1397, Statutes of 2018)

10. Upzoning or other implementation measures to intensify land use patterns in strategic locations such as close proximity to transit, jobs or other amenities

11. Rezoning for multifamily housing in high resource areas (according to Tax Credit Allocation Committee/Housing Community Development Opportunity Area Maps);

12. Establishing Pre-approved architectural and site plans

13. Preparing and adopting housing elements of the general plan that include an implementation component to facilitate compliance with the sixth cycle RHNA

14. Adopting planning documents to coordinate with suballocations under Regional Early Action Planning Grants (REAP) that accommodate the development of housing and infrastructure and accelerate housing production in a way that aligns with state planning priorities, housing, transportation equity and climate goals, including hazard mitigation or climate adaptation

15. Zoning for by-right supportive housing, pursuant to Government Code section 65651 (Chapter 753, Statutes of 2018)

16. Zoning incentives for housing for persons with special needs, including persons with developmental disabilities

17. Planning documents related to carrying out a local or regional housing trust fund

18. Environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that are ancillary (e.g., less than 15% of the total grant amount) and part of a proposed activity with a nexus to accelerating housing production

19. Other planning documents or process improvements that demonstrate an increase in housing related planning activities and facilitate accelerating housing production

Establishing Prohousing Policies
C. Project Description

Provide a description of the project and each activity using the method outlined below, and ensure the narrative speaks to Attachment 1: Project Timeline and Budget.

a. Summary of the Project and its impact on accelerating production
b. Description of the tasks and major sub-tasks
c. Summary of the plans for adoption or implementation

Please be succinct and use Appendix A or B if more room is needed:

Mariposa County has large tracts of land with adequate zoning and ordinances in place for the creation of a secondary residence or ADU, yet we are not seeing this opportunity utilized. Many County residents find the development process complicated and expensive. This has led to an influx of un-permitted structures and recreational vehicles used as residences throughout the County. Jurisdictions issuing pre-approved small home or ADU plans have become a Statewide movement and an effective means to engage the public with the building of their own secondary residence. Receiving a County sponsored plan set relieves the cost of hiring a design professional and it also engages the public to work with local jurisdictions to produce a legal, safe healthy housing unit.

There are many factors to take into account when considering the building of a new or second home and many individuals may not understand the cost and regulations associated with the endeavor, a development checklist and cost sheet will be issued prior to receiving County Sponsored Architectural Plans to help the interested individual decide if they are prepared to build.

These pre-approved architectural plans will be produced in house and named County Sponsored Architectural Plans(CSAP) These plans will be produced with the highest level of affordability and buildability while complying to all current state and local standards. The intentions to this ethic is to keep the material and labor cost to an absolute minimum. Design factors to be taken into consideration

A. Livability
B. Duplicability
C. Size flexibility: House design will be able to grow from a one-bedroom studio to three bedroom.
D. Elevation range: basic house framing will be able to withstand snow loads less than 70lbs. Roof trusses will be engineered per elevation and snow load rating.
E. Wild Fire Urban Interface: Materials will be used to balance affordability with fire resiliency. All WUI standards will be applied to the building and every effort will be made to use innovative materials to build a fire-resistant external envelope.
F. Net Zero 2020 Title 24 energy use: Every effort will be made to build a completely Net Zero building with minimal expense. This will be done through the design and selection of high efficiency conventional building materials and heating and cooling systems.
G. Detail: Drawn with high level detail for all trades, to make plans accessible to a wide range of builders.
H. Current: plans will be updated as long as the plans are issued within Mariposa County.

Continued in Appendix A
### D. Legislative Information

<table>
<thead>
<tr>
<th>District</th>
<th>#</th>
<th>Legislator Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Congressional District</td>
<td>4</td>
<td>Tom McClintock</td>
</tr>
<tr>
<td>State Assembly District</td>
<td>5</td>
<td>Frank Bigelos</td>
</tr>
<tr>
<td>State Senate District</td>
<td>8</td>
<td>Andreas Borgeas</td>
</tr>
</tbody>
</table>

Applicants can find their respective State Senate representatives at https://www.senate.ca.gov/, and their respective State Assembly representatives at https://www.assembly.ca.gov/.
## Attachment 1: Project Timeline and Budget

(If more room is needed, duplicate Attachment 1 or add attachment labeled Attachment 1A)

<table>
<thead>
<tr>
<th>Task</th>
<th>Est. Cost</th>
<th>Begin</th>
<th>End</th>
<th>Deliverable</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft Plan Set in House</td>
<td>$ 0</td>
<td>7/6/20</td>
<td>2/26/21</td>
<td>County Sponsored Plan Set for 800sf</td>
<td>Partnershi between Building Department ad Co.</td>
</tr>
<tr>
<td>Design, Stakeholder engagement</td>
<td>$ 2,940</td>
<td>7/6/20</td>
<td>12/18/20</td>
<td>Plan set with public input</td>
<td>Public input on design</td>
</tr>
<tr>
<td>Update Development Checklist</td>
<td>$ 3,230</td>
<td>9/7/20</td>
<td>2/26/21</td>
<td>Flow Chart, Development Criteria</td>
<td>User friendly Check list</td>
</tr>
<tr>
<td>Develop Partner Resource Sheet</td>
<td>$ 220</td>
<td>8/3/20</td>
<td>2/26/21</td>
<td>Human Services Resource sheet</td>
<td>Connect Builders with Homelessness Resources</td>
</tr>
<tr>
<td>Energy Calculations</td>
<td>$ 2,500</td>
<td>11/2/20</td>
<td>12/18/20</td>
<td>Energy Clacs.</td>
<td>use design professional</td>
</tr>
<tr>
<td>Drafts Person</td>
<td>$ 2,500</td>
<td>11/2/20</td>
<td>2/26/21</td>
<td>Digitize Plan Set</td>
<td></td>
</tr>
<tr>
<td>Engineering</td>
<td>$ 5,000</td>
<td>11/2/20</td>
<td>2/26/21</td>
<td>Design Professional of Record</td>
<td>If needed, Contingency</td>
</tr>
<tr>
<td>Professional Design: Fire Sprinklers</td>
<td>$ 1,400</td>
<td>12/18/20</td>
<td>2/26/21</td>
<td>Professional Fire sprinkler design</td>
<td></td>
</tr>
<tr>
<td>Printing</td>
<td>$ 1,200</td>
<td>2/26/21</td>
<td>3/8/21</td>
<td>Print Plan Set and Checklist</td>
<td></td>
</tr>
<tr>
<td>Marketing Program</td>
<td>$ 2,000</td>
<td>2/26/21</td>
<td>5/3/21</td>
<td>Begin public outreach</td>
<td>retain a list of interested individuals</td>
</tr>
<tr>
<td>Technical Assistance</td>
<td>$ 5,000</td>
<td>5/3/21</td>
<td></td>
<td>Staff assistance</td>
<td>assist individuals in program readiness,</td>
</tr>
<tr>
<td>Building Department Fee waivers</td>
<td>$ 27,508</td>
<td>5/3/21</td>
<td></td>
<td>Issue plans with fee waiver</td>
<td>Permitting, Plan Check, and Inspection Fees</td>
</tr>
<tr>
<td>Environmental Health Fee Waiver</td>
<td>$ 4,880</td>
<td>5/3/21</td>
<td></td>
<td>Septic and Well Fee</td>
<td></td>
</tr>
<tr>
<td>Planning Department Fee Waivers</td>
<td>$ 348</td>
<td>5/3/21</td>
<td></td>
<td>Plan Check Fee</td>
<td></td>
</tr>
<tr>
<td>Public Works</td>
<td>$ 1,200</td>
<td>5/3/21</td>
<td></td>
<td>Plan Check, Inspections</td>
<td></td>
</tr>
<tr>
<td>County/Cal Fire Fee Waiver</td>
<td>$ 3,000</td>
<td>5/3/21</td>
<td></td>
<td>Draft/Review Agreements</td>
<td></td>
</tr>
<tr>
<td>County Counsel</td>
<td>$ 2,000</td>
<td>7/6/20</td>
<td>5/3/21</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Projected Cost $** 64925.28

Include high-level tasks, major sub-tasks (Drafting, Outreach, Public Hearings and Adoption), budget amounts, begin and end dates and deliverables. If other funding is used, please note the source and amount in the Notes section.

*LEAP NOFA Application Rev. 6/1/2020*
Attachment 2: Application Nexus to Accelerating Housing Production

Applicants shall demonstrate how the application includes a nexus to accelerating housing production by providing data regarding current baseline conditions and projected outcomes such as a reduction in timing, lower development costs, increased approval certainty, increases in number of entitlements, more feasibility, or increases in capacity. An expected outcome should be provided for each proposed deliverable. If necessary, use Appendix B to explain the activity and its nexus to accelerating housing production.

<table>
<thead>
<tr>
<th>Select at least one</th>
<th><strong>Baseline</strong> (e.g., reduced number of processing days)</th>
<th><strong>Projected</strong> (e.g., days)</th>
<th><strong>Difference</strong></th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timing</td>
<td>14</td>
<td>7</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Development cost</td>
<td>$6,095.25 fe (land, fees, financing, construction costs per unit)</td>
<td>A 10,000 saving</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Approval certainty and reduction in discretionary review (e.g., prior versus proposed standard and level of discretion)</td>
<td>Every plan t: This pilot program</td>
<td>Unknown</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Entitlement streamlining (e.g., number of approvals)</td>
<td>High cost, low contribution to confidence building</td>
<td>This project utilizes the</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Infrastructure capacity (e.g., number of units)

Impact on housing supply and affordability (e.g., number of units)

Currently have a low rate of affordable housing. Addition of 6 quality affordable small houses. LEAP will pilot the project, year one. We will look at PI HA or

* Baseline – Current conditions in the jurisdiction (e.g. 6-month development application review, or existing number of units in a planning area)

**Projected – Expected conditions in the jurisdiction because of the planning grant actions (e.g. 2-month development application review)

***Difference – Potential change resulting from the planning grant actions (e.g., 4-month acceleration in permitting, creating a more expedient development process)
Attachment 3: State and Other Planning Priorities Certification (Page 1 of 3)

Applicants must demonstrate that the locality is consistent with State Planning or Other Planning Priorities by selecting from the list below activities that are proposed as part of this application or were completed within the last five years. Briefly summarize the activity and insert a date of completion.

### State Planning Priorities

<table>
<thead>
<tr>
<th>Date of Completion</th>
<th>Brief Description of the Action Taken</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Promote Infill and Equity</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas.</strong></td>
<td></td>
</tr>
<tr>
<td>Seek or utilize funding or support strategies to facilitate opportunities for infill development.</td>
<td></td>
</tr>
<tr>
<td>February 2020</td>
<td>Apply for a Infill Infrastructure Grant up size a water main and build a Town Class III road to serve a new 42 Unit low income housing project.</td>
</tr>
<tr>
<td>Other (describe how this meets subarea objective)</td>
<td></td>
</tr>
<tr>
<td>11/2019</td>
<td>6 million EDA Disaster Supplemental: Downtown Renovation Grant, upgrading sewer system and sidewalk to ADA through-out the Mariposa Down Town corridor.</td>
</tr>
<tr>
<td><strong>Promote Resource Protection</strong></td>
<td></td>
</tr>
<tr>
<td>Protecting, preserving, and enhancing the state’s most valuable natural resources, including working landscapes such as farm, range, and forest lands; natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands; recreation lands such as parks, trails, greenbelts, and other open space; and landscapes with locally unique features and areas identified by the state as deserving special protection.</td>
<td></td>
</tr>
<tr>
<td>7/31/20</td>
<td>Acquire Uplands and Riparian corridor through CNRA adjacent to the town planning area that will be used resource protection, wild fire fuel breaks and recreational trail system.</td>
</tr>
<tr>
<td>Actively seek a variety of funding opportunities to promote resource protection in underserved communities.</td>
<td></td>
</tr>
<tr>
<td>Other (describe how this meets subarea objective)</td>
<td></td>
</tr>
</tbody>
</table>

### Encourage Efficient Development Patterns

Ensuring that any infrastructure associated with development, other than infill development, supports new development that does the following:

1. Uses land efficiently.
Attachment 3: State and Other Planning Priorities Certification (Page 2 of 3)

(2) Is built adjacent to existing developed areas to the extent consistent with environmental protection.

(3) Is located in an area appropriately planned for growth.

(4) Is served by adequate transportation and other essential utilities and services.

(5) Minimizes ongoing costs to taxpayers.

Other (describe how this meets subarea objective)

Other Planning Priorities

Affordability and Housing Choices

Incentives and other mechanisms beyond State Density Bonus Law to encourage housing with affordability terms.

4/30/20  Offering reduction of Transitory Occupancy Tax to Hotel Developers that will pledge to construct low to moderate housing for our local workforce.

Efforts beyond state law to promote accessory dwelling units or other strategies to intensify single-family neighborhoods with more housing choices and affordability.

6/23/20  Adopt Resolution to use LEAP funds to develop pre-approved small house plans with fee waivers.

Upzoning or other zoning modifications to promote a variety of housing choices and densities.

1/22/20  Updating Zoning Title 16 and Subdivision Ordinances Title 17 of our general plan. Currently using SB2 to look at up-zoning to as many by right uses for the acceleration of housing

Utilizing surplus lands to promote affordable housing choices.

Efforts to address infrastructure deficiencies in disadvantaged communities pursuant to Government Code Section 65302.10.

Other (describe how this meets subarea objective)
Attachment 3: State and Other Planning Priorities Certification (Page 3 of 3)
Conservation of Existing Affordable Housing Stock

Policies, programs or ordinances to conserve stock such as an at-risk preservation ordinance, mobilehome park overlay zone, condominium conversion ordinance and acquisition and rehabilitation of market rate housing programs.

Policies, programs and ordinances to protect and support tenants such as rent stabilization, anti-displacement strategies, first right of refusal policies, resources to assist tenant organization and education and "just cause" eviction policies.

Other (describe how this meets subarea objective)

Climate Adaptation
Building standards, zoning and site planning requirements that address flood and fire safety, climate adaptation and hazard mitigation.

3/1/20 County Adopts Title 24 Net Zero Standards.

Long-term planning that addresses wildfire, land use for disadvantaged communities, and flood and local hazard mitigation.

5/26/20 Adopt updated, Local Hazard Mitigation Plan

Community engagement that provides information and consultation through a variety of methods such as meetings, workshops, and surveys and that focuses on vulnerable populations (e.g., seniors, people with disabilities, homeless, etc.).

10/18/19 Community Health Improvement Plan(CHIP) Focus on Access to Quality Health Care, Boosting Local Employment Affordable Housing and Financial Stability, Promoting Behavioral Health and Preventing and Treating addiction

Other (describe how this meets subarea objective)

Certification: I certify under penalty of perjury that all information contained in this LEAP State Planning and Other Planning Priorities certification form (Attachment 2) is true and correct.

Certifying Officials Name: Kevin Cann

Certifying Official’s Title: Mariposa County Board of Supervisors Chairman

Certifying Official’s Signature: [Signature] Date: 6/23/20

APPROVED AS TO FORM:

LEAP NOFA Application Rev. 6/1/2020

Page 11 of 14
Appendix A

2. Development checklist. Interested individuals will receive a development checklist
A. New easy to navigate check list and flow chart with development process
B. How to information on how to develop a site plan for your property
C. Cost sheet with permitting fees
3. Technical Assistance:
Staff technical assistance from Planning, Building, Public Works, Housing and Environmental Health.
4. Fee Waivers
A. Individuals that wish to participate in this program will be given partial fee waivers from development
services department. Building permit, Environmental Health, Planning, Public Works, and County Fire
5. Deed Restrictions
A. In an effort to accelerate the development of community housing any individuals that receive and build
County Sponsored Architectural Plan resources will be required to deed restrict their building from Short
Term/ Vacation Rental use for 20 years.
6. Partner Resources
A. Individuals interested in participating in the CSAP program will receive information on potential County
partnership programs. This could lead to extra financial incentives for the owner of the new house and at
the same time contribute to the production of supportive housing for our Homeless population.
   a. Landlord Incentive Program
B. Low and Moderate income individuals interested in participating in the program, and that are in need
of financing will be directed to Housing Development Specialist the Mariposa County Housing Assistance
Program (Forthcoming).
7. Marketing, Reporting and Equability
A. Once program is funded, plans produced, development check list and partner resources sheet
completed a widespread marketing campaign will be started through, the local newspaper, social media,
professional associations, public notices and word of mouth.
B. Interested Individuals will be given a
   a. brief orientation to the program,
   b. sample look sheet of the house and floor plans,
   c. cost sheet,
   d. development checklist
   e. partner resources sheet.
   f. Conditions of approval
C. If they feel like the program will work for them, they can sign up for the program on a first come first
serve basis. The pilot portion of the program is designed to be able to serve 6 individuals. This will
include plans, permitting, fee waivers, and technical assistance.
If there are any found savings in the program, those funds will be used to add other individuals to the
program.
# Appendix B

**In-House cost Budget Work Sheet:** Department/Task Activity Notes Cost

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mariposa Administration</td>
<td></td>
</tr>
<tr>
<td>Write program, write LEAP grant, LEAP reporting and grant management, staff technical assistance, design facilitation, project management, stakeholder engagement, public input, marketing</td>
<td>$8,276</td>
</tr>
<tr>
<td>Draft building plans, coordinate energy calculations, spec materials, material cost analysis, labor cost estimates. Coordinate with building department for best potential design, and code check.</td>
<td></td>
</tr>
<tr>
<td><strong>Building Department</strong></td>
<td></td>
</tr>
<tr>
<td>Issue permit with plans</td>
<td></td>
</tr>
<tr>
<td>Building Inspections and associated fees</td>
<td>$4,584.63 per plan set.</td>
</tr>
<tr>
<td>Technical Assistance</td>
<td>$582</td>
</tr>
<tr>
<td>Environmental Health</td>
<td></td>
</tr>
<tr>
<td>Permitting and Inspections</td>
<td></td>
</tr>
<tr>
<td>Septic</td>
<td>$555.50</td>
</tr>
<tr>
<td>Well</td>
<td>$257.00</td>
</tr>
<tr>
<td>Planning Department</td>
<td></td>
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<tr>
<td>Technical Assistance</td>
<td>$1,657.35</td>
</tr>
<tr>
<td>Drafting Dev. checklist</td>
<td>$1,325.88</td>
</tr>
<tr>
<td>Plan Check</td>
<td>$58 per plan at 6 plan sets</td>
</tr>
<tr>
<td><strong>Public Works</strong></td>
<td></td>
</tr>
<tr>
<td>Road encroachment</td>
<td>$140.00</td>
</tr>
<tr>
<td>Technical Assistance</td>
<td>$60.00</td>
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<tr>
<td><strong>County/CalFire</strong></td>
<td></td>
</tr>
<tr>
<td>Inspection, plan check</td>
<td>$500</td>
</tr>
<tr>
<td>County Counsel</td>
<td>$2,000</td>
</tr>
<tr>
<td>Review deed Agreement</td>
<td>$1,000</td>
</tr>
<tr>
<td>Review proposal</td>
<td>$1,000</td>
</tr>
<tr>
<td><strong>In-House Cost</strong></td>
<td></td>
</tr>
<tr>
<td>Appendix B Outside Cost</td>
<td></td>
</tr>
<tr>
<td>Printing-public notice</td>
<td>$1,600</td>
</tr>
<tr>
<td><strong>Engineering</strong></td>
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<tr>
<td>Energy Calcs.</td>
<td>$5,000</td>
</tr>
<tr>
<td>Drafts person to digitize plan set</td>
<td>$2,500</td>
</tr>
<tr>
<td>Design for Fire Sprinkler</td>
<td>$1,400</td>
</tr>
<tr>
<td><strong>Outside Total</strong></td>
<td>$13,000</td>
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<tr>
<td><strong>Total</strong></td>
<td>$64,995</td>
</tr>
</tbody>
</table>