CITY OF NEVADA CITY
HOUSING ELEMENT 2019 – 2027

Chapter 8 of the Nevada City 2040 General Plan

Adopted on TBA
City Council Resolution TBA

Brief Overview of Nevada City – Growth and Philosophy 1850 to 2008

Founded in 1850 and incorporated April 19, 1856, Nevada City was a gold-mining community consisting mainly of tar-paper shacks and tents. Its population was approximately 3,500. One hundred fifty years (150) later, the tar-paper shacks and tents are gone, replaced by a mix of humble "miners shacks," modest cottages, elegant Victorian houses and impressive brick buildings occupied by a population of just over 3,000.

The population is economically and philosophically diverse and the residents of Nevada City work vigorously to protect the unique blend of housing, businesses and citizens that comprise the high quality-of-life of their community. Historic preservation is a top priority and ordinances protect not only the downtown district, which is on the National Register of Historic Places, but homes in the residential areas, as well.

This focus on preservation of a strong sense of community, coupled with geographic, topographic and infrastructure constraints, has limited growth to a slow, manageable pace. Statistically, Nevada City has grown by approximately 370 people over the last 28 years as follows:

Year	Population
1990	2,855
2000	3,001
2010	3,068
2018	3,226
Source(s): U.S. Census Bureau and California Department of Finance.	

Citizen participation in government and planning issues is high, with applications for new or remodeled homes filling the City Council's chambers as easily as applications for multi-lot subdivisions.

As Nevada City struggles with the challenges of maintaining a viable "living" community with a mix of businesses, residential housing, philosophies and cultural and economic diversity, it is also faced with the reality of rising costs, limited land suitable for building, and economically-challenged State of California and Nevada City budgets. The City Council and the Planning Commission recognize the enormity of these challenges and the importance of compliance with state mandates. They are working diligently to fulfill their responsibilities to their constituents.

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SECTION 1.00 – INTRODUCTION TO THE HOUSING ELEMENT

1.00 REGIONAL CONTEXT

Nevada City, located about 60 miles northeast of Sacramento and formerly known as Deer Creek, Dry Diggins and Caldwell's Upper Store, is Nevada County's government seat. It was first settled in 1849 during the California Gold Rush and by 1850 had become the most important and well-known mining town in California. Along with its larger, southerly adjoining sister city, Grass Valley, this Sierra Foothill region became the leading gold mining area in the state.

Nevada City, with a population of 3,226, is characterized today as a lively, well-preserved California Gold Rush town. Nevada City's award-winning historic district is listed on the National Register of Historic Places. While it is considered to be among the best-preserved towns of the West, Nevada City is more than a historical site to see. It is a vibrant, thriving community and entertainment capital of the Sierra Nevada foothills. Visitors enjoy fine restaurants and lodging, live theatre, music, shopping, antiques, art galleries and museums.

Grass Valley, with a population of about 13,000, is characterized today as the workingman's town with a larger, more diverse economy that includes planned employment centers, Sierra College's Western Nevada County Campus, larger scale shopping centers, small and large auto dealerships and a number of planned residential communities, apartment complexes and senior retirement centers.

Together, these two communities make up the cultural, social, economic and political hub of western Nevada County. These communities are interdependent on each other. Where Nevada City provides the cultural, entertainment and County government venues for the region, Grass Valley provides the social and economic components that make western Nevada County one of the finest places to live and work in northern California. Perhaps due to the steeper topography of Nevada City and also due to political will, Nevada City did not continue to grow as has Grass Valley. It has never attempted to compete with Grass Valley for a larger share of the retail sales base. The two towns have always shared history and have complemented each other as they have grown.

1.05 NEVADA CITY AND ITS GENERAL PLAN

The March 1986 Nevada City General Plan is the City's primary and most comprehensive planning document. In June, 1992, the City adopted an updated Housing Element. That Housing Element was updated in July, 2003, again in 2009 and again in 2014. The 2009 Housing Element update was a very comprehensive revision that also included updates to the Land Use Element and resulted in the development of a Background Data Report for the general plan. The 2009 – 2014 Housing Element was ultimately certified as meeting state law requirements by the California Department of Housing and Community Development (HCD) on September 15, 2009, the first time that Nevada City's Housing Element was certified by HCD. It's second update for the

2014 – 2019, 5th State Cycle Housing Element RHNA was also certified by HCD in 2014. All previous elements were self-certified as meeting state law by the City of Nevada City.

In many ways, the City's planning opportunities and constraints have not changed since they were identified in 1986. The 2000 Census reported Nevada City's population was 3,001. The 2010 Census reported Nevada City's population was 3,068, representing an approximately 0.26% annual growth rate. By comparison, over the same period, Nevada County's annual growth rate was 0.52%. The California Department of Finance (DOF) reported that Nevada City's population in 2013 was 3,069. The state's estimate of population for Nevada City in 2018, was 3,226.

Upon incorporation in 1856, the City was 640 acres or 1 square mile. By 1986, the City had annexed an additional 552 acres. Since 1986, the City has annexed an additional 115 acres. In 2009 and 2013, the City has processed three separate annexations, resulting in adding approximately 68 acres into the City. Currently, the total incorporated area is 1,375 acres, about 2 square miles. In 2013, the City continues to be surrounded by properties of low-density, rural residential character. According to the General Plan direction, the overall impression is of a "tightly clustered village maintaining its clear form within a rural setting."

The Housing Element of the General Plan is a statement of local housing needs, objectives, policies and programs that the City is committed to undertake. The Housing Element is 1 of 7 state-mandated General Plan Elements. The State Government Code establishes requirements for the contents of the Housing Element.

The City of Nevada City last updated the Housing Element in 2014, establishing policies for creating development opportunities for housing through 2019. As mandated by state law, the Housing Element is required to be updated for the 6th State Cycle Housing Element RHNA between August 15, 2019 and August 15, 2027. Pursuant to Government Code Section 65200.5, this Housing Element Update was reviewed and found to be internally consistent with other elements of the General Plan.

1.10 PURPOSE OF THE HOUSING ELEMENT

The State of California has declared that *"…the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."* In addition, government and the private sector should cooperate to provide a full range of housing opportunities and accommodate regional housing needs. At the same time, housing policy must recognize economic, environmental and fiscal factors and community goals within the general plan.

Further, this Housing Element update includes the following applicable elements required by state law:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs;

- An analysis of population and employment trends;
- An analysis of the City's fair share of the regional housing needs;
- An analysis of household characteristics;
- An inventory of suitable land for residential development;
- An analysis of governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation;
- Identification of regulatory provisions for emergency shelters; and
- A comprehensive program for implementation.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote preservation, improvement and development of diverse types and costs of housing throughout the City.

1.15 STATE HOUSING GOALS

According to the California Statewide Housing Plan Update, it is the goal of the state to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." In addition, the HCD has established the following four primary goals:

1. Provision of new housing;
2. Preservation of existing housing and neighborhoods;
3. Reduction of housing costs; and
4. Improvement of housing conditions for special needs groups.

Recent Legislation

Recent legislation pertinent to the preparation of a housing element and housing element law includes the following:

- SB 1069 (Section 65852 of the California Government Code) – Accessory Dwelling Units
- AB 1397 (Sections 65580, 65583 and 65583.2 of the California Government Code) – Housing Package that includes accelerating affordable housing development, revises

methodology for determining realistic development capacity, reduces constraints to the production of affordable housing and creates new opportunities for housing development.

- AB 2248 (Section 65583 of the California Government Code) – Land Inventory Requirements
- AB 1233 (Section 65583 of the California Government Code) – Provision of Adequate Sites for Regional Housing Needs Allocation (RHNA)
- AB 2511 (Section 65584 of the California Government Code) – Promotes the development of affordable housing.
- AB 2634 (Section 65583 of the California Government Code) – Requires analysis of population and employment trends for all income levels, including extremely low-income households.
- SB 812 (Section 65583 of the California Government Code) – Requires analysis of housing needs for the developmentally disabled.
- SB 2135 (Section 54220 of the California Government Code) – Requires the City to provide opportunity to provide affordable housing on surplus City property.
- SB 35 (Section 65400 of the California Government Code) – Requires the City to adopt regulations to provide a streamlined process (non-discretionary approval of qualifying affordable housing projects) within prescribed timelines without any environmental review.
- AB 162 (California Government Code Section 65302) – Requires the City to amend the General Plan, including the Safety Element, to address constraints to housing development due to flooding issues. Using the City of Clearlake Local Hazard Mitigation Plan will provide important information for this update.
- SB 1241 (California Government Code Sections 65302 and 65302.5) – Requires the City to amend the General Plan, including the Safety Element, to address constraints to housing development due to wildfires (areas located in high fire hazard severity zones). Using the City of Clearlake Local Hazard Mitigation Plan will provide important information for this update.
- SB 379 (California Government Code Section 65080) – Requires the City to amend the General Plan, including the Safety Element, to address constraints to housing development due to the risk from climate change. Using the City of Clearlake Local Hazard Mitigation Plan will provide important information for this update.

SECTION 1.00 – INTRODUCTION TO THE HOUSING ELEMENT

1.20 ORGANIZATION

Nevada City's Housing Element is organized into six primary sections, all of which are updated and/or revised in accordance with the streamlining provisions:

1. ***Introduction and Housing Element Overview.*** The introduction provides an overview of Nevada City's historical regional relationship with Grass Valley and the public participation process used for the Housing Element update.

2. ***Review of the Previous Housing Element.*** This section includes an evaluation of the effectiveness and progress of the implementation of the 2014 – 2019 Housing Element, as well as an examination of the appropriateness of housing goals.

3. ***Housing Needs Assessment.*** This section includes current demographic information and trends, household characteristics, including housing cost and affordability, housing stock characteristics, special needs housing, opportunities for energy conservation and projected housing needs.

4. ***Sites inventory and Analysis and Zoning for a Variety of Housing Types.*** This section includes discussion of current sites and potentially future sites to accommodate development to meet the City's assigned 6th State Cycle Housing Element RHNA.

5. ***Housing Constraints.*** This section evaluates governmental and non-governmental constraints on the production of housing for all income levels.

6. ***Housing Programs.*** This section identifies housing goals, objectives, policies and programs. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

7. ***Quantified Objectives.*** This section projects the quantified objectives while recognizing severe, broad-based, economic factors that may continue through the planning period.

1.25 PUBLIC PARTICIPATION

Public participation in preparation of the Housing Element is required under Government Code Section 65588(c). This Housing Element was developed through the combined efforts of the City staff/consultant team, the City's Planning Commission and the City Council. Public input was received through workshops conducted on April 3, 2019 and June 19, 2019 (or TBA). Subsequently, public hearings were conducted by the Planning Commission on September 19, 2019 (or TBA) and with the City Council on October 9, 2019 (or TBA). Notices were both e-mailed and sent through the U.S. Postal Service to public agencies, as referenced in Appendix A of this document. Notices were also published in The Union newspaper. In addition, organizations that represent the interests of low-income and special needs households or are otherwise involved in the development of

affordable housing, were consulted during the preparation of this Housing Element, as specified above.

To comply with Senate Bill (SB) 18, the City consulted the Native American Heritage Commission and various Native American Tribes on the City's list.

The draft Housing Element has been available at City Hall and was posted on the City's website for review and comments. At the public workshops held on April 3 and June 19, 2019 (or TBA), several people spoke concerning housing issues of the community. Details of the public participation process, including letters, notices and public agency information, can be referenced in Appendix A of this document.

1.30 DATA AND METHODOLOGY

To understand the context of local housing in Nevada City, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2019 – 2027 Housing Element Update is the Nevada County Housing Element Data Package (2019 Data Package) prepared by HCD staff. Additional data sources include the U.S. Census Bureau (2010 Census and 2017 American Community Survey (ACS)), the DOF, the California Employment Development Department (EDD) and other sources as noted in this document. Data from the 2017 ACS is referred to as "2010" data. Due to the use of multiple data sources, there are slight variations in the total population and household numbers for 2010. However, these variations do not significantly affect the analysis and discussion of overall housing trends and changes.

1.35 GENERAL PLAN INTERNAL CONSISTENCY

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. These elements, which were developed to incorporate all seven mandated elements of a General Plan, comprising the 1980 General Plan, which includes (1) the Land Use and Economic Development, (2) City Resources, (3) the Circulation Element, (4) the Public Safety Element and (5) the Housing Element (this element). This Housing Element has been designed to be internally consistent with the General Plan.

1.40 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The HCD establishes regional shares of housing needs and allocates it to various local governments throughout the state. These allocations are referred to as RHNA. RHNAs are determined through review of economic and demographic data taken from the DOF. Then the local governments further collaborate with cities and counties to further refine these regional to local allocations to develop final RHNAs. Nevada County, in collaboration with Nevada City, Grass Valley and Truckee, collaborated to establish the new 6th State Cycle Housing Element RHNA

which applies to a timeline from December 31, 2018 to August 15, 2027 as presented in Table 1.00-1. Similar to the City's proportional population, which was approximately 3.25% of the County's population, Nevada City's 6th State Cycle Housing Element RHNA equates to about 3.65% of the proportional housing allocations for Nevada County.

TABLE 1.00-1. NEVADA COUNTY RHNA (2019 – 2027)

Jurisdiction	Very Low-	Low-	Moderate-	Above Moderate-	Total
Nevada County	834	656	622	1582	3695
Grass Valley	143	126	125	349	743
Percentage of Total	17.15%	19.21%	20.10%	22.06%	20.11%
Nevada City	**29**	**23**	**23**	**60**	**135**
Percentage of Total	**3.48%**	**3.51%**	**3.70%**	**3.79%**	**3.65%**
Truckee	187	140	128	300	755
Percentage of Total	22.42%	21.34%	20.58%	18.96%	20.43%
Unincorporated Nevada County	475	367	346	874	2062
Percentage of Total	56.95%	55.95%	55.63%	55.25%	55.81%

1.45 CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) APPROVAL

The HCD reviewed the draft document and determined that it complies with all statutory requirements of state housing element law (refer to Appendix G, letter of TBA, 2019 from HCD).

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SECTION 2.00 – REVIEW AND REVISION OF THE 2014 – 2019 HOUSING ELEMENT

2.00 INTRODUCTION

This section consists of reviewing the performance implementing the 2014 – 2019 Housing Element for the period OF June 30, 2014 to June 30, 2019. Tables 2.00-1 and -2 provide a detailed review of the effectiveness, progress and appropriateness of the many programs contained in the 2014 – 2019 Housing Element.

2.05 REVIEW OF PREVIOUS HOUSING ELEMENT

State law requires that the Housing Element review evaluates the following:

1 "The effectiveness of the Housing Element in attainment of the community's housing goals and objectives."

2 "The progress of the City, County or City and County in implementation of the Housing Element."

3 "The appropriateness of the housing goals, objectives, policies and programs in contributing to the attainment of the state housing goal."

State law (GC Section 65584.09) also requires a review to determine if adequate sites are available in the event that a jurisdiction falls short of construction and approved projects to demonstrate that its affordable housing allocation has been attained. Nevada City has rezoned adequate sites to accommodate new residential units for very low- and low-income households during the 2009 – 2014 planning period.

2.10 PERFORMANCE Of 2009 – 2014 TARGET UNIT DEVELOPMENT

The 2014 – 2019 Housing Element regional allocation set a target of 85 new dwelling units for Nevada City. City records indicate that 9 new housing units were produced during the 5th State Cycle Housing Element RHNA, of which 5 were market-rate single-family houses, 3 were market-rate accessory units and 1 was a low-income, deed-restricted accessory unit.

As shown in the summary table (Table 2.00-1. RHNA Achievement Levels (2014 – 2019)) and detailed table (Table 2.00-2. Regional Allocation Housing Goals Performance 2014 – 2019), the City's creation of 9 new units represents approximately 10% of the target total of 85 units. This under achievement was based on the down economy. Even though housing construction lagged behind, the City has more than adequate sites planned and zoned to accommodate the four income categories.

TABLE 2.00-1. RHNA ACHIEVEMENT LEVELS (2014 – 2019)			
Income Groups	**2009 – 2014 RHNA Goal**	**2014 – 2019 Approved and/or New Construction**	**Percent of Goal Achieved**
Very Low- (22.4%)	19	0	0%
Low- (16.4%)	14	4	28.6%
Moderate- (18.8%)	16	5	31.3%
Above Moderate- (42.4%)	36	0	0%
Totals	**85**	**9**	**10.6%**
Source(s): Sierra Economic Development District (SEDD), 2009 – 2014 RHNA, Nevada County Building Department and City of Nevada City housing projects approval records.			

The income category for approved residential projects and constructed housing units was based on a variety of factors. Individually constructed single-family homes were placed in the Moderate. A rental survey was conducted in April, 2019. Rates were then compared to the number of bedrooms and then, based on 2 people per household, the income level of the unit was determined. See rental rate study (Appendix B).

2.15 EVALUATION OF 2009 – 2014 HOUSING ACTION PROGRAM

The 2014 – 2019 Housing Action Program included a variety of program tasks that addressed "Organization and Administration," "New Construction," "Preservation/Rehabilitation" and "Rental and Ownership Assistance." Table 2.00-4 provides an evaluation of the performance of each program and all policies that were adopted in 2014 – 2019

Numerous programs contained in the 2009 – 2014 Housing Element were carried over from the prior Housing Element. While these programs are valid, many of them have been fully implemented through the adoption of applicable ordinances in the City's Zoning Code (Chapter 17 of the City Municipal Code). As a result, many of these programs are fully implemented and they are no longer needed to be referenced in this Housing Element.

Housing rental and first-time home buyer assistance programs have been ineffective, largely due to the following factors: (1) people in need do not approach the City for assistance; (2) Nevada County Housing Authority actively assists those in need of rental assistance through the Section 8 voucher program; and (3) due to low demand, City staff have not developed the expertise to fully assist people. Some of the highlights of this Housing Element is for the City to be realistic about what it can do with its limited staff resources, for City staff to become better informed with the various housing programs and for staff to be able to guide those in need to the appropriate agency.

Over the years, a variety of programs have been successfully achieved in the area of residential project review and new construction. While, over the years, the City has been successful in

achieving affordability through its housing programs, due to the continuation of the economic downturn, there were few opportunities during the 2014 – 2019 planning period.

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
Goal 1: Increase Housing Opportunities and Accessibility for all City Residents.				
Objective 1-1: Seek assistance under federal, state and other programs for eligible activities that address affordable housing needs.				
Policy 1-1-1: Apply to the HCD for grant funds that may be used for housing-related programs.				
(1) Pursue available funding sources for affordable housing, including applications for HOME and CDBG funds for the construction or rehabilitation of lower income housing, including extremely low-income owner/renter occupied housing and down payment assistance for low-and below income households. .	Encourage the development and rehabilitation of affordable housing.	There were no requests made for construction or rehabilitation of lower income housing units during this housing element cycle. The City's primary involvement with CDBG grants is for economic development and ADA accessibility by installing compliant curb cuts where needed. The City did not have sufficient resources to apply for HOME and CDBG funds this housing cycle. The City will be seeking assistance from other agencies to obtain grant funding and administer these programs in the 6th State Cycle Housing Element RHNA.	The program is a valuable one and should be continued. The objectives are too ambitious for the City with limited staff resources. The City should explore assistance from an outside agency that is currently administering these programs.	Continue / Modify
(2) Adopt City resolutions and provide other forms of support for nonprofit builders or	Provide support resolutions with the submittal of federal and state grant	There were no requests made for nonprofit builders or other qualified interests to support	The program is a valuable one. The City should actively pursue a relationship with an outside agency that is	Continue/ Modify

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
other qualified interests to support acquisition of federal and state funding for affordable housing projects.	assistance for loan applications.	acquisition of federal and state funding for affordable housing projects during this housing element cycle. The City did not have sufficient resources to apply for funding or reach out to nonprofit builders for these programs. The City will be seeking assistance from other agencies, including nonprofits, to obtain grant funding and administer these programs in the 6th State Cycle Housing Element RHNA.	currently administering these programs.	
Policy 1-1-2: Support the Nevada County Social Services Department in its administration of certificates and vouchers.				
(3) Support the efforts of the Nevada County Social Services Department to obtain additional Section 8 rental assistance Housing Vouchers.	Increase the number of residents in need of housing vouchers. Quantified Objective 10 Vouchers	The City is supportive of the Section 8 rental assistance program, but the program is solely administered by the Nevada County Regional Housing Authority. The City is in support of the County's efforts to expand Section 8 rental assistance Housing Vouchers for potential residents within Nevada City.	The program is a valuable one. Section 8 rental assistance vouchers have been a proven way to make rental units available to qualifying lower income households. The City will continue to refer interested parties to the Nevada County Regional Housing Authority but it cannot achieve the objective due to funding limitations.	Continue
Objective 1-2: Encourage the development of housing and programs to assist low-income households and special needs persons, including homeless, seniors and disabled individuals.				

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
Policy 1-2-1: Improve housing opportunities through Zoning Code amendments for single individuals, working poor, disabled, senior citizens and others in need of basic, safe housing.				
(4) Encourage the conversion of existing motel units for Single Room Occupancy Units (SROs) for extremely low-income households, lower income seniors and homeless individuals as an alternative to demolition or change in use. When possible, motel conversions shall be expedited by exempting them from formal environmental review. The City will promote these provisions as part of Program 17 to work with developers every 2 years.	Amend Zoning Code to identify appropriate zones where SRO units would be permitted and/or add definition. Quantified Objective 10 units	The Zoning Code was not amended to implement this program. There have been no opportunities to facilitate conversion of the units for SRO. The "SL" Service Lodging zone allows "boarding houses or motel/hotel facilities rented on a long-term basis to permanent or semi-permanent occupants" as a conditional use. As a result, this amendment is not necessary.	There are relatively few motels/hotels in Nevada City and the City derives transfer occupancy taxes on the rental of motel rooms to guests. While the City supports all reasonable mechanisms to provide affordable housing, it also struggles financially. Given the fiscal challenges faced by the City, the City does not view this program as a priority.	Delete
(5) 30% of all homes located in new subdivisions shall be 1,500 s.f. or smaller. These homes shall be affordable to moderate- and below income households. This shall be accomplished through deed restrictions or through an affordable housing plan that includes moderate- and below income housing	Quantified Objective 5 units deed restricted for low-income household ownership.	There was 1 new subdivision approved during the planning period that met this Housing Element Program. The project included 1 of the sites zoned R3 (16 units per acre) as part of the 2009-2014 Housing Element. The 32-unit project was approved as a townhome development on May 10, 2017 and included an affordable housing plan that emphasized	This program was largely carried over from the fourth housing cycle. The one addition to the program was the option for a developer to submit an "affordable housing plan' in lieu of deed restrictions to provide housing for moderate- and below income households. It is not known whether the "affordable housing	Continue / Modify (refer to revised Program 4 from Section 6)

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
opportunities accomplished through a variety of mechanisms including, but not limited to, size restrictions, rental units, second units, etc. The plan shall be approved by the Planning Commission and/or City Council.		"affordability by design." All units within the 59-unit development met the various size limitations required of the program.	plan" for this project will, in fact, create market rate housing for moderate and below households. The program should be modified to demonstrate that the "affordable housing plan" demonstrate that 30% of the housing units of 1,500 s.f. or smaller be affordable to low- and below income households in lieu of a deed restriction.	
(6) Amend the City Zoning Code to allow transitional and supportive housing in all zones allowing residential uses.	(6) Amend the City Zoning Code to allow transitional and supportive housing in all zones allowing residential uses.	Program was achieved, but such uses are precluded from the R3, High Density Multi-Family District. The R3 is an exclusive zone to implement HCD requirements accommodate lower income housing opportunities.	Program no longer needed as Zoning Code was amended.	Delete
Policy 1-2-2: Provide opportunities for adequate sites for homeless shelters and transitional/ supportive housing.				
(7) Actively support efforts of providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill and chronically disabled.	Provision of additional housing for homeless individuals.	The City has an existing MOU with Sierra Roots to provide a warming shelter during severe weather events. Completed and ongoing. The City and residents of the City, continue to support Hospitality House; an emergency	The need in western Nevada County has been well documented. Homeless people know no jurisdictional boundaries. The program should be continued to afford collaboration with the County and City of	Continue (Refer to revised Program 5 from Section 6)

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
		shelter located in adjoining Grass Valley. Hospitality House, created in 2005, A new dormitory was completed for the facility in 2018. The facility serves hundreds of low-income people every year. The City continues to work with County and City of Grass Valley officials to support a permanent shelter concept.	Grass Valley to meet future needs.	
Policy 1-2-3: Provide accessibility and mobility enhancing device grants to persons with disabilities.				
(8) Work with FREED or another equivalent organization in seeking rehabilitation program grants for very low-income disabled persons and senior citizens to improve accessibility and safety residential buildings.	Provide assistance to disabled persons Quantified Objective Provide assistance to 10 individuals.	There were no opportunities or inquiries to the City for rehabilitation grants during the planning period.	The City will support rehabilitation grant applications in support of this program.	Continue (Refer to revised Programs 6 and 7 from Section 6)
Policy 1-2-4: Revise City development ordinances to increase the housing opportunities for persons with disabilities.				
(9) The City will continue to incorporate ADA accessibility accommodation provisions through the adoption of the latest Uniform Building Code (UBC)	(9) The City will continue to incorporate ADA accessibility accommodation provisions through the adoption of the latest Uniform Building Code (UBC) requirements.	All ADA requirements are imposed with each applicable building permit.	The standards and any updates are included in the UBC. This program is implemented through changes to the UBC. The City routinely adopts the revisions of the UBC.	Delete

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
requirements. Furthermore, the City will adopt the most recent UBC updates as they become effective.	Furthermore, the City will adopt the most recent UBC updates as they become effective.			
(10) Continue to refer new development projects to FREED or another equivalent organization for review and to improve accessibility and eliminate barriers for persons with disabilities in new developments.	Enhanced development review to accomplish accessibility for persons with disabilities. Continue to refer discretionary projects for review by FREED.	FREED is on the City's standard distribution list for housing project proposals. Their organization has regularly provided comments for housing proposals. The City continues to rely on the Uniform Building Code (UBC) for applicable ADA standards. The UBC standards provide a uniform standard that are applied universally in all jurisdictions.	As noted above (Program 1), the City uses CDBG grants to improve ADA accessibility through modification to its street to sidewalk curb cuts. This program should be revised to adhere to the UBC for accessibility in all new construction. The City should continue to refer projects to FREED for review and comment.	Continue/ Modify (refer to Programs 4, 6, and 8 from Section 6)
(11) Develop a program that will enable individuals with disabilities to request reasonable accommodations from building and Zoning Code standards.	Increased housing opportunities for the provision of housing for persons with disabilities.	The City developed an internal procedure allowing individuals to request relief from building and Zoning Code standards. There were very few inquiries made for accommodation during the fifth planning cycle.	In order to formalize the program, the City should adopt an ordinance that embodies this program.	Continue/ Modify
Policy 1-2-5: Actively work with developers to provide rental housing for lower income households.				
(12) Work with and support the efforts of local non-profit and for-profit builders to facilitate the development of	Facilitate the development of affordable rental housing.	The City has not received any such inquiries during the current planning cycle, but is available to assist not-for-profit	Any program that can have a positive outcome to increase the pool of affordable housing is welcome by the City.	Continue (refer to Program 6 from Section 6)

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
multi-family rental housing. This will include outreach to property owners of high-density residential properties and connect them with willing developers.		developers with assistance, if requested.		
(13) Upon a request, meet with developers in advance of formal application submittals to identify ways to streamline and expedite the review process for multi-family rental housing units. Detailed applications will be provided along with requisite checklists These meeting will focus on City staff providing an early review of conceptual development applications and to identify filing requirements such that delays will be minimized.	Facilitate the development of affordable rental housing.	The City Planner regularly meets with developers and provides advice on how to accomplish a streamlined process, primarily by avoiding a discretionary project, when possible. The City planner also provides advice on ways a project may be tailored to take advantage of a Negative Declaration or categorical exemption under CEQA.	The best practice that the City has is to perform a pre-application review to identify issues, concerns and problems early on in the planning process. All City departments and key agencies provide input so that there are no surprises during the formal review process.	Continue (refer to Program 1 from Section 6)
Goal 2: Remove constraints to the development of affordable housing.				
Objective 2-1: Streamline the residential development application process.				
Policy 2-1-1: Develop City programs to reduce constraints in the production of affordable housing.				
Objective 2-2: Provide City residents with reasonably priced housing opportunities				
Policy 2-2-1: Develop City programs that help to lower the cost and time to build affordable housing.				

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
(14) Develop alternative funding sources to finance public services as necessary to maintain level of service.	Reduce cost of development while maintaining and preserving quality of neighborhoods. <u>Quantified Objective</u>: Seek CDBG funding for water and sewer line and facility improvements	Measure "S' and Measure C funds are voter approved sales tax measures approved by the voters that actively provides funds for road improvements within the City. Within the last housing cycle, the City has undertaken 35 sidewalk improvements projects, including new sidewalks added to Nile and Clay streets and on Nevada City Highway. These two streets directly connect the downtown to the City's main recreational park as well as connect Nevada City to the City of Grass Valley. The City also adopted a policy for a cost sharing sidewalk improvement program. Planned improvements are pending for Boulder Street and Railroad Avenue. The Circulation Element currently "encourages the construction of pedestrian and bicycle pathways	Greater needs are required. The City looks to applying for CDBG grants to use for water, sewer and other road improvements.	Delete

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS				
Program	**Outcome**	**Result**	**Evaluation**	**Continue / Modify / Delete**
Objective 2-3: Review development regulations for their effect on affordable housing.				
Policy 2-3-1: Evaluate the impact on the production of affordable housing when developing new regulations, revising administrative fees, developing new development standards and updating development impact fees.				
(15) Consider the cost impacts on affordable housing units when revising administrative processing and development impact fees.	The road development impact fee program should be revised to use a progressive, per square footage formula for residential uses the next time the City's nexus study is updated. Quantified Objective Include impacts on affordable housing when developing new City based fees.	The City has not updated its development impact fees during this planning cycle. The net effect is that City costs remain stable at a time when other development costs might be rising. With a 30-year deed restriction, City infrastructure mitigation and utility connection fees are waived for second units. The City is considering a fee study in the near future. The City is also considering a Cottage Dwelling Ordinance which would allow reduced impact fees for developments of small units.	All attempts should be made to incorporate a progressive fee schedule where possible to reduce the impact on smaller homes.	Modify (refer to Program 13 from Section 6).
(16) In the review of new zoning and subdivision development standards, consider the cost implications on housing.	Quantified Objective Specifically address impacts on affordable housing when adopting new development standards. Evaluation of revising Zoning Code and Subdivision Development Standards will commence concurrently with	The last comprehensive update to the zoning and subdivision ordinances was done as part of the 2009-2014 Housing Element (Ordinance 2009-06).	All of the amendments were prompted by revision to the Housing Element. As a result, all such amendments were geared toward improving the affordability of housing and accessibility by special needs individuals/household. Other amendments	Revised (refer to Programs 4 and 13 from Section 6).

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS				
Program	**Outcome**	**Result**	**Evaluation**	**Continue / Modify / Delete**
	revisions to the Zoning Code to address Transitional and Supportive Housing uses.		required by HCD followed the adoption of the 2014 Housing Element. The City is also considering a Cottage Dwelling Ordinance which would allow reduced impact fees for developments of small units and also allow increased densities above 16 units per acre in both the R2 and R3 designations.	
Goal 3: Provide and maintain an adequate supply of sites for the development of new affordable housing.				
Objective 3-1: Provide adequate sites to accommodate RHNA for very low- and low-income households.				
Policy 3-1-1: Utilize second units for 25% of the RHNA for very low- and low-income households.				
(17) 25% of the 2009 – 2014 RHNA for very low-and low-income residents shall be allocated to second dwelling units. The City will continue to actively promote the ministerial second unit program to encourage nonconforming second units to secure compliance with City Code and the building of new second dwellings.	Quantified Objective 8 second units	To date, the City issued four second dwelling unit permits during the 5th State Cycle Housing Element RHNA. One of these was deed restricted for low-income (exceeding the 25% criteria of this program). The City encourages the development and conversion of accessory dwellings (secondary dwelling units) by waiving development impact fees for those that have deed restrictions to accommodate	This program is effective in creating smaller units that are affordable for rent.	Continue/ Modify (refer to Program 14 from Section 6)

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
		lower income households.		
Policy 3-1-2: Develop a higher density multi-family zone to accommodate 75% of RHNA requirements for very low- and low-income households.				
(18) Monitor the amount of land zoned for R3, High Density Multifamily Residential and initiate zone changes as part of a "nonet loss" policy of Government Code Section 65863 to accommodate affordable housing, if the supply falls below the City's targeted portion of the Quantified Objectives.	Annually monitor R3 lands to ensure that these lands remain sufficient to accommodate the City's affordable unit numbers throughout the planning period. Quantified Objective Report on availability through annual housing element report.	No reductions in R3 land were made during the 5th State Cycle Housing Element RHNA.	The City will oppose any reduction in the amount of R3 zoning that currently exists. Should a developer wish to rezone to a lower density, replacement zoning would need to be provided.	Continue/ Modify (refer to Program 15 from Section 6)
(19) Development proposals that under-realize density associated with R3 zoned sites shall be subject to a Use Permit. The City shall address and make applicable "no-net loss" findings required in Government Code Section 65863 for any land use request to a lower density or alternative land use.	Quantified Objective No net loss in R3 zoned land to accomplish the RHNA.	There have been no requests for development on R3 zoned lands to request a lower density.	The City will oppose any reduction in the intensity of use on property zoned R3. Should a developer wish to rezone to a lower density, replacement zoning would need to be provided.	Continue/ Modify (refer to Program 16 from Section 6)
Policy 3-1-3: Include other opportunities to increase the supply of fordable housing.				
(20) The Planning Commission shall review all residential expansion requests in excess of 25% with the goal of retaining	Maintain smaller homes as one method of retaining housing diversity and moderating housing costs while preserving	No residential expansion requests were made during the 5th Housing Element Cycle.	This is a good program aimed at controlling the expansion of homes to hopefully	Continue/ Modify (refer to Program 18

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
smaller housing units while maintaining diversity of the housing supply.	a mixture of housing types and sizes to maintain diversity of neighborhoods.		keep them more affordable.	from Section 6)
(21) Encourage non-residential developers to include residential uses or live-work units in new or remodeled commercial or employment development uses.	Mixed uses that accommodate residential uses to reduce the cost of housing and commuting. Quantified Objective 5 units	The Zoning Code permits mixed use (residential uses at 4 upa) as a principal permitted use development in the OP, Office and Professional; LB, Local Business; and GB, General Business Districts.	These abilities are well established in the Zoning Code. This feature is not allowed in the Employment Center zoning district. If the City were to entertain such an amendment, it would be in conflict with Program 25. The City is desirous of maintaining its employment center land uses for places of employment. For the most part, there are adequate housing opportunities within walking, public transit, bicycling or short commutes for employees working in the various, well-established employment centers.	Delete
(22) Density transfers shall be allowed from one parcel to an adjacent parcel or a parcel within 200' of the parcel, provided said transferred density shall be developed as affordable housing. In no case shall the overall density of the areas under consideration exceed maximum general	A tool to retain planned residential density when developing lower density projects. Quantified Objective One density transfer involving 4 units.	There have been no density transfer requests during the 5th Housing Element Cycle.	Continue the program	Continue (refer to Program 20 from Section 6)

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
plan densities plus any applicable affordable housing density bonuses. The density transfer shall be implemented using the SP-Site Performance Combining District of the Zoning Ordinance. The density transfer program is communicated to landowners when an inquiry is made of the City regarding future housing development.				
(23) Encourage innovative housing types in pre-application review meetings with developers that are both affordable to the full range of income groups and complementary to the character of the surrounding neighborhood (e.g., zero lot line, townhouse, planned unit development, garden apartment, etc.).	To encourage innovative design and smaller homes though the PD or other discretionary project review. Quantified Objective 5 units	When meeting with prospective developers, the City Planner encourages innovation in design to accomplish affordable housing.	This program is referenced in other new programs in Section 6 and is not needed.	Delete
(24) Continue allowing density bonuses and other incentives to developers of affordable housing, in accordance with	Increase the production of units affordable to low- and moderate-income households Quantified Objective: 5 units	The City has a density bonus ordinance. Neither of the two development proposals in the current housing cycle (The Grove and the	The City will review the current density bonus ordinance for compliance with current state regulations and may amend this section of	Continue/ Modify (refer to Program 20 from Section 6)

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
state law and other objectives of the General Plan.		Bungalows) took advantage of density bonus.	the Zoning Code if necessary, during the 6th State Cycle Housing Element RHNA.	
Objective 3-2: Maintain an adequate jobs/housing balance.				
Policy 3-2-1: Expand near term and long term "affordable housing" opportunities for the of employees of existing employment centers.				
(25) Maintain planned employment generating land uses to ensure that jobs will be available in proximity to housing and other City services.	Review any change of use of employment generating land uses to determine its impact on the City's jobs: housing balance. Quantified Objective Discourage changes in use of Employment Center and Light Industrial zones unless it is for the purpose of accommodating the housing needs of current and/or future employees.	There have been no proposals to convert existing employment center land uses or rezone lands to an alternative land use.	This is an on-going program to ensure that employment centers both existing and zoned are maintained to produce local jobs while not upsetting the jobs: housing balance.	Continue/ Modify (refer to Program 21 from Section 6)
Goal 4: Preserve, rehabilitate, and enhance existing housing and neighborhoods.				
Objective 4-1: Preserve existing neighborhoods.				
Policy 4-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.				
(27) Limit growth and allowable density in areas served by Boulder Street because of traffic capacity constraints.	Preserve the existing neighborhood while recognizing major traffic constraints and capacity within the Boulder Street traffic shed.	There is little opportunity for growth at this corridor within City limits. No new developments have been proposed in unincorporated area of the County or City that would impact traffic levels on Boulder Street.	Maintaining traffic levels on Boulder Street at current levels will not add significant traffic within the down town and will minimize the need for circulation improvements that would compromise the historic downtown and small-town character	Delete

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
			of Nevada City. Program is not needed.	
(28) Prohibit the use of housing units for short term vacation rentals in accordance with voter initiative regulations.	Maintain housing availability.	Short term vacation rentals were created through voter initiative and cannot be modified without another voter initiated ordinance.	The City's housing supply is largely available to permanent residents. Notwithstanding, there may be short-term rentals, but enforcement must come through code enforcement action. The proposed Cottage Dwelling Unit ordinance would restrict use of units for hosted short-term rentals	Delete
Policy 4-1-2: Improve the level of code enforcement to maintain neighborhood quality and protect neighborhoods for the negative effects of illegal land uses and buildings.				
(29) Expand the City code enforcement program by retaining a part time code enforcement officer.	Reduce the amount of violations in a timelier manner Quantified Objective Retain a part time code enforcement officer.	In the down economy and in challenging fiscal times, the City has had to severely cut back on the services it provides. As a result, a part time code enforcement officer had not been retained.	Current discussions are ongoing. Funding needs to be identified for this position. The City should examine the feasibility of this program for the next cycle.	Continue (refer to Program 23 from Section 6)
Policy 4-1-3: Promote energy conservation activities throughout the City.				
(30) The City shall refer interested parties to the various rebate programs offered by PG&E and various low-income assistance programs offered by PG&E.	Reduce dependency on the local power grid.	The City Website has been updated to include programs for reducing energy dependence from non-renewable sources and includes information and links to PG&E rebate	The program has been implemented.	Delete

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
		programs in the "Residents" section of the website.		
(31) Notify City residents that energy conservation improvements are eligible to income-based qualified households for assistance under the City's residential rehabilitation program.	Reduction in energy consumption in existing residences.	The City Website has been updated to include programs for reducing energy dependence from non-renewable sources and includes information and links to PG&E rebate programs and specifically includes a link to "Project Go, Inc" which administered home energy assistance to low-income households in the "Residents" section of the website. The City entered into JPAs with four Property Assessed Clean Energy (P.A.C.E)" programs, offering low-interest, long term loans through property tax assessments.	Continue the program with P.A.C.E.	Continue (refer to Program 25 from Section 6)
(32) With the assistance of an outside entity, incorporate new polices or programs resulting from the Energy Scarcity Resolution and/or Strategic Energy Resources Report as directed by the City Council. The amendments should address available	Include energy conservation in development projects while promoting awareness of alternative "green" building possibilities. <u>Quantified Objectives</u> Amend the Municipal Code	The City regularly adopts the California Building Code including the California Green Building Standards pursuant to California Code of Regulations, Title 24, Part 11, most recently adopted per Ordinance 2017. The draft Cottage Dwelling Ordinance includes an energy efficient design	The UBC and California Green Standards have been adopted by the City. While more in the area of energy efficiency can be encouraged, the City will continue to rely on amendments to the UBC to achieve greater energy savings.	Delete

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
energy saving measures into new construction projects.		requirement. The Sierra Business Council, PGE, ICLEI obtain a grant and prepared a Strategic Energy Resources report regarding a community wide greenhouse gas emissions assessment. A possible next step, pending funding, will be to prepare an energy savings plan for the General Plan.		
Objective 4-2: Maintain, preserve and rehabilitate the existing housing stock.				
Policy 4-2-1: Provide technical and financial assistance to eligible residential property owners to rehabilitate existing dwelling units through grants or low interest loans.				
(33) Participate in the CDBG housing rehabilitation program.	Provide financial assistance to qualified residents to rehabilitate homes. Quantified Objective 2 units	Due to lack of City resources and the complexities in applying for CDBG funds, the City did not apply for this funding during current housing cycle. The City will revisit this program in the 6th State Cycle Housing Element RHNA to collaborate with other agencies, such as Nevada County to assist the City in achieving this program. As noted in Program 1, the City's efforts for use of CDBG funds is for economic development and improving ADA	The City is unable to advance this program due to staff and funding shortages. The program should be modified to seek out a relationship with another agency to provide this service.	Continue/ Modify (refer to Program 1 from Section 6)

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
		accessibility on City streets and sidewalks.		
Policy 4-2-2: Prohibit demolition of existing homes unless dilapidated and the demolition protects the public welfare, health and safety.				
(34) Review all residential demolition requests for their impact on affordable housing stock.	Avoid demolition of affordable housing units when the structure is salvageable.	There have been three residential demolitions within the last housing cycle. All were due to fire or substantial degradation and all have been issued permits for rebuilding.	Existing City ordinance requires that all demolition permits be evaluated and approved by the Planning Commission. This review also involves a focus on the impact on the affordable housing stock with the replacement structure. This program is well established in the City's Municipal Code.	Delete
(35) If an unpermitted demolition occurs, any new home on the lot shall be the same size as the house illegally demolished.	Maintain smaller more affordable housing stock.	There were no unpermitted demolitions during this Housing Element cycle.	Required by City ordinance.	Continue (refer to Program 28 from Section 6)
Goal 5: Provide housing free from discrimination.				
Objective 5-1: Eliminate housing discrimination.				
Policy 5-1-1: Support the letter and spirit of equal housing opportunity laws.				
(36) Obtain information on fair housing law from the HCD and make that information available to the public. This information brochure is currently not available.	Providing awareness that all people are afforded equal opportunity when attempting to obtain housing within the City. City will provide a brochure and make it available to the public.	A link to HCD's fair housing website is on the City's website in the "Residents" section.	Program should be replaced.	Program Replaced (refer to Programs 4 and 9 from Section 6)

TABLE 2.00-2. PROGRESS TOWARD MEETING 2014-2019 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Program	Outcome	Result	Evaluation	Continue / Modify / Delete
	Quantified Objective Have copies of information available for the public on the City's website and at City Hall.			
(37) Refer all housing discrimination complainants to the State Fair Employment and Housing Commission.	Assurance that all people are afforded equal opportunity when attempting to procure housing.	There have been no known cases of housing discrimination with the City.	This program raises awareness of discrimination in housing and provides an avenue for redress.	Continue (refer to Program 33 from Section 6)
(38) The City shall amend the Zoning Code to allow Farmworker and Employee housing in compliance with the Employee Housing Act (Health and Safety Code Section 17021.5 and 17021.6). This will include allowing employee housing that accommodates 6 or fewer employees treated the same as a single-family residence in those zones that permit residential uses. In addition, farmworker housing will be allowed within the City's Agricultural zoning districts.	Quantified objective Amend the Zoning Code	This amendment has not been undertaken.	Continue the program into the 6th State Cycle Housing Element RHNA with a time line for completion of the ordinance amendments.	Program Replaced (refer to Program 4 from Section 6).

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SECTION 3.00 – HOUSING NEEDS ASSESSMENT

3.00 PURPOSE OF EXISTING CONDITIONS AND DEMOGRAPHIC DATA

The purpose of this section is to summarize and analyze a variety of existing housing and demographic conditions in the City of Nevada City. This section analyzes population trends, employment trends, household trends and special needs groups, existing housing characteristics, housing conditions, vacancy trends and housing costs. The needs assessment is the backdrop for the balance of the Housing Element.

3.05 SUMMARY OF EXISTING CONDITIONS

In order to assess the present and future housing needs of Nevada City, it is important to analyze demographic variables, such as population, employment and households. This section uses data sources from the 1990, 2000 and 2010 U.S. Census Bureau and data taken from the U.S. Census Fact Finder website, the DOF Demographic Research Unit, the Sierra Planning Organization, the Nevada County Department of Health and Human Services, and the Nevada County Planning Department.

The following highlights some of the conclusions made in this section:

Population Trends

1. Nevada County's population continues to grow at a slower pace than its neighboring counties, with the exception of Sierra County. Nevada City's population continues to grow at a slow pace in comparison to Nevada County and neighboring communities (Table 3.00-2). Due to limited availability of vacant land in the City, projected growth is expected to continue at a similar slow pace through 2027 (Table 3.00-3).

2. The population is evenly distributed between males and females with a median age of 47.6 years old. The age group 65-74 was the largest age cohort, representing 18% of the population in 2017, which experienced over a doubling of population since 2000 (Table 3.00-4).

3. The population is primarily white, with over 88% representing themselves as having a white ethnic origin. However, the City did experience growth in other races, such as slight increases in Hispanic and Asian and Other race categories that have created greater ethnic diversity from the 95% white identified for 2000 (Table 3.00-5).

Income Trends

4. Nevada City's median income dropped by $11,578 from 2010. The highest income level as found in the $50,000 to $74,999 range, being 21.4%. Nevada City income levels

continued to be higher than neighboring cities (Grass Valley and Colfax) and lower than Nevada County, Truckee and Auburn (Table 3.00-11).

Employment Trends

5. Approximately 58% of the City's population was employed. Education, health and social services continue to be the largest employment sectors involving 21.9% or 295 jobs. This sector indicates a decrease of 6.1% or 112 people from 2010.

6. The second largest employment area continues to be in retail trade, providing 167 jobs or 12.4%. This sector also decreased from 2010 with a reduction of 108 jobs or 6.5%.

7. Agricultural jobs accounted for 2.5% of the workforce, by adding 34 jobs (none were reported in 2010).

Household Trends

8. As compared to Nevada County and the State of California, there is a significantly reduced number of family households in Nevada City and a relatively greater number of non-family households (persons living alone) (Table 3.00-8).

Housing Overpayment

9. Approximately 24.4% of Nevada City's households had incomes of less than $25,000 in 2017. A greater number of renter households (46.9%) had incomes less than $25,000, as compared to the 12.2% for ownership households (Table 3.00-12).

10. About 49.7% of all households paid in excess of 30% of their income for shelter. About 23.8% of these households pay more than 50% towards shelter (Table 3.00-14).

11. The median house price rose by 13% between 2000 and 2010. In sharp contrast, rental prices increased by 64% over the same period (Tables 3.00-17, -18 and -19).

Housing Characteristics

12. The latest data indicated that the City had a 7.3% vacancy rate. Of the 106 units that were counted as vacant in 2017, over 56% were used for seasonal, recreational or for occasional use. However, 43% or 46 units were vacant rental units (Tables 3.00-15 and -20).

13. In 2017, over 74% of the housing units in Nevada City consisted of single-family dwellings, while 17% of the housing units were multi-family units with 1.4% being mobile homes. (Table 3.00-16).

14. About 52% of the dwelling units in Nevada City were built prior to 1939. This would generally indicate a need for significant housing rehabilitation. However, based on a housing conditions survey (conducted by staff) of over 500 dwellings in 2013, the City's overall housing was in good condition (Table 3.00-22).

Special Housing Needs

15. Between 2010 and 2016, the senior population in Nevada City increased by 30% from 413 to 538 persons (Table 3.00-23). However, senior households comprise a smaller proportion of the total households within the City. The latest state data indicates that there were 538 senior households in the City, constituting about 40% of the total 1,351 City households (Table 3.00-24).

16. **There were approximately 205 family households with children 18 years old and under in the City. Of these households, 133 or 9.8% are headed by single females. See Table 3.00-9 for further details.**

17. Of the 954 households reported to be at poverty levels in Nevada City in 2017, 481 were families (68.8%). Of these, 133 were female-headed households (Table 3.00-32).

3.10 POPULATION TRENDS

Table 3.00-1 shows growth in neighboring counties from 2000 to 2018. The numbers include all cities and unincorporated areas within the counties. Nevada County grew at a rate of 7.7% from 2000 to 2018, which represents an increase of 7,122 persons since 2000. Of the four vicinity Sierra Foothill counties, Nevada County, with exception to Sierra County, was the least populated and slowest growing County.

TABLE 3.00-1. POPULATION TRENDS – NEVADA COUNTY AND NEIGHBORING COUNTIS

County	2000	2010	2018*	Change (2000 – 2018)	
				Number	Percent
Nevada	**92,033**	**98,764**	**99,155**	**7,122**	**7.7%**
El Dorado	156,299	181,058	188,399	32,100	20.5%
Placer	248,399	348,432	389,532	141,133	56.8%
Sierra	3,555	3,240	3207	-348	-9.8%

Source(s): 2000 and 2010 Census (population count).
*2018 DOF (population estimate).

Nevada City's planning opportunities and constraints have not significantly changed since the General Plan was adopted in 1986. Growth in the City has primarily occurred in the form of in-fill in a community that has very limited vacant land within its jurisdictional boundaries.

The 2010 Census reported Nevada City's population was 3,068 and the DOF in 2018 estimated an increase of 225 people for a total population of 3,226 (Table 3.00-2).

TABLE 3.00-2. POPULATION TRENDS – NEIGHBORING CITIES

City	2000	2010	2018*	Change (2000 – 2018)	
				Number	Percent
Nevada City	**3,001**	**3,068**	**3,226**	**225**	**7.50%**
Grass Valley	11,161	12,860	13,041	1,880	16.8%
Auburn	12,467	13,330	14,611	2,144	17.2%
Colfax	1,596	1,963	2,150	554	34.7%

Source(s): 2000 and 2010 Census (population count).
*2018 DOF (population estimate).

Given the current City boundaries and its micro-urban character that provides limited in-fill development opportunities, population is projected at current percentage growth rates to reach 3,522 by the year 2027, the end of this Housing Element planning period (Table 3.00-3). However, with the October 2008, adoption of the City's Sphere of Influence, there are some potential annexation possibilities that could further expand the City's population and related housing opportunities. The City has always fostered a compact form of development emphasizing in-fill opportunities, while facilitating strategic annexations that logically expand the City boundaries. The City is currently working with the Nevada County Local Agency Formation Commission (LAFCO) to update the 2008 SOI report; the update is currently undergoing environmental review.

TABLE 3.00-3. POPULATION TRENDS – NEVADA CITY

Year	Population	Change	Change	Annual Change
1980	2,431	--	--	--
1990	2,855	424	17.44%	1.74%
2000	3,001	145	5.08%	0.50%
2010	3,081	89	2,67%	0.26%
2018	3,226	157	5.12%	1.02%
2027	3,522	296	9.18	1.02%

Source(s): 1980, 1990, 2000 and 2010 Census, 2018 DOF and Price Consulting Services.

Based on the 2010 Census, the median age in Nevada City was 47.6 years of age; whereas the latest data indicates the median age in 2017 was approximately 53.3 years of age. The age group

65-74 was the largest age cohort, representing 18% of the population in 2017, which experienced over a doubling of population since 2000. In 2017, the percentage of the population under 20 represented about 17%. The senior population, age 65 and over, represented 25.6% of the population in 2017 (Table 3.00-4). Using the past 9 years of growth and applying this growth rate over the 6th State Cycle Housing Element RHNA (2017), the City would grow by 296 to a total population of 3,522.

TABLE 3.00-4. POPULATION BY AGE TRENDS – NEVADA CITY

Age Cohorts	2010		2017	
	Number	Percent	Number	Percent
Under 5	126	4.1%	66	2.1%
5 – 9	252	8.2%	116	3.7%
10 – 14	125	4.1%	119	3.8%
15 – 19	81	2.6%	226	7.3%
20 – 24	100	3.2%	141	4.5%
25 – 34	587	19.1%	248	8.0%
35 – 44	292	9.5%	310	10.0%
45 – 54	343	14.6%	423	13.6%
55 – 59	334	11.1%	345	11.1%
60 – 64	253	10.8%	321	10.3%
65 – 74	253	8.2%	557	17.9%
75 – 84	96	3.1%	157	5.0%
85+	41	1.3%	83	2.7%
Total	**3,081**	**100.0%**	**3,112**	**100.0%**
Male	5,598	51.9%	1,451	46.6%
Female	1,483	48.1%	1,661	53.4%

Source(s): 2000 and 2010 Census and U.S. Census Bureau (American Fact Finder 2013 – 2017 Estimate).

According to the 2010 Census, persons who categorized themselves as White represented over 88% of Nevada City's population and 91.4% of Nevada County's population. The next highest ethnicity category for the City is persons of Hispanic or Latino origin, making up 10.5% of the population (Table 3.00-5).

TABLE 3.00-5. RACIAL AND ETHNICITY COMPARISON – NEVADA CITY (2010)				
	Nevada City		Nevada County	
Ethnicity	Number	Percent	Number	Percent
White	2,724	88.4%	90,233	91.4%
Asian	186	6.0%	1,187	1.2%
American Indian and Alaskan Native	46	1.5%	1,044	1.1%
Black or African American	25	0.8%	389	0.4%
Other	100	3.3%	5,911	5.9%
Total	**3,081**	**100.0%**	**98,764**	**100.0%**

Note: Total Hispanic or Latino Race is included with White and persons of 2 or more races. For Nevada City, total Hispanic or Latino races consisted of 324 persons or about 10.5 % of the City's population. For Nevada County, total Hispanic Latino races consisted of 8,439 persons or about 8.5% of the County's population.

Source(s): 2010 Census.

3.15 EMPLOYMENT TRENDS

Based on HCD's 6th Cycle Data Package for 2012 – 2016, 58.3% (1,349 persons) of the City's population (3,232 in 2016) were employed (Table 3.00-6). Education, health and social services continue to be the largest employment sectors involving 21.9% or 295 jobs. This sector indicates a decrease of 6.1% or 112 people from 2010. The second largest employment area continues to be in retail trade, providing 167 jobs or 12.4%. This sector also decreased from 2010 with a reduction of 108 jobs or 6.5%. Agricultural jobs accounted for 2.5% of the workforce, by adding 34 jobs (none were reported in 2010). Manufacturing jobs provided 151 jobs, being 11.2% in 2016. This indicates a 7.7% increase in manufacturing jobs (100 people) since 2010. Transportation and warehousing jobs also increased by 3.4% or 44 jobs since 2010.

Nevada City is an important economic hub for western Nevada County, with many skilled jobs available because of local employers, such as the Nevada County government, Nevada City School District, Gold Flat Industrial Park businesses, Providence Mine Industrial Park and Office Complex businesses, Seven Hills Business District businesses, plus businesses in the City's renowned downtown Historical District.

TABLE 3.00-6. EMPLOYMENT BY INDUSTRY – NEVADA CITY				
	Employment 2010	Percent	Employment 2016	Percent
Agriculture, Forestry, Fishing, Hunting and Mining	0	0.0%	34	2.5%
Construction	124	8.5%	93	6.9%
Manufacturing	51	3.5%	151	11.2%
Wholesale Trade	0	0.0%	0	0.0%
Retail Trade	275	18.9%	167	12.4%
Transportation, Warehousing and Utilities	28	1.9%	72	5.3%
Information	86	5.9%	15	1.1%
Finance, Insurance, Real Estate, and Rental and Leasing	95	6.5%	57	4.2%
Professional, Scientific, Management, Administrative and Waste Management Services	123	8.5%	155	11.5%
Educational, Health and Social Services	407	28.0%	295	21.9%
Arts, Entertainment, Recreation, Accommodation and Food Services	60	4.1%	159	11.8%
Other Services (except public administration)	82	5.6%	84	6.2%
Public Administration	123	8.5%	67	5.0%
Total	**1,454**	**100.0%**	**1,349**	**100.0%**
Source(s): DOF 5th Cycle Data and 2012 – 2016 ACS DP-03.				

The top employers in Nevada City include high tech manufacturing, the County, the school district and some industrial services (Table 3.00-7).

TABLE 3.00-7. NEVADA CITY AREA MAJOR EMPLOYERS
Employer
County of Nevada
Robinson Enterprises, Inc. (trucking, logging, construction)
Nevada City School District
Source(s): City of Nevada City (2019).

3.20 HOUSING TRENDS

Tenure or the ratio between homeowner and renter households can be affected by many factors, such as housing cost (interest rates, economics, land supply and development constraints), housing type, housing availability, job availability and consumer preference. In 2010, the City had an average household size of 2.18 persons per unit As shown in Table 3.00-8, there has been a trend since 2000 of a reduced number of persons per housing unit.

TABLE 3.00-8. HOUSING UNITS / HOUSEHOLD SIZE (2017)			
Owner Occupied Housing Units			877
1 – Person Household			314
2 – Person Household			429
3 – Person Household			46
4 – or more Person Household			88
Average Household Size			2.09
Renter Occupied Housing Units			**474**
1 – Person Household			217
2 – Person Household			37
3 – Person Household			175
4 – or more Person Household			45
Average Household Size			2.67
Description	**2000**	**2010**	**2017**
***Households**	1,313	1,296	1,351
Average Size Persons per Household Unit	2.18	2.14	2.09

Source(s): 2000 and 2010 Census and 2013 – 2017 ASC 5-Year Estimates.

*A household includes all persons who occupy a housing unit. Occupants may be single-family, 1 person living alone, 2 or more families living together or any other group of related or unrelated persons who share living arrangements. Additional households not occupying a housing unit are not included in this estimate.

Approximately 52% of the households in Nevada City consisted of family households and approximately 48% were non-family (Table 3.00-9). Nevada County's distributions were more in line with the State of California with approximately 64% composed of family households and the remaining composed of non-family households. As compared to Nevada County and the State of California, there is a significantly reduced number of family households in Nevada City and a relatively greater number of non-family households (persons living alone). This is still true. This is

an important factor in determining the size of housing units needed within a jurisdiction. In Nevada City's case this would indicate a growing demand for smaller sized housing units with 1 to 2 bedrooms.

TABLE 3.00-9. HOUSEHOLD BY HOUSEHOLD TYPE (2017)

Type of Household	Nevada City		Nevada County		State of California	
Family Households	699	51.7	25,858	64.0	8,862,523	68.5
w/children under 18	205	15.2	8,271	20.5	4,485,556	34.8
Married couple families	481	35.6	21,199	52.5	6,381,133	49.5
w/children under 18	157	11.6	9,015	22.3	3,998,258	31.0
Female householder	133	9.8	3,463	8.6	1,716,724	13.3
w/children present	127	9.4	3,631	9.0	2,061,727	16.0
Non-Family Households	652	48.3	14,528	36.0	4,025,605	31.2
Householder living alone	531	39.3	11,773	29.2	3,075,683	23.9
Householder 65 +	75	5.6	5,683	14.1	1,174,499	9.1
Total Households	**1,351**	**100.0%**	**40,386**	**100.0%**	**12,888,128**	**100.0%**
Average Household Size	2.09	NA	2.35	NA	2.9	NA
Average Family Size	2.67	NA	2.91	NA	3.54	NA

Source(s): 2010 Census and 2013 – 2017 ACS 5-Year Estimates.

In 2016, 825 (61%) of the City's households were owner-occupied and the remaining 531 (39%) were renter occupied (Table 3.00-10). By comparison, Nevada County had a significantly reduced proportion of renter-occupied units of less than 20% of its housing stock.

TABLE 3.00-10. TENURE BY HOUSEHOLDS (2016)

	Nevada City		Nevada County (unincorporated area)	
Household Type	Number	Percent	Number	Percent
Owners	825	60.8%	21,910	80.8%
Renters	531	39.2%	5,213	19.2%
Total	**1354**	**100.0%**	**27,123**	**100.0%**

Source(s): 2012 – 2017 ACS and HCD 5th Cycle Data Package.

Nevada City's median income levels are higher than neighboring cities (Grass Valley and Colfax) and lower than Nevada County, Truckee and Auburn (Table 3.00-11). By comparison, in the 2010 Census, Nevada City's household income was $59,167.

TABLE 3.00-11. MEDIAN HOUSEHOLD INCOME (HMI) TRENDS – SURROUNDING AREAS (2017)

Jurisdiction	Median Household Income
Nevada County Communities	
Nevada City	**$43,614**
Grass Valley	$35,157
Town of Truckee	$89,154
Unincorporated Nevada County	$60,610
Placer County – Selected Communities	
City of Auburn	$57,289
City of Colfax	$44,826
Source(s): 2013 – 2017 ACS 5-Year Estimates.	

Approximately 24.4% of Nevada City's households had incomes of less than $25,000 in 2017. A greater number of renter households (47%) had incomes less than $25,000 as compared to the 12% for owner households (Table 3.00-12).

TABLE 3.00-12. HOUSEHOLD INOME DISTRIBUTION OWNER / RENTER FAMILIES (2017)

	Owner	Percent	Renter	Percent
Households	**877**	**100.0%**	**474**	**100.0%**
Less than $10,000	49	5.6%	44	9.3%
$10,000 – $14,999	43	4.9%	73	15.4%
$15,000 – $19,000	15	1.7%	90	19.0%
$20,000 – $24,000	0	0.0%	15	3.2%
$25,000 – $34,999	94	10.7%	134	28.3%
$35,000 – $49,999	129	14.7%	52	11.0%
$50,000 – $74,999	275	31.4%	14	3.0%
$75,000 – $99,999	73	8.3%	14	3.0%
$100,000 – $149,999	107	12.2%	11	2.3%

TABLE 3.00-12. HOUSEHOLD INOME DISTRIBUTION OWNER / RENTER FAMILIES (2017)				
	Owner	Percent	Renter	Percent
Households	**877**	**100.0%**	**474**	**100.0%**
$150,000 – More	92	10.5%	27	5.7%
Source(s): U.S. Census Bureau and 2013 – 2017 ACS 5-Year Estimates.				

In addition to an estimated annual income, U.S. Department of Housing and Urban Development (HUD) has established standard income groups. They are defined as follows:

1. Extremely low-income, for households earning less than 30% of AMI;
2. Very low-income, for households earning between 30% and 50% of the AMI;
3. Low-income, for households earning between 50% and 80% of the AMI;
4. Moderate-income, for households earning between 80% and 120% of the AMI; and
5. Above moderate-income, for households earning over 120% of the AMI.

Table 3.00-13 provides the 2018 official state income limits for Nevada County (only available at the county level). Table 3.00-13 also includes the income level of extremely low-income households. When state income limits are used for a program, the limits in table 3.00-13 are applied to determine the household's income category in the qualifying household. Of particular note, the 2013 Nevada County AMI for a 4-person household was $72,600 (considered the "base income category"). The median income level has, therefore, experienced a slight increase since 2013.

TABLE 3.00-13. OFFICIAL STATE INCOME LIMITS FOR NEVADA COUNTY (2018)								
Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low- (<30%)	16,100	18,400	20,780	25,100	29,420	33,740	38,060	42,380
Very Low- (30% to 50%)	26,850	30,700	34,550	38,350	41,450	44,500	47,600	50,650
Low- (50% to 80%)	42,950	49,050	55,200	61,300	66,250	71,150	76,050	80,950
Median- (100%)	51,450	58,800	66,150	73,500	79,400	85,250	91,150	97,000

TABLE 3.00-13. OFFICIAL STATE INCOME LIMITS FOR NEVADA COUNTY (2018)								
Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Moderate- (80% to 120%)	61,750	70,550	79,400	88,200	95,250	102,300	109,350	116,400
Source(s): HCD and HUD (April 26, 2018).								

3.25 HOUSING OVERPAYMENT

Overpayment is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household's ability to pay. Specifically, overpayment is defined as a household paying more than 30% of their gross household income for shelter. According to the U.S. Census Bureau, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

Table 3.00-14 presents various household costs for Nevada City residents in 2016. It indicates that about 49.7% of the total of renter and homeowner households (who have mortgages) pay 30% or more of their income towards housing (not including utilities). Thirty-six percent (36%) of lower income households (those in the extremely low-, very low- and low-income categories) overpay, while 28.2% of renters overpay. Lower income renters in Nevada City, therefore, have a significant challenge in making their housing payments.

About 50% of all households paid in excess of 30% of their income for shelter (Table 3.00-14).

TABLE 3.00-14. HOUSEHOLDS BY INCOME CATEGORY PAYING IN EXCESS OF 30% OF INCOME TOWARD HOUSING COST (2016)		
Total Household Characteristics	Number	Percent of Total Households
Total Occupied Units (Households)	**1,470**	**100.0%**
Total Renter Households	595	40.5%
Total Owner Households	875	59.5%
Total Lower Income (0% to 80% of County Median Income) Households	**725**	**49.3%**
Low-Income Renters (0% to 80%)	465	31.6%
Low-Income Owners (0% to 80%)	260	17.7%

TABLE 3.00-14. HOUSEHOLDS BY INCOME CATEGORY PAYING IN EXCESS OF 30% OF INCOME TOWARD HOUSING COST (2016)

Total Household Characteristics	Number	Percent of Total Households
Extremely Low-Income Renters (0% to 30%)	130	8.8%
Extremely Low-Income Owners (0% to 30%)	35	2.4%
Lower Income Households Paying More Than 50%	**350**	**23.8%**
Low-Income Renter Households Severely Overpaying	295	20.1%
Low-Income Owner Households Severely Overpaying	55	3.7%
Extremely Low-Income (0% to 30%)	**150**	**10.2%**
Extremely Low-Income Renter Households Severely Overpaying	130	8.8%
Extremely Low-Income Owner Households Severely Overpaying	20	1.4%
Income Between 30% and 50%	150	10.2%
Income Between 50% and 80%	50	3.4%
Lower Income Households Paying More Than 30%	**530**	**36.1%**
Low-Income Renter Households Overpaying	415	28.2%
Low-Income Owner Households Overpaying	115	7.8%
Extremely Low-Income (0% to 30%)	**165**	**11.2%**
Income Between 30% and 50%	220	15.0%
Income Between 50% and 80%	145	9.9%
Total Households Overpaying	**730**	**49.7%**
Total Renter Households Overpaying	545	37.1%
Total Owner Households Overpaying	185	12.6%
Source(s): 2006 – 2015 CHAS Data Sets (https://www.huduster.gov/portal/datasets/cp).		

3.30 HOUSING CHARACTERISTICS

Of the 1,351 occupied housing units counted in Nevada City in 2017, 877 (64.9%) were owner occupied and 474 (35.1%) were renter occupied. The remaining 106 units (7.3%) were vacant (Table 3.00-15). Over 72% of the housing units in Nevada City consisted of single-family dwellings in 2017 (Table 3.00-16).

TABLE 3.00-15. HOUSING UNITS BY TENURE (2017)										
Population	Total Housing Units	Total Occupied Housing Units	Owner		Renter		Housing Unit Vacancy			
			#	%	#	%	Total	For Sale	Rental	Seasonal/ Occasional
3,112	1,457	1,351	877	64.9%	474	35.1%	106	0	46	60
Source(s): U.S. Census Bureau and 2013 – 2017 ACS 5-Year Estimates.										

TABLE 3.00-16. OWNER/RENTER RATIOS BY HOUSING TYPE (2017)				
Units in Structure	Owner Occupied	Percent Owner	Renter Occupied	Percent Renter
1 (detached)	750	85.5%	232	48.9%
1 (attached)	63	7.2%	39	8.2%
2	35	4.0%	17	3.6%
3 or 4	0	0.0%	40	8.4%
5 or more	17	1.9%	146	30.8%
Mobile Home	12	1.4%	0	0.0%
Total	**877**	**100.0%**	**474**	**100.0%**
Source(s): U.S. Census Bureau and 2013 – 2017 ACS 5-Year Estimates.				

Between 2000 and 2018, the cost of housing has almost doubled, while the County median family income dropped by over 20% (Table 3.00-17). Specifically, the median home price rose by over 84% and median rent increased by 16% between 2010 and 2018. Households decreased by approximately 51% during this same period. The data snapshot indicates that rentals are more affordable than home sales across all income levels other than for households in the above moderate-income category.

TABLE 3.00-17. INCREASE IN HOUSING COSTS/INCOME NEVADA CITY			
Year	Median Home Price	Median Monthly Rental Cost	Median Household Income
2000	$225,000	$707	$36,667
2010	$255,000	$1,163	$55,192
2017	469,000	$1,352	$43,614
Percent Change from 2010	84%	16%	-21%
Source(s): Median Home Price for Western Nevada County and Nevada County Association of Realtors. All other data from U.S. Census Bureau.			

Table 3.00-18 provides a summary of the average and median sales prices of all homes sold in western Nevada County between 2006 and 2018, in the Residential Sales Statistics provided by the Nevada County Association of Realtors and reported by Price Consulting Services. Table 3.00-18 clearly demonstrates that sales prices peaked in 2018 and experienced a significant increase from 2013. Possible explanations for the dramatic increase are that only higher priced homes sold in 2018. Sales in anyone year are only a snapshot of the actual market and may not fully represent the value of all homes within the market area. Table 3.00-18 also demonstrates that median home prices are now approximating what they were in 2005 – 2008. Based on the median income of Nevada City residents, it clearly demonstrates that housing costs are out of reach of most households in Nevada City.

TABLE 3.00-18. RESIDENTIAL SALES STATISTICS BETWEEN 2006 AND 2018 FOR WESTERN NEVADA COUNTY

Year	Units Sold	Average sales price	Median Sales Price
2000	1,685	$262,917	$225,000
2001	1,468	$276,847	$240,000
2002	1,525	$314,320	$285,000
2003	1,753	$337,910	$305,000
2004	1,987	$400,336	$356,000
2005	1,794	$474,387	$434,500
2006	1,169	$473,961	$430,000
2007	992	$452,337	$410,000
2008	889	$374,305	$330,000
2009	894	$314,175	$280,000
2010	997	$293,260	$255,000
2011	1,188	$243,769	$210,000
2012	1,387	$249,583	$220,000
2013[1]	942	$298,292	$265,000
2018[2]	49	$529,834	$469,000

[1] Figures for 2013 are from 01/01/2013 through 08/31/2013.

[2] Figures for 2018 are from 03/20/2018 thru 03/22/2019.

Source(s): Nevada County Association of Realtors Listings as of 03/26/2019.

Table 3.00-19 provides actual sales and rental rate information applicable to Nevada City in 2018. The actual survey is provided based on dwelling sales information collected between 2009 and 2018 in Appendix ___.

TABLE 3.00-19. NEVADA CITY HOUSING COSTS/INCOME (2018)			
Type (Sale / Rent)	Median Home Price	Median Monthly Rental Cost	Median Household Income
All Homes	$529,834[1]	$1,475[2]	$43,614[3]
Accessory Units	NA	$830[2]	--
Single-Family	$539,424	$1,400[2]	--
Condominium / Townhouse	$421,946	$1,300[2]	--
Duplexes	--	$1,200[2]	--
Mobile Homes	NA	NA	--

[1] 2018 Multiple listing information for Nevada City based on Price Consulting Services survey (see Appendix C).

[2] Rental Survey conducted by Price Consulting Services in September 2018 from information received from (1) Property Management Associates, Grass Valley, CA, (2) Collins Property Management, Nevada City, (3) Mountain Valley Property Management, Grass Valley, CA, (4) Paul Law Realty, Grass Valley, CA, and (5) T.K. Property Group, Nevada City, CA (see Appendix B).

[3] U.S. Census 2017

[4] Based on Table 3.00-18

3.35 VACANY RATES

"vacancy rates" show the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of 5% is sufficient to provide choice and mobility.

The 2017 ACS data indicated that the City had a 7.8% vacancy rate. Of the 106 units that were counted as vacant in 2017, over 56% were used for seasonal/recreational or occasional use. However, 43% (46 units) were vacant rental units (Table 3.00-20). Therefore, the City has an adequate vacancy rate to provide a supply of housing choices.

TABLE 3.00-20. VACANCY STATUS OF HOUSING STOCK (2017)		
Type	Number	Percent
For Rent	46	43.4%
For Sale Only	0	0.0%
Rented/Sold, Not Occupied	0	0.0%

For Seasonal/Recreational or Occasional Use	16	15.1%
For Migrant Workers	0	0.0%
Other Vacant	44	41.5%
Total	**106**	**100.0%**
Source(s): U.S. Census Bureau and 2013 – 2017 ACS 5-Year Estimates.		

3.40 INVENTORY OF EXISTING HOUSING STOCK CONDITION

The Census provides details of when the housing stock was constructed and general age of the buildings (Table 3.00-21). The median year of residential housing built in Nevada City was 1939. This data indicates that there is a total of 1,462 housing units. The data also shows that about 30% of the housing units were built before 1939. The data below was taken from the U.S. Census Bureau Reports and Nevada City's Annual Housing Reports. A housing conditions survey was conducted by the City in 2003 and updated in September 2013 that covers 554 of these units (Table 3.00-22). This survey showed that the units included in this large sample size are in good condition (which is not typical for most communities that have this age of housing stock).

TABLE 3.00-21. HOUSING STOCK – YEAR OF CONSTRUCTION

Year Built	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 to 2018	Total
Units Built	445	73	42	260	195	185	122	135	5	1,462
Percent	30.4%	5.0%	2.9%	17.8%	13.3%	12.6%	8.3%	9.2%	0.5%	100.0%
Source(s): U.S. Census Bureau, 2013 – 2017 ACS 5-Year Estimates and Nevada City Annual Housing Reports.										

City Survey Methodology

The last housing conditions survey was conducted by City staff in March 2003, approximately 50% of the City lots receiving water and/or sewer services were subject to the housing conditions survey. The City followed methodology used by HCD using the Community Development Block Group (CDBG) applications for funding HCD programs. City staff updated this assessment in September 2013. With the exception of adding newly constructed units since 2009, no substantive changes in the housing conditions survey were observed.

A computer file was used to systematically provide a random sample of properties to be inspected. All City properties were included, so that the survey would include random samplings of apartments located in commercially zoned properties. Undeveloped and nonresidential properties were not scored. Multiple units attached to a single building were counted once.

Through the use of a point rating system prescribed by HCD, the conditions of the foundation, roofing, siding, windows and electrical for each structure were numerically rated. The results for these major components were tabulated to establish a total score. Based on this total, the condition of each unit was categorized as either "sound," "dilapidated" or needing repair. In addition, homes needing repairs were further determined to need "minor," "moderate" or "substantial" repair, defined as follows:

- ***Minor repair*.** Units that appear structurally sound, but show signs of deferred maintenance or upkeep. The house may need a roof replacement or new windows and a paint job.
- ***Moderate*.** Involves repair or replacement of more than one rated system. This category varies widely and may include, for example, a unit that needs replacement of the roof, electrical system and doors.
- ***Substantial*.** Replacement of several major systems, including complete or major foundation work, replacement or repair of exterior siding, reconstruction of the roof system and complete replumbing.

The visual survey was conducted on a street-by-street basis to assess the exterior physical condition of each structure.

Summary Conclusions

The summary results of that survey are shown in Table 3.00-22. In all, 554 properties/buildings with residential uses were surveyed.

Of the residential lots surveyed, about 88% were single-family homes, of which 90% were in "sound" condition and 15% were in need of repair. Only 1 single-family home surveyed was substantially dilapidated. The survey also included 40 lots with multi-family residential structures, ranging from duplexes to 4-plexes. Of these, 3 required minor/moderate repair and none were in substantial/ dilapidated condition. Three (3) buildings with more than 5 units were surveyed, all in sound condition. Five (5) mixed-use buildings were surveyed, that is, buildings which were primarily commercial, but also had an apartment. These buildings were located in the downtown Historical District, as well as the Seven Hills Business District. One (1) was in need of moderate repair, the other 2 buildings were sound.

The survey validates that homeowners by and large have repaired and maintained the 19th century and early-to-mid 20th century housing stock that prevails in the City, much of which was in disrepair until the 1980s and 1990s.

TABLE 3.00-22. INVENTORY OF EXISTING HOUSING STOCK CONDITION (2013)						
	Sound Condition	Needs Minor Repair	Needs Moderate Repair	Needs Substantial Repair	Dilapidated Condition	Totals
Single-Family Homes with Attached Garages	440	38	24	2	1	505
Duplexes to 4-plexes	37	2	1	0	0	40
Multiple-Family Buildings with 5 or More Units	4	0	0	0	0	4
Mixed-Use Buildings, Commercial with Apartment Units	4	0	1	0	0	5
Totals	**485**	**40**	**26**	**2**	**1**	**554**
Source(s): Updated by Nevada City Staff, September 2013.						

3.45 SPECIAL HOUSING NEEDS

Within the overall housing needs assessments, there are segments of the population that require special consideration. These are generally people who are low-income and have less access to housing choices. These special housing needs groups include the elderly, disabled, single-parent households, large families, farm workers and the homeless.

Senior Population

Many seniors (persons over 65 years of age) live in housing that costs too much or live in housing that does not accommodate their disabilities. Due to various circumstances, some seniors may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all characteristics of the elderly community, defined as persons over the age of 65 years.

Between 2010 and 2016, the senior population in Nevada City increased by 5% from 413 to 538 persons (Table 3.00-23).

TABLE 3.00-23. SENIOR POPULATION TRENDS (65+)				
Year	Number	Change	Percent Change	Annual Percent Change
1990	545	--	--	--
2000	447	-98	-18 %	-1.8 %
2010	413	-34	-7.6%	-0.8%

TABLE 3.00-23. SENIOR POPULATION TRENDS (65+)				
Year	Number	Change	Percent Change	Annual Percent Change
2016	538	+125	30.26	5%
Source(s): 1990, 2000 and 2010 Census and HCD 6th Cycle Data Package (2013 – 2016 ACS Estimates).				

Senior households comprise a smaller proportion of the total households within Nevada City in 2016. The latest state data indicates that there were 538 senior households in the City, constituting about 40% of the total 1,351 City households (Tables 3.00-15 and -24).

Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert to ownership. In 1990, about 28% of the senior households in Nevada City were renters. In 2016, this proportion of senior renters decreased to 14%. The proportion of senor owners increased from 84% in 2000 to 115% in 2016. Although the overall senior households increased by 24% during this period, the increased proportion of senior owners may indicate a trend of seniors transitioning from renters to owners or more seniors retiring to Nevada City.

TABLE 3.00-24. SENIOR HOUSEHOLD TRENDS AND TENURE (65+)						
Year	Renters	Change	Owners	Change	Total	Change
1990	121 (28%)	NA	314 (72%)	NA	435 (100%)	NA
2000	55 (16%)	-66 (-54%)	282 (84%)	-32 (-10%)	337 (100%)	-98 (-22%)
2010	11 (5%)	-44 (-81%)	209 (95%)	-73 (-26%)	220	-117 (-35%)
2016	78 (14%)	+67 (609 %)	460 (115%)	+251 (120%)	538	+318 (145%)
Source(s): 1990, 2000 and 2010 Census and HCD 6th Cycle Data Package (2013 – 2016 ACS Estimates).						

In 2010, 3.6% of all senior citizen households had incomes below $25,000 compared to 37.6% in 2000. The greatest gains during this period were in the moderate-income level (between $25,000 and $49,999) where there was a proportional increase of 16.4%. Also, the number of households with incomes exceeding $100,000 increased by 14 households or by 7.3% (Table 3.00-25).

TABLE 3.00-25. NEVADA CITY SENIOR HOUSEHOLDS BY INCOME (2010)				
Income Ranges	2000		2010	
	Number	Percent	Number	Percent
Less Than $5,000	4	1.4%	0	0.0%
$5,000 to $9,999	4	1.4%	0	0.0%
$10,000 to $14,999	57	19.2%	0	0.0%

TABLE 3.00-25. NEVADA CITY SENIOR HOUSEHOLDS BY INCOME (2010)				
Income Ranges	2000		2010	
	Number	Percent	Number	Percent
$15,000 to $24,999	46	15.6%	8	3.6%
$25,000 to $34,999	48	16.3%	77	35.0%
$35,000 to $49,999	49	16.6%	22	10.0%
$50,000 to $74,999	62	21.0%	66	30.0%
$75,000 to $99,999	0	0.0%	31	14.1%
$100,000+	25	8.5%	16	7.3%
Total	**295**	**100.0%**	**220**	**100.0%**
Source(s): 2010 Census.				

In 2010, 8% of senior households (24 households) were paying more than 30% of their income toward housing (Table 3.00-27). These senior households are cost burdened and would benefit from some form of public assistance or affordable housing targeted to their income level.

TABLE 3.00-26. SENIOR HOUSEHOLDS BY HOUSING PAYMENT (2010)		
Percent of Income for Shelter	Number	Percent
Less Than 20%	156	52.8%
20% to 24%	48	16.4%
25% to 29%	16	5.4%
30% to 34%	8	2.7%
Greater Than 35%	16	5.4%
Source(s): 2010 Census, combined renter and owner-occupied units.		

According to the latest state information, 140 seniors had a disability comprising 26% of the total senior population (538 seniors). The majority of these consisted of sensory and physical disabilities. Approximately 52% of seniors had a self-care disability, which is defined as persons who have difficulty dressing, bathing or getting around inside the home (Table 3.00-28). This number represented in Table 3.00-27 has been reduced since 2000 since the overall senior population of seniors in Nevada City was reduced between 2000 and 2010 from 282 to 209 persons. However, at the time of writing this document, this level of information from the 2010 Census was not available. Nonetheless, the 2000 Census is still the best available indicator of demographic characteristics applied to the 2014 – 2019 planning cycle.

TABLE 3.00-27. Seniors By Limitation Type (2016)	
Senior Limitation Type	**Number**
Total Disabilities for Ages 65 and Over	**140**
Hearing and Vision	56
Cognitive	96
Ambulatory Difficulty	52
Self-Care	52
Independent Living Difficulty	99
Source(s): 2012 – 2016 ACS and HCD Data Package. Seniors identified in this table can have one or more limitations.	

There are no senior living housing facilities in Nevada City. There was one known as the Village at Northern Queen Inn, but it has recently closed. There are a number of larger senior apartment facilities located in the City of Grass Valley, a short distance from Nevada City. These facilities include:

- Nevada City Senior Apartments, at 841 Old Tunnel Road)
- Nevada Meadows Apartments, at 825 Old Tunnel Road
- Nevada Commons Apartments, at 777 Old Tunnel Road
- Nevada Woods Apartments, at 360 Sutton Way

A number of large assisted-living and full range retirement facilities are also located in Grass Valley and they include:

- Eskaton Village, at 625 Eskaton Circle
- Atria, at 150 Sutton Way
- Brunswick Village, at 316 Olympia Park Circle
- Twin Cities Elder Care Home, at 214 Catherine Lane
- Sierra Care Manor, at 389 Joerschke Drive
- Highgate House, at 415 Sierra College Drive

Many of these facilities offer a variety of senior living options, such as independent attached and detached units, assisted, ambulatory and rest home level care. A community center is operated by the non-profit Sierra Vista organization. The center offers activities such as exercise classes, art classes and bingo. In addition, lunches are offered 2 days a week through Placer County at the Grass Valley United Methodist Church. All other senior activities are operated through the

local churches and a variety of organizations. Relative to public transit, Nevada County operates a fixed route and dial-a-ride bus systems; both systems offer significant fare reductions for seniors and disabled residents.

Disabled Persons

Three types of disabled persons are considered to have special housing needs: physically, mentally and developmentally disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility within housing.

A total of 494 persons in Nevada City had some type of disability. Many had more than one type of disability (Table 3.00-28). Of these, about 29% were between the ages of 5 and 64 and the remaining 71% were 65 years of age or older. The numbers represented in Tables 3.00-28 and -29 were included in the state HCD Data Package.

TABLE 3.00-28. PERSONS WITH DISABILITIES (2016)

Disability	4 Years of Age and Under		5 to 64 Years of Age		65 Years of Age and Over	
	Number	Percent	Number	Percent	Number	Percent
Sensory (Hearing/Vision)	0	0.0%	42	29.4%	52	14.8%
Cognitive	0	0.0%	48	33.6%	96	27.4%
Ambulatory Difficulty	20	2.0%	49	34.3%	52	14.8%
Self-Care	0	0.0%	2	1.4%	52	14.8%
Independent Living	0	0.0%	2	1.4%	99	28.2%
Total	**20**	**1.0%**	**143**	**NA**	**351**	**NA**
Total Persons with Disabilities: 494						

Source(s): 2012 – 2016 ACS and HCD Data Package.
Seniors identified here can have one or more disabilities.

Approximately, 89% of persons 16 to 64 years of age in the City with a disability in 2016 were unemployed (Table 3.00-29). With no means to support daily living, those unemployed disabled persons may have been in need of housing assistance.

TABLE 3.00-29. DISABLED PERSONS BY EMPLOYMENT STATUS (2016)		
Work Disability Status	16 to 64 Years of Age	
	Number	Percent
Not Employed	108	89.3%
Employed	13	10.7%
Total	**121**	**100.0%**
Source(s): 2012 – 2016 ACS.		

The FREED Center for Independent Living, located in nearby Grass Valley, provides services to disabled persons in western Nevada County, including clients in Nevada City. FREED provides a large number of services to residents including resources for aging and disabilities, assistive technology devices, benefits counseling, computer and internet access, disability awareness and community education for ADA compliance, fix it and repair services, independent living skills training, personal advocacy, personal assistance, peer support, transportation support and youth services.

FREED offers assistance in finding affordable housing by providing:

- Help in developing housing search strategies;
- Information about Section 8 and other subsidized and low-income housing;
- Information and referrals to other community housing resources;
- Help in filling out apartment application forms; and
- Assistance in understanding housing rights as a person with a disability.

Alta California Regional Center (ACRC) provides services to over 54,000 developmentally disabled people across a 10-county region. In June 2018, ACRC reported providing services to approximately 76 residences in the Nevada City area. These residence types include single-family residence, independent/supported living and community care facilities. Developmentally disabled persons are those people that are disabled due to mental retardation, cerebral palsy, epilepsy, autism or other conditions found closely related to mental retardation that require professional treatment. This constitutes about 2% of Nevada City's population. Over 95% of the developmentally disabled individuals served by ACRC were under 54 years of age.

TABLE 3.00-30. DEVELOPMENTALLY DISABLED POPULATION BY AGE GROUP (2013)		
Age Group	Number	Percent
0 to 14 Years of Age	19	31.1%
15 to 22 Years of Age	20	32.9%

23 to 54 Years of Age	19	31.1%
55 to 64 Years of Age	2	3.3%
65 Years of Age and Over	1	1.6%
Total	**61**	**100.0%**
Source(s): 2013 ACRC.		

Large Families

For the purposes of this section, a large family is defined as a household consisting of 5 or more persons. Table 3.00-08 only includes data for 4 or more in households. There does not appear to be data for 5 or more households available. In some cases, the needs of larger families are not targeted in the housing market, especially in the multi-family market. This section explores the availability of larger housing units in Nevada City.

Approximately 10% (or 133) of the households in the City consisted of 4 or more persons (Tables 3.00-8 and -31). By comparison, 14% of the households in California consisted of 5 or more persons. According to the latest state data, there were 133 large households in Nevada City and 127 housing units of 4 or more bedrooms. This information suggests that the City almost has an adequate supply of larger housing units. While the data suggests an approximate match, it does not mean that all larger households are living in the larger dwelling units. There could still be overcrowding in fact.

According to the 2017 state data, a majority of the City's housing stock is comprised of 2- and 3-bedroom units, which is considered more marketable in the housing market, compared to smaller units. For example, 67.9% of the renter housing units and 69% of the owner housing units were either 2- or 3-bedroom units.

TABLE 3.00-31. HOUSEHOLDS BY TENURE BY BEDROOM TYPE (2017)

Bedroom Type	Owner Households		Renter Households	
	Number	Percent	Number	Percent
0 Bedrooms	26	3.0%	31	6.5%
1 Bedroom	145	16.5%	95	20.0%
2 or 3 Bedrooms	605	69.0%	322	67.9%
4 or More Bedrooms	101	11.5%	26	5.5%
Total	**877**	**100.0%**	**474**	**100.0%**
Source(s): 2013 – 2017 ACS 5-Year Estimates.				

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

According to the Nevada County Agricultural Commissioner, agricultural products within the County include timber, livestock, nursery and field crops, fruit and vegetable crops, wool and apiary by-products (such as honey and bees' wax). According to the 2010 Census, 1,151 people were employed in Nevada County in farming, natural resources and mining industries.

According to the 2010 Census, no one in the City was employed in farming, forestry and fishing occupations.

There is a relatively small, active agricultural industry in Nevada County that might employ a small number of Nevada City residents sometime in the future. However, the small numbers of farm workers who reside in the City area are likely to be year-round residents that conduct farming on a part-time or hobby basis. For this reason, the City believes there is no need for seasonal shelter to house migrant farm labor workers. The housing needs of any farm workers who reside in Nevada City would be primarily addressed through the provision of permanent affordable housing, rather than migrant farm labor camps.

The City has 2 parcels zoned for agricultural uses. One is City owned and contains the old Nevada City Airport. This site is currently vacant and the City is undertaking a Master Plan for this property and discussing various uses. The second site is a 0.5-acre parcel located off the freeway and occupied with a barn/office; the building is currently occupied by offices. Neither of these sites are used for agricultural uses and it is unlikely they ever will be. However, to comply with the Employee Housing Act (Health and Safety Codes 17021.5 and 17021.5), the City will amend the Zoning Code to allow for farm worker housing.

Employee Housing

While the City currently does not permit employee housing, the City recognizes the need to allow employee housing in support of larger employers in the City or unincorporated areas of Nevada County that may need to provide housing for their employees. While the incorporation of employee and farm worker housing was included as Program 38 in the 2014 Housing Element, it was not implemented. In accordance with the Employee Housing Act (Health and Safety Codes 17021.5 and 17021.5), the City will amend the Zoning Code to allow employee housing accommodations for 6 or fewer employees in residential zones deemed as a single-family use. Program 4 includes this required amendment to the Code. Employee housing larger than 6 units, but consisting of no more than 36 beds in a group quarters or 12 units, will be considered an agricultural use for farm worker housing, which will be allowed within agricultural zoned land within the City.

Single-Parent, Female-Headed Households

Single-parent households (male- or female-headed households) have special housing needs, such as the need for reasonable access to day care, health care and affordable housing.

The most significant portion of this single-parent group is the female-headed household (Table 3.00.32). This group often has lower incomes, limiting access to available housing. Many housing experts believe that single-parent, ~~FEMAIL~~female-headed households are especially at-risk of housing cost burdens that can lead to homelessness.

Of the 722 family households (parents with children) in Nevada City in 2016, 121 (16%) were below the poverty level. ~~OF THESE, 40 WERE FEMALE-HEADED HOUSEHOLDS (TABLE 3.00-32). THE POVERTY THRESHOLD OR POVERTY LINE IS THE MINIMUM LEVEL OF INCOME DEEMED NECESSARY TO ACHIEVE AN ADEQUATE STANDARD OF LIVING IN A GIVEN COUNTRY OR IN THIS CASE, NEVADA CITY. BASED ON THE CENSUS, THERE ARE 48 MEASURES TO DETERMINE THE THRESHOLD OF POVERTY, WHICH INCLUDE INCOME, NUMBER OF PEOPLE IN A FAMILY, ETC. THESE ARE UPDATED ANNUALLY BY THE CENSUS BASED ON INFLATION, THE CONSUMER PRICE INDEX AND OTHER METHODS.~~

~~Of the 954 households reported to be at poverty levels in Nevada City in 2017, 481 were families (68.8%). Of these, 133 were female-headed households (Table 3.00-32).~~ Of the 121, 40 (5.5% of the total population) were single-parent, female-headed households.

TABLE 3.00-32. SINGLE-PARENT, FEMALE-HEADED HOUSEHOLDS (2016)		
	Number	**Percent of Total Population**
Total Family Households	**722**	**100.00%**
Total Family Households Under the Poverty Level	**121**	**16.00%**
Total Single-Parent, Female-Headed Households Below the Poverty Level	**40**	**5.50%**
Source(s): 2012 – 2016 ACS 5-Year Estimates.		

~~THE LATEST U.S. CENSUS BUREAU DATA COUNTED 205 FAMILY HOUSEHOLDS WITH CHILDREN 18 YEARS OLD AND UNDER IN NEVADA CITY. OF THESE HOUSEHOLDS, 133 OR 9.8% WERE IDENTIFIED AS SINGLE FEMALE HEADED HOUSEHOLDS (SEE TABLE 3.00-9 FOR FURTHER DETAILS).~~

3.50 OVERCROWDING

An overcrowded unit is defined by the U.S. Census Bureau as having 1.01 persons or more per room. A severely overcrowded unit has 1.5 or more persons per room. Generally, a room is

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defined as a living room, dining room, bedroom or finished recreation room (excludes kitchens and bathrooms).

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families). Nationwide, the rate of overcrowding for lower income housing, including extremely low- and very low-income households, is a significant problem.

In spite of the rising cost of housing, household overcrowding in the City remained low. Only 15 units (1.11% of the total units) had an average of 1.15 or more persons per room, all of which were rental units (Table 3.00-33).

TABLE 3.00-33. HOUSEHOLD OVERCROWDING- 2016

Housing Units		Persons Per Room		Total Overcrowding
Type	Qty	1.01 to 1.5	1.51 or More	Percent
Owner Occupied	823	0	15	1.8%
Renter Occupied	531	0	0	0.0%
Total	**1,354**	**0**	**15**	**1.11%**

Source(s): 2012 – 2016 ACS and HCD Data Package.

3.55 EXTREMELY LOW-INCOME

Households in the extremely low-income category have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. This section outlines the number and percentage of extremely low-income households and actions Nevada City may take to better serve them. Extremely low-income households may be homeless or in danger of being homeless because of their inability to find appropriately priced housing. The extremely low-income category focuses on those households that make up less than 30% of the County median income, which equates to $21,800 for a family of four.

Over 60% of all households in Nevada City are paying more than 30% of their income towards housing expenses (Table 3.00-14). Approximately 37% of all rental households were paying more than 30% towards housing. Because of these cost burdens, extremely low-income households may require specific housing solutions, including subsidies, housing with supportive services, shared housing and/or single-room occupancy units.

Homelessness

Homelessness continues as a regional and national issue. Factors contributing to the rise in homelessness include the general lack of housing affordable to lower income persons, increases

in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, alcohol and substance abuse and the de-institutionalization of the mentally ill. Homeless people, victims of abuse and other individuals require housing that is being met by the traditional housing stock. These individuals need temporary housing and assistance at little or no cost to the recipient.

Due to their transient nature, it is difficult to count the number of homeless in any one area. It should also be noted that there are generally two types of homeless: (1) the "permanent homeless" who are the transient and most visible homeless population; and (2) the "temporary homeless" who are homeless usually due to eviction and may stay with friends, family or in a shelter or motel until they can find a permanent residence.

In conjunction with various County and City agencies, a "Point in Time" homeless count was conducted on January 24, 2019 to better determine homeless needs in Nevada County. The count was done for both western Nevada County and the Tahoe Truckee area. The count was coordinated for every other year until 2017, when the County opted to start counting annually. In 2019, the County found that there were approximately 404 individuals who were experiencing homelessness. For the 2019 count, County staff placed more emphasis on organizing multiple counting locations on the day of the count and on increasing outreach for the HUD-allowed window of 10 days after the count. The count included both sheltered and unsheltered persons. The County relies on the Health and Human Services Agency that is comprised of the Behavioral Health, Social Services and Health Departments, as well as local non-profit and faith-based organizations, for assistance in addressing homelessness. Data provided by HCD, as a part of the 6th Cycle Data Package, is shown in Table 3.34 and provides more information on the County's homeless population. Please note that this table includes population statistics for the total Continuum of Care (CoC) area, which includes Nevada and Placer counties and the Rocklin/Roseville areas. As a result, the "Point in Time" statistics are likely more accurate in quantifying homelessness in Nevada County.

TABLE 3.00-34. HOMELESS NEEDS[1]

	Individual		Persons in Families		2011	2017
	2011	2017	2011	2017		
Total Homeless	544	772	277	207	--	--
Total Sheltered	227	337	239	184	--	--
Total Unsheltered	317	435	38	23	--	--
Total Chronically Homeless					149	232
Total Chronically Sheltered					27	67
Total Chronically Unsheltered					122	165

Source(s): Continuum of Care or HUD; www.hudhre.info

TABLE 3.00-34. HOMELESS NEEDS[1]						
	Individual		Persons in Families		2011	2017
	2011	2017	2011	2017		

[1] Numbers are provided for the CoC #515 Roseville/Rocklin/Placer/Nevada Counties area of which Nevada County (and the City) are participating members. Numbers represent homeless needs for the total CoC area.

There are no permanent emergency shelters in Nevada City. The City does open its City-owned buildings (Veterans' Hall and Seaman's Lodge) to the homeless during extreme weather events. When the temperature reaches below 32°F or rain is predicted for more than 3 days, the City will allow the use of specific buildings for shelter. The City entered into a lease with Sierra Roots, a non-profit organization, to run the shelter program. The caveat to this program is that the building needs to be available and not previously rented by the public. Nevada County generally provides the majority of other services for the homeless. A complete description of housing programs for homeless individuals and families is provided in Appendix F, Transitional/ Emergency Shelters and Related Programs in Nevada County.

Special Needs Resources/Transitional and Supportive Housing

SB 52, new state-wide legislation, requires emergency housing and transitional support housing to be allowed by right in areas that have public services, such as transit stops and easy-to-walk to services. Nevada City's Zoning Code was concurrently amended during the 2009 – 2014 Planning Cycle to allow emergency shelters by right in the Light Industrial (LI) zone subject to only those regulations governing other types of housing, whether single-family or multi-family. In some instances, shelters could be established within existing buildings in the LI zone with proper conversion and construction. There are approximately 4 acres (contained in 8 parcels) of vacant LI zoned land that could accommodate construction of new emergency shelters. These locations are in convenient access to public transportation, job centers and other public and community services, in accordance with SB 2. In addition, in 2009, the City amended the Zoning Code to permit transitional and supportive housing subject to the same development standards as any other residential use permitted in the zone.

Transitional and/or Supportive Housing is defined as interim housing that helps families move from homelessness to self-sufficiency by providing short-term housing (usually 2 years) at extremely low rent to qualified families.

The Zoning Code will need to be amended to allow transitional and supportive housing of 6 or fewer occupants to be allowed in all residential zones subject only to the same standards as other residential uses. See Program 4.

Manufactured Housing and Mobile Homes

In accordance with state law, manufactured housing and mobile homes, subject to the National Manufactured Housing Construction and Safety Act of 1974, must be permitted as other types of

housing structures in the same zone. The City Zoning Code was concurrently amended during the 2009 – 2014 Planning Cycle to allow these structures in the same residential districts that other housing structures are allowed, subject to conformance installation of permanent foundation systems in accordance with related state regulations. The City did not receive or issue any permits for manufactured or mobile home installations during the 5th Housing Cycle.

Disadvantaged Unincorporated Communities

SB 244, signed into law on October 7, 2011, requires that the General Plan identify and address needs of disadvantaged communities located within the City's Sphere of Influence, "fringe areas" outside the City's jurisdictional boundaries (unincorporated areas). Under LAFCO, Cortese-Knox-Hertz Code Section 6033.5, a disadvantaged community is defined to mean inhabited territory (12 or more registered voters) or as determined by LAFCO policy, that constitutes all or a portion of a "disadvantaged community," which is defined in the Water Code (§79505.5) to be "a community with an annual median household income (MHI) that is less than 80% of the statewide annual median household income." In consultation with Nevada County LAFCO, the City was unable to find any disadvantaged communities within the unincorporated areas of its Sphere of Influence. Therefore, the City is not required to further analyze or update the Housing or Land Use Elements of the General Plan as provided in SB 244.

3.60 AT-RISK HOUSING

California Housing Element Law requires all jurisdictions to include a study of all low-income housing units which are at-risk to be lost, due to the expiration of affordability restrictions. The law requires that the analysis and study cover a 5-year and a 10-year period, coinciding with updates of the Housing Element. There are three general cases that can result in the conversion of public assisted units, the prepayment of HUD mortgages, opt-outs and expirations of project-based Section 8 contracts and the expiration of the low-income use period of various funding sources, such as low-income Housing Tax Credits, bond financing and others.

As it pertains to Nevada City, there have been no subsidized projects approved or built. Relative to Section 8 opt-outs, Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to cancel the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents. The City has no control over the housing rental market and no control of Section 8 Housing.

- Relative to an inventory of at-risk housing, there were no known subsidized affordable housing projects in Nevada City. In the event the City develops an inventory of affordable housing, it will track this inventory and develop procedures for monitoring and preserving at-risk units. The program would include the following: developing and maintaining a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.

- Ensuring that the owners of the affordable housing projects are provided with applicable state and federal laws regarding notice to tenants of an owner's desire to opt-out or prepay.

- Regarding a strategy for preserving affordable housing, the number and availability of programs to assist cities and counties is limited and public funding for new projects is unpredictable. The list includes local, state and federal programs.

- The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The HOME Program helps to expand the supply of decent, affordable housing for low- and very low-income families by providing grants to states and local governments. This money can be used to acquire property, construct new housing for rent or homeownership, rehabilitate rental or owner-occupied housing, improve sites for HOME-assisted development or demolish dilapidated housing on such sites, pay relocation costs for households displaced by HOME activities, provide financing assistance to low-income homeowners and new homebuyers for home purchase or rehabilitation, provide tenant-based rental assistance or help with security deposits to low-income renters, and meet HOME Program planning and administration expenses to take a more regional, collaborative approach to meeting their affordable housing needs.

- The Multi-Family Housing Program (MHP) assists in the new construction and preservation of permanent and transitional housing for lower income households. Funding is provided through the Proposition 1C Housing Programs. The MHP provides low interest, deferred payment loans to developers of affordable housing.

- Nevada County Health and Human Services Agency and Regional Housing Authority has jurisdiction and oversight within Nevada City. The County has contracted with the Regional Housing Authority to facilitate the County's Section 8 voucher program. As of May 2019, there were 346 Section 8 Vouchers being served to the County, of which 32 were referenced as residents of Nevada City.

- Preservation Opportunity Program will provide supplemental financing for at-risk, subsidized rental developments receiving bond financing from CalHFA.

- Over the past 10 years, Nevada City has not received any Community Development Block Grant (CDBG) Funds for housing programs. Due to income eligibility, the competitive nature of this program (competing with agencies that have more severe poverty levels than Nevada City) and the City's limited resources, the City has not applied for this type of funding for housing assistance. However, the City will re-evaluate the opportunities for this type of funding during the 6th State Cycle Housing Element RHNA to determine feasibility. Other, more cost effective approaches to seeking and administering this type of funding, would be to collaborate with Nevada County and the Regional Housing Authority to obtain funding (if found feasible) for funding that can be utilized for housing

preservation programs, such as housing rehabilitation activities, infrastructure, public facilities, non-profit multi-family projects and planning technical assistance grants.

- The Low-Income Housing Tax Credit (LIHTC) Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at or below 60% of Annual Median Income (AMI) for 55 years. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

  The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis each year. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

- The Federal Home Loan System facilitates the Affordable Housing Program (AHP) and Community Investment Program (CIP) for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction and/or rehabilitation of rental housing.

- The Pre-Development Loan Program, conducted through HCD, provides the funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

- The Preservation Financing Program, operated through CalHFA, offers tax exempt financing for the acquisition or refinancing of a project with an expiring Section 8 contract.

3.65 OPPORTUNITIES FOR ENERGY CONSERVATION

In recent years, California has experienced significant price escalation for energy use. Title 24 of the California Administrative Code sets forth mandatory energy standards and an "energy budget" that developers must prepare for new residential developments. These standards are implemented for all new residential development and remodels by Nevada City through its adoption of the Uniform Building Code.

Nevada City adopted an Energy Action Plan (EAP) on May 13, 2015. The document is organized into 5 chapters, addressing 5 key areas:

1. Energy efficiency in existing structures;

2. Energy performance in new construction;

3. Expansion of renewable energy options;

4. Energy efficiency in municipal operations; and

5. Water conservation which reduces energy needed to transport and treat water.

The EAP is a roadmap for expanding energy-efficiency and renewable-energy efforts already underway in Nevada City. It builds upon energy-efficiency efforts begun in 2010 and work conducted by the Sierra Business Council (SBC) from 2010 to 2015. The document focuses on three energy use sectors within the community: residential, non-residential and municipal, which is a subset of non-residential.

The EAP can be used by local residents and business owners to see where they might achieve greater energy efficiency in their home or commercial building. The local municipal government can use it to guide decisions about how to make the City's building and operational infrastructure more energy efficient. It can also be used by City staff to prioritize programs to inform, encourage and inspire residents and businesses owners to be more energy efficient now and in the future. Exploring and implementing energy-efficiency programs creates flexibility for the City in meeting its energy demand. This in turn helps the community be more self-sufficient and economically resilient in light of probable future increases in energy prices, whether due to market conditions or the regulatory environment. Being energy efficient does not compromise the City's historic character or charm, but rather enhances its ability to respond to the ever-changing external conditions related to energy supply and demand.

Nevada City residents receive electric and gas service from Pacific Gas and Electric Company (PG&E), which offers a number of programs to financially assist lower income and special needs customers. PG&E offers electricity at the lowest price to residential customers with certain severe medical conditions, such as those requiring life support equipment, persons with special heating needs and those with life-threatening diseases.

Two basic and interrelated approaches to creating energy saving opportunities in residences are conservation and development. Both are discussed below.

Conservation

Conservation can be accomplished by reducing the use of energy-consuming items or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters and several other items. Specific design provisions differ throughout the state depending upon local temperature conditions. Building code standards for heating and cooling requirements, for things like insulation, in particular, are stringently maintained in Nevada City.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed. It provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling and lighting loads and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Development

Approximately 31% of Nevada City's housing stock has been built since 1980 (Table 3.00-21) and most of these units benefit from Title 24 and other energy conservation measures. Some conservation opportunities will come from remodeling existing residences. Major opportunities for residential energy conservation include insulation and weatherproofing, landscaping and maximizing orientation and lowering appliance consumption. With the energy crisis of 2001 and the most recent surge in energy prices beginning in 2006/2007, many new residential structures are incorporating energy conservation equipment and design, as well as technological advances (such as automatic timers to control air conditioning, lighting, etc.) to help reduce energy dependence.

PG&E provides gas and electric service to Nevada City residents. This company offers a variety of energy conservation programs and information services that are available to residents.

PG&E Rebates

- ***Weatherization*.** If homes and apartments are not sealed tightly, energy used for heating and cooling can be wasted. Weatherization helps to decrease energy costs and increase comfort. Weatherization services may include attic insulation, weather stripping and caulking around areas where air leakage occurs, exhaust fan dampers, air duct repair, water heater blankets and low-flow showerheads. Approved low-income residents may be eligible for free weatherization services.

- ***Home Improvements*.** High-performance windows can help reduce energy costs, condensation and color fading due to sunlight and increase the comfort of the home. Customers of PG&E can receive a rebate of $0.50 per square foot of high-performance dual-paned replacement windows purchased and installed in the home. In addition, qualified costumers can receive a rebate of $0.15 per square foot by purchasing and installing attic or wall insulation for the home.

- ***Home Appliance Rebate Program*.** PG&E is offering rebates on the purchase of Energy Star® home appliances. Customers of PG&E are eligible for rebates on cooling systems of $20 to $425, depending on the needed appliance, heating system rebates of $100 to $500 and appliance rebates of $50 to $75.

- ***California 20/20 Program*.** If PG&E costumers reduce their electricity use by 20%, they receive a credit equal to 20% of their summer electric bills from the Department of Water Resources under the California 20/20 Rebate Program.

- ***PG&E's Multi-Family Program*** is for property owners and managers of existing residential dwellings or mobile home parks that contain 5 or more units. The program encourages the installation of qualifying energy-efficient products in individual tenant units and for common areas of residential apartments, mobile home parks and condominium complexes.

Other Programs Offered by PG&E

- ***Energy Partners Program*** provides free assistance for home insulation and energy-efficiency improvements for low-income individuals. Assistance sponsored by PG&E includes window weather stripping, insulation and furnace improvements.

- ***Low-Income Home Energy Assistance (LIHEAP) Program*** provides financial assistance for low-income individuals to offset the costs of heating and/or cooling homes and have dwellings weatherized. Assistance is provided through the programs for free weatherization service assistance, financial assistance for energy bills and payments for weather and/or energy-related emergencies.

- ***California Alternate Rates for Energy (CARE)*** provides discounted rates for low-income households and housing facilities by providing an ongoing 20% discount on monthly energy bills, available for single-family and multi-family housing, mobile home parks, group quarter facilities and farm worker housing.

- ***Relief for Energy Assistance through Community Help (REACH)*** is a one-time energy assistance program sponsored by PG&E and administered through the Salvation Army. REACH helps low-income customers, who have experienced severe, uncontrollable or unplanned hardship and need assistance with their energy bills.

Energy Scarcity Resolution – City of Nevada City, California

Nevada City is becoming one of the foremost leaders in community-based energy efficiency. On October 22, 2008, the Nevada City Council adopted Resolution 2008-58 that recognizes the long-term costs of continued reliance on petroleum and natural gas fuels. It further promotes projects that will reduce its dependence on oil, natural gas and other non-local energy sources. This resolution authorized the formation of an Energy Solutions Task Force to assess the City's

vulnerabilities to diminishing global and local supplies of oil and natural gas and to recommend local mitigation strategies. An interim report is due in 6 months and a final report is due in 9 months following passage of the resolution. Said report is to detail suggested energy reliance strategies to be reviewed by the City and adopted where appropriate.

Planning and Land Use Factors

Nevada City is a compact, mixed-use, walkable, small town covering approximately 2 square miles. With its existing developed infrastructure (sewer, water and roads) the financial and energy costs of extending these systems is largely avoided with most development projects, especially the many infill sites. This current City form promotes housing affordability, maximizes existing land resources and takes advantage of existing City infrastructure. Due to Nevada City's compact form, most housing units are in close proximity to jobs, shopping, schools and recreational opportunities. This fact reduces traffic congestion and long commutes. New subdivisions are reviewed against State Subdivision Map Act requirements that promote passive solar access and summer cooling.

Additional Energy Conservation Opportunities

1. The 2009 – 2014 Housing Element update resulted in rezoning of 2 parcels totaling 3 acres to achieve higher density housing opportunities (16 units per acre) that heretofore did not exist. Both sites are in infill locations that are largely surrounded or adjoin existing development where infrastructure is already available. All such sites, as well as most of the City, are walkable to Gold Country Stage, a western Nevada County public transit system.

2. Refer individuals to PG&E and local professionals to assist homeowners, business owners and builders of the latest energy efficient building, remodeling and retrofit techniques.

3. Nevada City will continue to refer interested parties to the various rebate programs and low-income assistance programs offered by PG&E.

3.70 OPPORTUNITIES FOR MEETING RHNA

City Programs

The following summarizes current programs that could be used to help meet the City's goals towards remedying its affordable housing needs.

- ***Project Development*.** The City collaborates with Nevada County to facilitate the Section 8 voucher program. In addition to providing this service, the Housing Authority (which has been contacted by the County to provide this service) rehabilitates, owns and manages affordable housing complexes in neighboring counties. The City should consider

the potential of partnering with the County and the Housing Authority to provide similar services.

- ***Housing Rehabilitation*.** Through funding derived from the CDBG program, Nevada County has supported a residential rehabilitation program for surrounding areas outside of Nevada City. The City should look into the possibility of collaborating with the County to provide housing rehabilitation assistance to lower income homeowners and landlords who rent to lower income households in the City to provide low interest loans for basic improvements to residential dwellings.

- ***Non-Profit Support*.** The City should continue its cooperative relationships with qualified non-profit groups which may play a role in assisting in the preservation and expansion of affordable housing in the City and surrounding areas.

- ***Policy and Ordinance Review*.** Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the City. When necessary, changes or additions to the City's and ordinances should be created.

- ***Density Bonus Ordinance*.** The City should continue the Density Bonus Ordinance, which encourages future residential development for lower income and elderly households.

State Programs

The following summarizes other State of California programs that could be used towards remedying the City's affordable housing needs.

- ***The Downtown Rebound Program (DRPG)*** provides financing to assist in the revitalization of downtowns and neighborhoods, reduce development pressure of agricultural and open space resources and provide viable live/work linkages. Funding will be offered through the MHP and will be administered by the Housing Policy Development Division (HPD). The DRPG will provide planning grants to local governments to promote infill housing development, housing near transit and adaptive reuse, assisting owners of qualified buildings in obtaining seismic and structural feasibility studies specifically related to the purpose of adaptive reuse (California Statutes 2000, Chapter 83, (AB 2870)). According to the HCD website, there was no current funding being offered for project loans or predevelopment grants through this program as of January 2019.

- ***The Interregional Partnership Program*** encourages state land-use patterns that balance the location of employment-generating uses, so that employment-related commuting is minimized," and provides a forum for impacted regions to deal collaboratively on issues regarding jobs, housing and transportation. The Program provides grant funding to regional planning agencies, such as Council of Governments (COGs), sub-regional planning agencies and counties, and involves collaboration with the federal and state

governments. These organizations partnered to evaluate the effects of disproportional economic and residential development, create strategies to address these effects and design realistic implementation plans involving affected jurisdictions within the region where the jobs-housing imbalances exist.

- ***The Building Jobs and Homes Act, SB 2 (Atkins)*** created a dedicated revenue source for affordable housing and directed HCD to allocate 70% of the funds in the Building Home and Jobs Trust Fund, collected on and after January 1, 2019, to local governments through the Permanent Local Housing Allocation (PLHA). PLHA funds will be available for eligible housing-related projects and programs to assist in addressing the unmet housing needs of local communities. Annual revenue was estimated in the 2018 Budget Act at approximately $250 million, which would make approximately $165 million available for the PLHA program annually. Actual amounts will depend on the number of real estate documents subject to the Building Homes and Jobs Trust Fund fee recorded in a given calendar year.

- ***The Veterans and Affordable Housing Bond Act, SB 3 (Beall)*** allocates $3 billion in bond proceeds among programs that assist affordable multi-family developments, housing for farm workers, transit-oriented development, infrastructure for infill development and homeownership. It also funds matching grants for Local Housing Trust Funds and homeownership programs and provides $1 billion in bond proceeds to CalVet for home and farm purchase assistance for veterans.

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SECTION 4.00 – SITE INVENTORY AND ANALYSIS AND ZONING

4.00 INTRODUCTION

California Government Code Section 65583(a)(3) requires "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites." This Government Code section and other related sections were amended by AB 1397 to also evaluate the realistic development capacity for lower income housing sites in relation to other aspects of these potential development sites for limitations on development, such as size, topography, biology and other constraints. This section provides information regarding current sites zoned that accommodated the 5th State Cycle Housing Element RHNA and provides information on a program that will need to be implemented within 3 years of adoption of this 6th State Cycle Housing Element RHNA to achieve the RHNA, in accordance with AB 1397.

4.05 GENERAL PLAN AND ZONING

Multi-Family Rental Housing

The City of Nevada City currently allows multi-family rental housing in various zoning districts. The maximum density for such housing is 8 units per acre in the R2 zone and 16 units per acre in the R3 zone. The following zoning districts allow multi-family rental housing:

- ***R3, High Density Multi-Family Residential.*** The purpose of this zone is to implement the General Plan Urban High Density land use designation for production of a minimum 16 units per acre. The primary purposes are to provide lands with greater density to accommodate housing sites for very low- and low-income households as required by the Housing Element. Suitable lands shall contain public sewer service, a public water supply, dry utilities and have frontage on an improved City street with adequate capacity. To the extent possible, selected sites should be within walking distance of schools, shopping and park facilities, and located on or in close proximity to a public transit route. Having access to such City services and facilities will minimize development costs, rental rates and daily living expenses.

- ***R2, Multi-Family Residential.*** This zone is intended to be used where a compatible mingling of single-family dwellings and multi-family dwellings are likely to occur. This zoning district may only be used in the Mixed Residential General Plan designation, which allows 8 dwelling units per acre.

- ***OP, Office and Professional.*** This zone is primarily established to accommodate the need for the development of office space and multi-family residential with a use permit. This zone is intended to serve as a transition between commercial areas and residential areas. It is further intended that development in the OP zone be designed and landscaped so as to be

in harmony with adjacent residential uses. Within the OP zone, multi-family residential development is permitted at a maximum density provided in the R2 zone.

- ***LB, Local Business.*** While intended as primarily a neighborhood shopping zone, where retail business or service establishments supply commodities or perform services to meet the daily needs of residential neighborhoods, this zone also permits both single-family and multi-family residential uses. Within the LB zone, multi-family residential development is permitted at a maximum density provided in the R2 zone.

- ***GB, General Business.*** This zone is intended for a variety of general commercial uses. It also allows both single-family and multi-family residential uses as a permitted use. Within the GB zone, multi-family residential development is permitted at a maximum density provided in the R2 zone.

- ***SL, Service Lodging.*** This zone is primarily intended for motels, hotels and incidental uses. Like the other commercial zones, it permits the establishment of both R1 and R2 zone uses. Within the SL zone, multi-family residential development is permitted at a maximum density provided in the R2 zone with a Use Permit.

Emergency Shelters, Transitional Housing and Supportive Housing

Emergency shelters are those needed to accommodate homeless individuals. By definition, a homeless shelter is intended to provide temporary housing for up to 6 months for each individual served. Transitional housing provides housing for individuals in need for more than 6 months and Supportive housing has no limit on the length of stay.

The Light Industrial (LI) zone permits emergency shelters by right. Table 4.00-5 provides an inventory of LI zoned sites that are vacant and could accommodate a variety of homeless housing facilities. It is noted that developed portions of the LI zone would also allow conversions of buildings to emergency shelters by right. These LI sites are located in areas where access, transit and needed services are available or are in close proximity.

In accordance with SB 2, transitional and supportive housing needs to be allowed in all residential zoning districts subject to only those restrictions that apply to other residential dwellings of the same type in the same zone. Program 4 has been created to amend the Code for this.

Single-Room Occupancy (SRO) Program

SRO units are intended to provide rental accommodations for homeless individuals or low-income seniors. The SRO Program is authorized by Section 441 of the McKinney-Vento Homeless Assistance Act and is administered by HUD. Under the Program, HUD enters into contract with public housing assistance agencies to provide Section 8 rental assistance payment to participating landowners.

There are two different commercial zoning districts that allow motels/hotels and either single-family residential or multi-family residences. These zones include General Business (GB) and Service Lodging (SL). Residential uses are permitted as a principally-permitted use in the GB zone and residential uses are allowed as a conditional use in the SL zone. Since both of these zoning districts permit both hotel/motel and residential uses, by extension, they would also permit an SRO residential unit. Typically, this would occur when a motel/hotel, or a portion thereof, is converted for long-term occupancy. However, for clarification, SROs are not limited to conversions and are effectively allowed by right in the GB and SL zoning designations.

Mobile Homes/Factory Built Housing

Both mobile homes and factory-built homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (Government Code 65852.3) are required to be considered the same as standard single-family dwellings, if placed on a permanent foundation system. Nevada City's Zoning Code currently permits factory-built housing. All new construction, including the development of new or remodeled residential units of all types, is subject to design review before the Planning Commission. In order to be in full compliance with state law, the City's Zoning Code was amended in 2009 as part of the 3rd Cycle Housing Element update to specifically allow said units subject to the same standards as conventional single-family homes in any zone that allows a single-family dwelling.

In amending the residential zoning districts, both mobile homes and factory-built homes were specifically added as a prohibited use in the Historic District (HD) overlay combing zone. Section 17.68.020.B of the HD combining zone states:

> *The historic character and distinctive architecture of such places and buildings and of the historic district as a whole, have attracted tourists and visitors to the City in great numbers, thereby augmenting the economy and general welfare of the City and its inhabitants. The preservation of such places and buildings and to the architectural appearance of the surrounding properties within the district is essential to the economic and cultural life of the City. To permit a departure from the established type of architecture in the construction of new buildings … would be detrimental to the historical places and buildings and would tend to depreciate the values of all properties within the district.*

Mobile Home Parks

Based on sales data research collected in the summer of 2013, mobile homes in established parks appear to be the only housing type that can provide market rate entry level affordable housing opportunities in Nevada City. There are two mobilehome (trailer) parks within City limits. The first site (Rankin) is located on Zion Street, contains 26 spaces and is zoned LB-SC. This site also contains another single-family dwelling and two commercial buildings. The second site is located on Willow Valley Road, accommodates approximately 20 units and is currently zoned R2-AN-MH. There are no other lands zoned or otherwise planned for mobile home parks. The City will

continue the current program to encourage zoning for mobile home parks in appropriate locations.

Second Units/Accessory Units

A secondary living unit (second unit or accessory unit) is a separate dwelling unit that provides complete, independent living facilities for 1 or more persons. This type of housing is an important source of potential affordable housing in the City. Second Residential Units, as defined and referenced in Nevada City's Zoning Code, have been replaced by Accessory and Junior Accessory Units as of January 1, 2017, by Government Code Section 65852.2 (Accessory Units) and Section 65852.22 (Junior Accessory Units). The City's Zoning Code concerning Second Residential Units no longer applies and is replaced by these Government Code Sections. Program 4 has been developed to amend the Zoning Code to address accessory units in accordance with state law.

Grant Application Assistance

The Nevada County Housing Development Corporation (NCHDC) is an established local non-profit builder that has developed affordable projects in western Nevada County. Its mission is to develop affordable housing projects within the local area. Nevada City is particularly attractive for the NCHDC because it has infrastructure, primarily water and sewer. The NCHDC is also aware that infill development in Nevada City is rarely required to build or expand the local road system. Because of the availability of these essential infrastructure features, the NCHDC is most attracted to Nevada City's new R3 zoning district.

4.10 ADEQUATE SITES

State law requires that Nevada City provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under state law (California Government Code Section 65583[c][1]), adequate sites are those with appropriate zoning and development standards and the services and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. HCD's guidelines that interpret state that:

> *The locality's sites are adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the regional housing need by income level. A two-part analysis is necessary to make this determination:*
>
> *The locality's sites are adequate if the land inventory demonstrates:*

1. *there is realistic development capacity of suitable land, which is or will be served by facilities and infrastructure, accommodate the locality's total new construction need by income group over the next five years;*

2. *that these available sites appropriately zoned (considering local development standards and land costs) for a variety of housing types (single-family, multifamily, mobile homes, etc.) and at appropriate densities to facilitate the development of housing to meet the locality's regional housing need by income level category, including the need for very low- and low-income households.*

5th State Cycle Housing Element RHNA

The 2014 – 2019 Housing Element, for the 5th State Cycle Housing Element RHNA, demonstrated that Nevada City had sufficient sites and capacity to accommodate the RHNA, which is shown in Table 4.00-1. Although the City has plenty of vacant properties to serve its moderate- and above-moderate housing capacity requirements, the City had to rezone two vacant properties to R3, Multi-Family Residential (completed as part of the 4th State Cycle Housing Element RHNA) and utilize secondary units to achieve its RHNA of 33 lower income units. The analysis for this cycle provided data to support the conclusion that through a combination of existing R3-zoned lands (3 acres) and expanding its supply of secondary rental units, that the RHNA could be achieved.

6th State Cycle Housing Element RHNA

As referenced in Table 1.00-1 (see Section 1.00 of this document), both Nevada County's and Nevada City's RHNA for lower income units increased to 52 units for the 6th State Cycle Housing Element RHNA. In 2017, the California Legislature passed AB 1397, which amended Government Codes Sections 65580, 65583 and 65583.2.2, which tightened and added a much higher level of specificity to a site's availability analysis and obligation for the City. There are now stricter requirements for the adequacy of sites, including non-vacant sites and sites that were identified in previous elements, as well as requirements that sites have sufficient available infrastructure. AB 1397applies to housing element updates/revisions and amendments and development approvals beginning January 1, 2018. This newer law provides:

- ***Land Inventory Sites Must Be "Available" and May Only Include Non-Vacant Sites with Realistic Development Potential*.** Now, sites must not only be suitable for housing, but be available and either vacant or have a "realistic and demonstrated potential for redevelopment during the planning period" for the designated income level.

- ***Presumption of Impediment for "Non-Vacant" Sites*.** Besides demonstrating a realistic potential for redevelopment, there is now a presumption that an existing use on a non-vacant site will impede development, if more than 50% of the sites identified as available to accommodate the lower income RHNA are non-vacant.

- ***Stronger Infrastructure Requirements.*** Sites identified to accommodate the lower income RHNA must be served by water, sewer and "dry" utilities.
- ***Stricter Requirements for Sites Smaller than 0.5 Acres or Greater than 10 Acres.*** To identify these sites as available to accommodate lower income housing, the analysis must demonstrate a history of affordable housing development on sites of these sizes.
- ***Limitations on Assigning Unit Capacity to Sites.*** Calculating the unit capacity for sites must be realistic, based on analysis demonstrating a history of development of affordable housing at the assigned density. A site cannot be presumed to accommodate the maximum density permitted.

Development Constraints Due to Flooding

Nevada City's Municipal Code (Section 13.20) contains standards for floodplain management regulations for any construction within the identified floodplain of Nevada City (namely Little Deer Creek and Deer Creek). The City also adopted updated FEMA Mapping reflected in FIRM Panel 369 of 800, Map Number 06057C0369E, effective February 3, 2010 (Resolution 2009-59). The adopted mapping continues the City's eligibility in the National Flood Insurance Program. The majority of the sites listed in the site inventory below are outside of any floodplain within Nevada City; however, any development on properties within a defined floodplain is subject to Ordinance 94-04 development standards. The City Engineer is designated as the Floodplain Administrator and reviews any plans to grant or deny development permits within any established floodplain. The City Engineer ensures that development does not adversely affect the carrying capacity of areas where base flood elevations have been determined. The City Engineer also ensures that all new construction and/or improvements shall be adequately anchored to prevent flotation or collapse, that materials and equipment are resistant to flood damage and that methods and practices used will minimize flood damage. With residential construction or improvement, such construction shall be elevated to or above the base flood elevation and new construction shall be certified by a registered professional engineer or architect that the standards of the flood plain ordinance are satisfied. In compliance with AB 162, the City's Land Use, Conservation and Safety Elements were reviewed for internal consistency with the Housing Element Update and to consider flood constraints (refer to Tables 4.00-2, -3 and -4 regarding vacant sites and flood constrains). Any vacant residential site that has a flood plain is subject to the flood proofing requirements of Section 13.20 of the City's Municipal Code.

Development Constraints due to Wildfires

The City of Nevada City is designated as being within the Very High Fire Hazard Severity Zones, as identified by the California Department of Forestry and Fire Protection District (CalFire). The City Council adopted Ordinance 2008-06 designating the Fire Chief and Building Official to enforce the requirements and provisions contained in Title 24 in such designated zones and all properties.

Some vacant parcels are lots within recorded subdivisions with site performance standards, such as home size restriction and ability to establish a second or accessory dwelling unit (American Hill Subdivision). Table 4-00-2 indicates there are 25.23 acres of R2-zoned land with a realistic unit capacity of 108 units, all with full access to existing infrastructure.

4.15 SITE INVENTORY

Development Constraints Analysis

Although the General Plan and Zoning Code work hand-in-hand to develop criteria for future development of vacant properties, there may be many constraints involved in developing property to meet realistic development capacity. Several tables are presented in this section that provide the parameters for estimating the realistic development capacity of the remaining vacant and/or underutilized residentially zoned properties in Nevada City.

As referenced in Tables 4.00-2 and -3, the "Realistic Unit Capacity" column is based on a number of factors including, but not limited to, property shape, lot size, existing development, site development standards, cross-slopes, stream zones, access, fire safe standards, etc. The "Realistic Unit Capacity" column reflects the maximum usage of a particular site. The net unit value entered reflects the ultimate use without speculating on when development might occur. As a comparison, the "Zoning" column also includes the maximum number of units based on the current zoning. The "On-Site Constraints" column in each table identifies any prevailing site constraint that would impact the development or redevelopment of a particular site in the land inventory. Except for the most constrained sites, existing land use controls do not place a constraint in meeting maximum density.

Moderate- and Above Moderate-Income Housing Capacity

Based on Table 1.00-1 (see Section 1.00 of this document), Nevada City needs to demonstrate site inventory and capacity to produce 195 housing units for moderate- and above moderate-income households in this 6th State Cycle Housing Element RHNA. A complete inventory of vacant, residentially zoned sites was conducted that shows the City has 25.23 acres of R2-zoned vacant sites for the production of over 100 housing units, most of which would be anticipated for moderate-income units. This exceeds the 60 units of moderate-income housing units allocated for the City in the 6th Cycle (2019-27) (refer to Table 4.00-2 and Figure 4.00-1). This inventory also shows over 68 acres of vacant, R-1 zoned property available for the production of over 120 units of housing for moderate- and above moderate-income households. In combination with R2-zoned vacant sites, several of which are expected to be used for above moderate-income housing, the City has sufficient capacity to provide development opportunities for meeting the 135 units of above moderate-income housing units allocated in the 6th Cycle.

Lower Income Housing Capacity

Use of Secondary Dwellings for Low-Income RHNA

Nevada City previously targeted the production of 8 secondary dwelling units for the 5th Cycle Housing Element RHNA. Based on available research and empirical data collected, the City experienced production of 1 income restricted accessory unit. Three (3) other non-income restricted units were produced during this 5th Cycle. Based on the rental survey, conducted in April 2019, all 6 of the secondary/accessory units identified in the survey were renting at $1,100 per month or less, which would be appropriate for the lower income category. The 5th Cycle projected that 8 of these units would be created, so there was some shortfall in the actual production of this projection. As with the 5th Cycle, it can reasonably be assumed that future creation of these accessory units will help fulfill part of the 6th State Cycle Housing Element RHNA. This Element projects that 8 accessory units, affordable by market standard to lower income families, will be created during the 6th Cycle.

Use of Vacant R3 Sites for Low-Income RHNA

The following is an analysis of sites that are Zoned R3 and how they have been considered to meet the current 6th State Cycle Housing Element RHNA for lower income housing production.

- ***The Grove Project.*** The Grove Project, consisting of the eventual development of 59 residential units on 19.57 acres, was approved for development in 2017. A portion of this site, consisting of 2 acres located at 210 Providence Mine Road, is identified as the R3-zoned site for the production of 32 housing units . As part of this entitlement, the City approved this 2-acre site for 32 housing units, complying with the 4th and 5th State Cycle Housing Elements RHNA of the development of a minimum 16-units per acre (refer to Figure 4.00-3 for reference to The Grove Project). The site has been graded and all necessary understory brush and trees have been removed to accommodate the 32 attached dwelling units. An interior road will provide access to the development from Providence Mine Road, a city owned street. The project will take primary access from Providence Mine Road, a City-owned street. Improvements to Providence Mine Road to meet City standards and emergency access are to be made as part of the larger development. Public water and sewer services are both available to the site. The site is walkable to the Nevada City Tech Center, which adjoins the project site to the north, and two Nevada City School campuses within a quarter of a mile. Shopping and other commercial services are available a short distance away in the Seven Hills Business District and along Providence Mine Road. The 16-unit per acre density will be achieved with the 32 units planned for the site, due to R3 development standards that allow up to 3-stories (40 foot height limit). In addition, detailed and specific architectural standards are provided in the R3 zone that allow for ministerial review of all aspects of site design. This project was not constructed during the 5th State Cycle Housing Element RHNA and as a result has been re-identified in the 6th State Cycle Housing Element RHNA for 32 units for the RHNA. There are no mandated housing income restrictions included in this project;

however, the City approved the project based on the assumption that lower income housing for the project can be produced through affordability by design features built into the project. As referenced later in this section, Program 4 has been created that could require rezoning of other vacant property to R3 to compensate, in the event The Grove Project is unable to produce this housing that is affordable to lower income households.

- ***Searls Avenue Apartments.*** The other R3-zoned site identified in the 5th State Cycle Housing Element RHNA consists of a 1-acre, non-vacant property located at 646 Searls Avenue which, if developed under the provisions of the City's Zoning Code, will result in development of 15 additional lower income housing units. This site is primarily vacant, but has a single-family housing unit that would be retained for the purpose of establishing a realistic development capacity for the overall site. The property owner, who also owns the apartment development (8 duplexes) next door to the south at 600 Searls Avenue, has presented initial plans to develop this site with 15 apartment units (refer to Figure 4.00-4). As referenced in Appendix B of this document, the existing units (all 1-bedroom/ 1-bath) are all being rented at rates affordable to lower income households ($800 per month). This site is located in the Seven Hills Business District area with convenient access to a shopping district and employment opportunities, and is easily walkable to Downtown Nevada City. Public access is taken directly from Searls Avenue where there is also direct access to water and sewer. As shown in the preliminary project site plan, the 16-unit per acre density can easily be achieved while complying with the City's zoning standards. This site has also been re-identified in the 6th State Cycle Housing Element RHNA for production of 15 lower income units for the RHNA.

- ***The Grove Project, Searls Avenue Apartments and Accessory Units Combined.*** Applying these two existing R3-zoned sites for the 6th State Cycle Housing Element RHNA, results in a cumulative 47 lower income housing units to be applied to the 6th Cycle. While the RHNA requires 52 units of lower income housing, this Element projects that there will be adequate sites to accommodate 55 lower income housing units (including 8 accessory units), thereby exceeding the 6th Cycle. Based on AB 1397, since the City allows multi-family development by right in the R3 zone, at a minimum density of 16-units per acre, and the City's regulations do not discriminate between market rate and lower income housing provisions, the sites identified in the 5th State Cycle Housing Element RHNA can be re-identified for the 6th Cycle with no further restrictions.

As reflected in Tables 4.00-2, -3 and -4, it is clear to see that Nevada City has more than enough sites along with an adequate supply of potential housing units to accommodate its regional share of housing for all income categories. Tables 4.00-2, -3 and -4 show that Nevada City has more than enough sites along with an adequate supply of potential housing units to accommodate its regional share of housing for all income categories.

TABLE 4.00-1. SUMMARY 2019 – 2027 ADEQUATE SITES METHODOLOGY FOR LOWER INCOME HOUSEHOLDS		
Total VL and L Housing Requirement per RHNA	**Number Satisfied via Second Units**	**Units to be Accommodated via R3**
53 Units	8 Units	47 Units
Based on 16 dwelling units per acre for the rezoned sites.		

However, to make sure that lower income housing is provided to meet RHNA, the following rezoning program will be implemented to also comply with AB 1397:

Program 4. Zoning Amendment Program (RHNA Compliance)

In accordance with Public Resource Code Section 65583, the City completed rezoning of approximately 3 acres to R3, Multi-Family Residential, minimum 16-units per acre, to partially meet realistic capacity requirements to address RHNA for lower income units during the 4th and 5th State Cycle Housing Elements RHNA. The RHNA increased from 33 to 53 lower income units for the 6th State Cycle Housing Element RHNA and AB 1397 has created a higher level of specificity and more rigorous requirements for accommodating this RHNA. Therefore, within 3 years of adoption of this 6th Cycle, the City shall conduct rezoning of properties for additional R3, Multi-Family Residential, minimum 16-units per acre, on properties to fulfill a realistic capacity requirement to provide 44 lower income units to comply with the 6th Cycle. In addition, the City will continue to include 8 accessory dwelling units to satisfy its full low-income RHNA requirements.

4.20 EMERGENCY HOUSING/VACANT LIGHT INDUSTRICAL LANDS

Table 4.00-5 constitutes an inventory of sites within LI-zoned lands that are currently available for emergency housing to meet the needs of homeless individuals. As noted above, these sites are not reserved or required to be used for homeless facilities. It is merely an inventory to demonstrate there are sites within Nevada City where such uses could be developed. It is also noted that there may be a variety of additional sites that have existing buildings that might become vacant and could be reused to accommodate various homeless housing facilities. These sites are in close proximity to transit (served by Gold Country Stage, Route 1) and the Golden Center Freeway, job centers (Gold Flat Industrial Park) and public and community services (schools, shopping, public parks, etc.). While these areas are zoned for light industrial uses, they would not pose to be a conflict, as most permitted uses are employment centers oriented to office type uses and light manufacturing that is largely confined to the inside of a building. These areas do not rely on large amounts of traffic, including delivery and shipping type transportation uses. As light industrial areas, they are relatively quiet. Any conflicts would be minimal and will achieve a relatively quiet environment for an emergency shelter.

TABLE 4.00-2. MULTI-FAMILY HOUSING VACANT SITE INVENTORY

NOTE: All sites noted here have been evaluated for compliance with AB 162 concerning flooding, per Section 13.20 of the City's Municipal Code. Also, APNs will be updated in second draft.

APN	Address	Size (acres)	GP Designation	Zoning Maximum Unit Yield	Realistic Unit Capacity (net increase)	Existing Use	Infrastructure Capacity	On-Site Constraints
R2 Zoned Sites								
05-060-03	656 W. Broad St	2.43	MF	R2-SC 19 units	18	Single-Family Dwelling	Public water and sewer and dry utilities available.	Approximately 1.25 acres useable due to very steep slopes on east side of property.
05-060-08	641 W. Broad St	1.22	MF	R2-SP	8	Unimproved/ Vacant	Public water and sewer and dry utilities available.	Approximately 1.0 acre is useable, due to steep slopes on west side of property.
37-050-54, 51	400 Gracie Rd	2.12	MF	R2-PD	16	Unimproved/ Vacant	Public water and sewer and dry utilities available.	City approved a tentative final map in 2009 for 16 residential units in 12 buildings – map still valid.
05-480-34	530 Silva Ave	1.62	MF	R2	Unknown	Unimproved/ Vacant	Public water and sewer and dry utilities available.	Landlocked; access issue.
05-060-22 (ptn)	671 Chief Kelly Dr	2.30	MF	R2-SP	0	Vacant	Public water and sewer and dry utilities available.	City owned open space.
05-060-29	211/213 Chief Kelly Dr	0.50	MF	R2-SP	4	Vacant	Public water and sewer and dry utilities available.	None (PM 19/3)
05-060-44	221/223 Chief Kelly Dr	0.50	MF	R2-SP	4	Vacant	Public water and sewer and dry utilities available.	None (PM 19/3)
05-310-10	651 Coyote St	8.23	MF	R2-SP	24	Vacant	Public water and sewer and dry utilities available.	Steep slopes (approx. 1/3 useable)
	Pello Ln	2.37	MF	R2-SP	11	Vacant	Public water and sewer and dry utilities available.	Valid tentative final map not yet recorded.
Total		**25.23**			**108**			
R3 Zoned Sites								
5-190-45 (Portion)	210 Providen	2.0	UHD	R3-PD-SP 32	32	Unimproved/ Vacant	Public water and sewer and dry utilities available.	None

TABLE 4.00-2. MULTI-FAMILY HOUSING VACANT SITE INVENTORY

NOTE: All sites noted here have been evaluated for compliance with AB 162 concerning flooding, per Section 13.20 of the City's Municipal Code. Also, APNs will be updated in second draft.

APN	Address	Size (acres)	GP Designation	Zoning Maximum Unit Yield	Realistic Unit Capacity (net increase)	Existing Use	Infrastructure Capacity	On-Site Constraints
	ce Mine Road							
5-270-38	646 Searls Avenue	1.0	UHD	R3 16	15	Single-Family Dwelling	Public water and sewer and dry utilities available.	None
Total		**3.0**		**48**	**47**			

TABLE 4.00-3. SINGLE-FAMILY HOUSING VACANT SITE INVENTORY

NOTE: All sites noted here have been evaluated for compliance with AB 162 concerning flooding, per Section 13.20 of the City's Municipal Code. Also, APNs will be updated in second draft.

APN	Address	Size (acres)	GP Designation	Zoning Maximum Unit Yield	Realistic Unit Capacity (net increase)	Existing Use	Infrastructure Capacity	On-Site Constraints
Identified Single-Family Sites								
05-020-20	101 Cement Hill Rd	2.2	SF	R1-SC	10	Wooded Lot	City sewer and NID water.	Seasonal drainage runoff through middle of property.
05-010-24	347 America n Hill Rd	1.9	SF	R1	3-4	Vacant	Sewer and water available.	Steep slopes, narrow lot
05-110-32	120 Motherl ode Ct	0.5	SF	R1	2			Gradual moderate slope and 85% buildable.
05-110-31	110 Motherl ode Ct	0.5	SF	R1	1			Steep, below road.
05-110-30	100 Motherl ode Ct	1.0	SF	R1	2			Steep and a ravine traverses property.
05-090-10	232 America n Hill Rd	0.3	SF	R1	0	Vacant	Sewer and water.	Fire standards access problems. Must be combined with adjoining lot.
05-090-12	101 Bennett St	0.4	SF	R1	1	Vacant	Sewer and water.	Ravine and steep slopes.

TABLE 4.00-3. SINGLE-FAMILY HOUSING VACANT SITE INVENTORY

NOTE: All sites noted here have been evaluated for compliance with AB 162 concerning flooding, per Section 13.20 of the City's Municipal Code. Also, APNs will be updated in second draft.

APN	Address	Size (acres)	GP Designation	Zoning Maximum Unit Yield	Realistic Unit Capacity (net increase)	Existing Use	Infrastructure Capacity	On-Site Constraints
05-120-14	100 Bennett St	0.7	SF	R1	3	Vacant	Sewer and water.	Gentle slope.
05-120-70	325 Monroe St	0.5	SF	R1	1 MAX			Access from street marginal, extremely steep.
05-120-78	327 Monroe St	0.4	SF	R1	2	Vacant	Sewer and water.	Some steep slopes and ravine.
05-070-01	112 ½ Orchard St	0.3	SF	R1	1 MAX if elevated	Vacant	Sewer and water.	In flood zone area of Oregon Ravine.
05-090-20	535 N. Pine St	0.3	SF	R1	1 MAX	Vacant	Sewer and water.	Steep slopes, off-street parking would be difficult; Oregon Ravine.
05-070-13	540 N. Pine St	0.3	SF	R1	2	Vacant	Sewer and water.	Access from two streets; two houses probable.
05-350-21	506 Dean Alley	0.3	SF	R1	1	Vacant	Sewer and water.	Relatively flat with gentle slope.
05-040-06	675 E. Broad St	1.0	SF	R1	2	Vacant	Sewer and water.	Access concerns to site.
05-330-01	690 State Hwy 49	2.8	SF	R1	2	Vacant	Sewer and water.	Borders State Hwy 49 with no abutter rights. Would need driveway access from adjoin land.
05-310-10	651 Coyote St	8.2	SF-PD	R1-PD-SC	13-18	Vacant with informal contractor's material storage yard	Requires extension of public sewer and water and dry utilities.	Steep and former diggings site. Approved as 18-unit townhouse project - Expired.

TABLE 4.00-3. SINGLE-FAMILY HOUSING VACANT SITE INVENTORY

NOTE: All sites noted here have been evaluated for compliance with AB 162 concerning flooding, per Section 13.20 of the City's Municipal Code. Also, APNs will be updated in second draft.

APN	Address	Size (acres)	GP Designation	Zoning Maximum Unit Yield	Realistic Unit Capacity (net increase)	Existing Use	Infrastructure Capacity	On-Site Constraints
36-020-	805 Nevada St	0.3	SF	R1	1	Vacant	Sewer and water.	Long narrow lot.
36-301-26	728 Nevada St	0.7	SF	R1	2	Vacant	Sewer and water.	Large lot but seasonal creek runs through lot.
05-380-32	510 Nursery St	0.3	SF	R1	1	Vacant	Sewer and water.	No constraints, level.
05-340-06	549 Uren St	2.8	SF	R1-SC	12	Vacant	Sewer and water.	Wetlands, seasonal stream setback, topography, access. Cluster option.
05-380-37	151 Grove St	0.4	SF	R1	1	Vacant	Sewer and water.	Access concerns, steep slopes.
05-300-35	163 Grove St	0.2	SF	R1	1	Vacant	Sewer and water.	Small parcel.
36-310-63	187 Grove St	1.5	SF	R1	3	Vacant	Sewer and water.	Accesses through County and would have to extend sewer/water through County.
05-410-54	127 Boulder St	0.1	SF	R1	1	Vacant	Sewer and water.	Limited access, within Deer Creek flood zone. Would need a variance.
05-420-11 and 05-440-28	108 Prospect and 340 Nimrod (see 108 Prospect)	5.0	SF	R1	3	Vacant	Sewer and water.	Little Deer Creek and steep slopes.
05-410-38	219 Sacramento Street	0.2	SF	R1	1	Vacant	Sewer and water.	Steep slopes and access concerns.

TABLE 4.00-3. SINGLE-FAMILY HOUSING VACANT SITE INVENTORY

NOTE: All sites noted here have been evaluated for compliance with AB 162 concerning flooding, per Section 13.20 of the City's Municipal Code. Also, APNs will be updated in second draft.

APN	Address	Size (acres)	GP Designation	Zoning Maximum Unit Yield	Realistic Unit Capacity (net increase)	Existing Use	Infrastructure Capacity	On-Site Constraints
05-450-46	343 Long St	1.7	SF	R1	2	Vacant	Sewer and water.	Access concerns.
05-450-27	334 Clay St	1.0	SF	R1	4	Vacant	Sewer and water.	Fairly level, good access.
05-500-23	361 Clay St	0.1	SF	R1	1	Vacant	Sewer and water.	Odd shaped.
05-480-42	506 Silva Avenue	0.5	SF	R1	2	Vacant	Sewer and water.	
05-480-44	510 and 512 Silva Ave	1.4	SF	R1	3	Vacant	Sewer and water.	Level
05-460-59	530 Silva Ave	0.1	SF	R1	1	Vacant	Sewer and water.	Landlocked. Would need to obtain access from adjoining parcel.
37-420-12	103 Woods Ct	0.3	SF	R1	1	Vacant	Sewer and water.	Level
37-420-17	586 Railroad Ave	0.4	SF	R1	1	Vacant	Sewer and water.	Wetlands
05-240-20	141 King Hiram Dr	0.4	SF	R1	1	Vacant	Sewer and water.	Access concerns, steep slopes and drainage.
05-240-13	433 Searls Ave	0.5	SF	R1	1	Vacant	Sewer and water.	Steep slope and limited access.
05-240-58	427 Searls Ave	0.8	SF	R1	2	Vacant	Sewer and water.	Steep and creek access.
05-180-06	425 Searls Ave	0.7	SF	R1	2	Vacant	Sewer and water.	Steep and creek access.
05-180-07	421 Searls Ave	0.7	SF	R1	2	Vacant	Sewer and water.	Steep and creek access.
05-180-70	417 Searls Ave	0.4	SF	R1	1	Vacant	Sewer and water.	Steep and creek access.
05-180-71	411 Searls Ave	0.4	SF	R1	1	Vacant but has building approval	Sewer and water.	Steep and creek access.

TABLE 4.00-3. SINGLE-FAMILY HOUSING VACANT SITE INVENTORY

NOTE: All sites noted here have been evaluated for compliance with AB 162 concerning flooding, per Section 13.20 of the City's Municipal Code. Also, APNs will be updated in second draft.

APN	Address	Size (acres)	GP Designation	Zoning Maximum Unit Yield	Realistic Unit Capacity (net increase)	Existing Use	Infrastructure Capacity	On-Site Constraints
05-160-11	320 Gethsemane St	0.3	SF	R1	1	Vacant	Sewer and water.	Steep but has access from 2 streets.
05-160-08	400 Zion St	0.6	SF	R1	2	Vacant	Sewer and water.	Level and access from 2 streets.
05-170-22	515 Jordan St	2.0	SF	R1	1	Vacant	Sewer and water.	Landlocked. Would need to obtain access from adjoining parcel.
37-060-01	358 Gold Flat Rd	2.7	Rural	RR	2	Vacant	Sewer and water.	Level and buildable.
05-130-18	377 Wyoming Rd	3.7	Rural	RR	1	Vacant (has approved residence permit)	Sewer and water.	Steep slopes, outside of Deer Creek flood zone, limited building area.
05-140-01	357 Wyoming Rd	0.70	Rural	RR	1	Vacant		Steep, rocky with creek frontage.
05-140-33	310 Jordan St	1.0	Rural	RR	0	Vacant	Sewer and water.	Landlocked. Would need to obtain access from adjoining parcel.
35-230-49	210 Gold Flat Rd	2.9	Rural	RR	2	Vacant	City Water	Sewer needs to be extended.
Subtotal		**51.81**			**106-112**			
Underutilized Single-Family Sites								
35-230-41	242 Gold Flat Rd	7.0	Rural	RR	5	Single-family dwelling	City Water	Sewer needs to be extended.
35-230-48	198 Gold Flat Rd	3.0	Rural	RR	2	Single-family dwelling	City Water	Sewer needs to be extended.
Subtotal		**10.0**			**7**			
Single-Family Total		**68.1**			**126-132**			

General Plan Land Use Designations

R – Rural and Estates. Maximum 1 dwelling unit per 1 to 5 acres.

SF – Single Residential. Maximum 4 dwelling units per acre.

TABLE 4.00-3. SINGLE-FAMILY HOUSING VACANT SITE INVENTORY

NOTE: All sites noted here have been evaluated for compliance with AB 162 concerning flooding, per Section 13.20 of the City's Municipal Code. Also, APNs will be updated in second draft.

APN	Address	Size (acres)	GP Designation	Zoning Maximum Unit Yield	Realistic Unit Capacity (net increase)	Existing Use	Infrastructure Capacity	On-Site Constraints

MF - Mixed Residential. Maximum 8dwelling units per acre.

GC – General Commercial. Maximum 8 dwelling units per acre.

SC – Service Commercial. Maximum 8 dwelling units per acre.

SL – Service Lodging. Maximum 8 dwelling units per acre.

OP – Office and Professional. Maximum 8 dwelling units per acre.

EC – Employment Center. Except for caretakers, residential use is prohibited.

Zoning Key

RR – Rural Residential. Minimum lot size 1 acre.

R1 – Single-Family Residential. Minimum lot size 10,000 s.f.

R2 – Multiple-Family Residential. Assume 8 dwelling units per acre with pending amendment.

Combining Zones

AN – Annexation district

PD – Planned Development overlay district

SC – Scenic Corridor overlay district

SP – Site Performance overlay district

TABLE 4.00- 4. TRANSITIONAL AND HOMELESS SUITABLE SITES INVENTORY

NOTE: All sites noted here have been evaluated for compliance with AB 162 concerning flooding, per Section 13.20 of the City's Municipal Code. Also, APNs will be updated in second draft.

Map Location	APN	Address	Size (acres)	GP Designation	Zoning	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
1	05-490-39	371 Railroad Ave	2.13	EC	LI	No recognized limit	Industrial storage building	Public water and sewer and dry utilities available. Public transit available.	Site is flat. Site has seasonal drainage.
2	37-060-54 37-060-57	205 and 206 Gold Flat Ct	2 sites 0.97	EC	LI-PD	No recognized limit	Vacant	Public water and sewer and dry utilities available. Public transit available.	No discernable limitations.
3	37-060-64 37-060-66	101 and 107 New Mohawk Rd	2 sites 1.36	EC	LI-PD	No recognized limit	Vacant	Public water and sewer and dry utilities available. Public transit available.	No discernable limitations.
Total			**4.46**						

See LI sites map that follows this table.

FIGURE 4.00-1. MULTI-FAMILY EXISTING SITES – KEY MAP

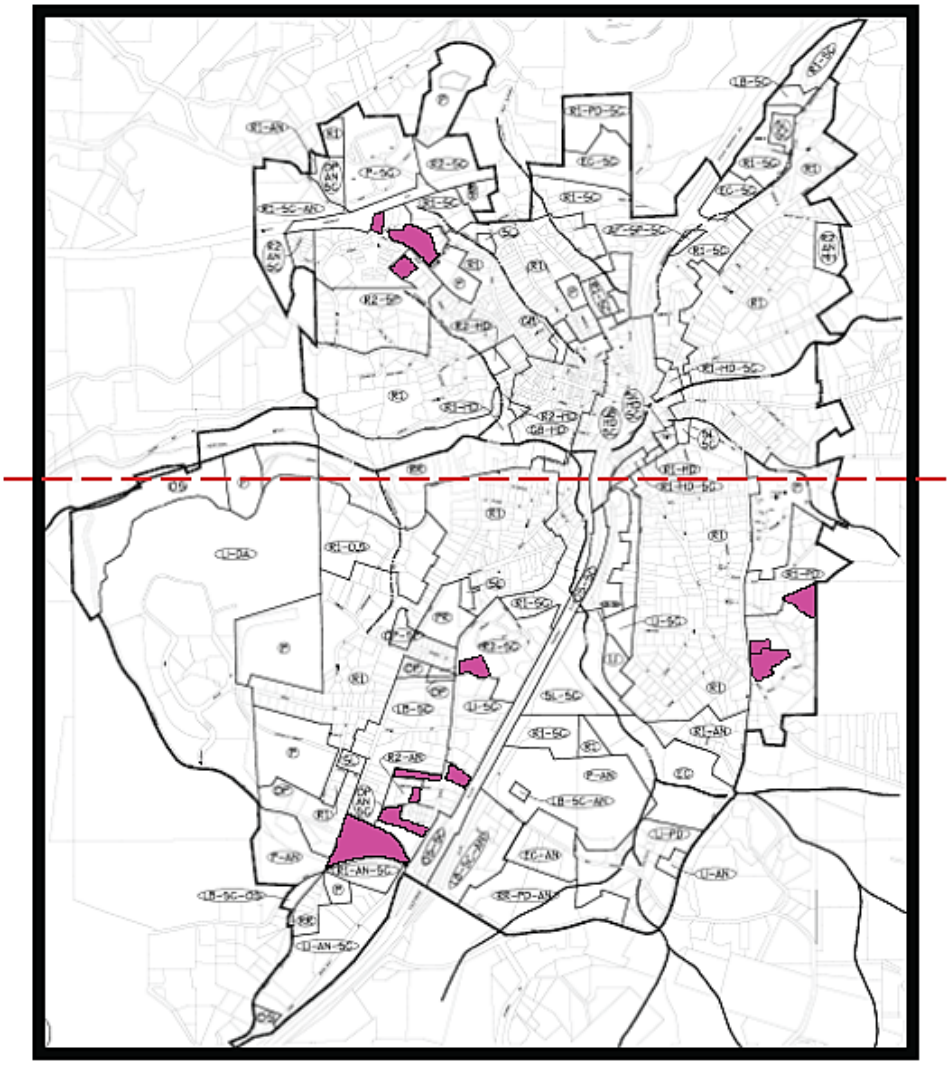


FIGURE 4.00-2. RESIDENTIAL ZONES MAP (R1, RR, R2 AND R3)

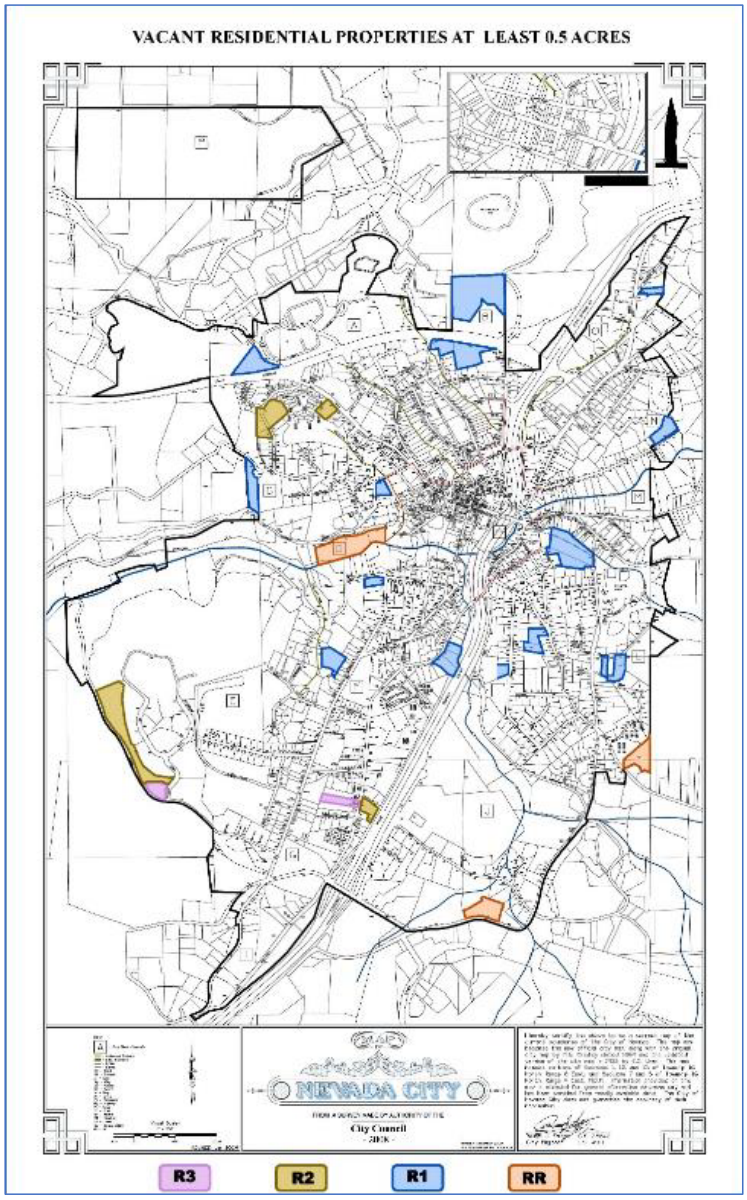


FIGURE 4.00-3. TRANSITIONAL AND HOMELESS SUITABLE / VANCANT LIGHT INDUSTRIAL SITES

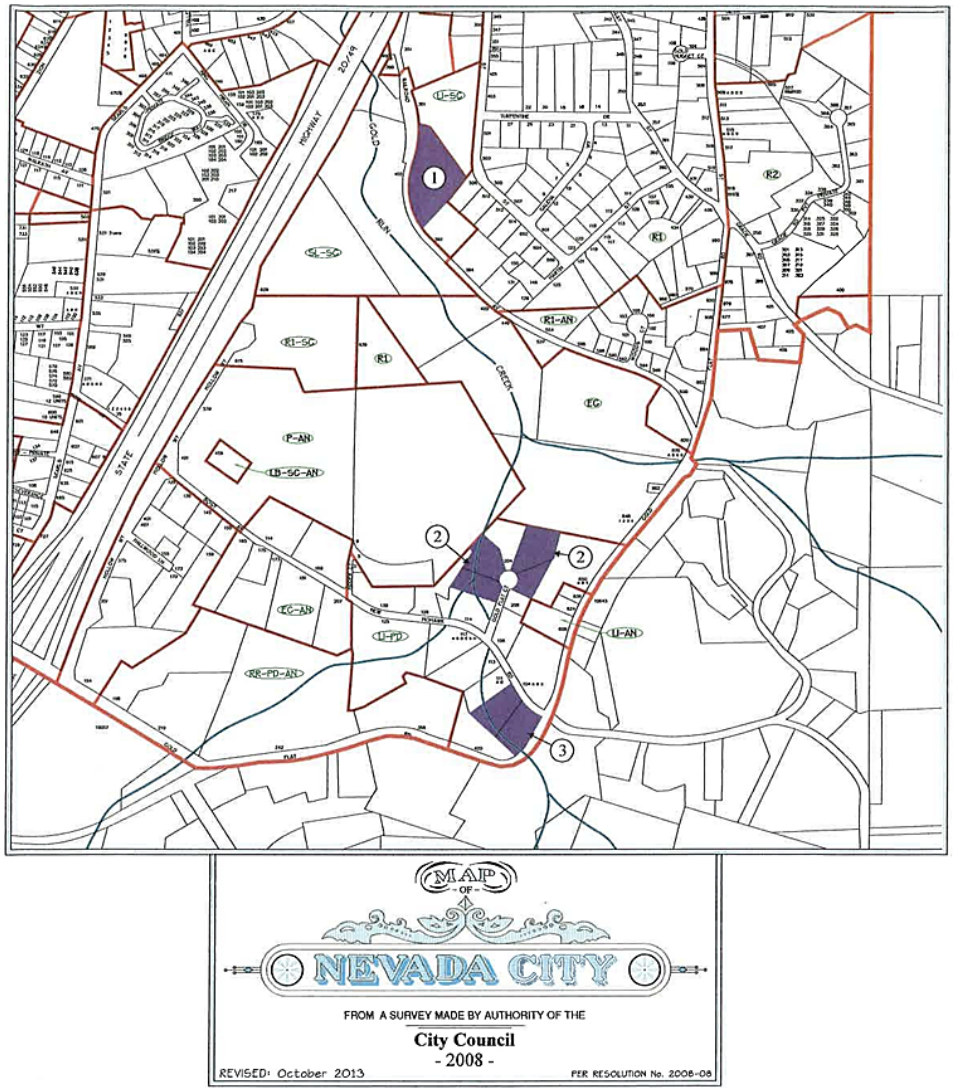
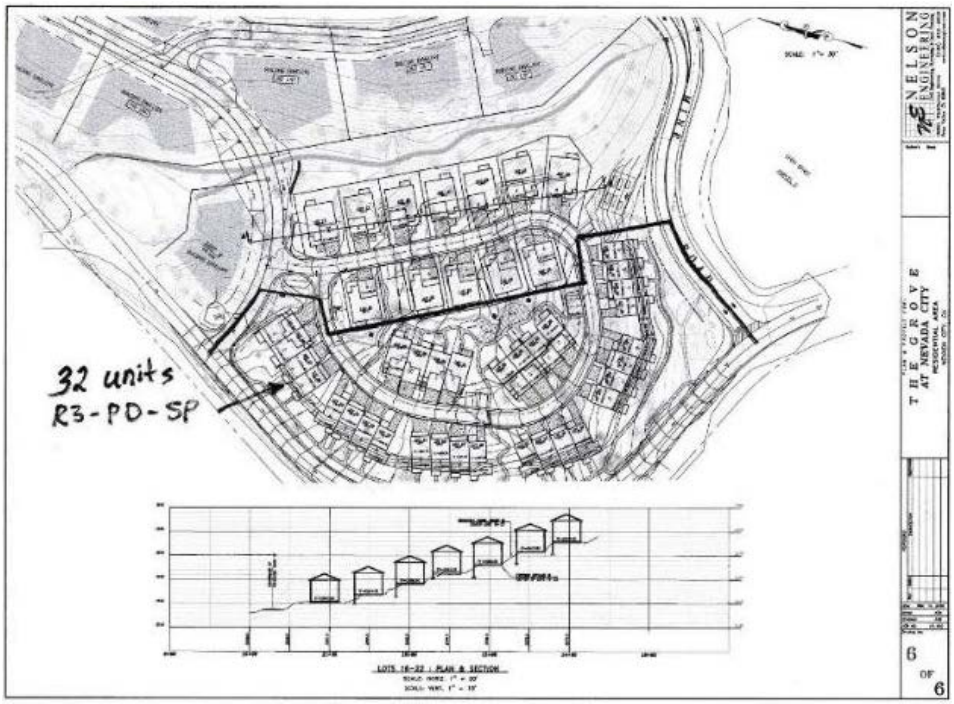


FIGURE 4.00-4. THE GROVE PROJECT DETAILS



SECTION 4.00 – SITE INVENTORY AND ANALYSIS AND ZONING

PHOTOS OF THE GROVE PROJECT SITE

FIGURE 4.00-5. THE SEARLS AVENUE APARTMENTS PROJECT DETAILS

PRELIMINARY SITE PLAN

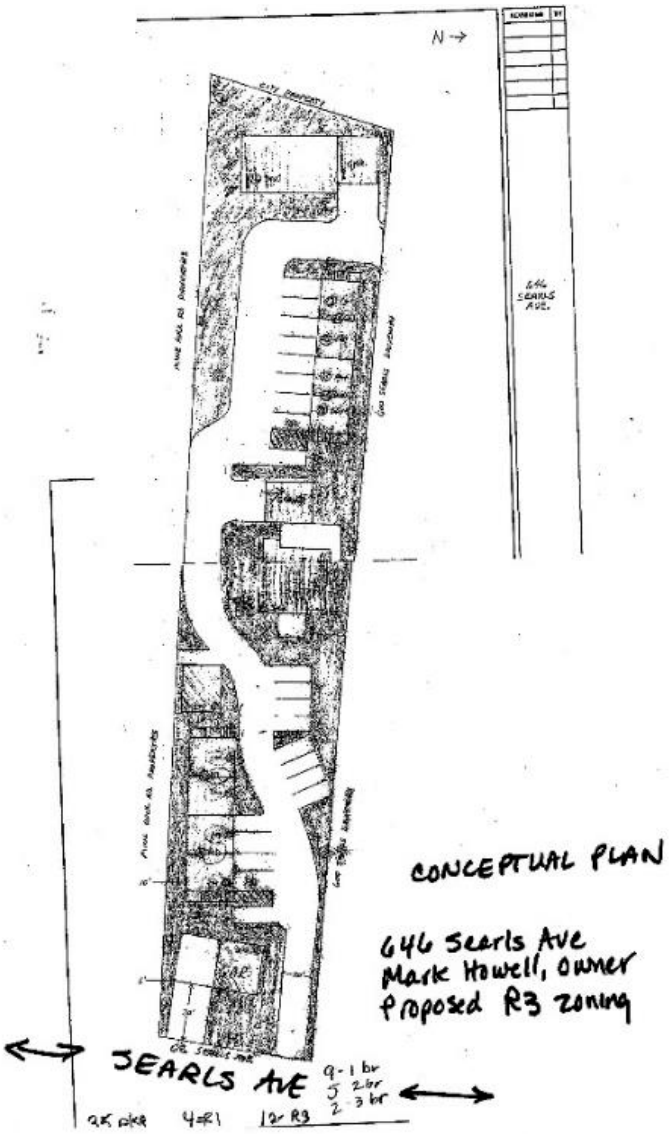


PHOTO OF THE SEARLS AVENUE APARTMENTS SITE

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SECTION 5.00 – CONSTRAINTS ON HOUSING

5.00 INTRODUCTION

This section discusses the issues that constrain the housing market, including governmental and non-governmental (market) considerations. This section addresses a variety of land-use controls, including code enforcement, on- and off-site improvements, fees and exactions, mitigation fees, processing and permit procedures and a variety of non-governmental constraints. It also addresses whether codes affect persons with disabilities. Relative to non-governmental constraints, this section provides an overview of the market factors that are at play and how they influence housing costs.

5.05 LAND USE AND BUILDING REGULATIONS

Zoning

There are four primary residential zoning districts in the Nevada City Municipal Code:

1. The RR, Rural Residential zone provides housing opportunities on 1 acre or larger home sites;
2. The R1, Single-Family Residential zone allows homes to be built on a minimum 10,000 s.f. lot size;
3. The R2, Multi-Family Residential zone allows a maximum density of 8 units per acre; and
4. The R3, High Density Multi-Family zone provides for a minimum and maximum of 16 dwelling units per acre and provides ministerial review for multi-family developments by right.

All legally established lots in these various zoning districts with a primary single-family dwelling are permitted to construct an attached or detached second unit, what is now referred to as an accessory unit. The RR, R1, R2 and R3 zoning districts and their respective development standards are included in Tables 5.00-1 and -2.

It should also be noted that any legally established lot (irrespective of lot size) can be built upon, provided that all site development standards are met. Since the topography in Nevada City often results in odd shaped lots with various potential site constraints, variance procedures are often used to allow for the most optimum site solution to be approved, regardless of setback requirements.

The Planned Development (PD) overlay zone is also available to allow for smaller lots and provide relief from site development requirements, provided that modern site planning techniques, including clustering, is achieved. All such projects in the PD overlay zone are subject to a discretionary approval through a Use Permit Application. The PD designation basically allows for

zoning performance standards to be modified when it makes sense for the site and when particular attention can be given to maintaining open space and protecting sensitive areas.

The single-family residential market in Nevada City is based on individuals building homes for their own use. Most residential sites in the City can achieve the maximum development potential (Table 4.00-1). Market data indicates that RR and R1 zoned lands will produce housing units for above moderate- and moderate-income housing. Due to site constraints (topography, stream setbacks, etc.), not all lots can be developed or subdivided to their maximum use.

Although the City's housing stock continues to be dominated by single-family housings, over the last 10 years a greater proportion of multi-family dwellings are now available (refer to Table 3.00-16 in document). Since 2001, Nevada City experienced production of housing units affordable to moderate and, sometimes, lower income households, through zoning restrictions and land use review policies/programs. In summary, they include the requirement that 30% of new lots in a single-family subdivision be limited to a maximum house size of 1,500 s.f. or less. In addition, 20% of the lots are required to contain a second or accessory unit. In addition, the City's density bonus provisions (Nevada City Municipal Code Sections 17.80.220 and 230, patterned after state law) are applicable to all residentially zoned sites for the potential production of housing for lower income households. Furthermore, rental data demonstrates that a large majority (approximately 78%) of the rental stock provide rates that meet low- and some very low-income households (see Appendix B).

In accordance with Nevada City's Design Guidelines, all new construction is subject to specific architectural requirements. However, this design review process is ministerial for R3-zoned multi-family housing zone. This process involves reviewing project design for consistency with the City's design standards and guidelines, but does not involve discretion to deny the project. This review is intended to promote the 150-year old architectural heritage of Mother Lode architecture and preserve the look and feel of the City.

There are no growth control measures presently enacted in the City of Nevada City that would limit the number of new lots or residential construction.

The following Tables 5.00-1 and -2 present the applicable development standards for the RR, R1, R2 and R3 zoning districts. Some development standards applicable to the R2 zone could impede attaining maximum development for a higher density multi-family zone, however. These development standards include parking lot landscaping, maximum impervious lot average, parking spaces and possibly building setback standards. Some of these site development standards have been relaxed with the new R3 zone. The R3 zone includes its own set of development standards that facilitate the development of multi-family dwellings at a density of a minimum and a maximum of 16-units per acre.

The development standards contained in Tables 5.00-1 and -2 are typical standards. None of these basic site development standards have impeded the development of either single-family or multi-family development projects. Where a standard may create a constraint such as the maximum

50% impervious lot coverage standard, discretionary projects have been able of overcome it through the clustering of development. The following presents an overview and analysis of the City's zoning standards that can be development obstacles in the City's four primary residential zoning districts. Tables 5.00-1 and -2 present a summary of development standards from which this comparative analysis is supported.

RR, Rural Residential

Development standards have not proven to be an impediment in the RR zone, as the minimum lot size is 1 acre. In this zone there is always the opportunity to adjust a site plan to meet stream setbacks or steep slopes (30%) should any water features be located on-site. Normally, the RR zone is located along Deer Creek, the main water feature that crosses through Nevada City. All of Deer Creek within the City is located within a Federal Emergency Management Agency (FEMA) mapped 100-year flood plain. All lots fronting on Deer Creek must meet minimum 100-foot building setback requirements from the edge of the flood plain. Generally, lots with creek frontage are larger in size or deeper, such that building setbacks do not create an impediment to being used. In those limited circumstances, where constraints exist the City has processed variances to ensure minimal use. Due to the cost of land and often constraints on the site, such as topography and higher construction costs, the RR zone is typically used for the development of moderate- and above moderate-income housing.

R1, Single-Family Residential

With some minor exceptions, the development standards for the R1 zone are similar to those required in the RR zone. The real difference is the 10,000 s.f. minimum lot size in the R1 zone. This minimum lot size only applies to the development of new lots. There are many non-conforming lots in the R1 zone that pre-date current site development standards. All of these sites are allowed to be built upon, regardless of compliance with minimum lot size standards, provided that site development standards can be met (i.e., on-site parking, setbacks, lot coverage, building height limits, etc.). To the extent that any of these standards would present a hardship, a variance may be obtained. It is rare for a R1 zoned parcel to require a variance in order to be developed. Similar to the RR zone, the R-1 zone is typically used for the development of moderate and above moderate-income housing with exception to creation of accessory dwellings and, potentially, the installation of manufactured housing.

R2, Multiple-Family Residential

The development standards of the R2 zone allow a maximum of 8 units per acre. Similarly, with the RR and R-1 zones, the R-2 zone provides for development standards, such as on-site parking, setbacks, lot coverage and building height limits. These standards have not presented hardships, such that maximum density could not be achieved on the three R2-zoned projects approved since 2001. These projects were approved to achieve the maximum density. It is also noted that the City's parking standards do not require covered parking in any of the residential zones. The R2 zone is

typically used for the development of moderate-income (workforce housing) with opportunities for the production of lower income housing.

R3, High Density Multiple-Family Residential

This zoning district provides an opportunity for the production of higher density (16 dwelling units per acre) as envisioned in the General Plan. The R3 zone fulfills state housing element law by providing a zone where multi-family residential development can be implemented at the state's "Default Density Requirement" of a minimum 16-units per acre. Multi-family housing in R3 zone is allowed by right with a ministerial site plan approval process. A qualifying project on an R3-zoned site of grater thatn0.5 acres for ministerial review must be developed at the minimum 16-units per acre density. This zoning district has reduced setbacks, parking and can have more extensive tree removal to accomplish the higher density. Design review, at a ministerial level of review, is subject to pre-set established design parameters. Individual site-specific standards can also be established for each site to be zoned R3. These individual standards are intended to overcome any unusual site constraints on-site in order to accomplish the intended purpose of the zone. All R3 zone sites must be in close proximity to employment centers, shopping, schools, parks, transit and other services. Any such zoned site that is proposed for an alternative land use or lower than minimum density, is subject to a Conditional Use Permit to ensure that there would be no net loss in sites designated and zoned to meet the City's high density, multi-family accommodation. In considering approval of a reduced density project, the City must evaluate the feasibility of increased densities on other future development sites in other areas of town to off-set the density reduction.

None of the above development standards within the City's four primary residential zoning districts impede or constrain a landowner's ability to develop to achieve maximum density. To the extent that achieving higher level or minimum densities are restricted, due to site constraints and variances, PD application programs are available to overcome these obstacles, so that these densities can be achieved.

During the 5th State Cycle Housing Element RHNA (2014 – 2019), 9 new housing units were created as follows:

1. 5 single-family houses built on R1-zoned properties; and

2. 4 second/accessory units were created on properties with existing houses on them; 1 of these units was deed restricted for occupancy by a low-income household.

The City approved The Grove Project in 2017, consisting of 59 dwellings on 19.57 acres. A 2-acre portion of the site, zoned R3, includes 32 lots to accommodate more affordable attached housing units, intended for occupancy by lower income households. The property is being graded for eventual development, but the project is not expected to start construction until sometime during the 6th State Cycle Housing Element RHNA. The 2-acre R3-zoned site was approved for the maximum allowed density of 16-units per acre.

TABLE 5.00-1. DEVELOPMENT STANDARDS

Zoning District	Building Height (feet)	Lot Width (feet)	Minimum Yard Setback (feet)			Minimum Lot Area (s.f.)	Lot Area per Dwelling Unit (s.f.)	Parking Spaces per Dwelling Unit	Minimum Open Space (percent)[1]
			Front	Side	Rear				
RR	35	75	50	6	25	1 acre	1 acre	2	50%
R1	35	75	30	5	25	10,000	10,000	2	50%
R2	35	75, plus 10 feet per unit	25	25	9	0.5 acres or 21,780 s.f. per project	8 unit per acre	2	50%
R3	40 or 3-stories, whichever is less	75 for a project	10	5	20	05. acres or 21,780 s.f. for a project	16 units per acre or 1 unit per 2,722 s.f.	Variable (1 to 2 spaces) depending on number of bedrooms and .5 spaces/unit for guest parking	80%

[1] Indirectly resulting from Maximum Impervious Lot Coverage standard in Table 5.00-2.

Off Street Parking Constraints

- ***Parking Ratios.*** Off-street parking requirements vary by housing type. Table 5.00-1 lists the parking requirements for each residential use. AB 744 (Government Code Section 65915) provides for reduced parking requirements that meet low-income criteria. Program 4 has been created to require amendments the Nevada City Municipal Code to comply with this state law.

- ***Location of Parking.*** Parking must be provided within the same lot as the main building or structure. The review for adequate parking is limited to determining compliance with parking, setbacks, coverage, height regulations and other site development standards. These requirements do not pose a significant constraint to housing in the City.

- ***Parking Reductions.*** The City's Zoning Ordinance allows up to 40% of parking spaces in a lot to be designated as compact spaces. Compact spaces are designed to accommodate smaller cars and consume less land than typical spaces. This allowance of smaller parking spaces increases flexibility in design of residential developments and improves the likelihood that development can occur on smaller or constrained sites.

TABLE 5.00-2. RESIDENTIAL SITE DEVELOPMENT STANDARDS			
Standard	**R1 (SF) Zone**	**R2 (MF) Zone**	**R3 (HDMF) Zone**
Density	4 units per acre	8 units per acre	Minimum 16 dwelling units per acre.
Minimum Parking Landscaping	At owner's discretion	30 s.f. per parking space plus perimeter.	30 s.f. per parking space plus perimeter.
Maximum Impervious Lot Coverage	50%	50%	80%
Seasonal Swale Setback	25 feet	25 feet	25 feet
Stream Setback	100 feet	100 feet	100 feet
Tree Removal	20% maximum guideline	20% maximum guideline	20% maximum guideline. Site specific standards applied through zoning could be less.
Maximum Cross-Slope for Development	30%	30%	30%

Tree Removal and Housing Development Constraints

Nevada City's development standards require issuance of a tree removal permit, subject to discretionary approval by the Planning Commission, when threes of more than 10 inches in diameter at breast height are being proposed for a development project. This is considered a constrain to the production of lower income housing in the R3 zone. Program 4 has been created to amend this section of the City's Zoning Code to omit this discretionary review for multi-family residential development in the R3 zone.

Subdivision Regulation Constraints

Nevada City's subdivision regulations provide some limitations on the size of homes that can be built on 30% of the lots created with some variation. In an apparent effort to reduce housing costs on a percentage of the lots, the City's Municipal Code provides for either deed restrictions or creation of an affordable housing plan (affordability by design) that limits this portion of housing to moderate- and below moderate-income households. Implementing this, however, could have an effect of allowing the development of moderate (not lower income) housing if the subdivision is created on R3-zoned land. As referenced in Program 4, if this happens, the City would need to implement a zoning amendment program to add more vacant R3-zoned land to off-set a potential reduction of vacant R3-zoned land in the event a project housing project is approved and built on R3-zoned land which may not result in the production of lower income housing to accommodate the City's RHNA (see Program 5). Program 4 was created to amend the

Subdivision regulations to either omit Section 16.04.054 altogether or to modify this section to avoid the production of moderate- and above moderate-income housing in R3-zoned properties.

Building and Code Administration

The purpose of Nevada City's Code Municipal Code (which includes the Zoning Code) is to ensure that City standards are being adhered to for the benefit of maintaining City and neighborhood character and to assure public health and safety. The Nevada County Building Department provides contract building review services to the City and has been delegated the responsibility for assisting the City in enforcing both state and city regulations governing maintenance of all buildings and property. The City periodically adopts the County's building codes, as needed, and currently uses the Model Codes, consisting of the 2016 California Building Code (2015 IBC), 2016 California Plumbing Code (2015 UPC), 2016 California Mechanical Code (2015 UMC), 2016 California Electrical Code (2014 NEC), 2016 California Fire Code (2015 IFC), 2016 California Energy Code, 2016 California Existing Building Code, 2016 California Historical Building Code, 2015 International Property Maintenance Code and the 2015 International Swimming Pool, Spa and Hot Tub Code. The City has also adopted the Historic Building Code, which can be invoked to provide relief from certain requirements of the standard building code for buildings located within the City's Historical District, which is listed on the National Register of Historic Places. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe and energy-efficient housing. Enforcement of these codes is not unnecessarily restrictive as compared to other localities and does not act as a constraint to housing development.

Second Units/Accessory Units

The City's Zoning Code currently restricts the size of second units depending on whether or not they are attached or detached. The City's second unit regulations will need to be replaced by accessory and junior accessory units; regulations are provided under the provisions of Government Code Section 65852.2 (Accessory Units) and Section 65852.22 (Junior Accessory Units) in 2017. Program 4 was created to amend this section of the Code to assure compliance with state law which omits size restrictions based on type of unit.

Transitional and Supportive Housing

The City's Zoning Code allows transitional and supportive housing by right only in the R2 zone. Transitional housing is housing that provides support services exclusively designated and targeted for recently homeless persons and families that are intended to assist them in obtaining a stable income and permanent housing. Supportive housing consists of housing that provides support services exclusively designated and targeted for recently homeless persons and families that are intended to assist them to gain necessary life skills in support of independent living. AB 745, Government Code Section 65582, requires transitional and supportive housing, to be allowed in all residential zones (generally for occupancies of 6 or fewer), applying the same standards as with

other allowed residential uses. SB 2 (Government Code Section 65589) further explains this. Program 4 was created to amend the Zoning Code to address this constraint to transitional and supportive housing.

Farm Worker Housing

Farm labor housing refers to living accommodations maintained for persons whose primary income is earned through agricultural labor. Farm workers are typically divided into two groups when considering housing needs: migrant and permanent farm workers. Permanent farm workers are those persons working in agricultural and related industries, including canning and production, who reside permanently in one area. These farm workers are typically low-income and their housing needs are addressed in the same way as other low-income permanent residents. Migrant farm workers, by contrast, are seasonal and reside in and around the community only when local crops are planted or harvested. These workers do not maintain permanent residence within the community and often require specialized housing to meet their needs.

According to the California Health and Safety Code, farm labor housing for up to 12 employees must be considered as an agricultural use in any zoning district where agriculture is a permitted use. The City's Zoning Code does not address this type of use. The Zoning Code needs to identify Farm Worker Housing as an allowed use in the Agricultural Forestry Zone similar to employee housing pursuant to Health and Safety Code Sections 17021.5 and 17021.6. The Zoning Code also needs to be amended to allow Farm Worker Housing (Employee Housing) for 6 or fewer persons as treated the same as a single-family dwelling and residential use in all residential zones in the City. Program 4 has been created to assure compliance with state code.

Cottage Dwelling Development Regulations

In an effort to create more affordable new housing, the City is in the process of creating a new section of its Zoning Code consisting of the "Cottage Dwelling Development Ordinance" (CDDO). The CDDO is proposed to require production of smaller dwellings (Cottages) ranging in size of from 500 s.f. to 1,000 s.f. to provide for low- and moderate-income households. There is an expectation that these new regulations will result in the production of several low- and moderate-income units. Program 4 has been created to assure that these regulations are adopted with recommendations for using fee reductions and reduced design standards in exchange for deed restrictions applying to low- and very low-income households in the new regulations.

Code Enforcement

Nevada City's Municipal Code enforcement program generally operates on a complaint-based system, although City staff and policy makers sometimes bring forth complaints. The City strives towards compliance in zoning matters and attempts to amicably resolve the non-compliance matters with the property owners through voluntary code compliance. Code violations are usually resolved by requesting an after-the-fact application in order to receive the required permit and/or make the appropriate correction. On occasion, the Planning Commission may require abatement

rather than approval, if the unpermitted activity fell outside of the City's codes. Ultimately, the City has the power of citation through an infraction to ensure enforcement. Daily fines are set with a $1,800 total fine for any one violation. Over the past Housing Element period, building code enforcement has not been recognized as a constraint on housing.

5.10 ON- AND OFF-SITE IMPROVEMENTS

Road improvements can bear a larger cost burden for development projects. Due in part to the absence of adopted road and street standards, but mostly because of the relatively high level of service that the City enjoys on its major streets (arterials and collectives), in-fill development projects rarely require on- and/or off-site road improvements.

City Streets

Nevada City's streets include principal and minor arterials, major and minor collectors and other streets of future local significance (General Plan Land Use and Circulation Map, 1986). In addition, the Golden Center Freeway (State Route 20/49) generally runs north/south through the City and State Highway 49 generally runs east/west in the northwest area of the City. The State of California is responsible for these state routes.

The General Plan recognizes the unique nature of the City's street system. The City has many local streets that are narrow, twisting and some are dead-ends. From an engineering design standpoint, these local streets lack adequate site distance and width, sidewalks, curbs and gutters. However, the General Plan recognizes such eccentricities as a part of the unique character of the City and encourages their preservation. The nature of the street network in the historic townsite provides a high degree of traffic calming that facilitates a pedestrian environment.

Such conditions allow the system to work reasonably well, with relatively few serious accidents (an average of approximately two minor accidents per week). The goal of the General Plan is to continue to preserve the City's unique character while directing through-traffic directly to collector streets, arterials and highways. Overall, City streets operate at a very high level of service (LOS C or better).

The City does not have adopted road standards. The City uses the County's road standards in a modified manner where practical. Each discretionary project is reviewed on a case-by-case basis. Since the City's circulation system was historically designed around the horse and carriage most of the City's streets are very narrow with many having steeper than normal slopes. Consequently, applying uniform street standards would not be practical. Therefore, the City Engineer recommends street and sidewalk improvements where there is some likelihood that the remaining segments can be improved in the future. Typically, infill development on City streets where no curb, gutter and sidewalk exist, results in no further requirement for frontage improvements. The City does promote the installation of pedestrian-ways along the frontage of projects, but this is often limited to meandering pathways with a variety of hard and soft surfacing to provide for future

pedestrian circulation. Using the best engineering practices, site drainage and its effect on the City's surface drainage system is evaluated as part of the improvement plans for new development.

New development, where the lands are not adjacent to the City's established road network, is required where practical to build all streets, sidewalks and frontage improvements to meet the County road standards for the type of road required.

Off-site improvements are not generally imposed, as the City's road impact fees (AB 1600) are used to off-set the cost of cumulative road impacts associated with new development. The only time that off-site road improvements are required is for developments that are disconnected from the existing City street system. Since most development is infill, it is rare for a developer to have to expand the City street system. AB 1600 road impact fees are used to improve major intersections, provide traffic controls when needed, install sidewalks and improve drainage.

Developers of new homes are required to coordinate with the City Public Works Director to ensure driveway, sidewalk and sewer/water hook-ups are completed in accordance with City standards.

Drainage Improvements

Except for a small area in Nevada City's downtown, there are no publicly maintained storm drains in Nevada City. Storm water is generally allowed to flow unimpeded and untreated into local perennial and seasonal streams, most of which feed into Deer Creek, which traverses the center of the incorporated City. The few existing storm drains are maintained by the Street Department of the City and do not include any treatment system prior to deposit in a local waterway. The City currently does not have a stormwater management plan.

The City requires developers to pay the entire cost of all on-site storm drainage facilities including underground storm drain pipelines, catch basins, detention basins and other facilities that may be needed. In certain situations, the City requires that off-site improvements be constructed.

Flood Control

Nevada City is responsible for implementing flood control measures within the City. Some portions of the City along Dear Creek, Little Dear Creek and Oregon Ravine areas are affected by the Federal Emergency Management Agency's (FEMA) 100-year floodplain designation. Other areas of the City are not affected by the floodplain designation. The City has a floodplain management plan and flood regulations that require flood mitigation to those properties that ever develop within its floodplain. The City has included in its vacant land inventory for R3 and R-2 zoned properties are outside the 100-year floodplain designation. Other properties that are identified in R-1 zones are primarily located outside the 10-year floodplain or that can be developed with cost-effective mitigation measures (such as on-site and downstream drainage improvements, raised foundations or grading to raise buildings above the floodplain level).

Local Hazard Mitigation

In collaboration with Nevada County, Grass Valley, Truckee and Nevada City, the Local Hazard Mitigation Plan (LHMP) was updated in 2017. The LHMP identifies a number of scenarios that make these areas vulnerable to hazards and recommends a number of measures to address mitigation from new development, such as residential construction. The Plan recommends that the LHMP be integrated into the City's General Plan; and particularly the Safety Element. Programs 24, 25 and 26 have been created to amend the General Plan in 2020 to address this recommendation and to comply with a number of related state laws concerning flooding, wildfire and climate change hazards. None of this is considered to have any significant constraints to the production of new housing in the City.

Wastewater Treatment

The City's waste water treatment plant is licensed to treat up to 0.69 million gallons per day (mgd) of sewage effluent including wet weather peak flows. This translates into 2,200 equivalent dwelling units (edu's). It is currently serving approximately 1,400 edu's which allows for expanded service delivery of up to 800 edu's. In 2023, it is projected that 0.57 mgd will be treated to meet the demands of 1,780 edu's. In short, there are no constraints on the waste water treatment plant. In addition, the City is annually updating its collection system. Each year, approximately 300 feet to 500 feet of sewer pipes are replaced. Pursuant to SB 1087 the City's waste water treatment plant has adequate capacity to serve all planned and zoned multi-family sites within the City (R2-Multi-Family and R3-High Density Multi-Family). Program 12 has been created to assure that wastewater capacity is reserved for lower income housing production for the 6th State Cycle Housing Element RHNA.

Public Water

Public water service is provided by the City and the Nevada Irrigation District (NID). The City provides treated water to approximately 1355 customers and NID provides service to an additional 600 customers. NID's service area is generally on the south, west and north side of the historic townsite of Nevada City. Any newly annexed areas would also be served by NID.

The City's water treatment plant was updated in 2009 to satisfy water quality treatment requirements. The plant is rated to treat up to 2 million gallons per day (MGD). During peak times, the plant treats approximately 1.5 MGD. Through the year 2023, the City projects that it will serve approximately 1,500 customers without the need to expand the City treatment capacity.

As noted above, most new growth in the City will more than likely connect to NID's water system. NID completed a major expansion of the Elizabeth George water treatment plant on Banner Mountain. This expansion increases the current 10 MGD plant to 24 mgd. That treated capacity should meet NIDs service needs within Nevada City and the surrounding area until the year 2021.

Between the City and NID systems, there will be more than adequate water available to meet the needs of the City until 2023.

Pursuant to SB 1087 (Legislation effective 1/1/06; Water and Sewer Service Priority for Housing Affordable to Lower-Income Households) the City's water treatment plant has adequate capacity to serve all planned and zoned multi-family sites within the City (R2-Multi-Family and R3-High Density Multi-Family). Program 12 has been created to assure that water capacity is reserved for lower income housing production for the 6th State Cycle Housing Element RHNA. The adopted 2019 – 2027 Housing Element Update will be transmitted to NID to confirm the need to maintain adequate water availability for affordable housing.

5.15 FEES, EXCAVATIONS AND TIMING

Since the passage of Proposition 13 in 1976, public agencies have been evaluating their fees to assure that taxpayer funds are not paying for the services attributed to processing new development projects and for paying direct and/or indirect costs associated with new development. As a result, local public agencies have turned to four types of fees to ensure that their direct costs are recovered. They include administrative processing fees for planning applications, improvement plans and building permits; capital improvement fees for essential services (fire, police, parks, administrative, etc.), road mitigation fees; and connection charges to recover or pay for capacity used by the project. As shown in Table 5.00-8, fees and exactions for construction of a new dwelling in Nevada City represent only 5.7% of the total cost of development. All of these fees except for administrative processing fees are intended to offset a project's cumulative impacts on infrastructure. Absent a program to recover its costs, the general public would be saddled with other revenue-increasing charges (taxes) or experience a lower quality of life. Nevada City is one of those unique communities that successfully passed a sales tax measure (Measure S) in 2006 for ongoing local street/road improvements through 2023.

Due to the infill nature of most development in Nevada City and the City's lack of adopted development standards, projects are not subjected to road or frontage improvements. While fees of all types may be substantial, most development projects in Nevada City avoid the typical types of road and frontage improvement exactions common in other jurisdictions. Furthermore, Nevada City waives all fees for second/accessory dwelling units if the they are accompanied with a 30-year deed restriction that limits rents to lower income households. Since establishing this program, however, only 1 deed restricted unit was created using this incentive program, out of the 4 units created during the 5th Housing Cycle.

Administrative Processing Fees

Nevada City's planning and application fees were updated by the City Council on June 22, 2011 (Resolution 2011-37). Many fee categories are based on a deposit applied to actual cost. The deposit amount has routinely been accepted as full payment for the service rendered in processing various at-cost permits. The updated applicable fees are provided in Tables 5.00-3. Table 5.00-4 provides a comparison of sample application fees with surrounding jurisdictions.

Based on the sample planning application fees in Table 5.00-4, Nevada City's fees are generally lower than the comparable cities in the vicinity.

TABLE 5.00-3. NEVADA CITY PLANNING AND APPLICATION FEES

Fee Category	Fee Amount	
	Single-Family Project	Multi-Family Project
Annexation	2,000*	2,000*
Variance	500*	500*
Conditional Use Permit	2,000*	2,000*
General Plan Amendment	2,000*	2,000*
Zone Change	2,000*	2,000*
Site Plan Review	2000*	2000*
Architectural Review	800	800
Planned Unit Development	10,000*	10,000*
Specific Plan	2,000*	2,000* (d)
Development Agreement	2,000*	2,000*
SUBDIVISION		
Certificate of Compliance	Actual cost[1]	Actual cost[1]
Lot Line Adjustment	500	500
Tentative Tract Map	595 + 385/lot	595 + 385/lot
Final Parcel Map	1,295 + 210/lot	1,295 + 210/lot
Vesting Tentative Map	595 + 385/lot	595 + 385/lot
ENVIRONMENTAL		
Initial Environmental Study	500*	500* (d)

TABLE 5.00-3. NEVADA CITY PLANNING AND APPLICATION FEES		
Fee Category	Fee Amount	
	Single-Family Project	Multi-Family Project
Environmental Impact Report	3,500(d)	3,500(d)
Negative Declaration	NA	NA
Mitigated Negative Declaration	NA	NA

[1] Actual costs of City Planner, City Engineer and City Attorney

* Deposit toward actual cost

TABLE 5.00-4. SAMPLE PLANNING APPLICATION FEES – SURROUNDING CITIES				
Jurisdiction	General Plan Amendment	Zone Change	Tentative Subdivision Map	Variance
Nevada City	$2,000*	$2,000*	$595 + $385/lot	$500*
Colfax	$4,000*	$4,000*	$8,000 + $100/lot	$3,000
Auburn	$3,516*	$2,996*	$1,354* plus depending on #/lots	$1,338
Grass Valley	$5,524	$3,783	$2,614 to $9,770	$385 or $1,517

Source(s): City Planning Departments 2019.

*Deposit (charges are at cost)

5.20 FEES, EXCAVATIONS AND TIMING

Development Impact Fees

The AB1600 mitigation fee is collected to offset the cumulative impacts on City facilities and services from of new development. The City's last AB1600 study was completed in 1992. It indicated that the City should assess approximately $10,000 per dwelling unit to fund the capital improvements necessary to serve new development. Due in part because of the impact on the cost of housing, the City Council phased the fee in over a period of years. The Council assigned 30% of the fee after 1 year, 40% of the fee after 2 years, 50% after 3 years and 75% after 4 years. In 2003, the City Council raised the fee to the full amount recommended in the 1992 study.

The City will consider updating its mitigation fee program sometime during 2014 – 2020 timeframe. In updating the mitigation fee program, the City will consider the impacts on affordable housing.

Under the City's density bonus law (Section 17.80.220 of the Zoning Code), the City has the ability to grant incentives that could include waiving all or portions of AB1600 fees in order to encourage affordable housing. These decisions may be made on a case-by-case basis, depending on the nature and extent of the request waiver and the City's ability to provide adequate services without the AB1600 fee funding.

The City Council amended the second unit ordinance in December 2008. That ordinance allows a fee waiver for any unit that would be subject to a voluntary deed restriction that provides rents affordable to very low- and low-income households for a 30-year period. This waiver will also be carried over into the updated regulations that will replace the second unit ordinance with accessory unit regulations provided under Program 4.

Tables 5.00-6 through -9 provide an overview of various development related fees. This also applies to accessory units.

TABLE 5.00-5. NEVADA CITY IMPACT FEES

Fee Category	Fee Amount	
	Single-Family Unit	Multi-Family Unit
Administration	$101.62	$83.33
Police	$589.35	$483.27
Fire	$205.02	$168.12
Parks	$918.09	$753.25
Water and Sewer	$4,463.29	$3,659.50
Traffic/Roads	$3,073.98	$2,520.66
Other Drainage	$983.60	$806.55
Total	$10,334.95	$8,474.68

TABLE 5.00-6. IMPACT FEES FROM OTHER JURISDICTIONS

Fee Category	Fee Amount	
	Single-Family Unit[1]	Multifamily Unit[1]
Nevada County Regional Transportation Fee (2019)	$4,201.23	$2,950.08[2]
School ($2.97/s.f.)	$4,752.00	$2,970.00[3]
Other Special Districts	NA	NA
Total	$8,953.23	$5,920.08

[1] Assume 1,600 s.f. single-family dwelling and 1,000 s.f. apartment unit.

[2] Retirement/senior housing unit fee is $1,527.72 per unit.

[3] Retirement/senior housing unit is same as commercial fee, if there are 35 or more units in the project.

TABLE 5.00-7. CONNECTION FEES

Fee Category	Fee Amount	
	Single-Family Unit	Multi-Family Unit
Sewer Hook-up	$1,230	$1,900 for first 2 units + $470/addt'l unit
Water Hook-Up (City)	$2,115	$1,075 + $750/addt'l unit
Water Hook-Up (NID)[1]	$15,000	$3,750 for a 4-plex[1]
Total	$3,345[2]	$6,165[3]

[1] Only applies if NID provides water. In that case, City water impact and connection fees do not apply.

[2] For a single-family dwelling connected to Nevada City water system.

[3] For a 4-plex unit connected to Nevada City water system.

TABLE 5.00-8. WATER CONNECTION FEE COMPARISON		
Agency	Connection Fee (2019 Figures)	
	1-inch	3/4-inch
Nevada City	$2,115	$1,406
Nevada City (NID)	$6,985	12,418
Grass Valley	No 1-inch	$12,418
Truckee	$4,510	4,510

TABLE 5.00-9. SEWER CONNECTION FEE COMPARISON	
Agency	Connection fee (2019 Figures)
Nevada City	$1,230
Grass Valley	$12,500
Truckee	$1,650

Total Fee Impacts on Residential Development

Table 5.00-7 reflects the typical public agency costs for 4 types of dwelling units on existing City lots. The four types that were compared include a 3,000 s.f. single-family dwelling, a 1,600 s.f. single-family dwelling, an 800 s.f. second unit and a 1,000 s.f. apartment unit in a 4-plex building. There were only 9 new single-family dwelling permits issued the 2014 – 2019 planning period. The costs include basic planning approvals, Building Department permit requirements, water and sewer connection charges and payment of public agency mitigation fees. Total costs are estimates, because certain permitting requirements vary according to property constraints and/or permit requirements. As an example, the Building Permit fees in Table 5.00-8 do not assume the inclusion of a garage, deck or other accessory buildings/structures.

Generally, this analysis suggests that planning, permitting and mitigation fees appear to be proportionate to the overall cost of establishing new dwelling units. If land costs and construction costs decease as a result of the current economic crisis, fees will become a larger percentage of total costs. Due to the flat rate nature of most fees, Tables 5.00-9 and 10 indicate that fees are a smaller percentage of a larger, more expensive dwelling. As shown, City fees equate to about 5% of the overall cost of a single-family house and 14% for the development of a multi-family housing unit. Program 13 was created to evaluate the feasibility of reducing these fees for multi-family housing to help reduce the overall cost of the production of affordable housing.

TABLE 5.00-10. FEE ESTIMATES FOR NEW HOUSING UNITS				
Fee Item Description	**3,000 s.f. Single-Family Dwelling**	**1,600 s.f. Single-Family Dwelling**	**800 s.f. Detached Second Unit**	**1,000 s.f. Unit in 4-plex**
Environmental Review	NA	NA	NA	$200
Architecture Review	$800	$800	NA	$800
Site Plan/Public Hearing	NA	NA	NA	$800
Nevada City Mitigation	$10,335	$10,335	$10,335	$8,475
Nevada County Regional Transportation Mitigation	$4,201	$3,073	$3,073	$2,950
School District Mitigation (2019)	$8,910	$4,752	$1,370	$2,970
Nevada City Water Hook-Up	$2,115	$2,115	$750	$813
Nevada City Sewer Hook-Up	$1,230	$1,230	$670	$810
Nevada County Building Dept. Plan Review and Inspection	$2,772	$2,604	$2,508	$2,420
Total	**$30,363**	**$24,909**	**$18,706**	**$19,238**
Source(s): Nevada City Staff and Nevada County Building Department (2019).				

TABLE 5.00-11. PROPORTION OF FEE IN DEVELOPMENT COST		
Development Cost for a Typical Unit	**Single-Family[1]**	**Multifamily[4]**
Total Estimated Fees per Unit	$24,900	$19,238
Typical Estimated Cost of Development per Unit[2, 3]	$504,900	$269,238

TABLE 5.00-11. PROPORTION OF FEE IN DEVELOPMENT COST		
Development Cost for a Typical Unit	**Single-Family[1]**	**Multifamily[4]**
Estimated Proportion of Fee Cost to Overall Development Cost per Unit	5%	14%

Source(s) for construction costs: Carl Volsong Construction and John Hermann Construction of Grass Valley.

[1] Based on 1,600 s.f. per dwelling unit.

[2] Not including land costs.

[3] Assume lower range quality construction at $300 per s.f. for a single-family dwelling and $250 per square foot for a 4-plex.

[4] Per unit in a 4-plex

5.25 PERMIT PROCEDURES AND PROCESSING TIME

The City operates as a one-stop processing point for permits. Staff meetings are conducted in order to coordinate conditions-of-approval with the other department heads and to hear their comments. Occasionally the applicant is referred directly to the City Engineer or City Fire Department to work out details of the project. These departments are available to applicants to provide timely responses to questions.

Projects involving multiple applications are generally processed concurrently. Furthermore, the environmental review process is typically accomplished within the processing time frames for the project (See Table 5.00-10). Due to the relatively smaller types of developments, infill and overall consistency with the City's General Plan, Nevada City has not processed an Environmental Impact Report (EIR) since 1988. The concurrent, processing feature results in considerable streamlining that leads to relatively rapid and less costly processing.

Architectural review is generally required for all types of new construction. The City's goal for architectural review is to preserve the architectural character in terms of historical value, site coverage and planning, volume and massing, materials, general design and details depending on the neighborhood setting. Minor Architecture Approval is routinely granted with the submittal of a form with a $50 fee. This process allows for nondiscretionary approvals such as reroofs, like-for-like replacements, repairs and other minor changes. At a ministerial level, the City Planner approves Architectural Review permits for small remodels of existing homes when such plans are determined to be in compliance with the Zoning Ordinance and consistent with the Design Review Guidelines.

All other architectural applications are reviewed by the Planning Commission. Usually, the Planning Commission is able to complete architectural review at the first meeting. From submittal to approval usually involves 3 to 6 weeks to complete architectural review. Architectural review by the Planning Commission does not elevate the entire project to a discretionary action. Both minor and

Planning Commission architectural review processes are considered ministerial in that they are limited to checking project design to conform to "Motherlode" architecture design criteria as provided in Section 17.88.040 of the Zoning Code.

With exception of ministerial projects in the R3 Zone, applications for multi-family development are subject to a discretionary review. Generally, multi-family site plans, as well as other (tentative maps, use permits and rezones) discretionary land use applications require environmental review in compliance with the California Environmental Quality Act (CEQA). The Advisory Review Committee (ARC) includes planning commissioners and staff members. They conduct an advertised meeting with the applicant prior to or concurrently with project environmental review. ARC meetings are noticed to all neighbors within 300 feet of the project in order to receive public input at the earliest possible time and expedite the public hearing process that follows.

After ARC clearance is obtained, a staff report will be prepared and presented to the Planning Commission. From submittal to approval usually involves 2 to 4 months. Occasionally, more time is needed if special studies are required or when unusual controversy exists. See Tables 5.00-11 and 12 for an overview of permit types and processing time frames.

Much of the time required for processing applications is due to compliance requirements to state laws, such as CEQA and other planning and zoning laws that requires mandatory noticed public hearings. Permit processing times also vary depending on the completeness of the application presented by the applicant and the level of public controversy. To facilitate efficient project review, the City for the most part processes multiple planning entitlements, such as use permits, architectural reviews, variances and environmental reviews concurrently.

However, due to state-mandated processing requirements, there is little more that the City can do to further expedite processing of a multi-family housing project. However, a more expedited review is provided for a ministerial, multi-family housing developments when located in the R3 zone (16 units per acre). Qualifying multi-family projects in the R3 zone are subject to a ministerial permit review process. This review is anticipated to significantly reduce processing time to less than 6 weeks.

TABLE 5.00-12. HOUSING TYPES PERMITTED BY ZONING DISTRICT

Residential Use	Zone				
	RR	R-1	R-2[4]	R3	Mixed-Use
SF-Detached	P	P	P		P
SF-Attached		PD/CUP	PD/CUP	PD/CUP	
2-4 DU			P	P or PD/CUP	P

TABLE 5.00-12. HOUSING TYPES PERMITTED BY ZONING DISTRICT

Residential Use	Zone				
	RR	R-1	R-2[4]	R3	Mixed-Use
5+ DU			P	P or PD/CUP	P
Residential Care < 6P	P	P	P		
Residential Care > 6P	CUP[3]	CUP[3]	CUP[3]		
Emergency Shelter	P[1]	P[1]	P[1]		CUP[3]
Single-Room Occupancy					P/CUP
Manufactured Homes[2]	P	P	P		
Mobile-Homes[2]	P	P	P		
Transitional Housing	P[1]	P[1]	P[1]		CUP[3]
Farm Worker Housing	NA	NA	NA		NA
Supportive Housing	P[1]	P[1]	P[1]		CUP[3]
2nd Unit	P	P	P		

P = Permitted (Includes design review)

CUP = Conditional Use

PD = Planned Development

[1] If fewer than 6 people

[2] Must be placed on permanent foundation and conform to design standards for single-family dwellings

[3] Allowed under the category of "Public-Quasi Public" use

[4] Typically, R2 zone lands are accompanied with a combining zone that requires discretionary design review and all new construction requires formal design review.

[5.] All rental only projects are ministerial approvals only. All subdivisions require a PD/CUP

TABLE 5.00-13. TIMELEINES FOR PERMIT PROCEDURES	
Type of Approval or Permit	**Typical Processing Time**
Ministerial Review	2 to 6 weeks
Conditional Use Permit	3 to 6 months
Zone Change	6 to 12 months
General Plan Amendment	6 to 12 months
Site Plan Review	2 months
Architectural/Design Review[1]	2 months
Tentative Final Map	6 to 12 months
Parcel Maps	6 to 8 months
Initial Environmental Study	Included in primary application timeframe.
Environmental Impact Report	1 to 2 years
Source(s): City Planner. [1] All new construction requires architectural review by the Planning Commission.	

5.30 PERSONS WITH DISABILITIES

Over 30% of the City's population has some type of disability (refer to Section 3.00 of this document for more details). Government Code Section 65583 requires that a Housing Element analyze government constraints upon the maintenance, improvement or development of housing for persons with disabilities. Program 4 has been created to formalize regulations for reasonable accommodations The Housing Element includes a program to "remove constraints to or provide reasonable accommodation for housing designed for, intended for occupancy by or with supportive services for, persons with disabilities." Examples of housing designed for occupancy by or with supportive services for disabilities include "housing that is physically accessible to people with mobility impairments, residential care facilities for individuals with disabilities, including developmental disabilities or for the elderly, group homes, housing for individuals with Alzheimer's, housing for persons with AIDS/HIV and housing with support services and transitional housing that serves homeless with disabilities."

Universal Design

FREED is a non-profit organization in Nevada City that promotes awareness, advocates the adoption of accessibility standards and provides programs to assist persons with disabilities to live independently. They have requested that the City develop "Universal Design" regulations for new and substantially rehabilitated residential development in the City. Universal Design (UD) is an approach to design that increases the potential for developing a better quality of life for persons with disabilities and others. UD differs from accessibility standards by integrating accessible features throughout the overall design of a residential structures beyond simply complying with ADA standards. Section 17959.6 of the California Health and Safety Code requires builders of new and substantially rehabilitated single-family residential units to provide potential buyers/current owners with a list of specific universal design features, specifying the availability and cost of each feature. The HCD has prepared a model ordinance for UD, which it encourages local agencies, such as Nevada City, to consider. Program 8 has been created to provide the City an opportunity to consider establishing UD regulations.

Reasonable Accommodations for Persons with Disabilities

Disabled persons visiting City Hall are treated with the same courtesy as all other visitors. The City continues to maintain a policy to reasonably accommodate any specific verbal or written request for assistance. The recently remodeled City Hall is fully accessible to persons with disabilities.

The City did not receive any requests for reasonable accommodation during the 5th Housing Cycle. Even though the City has established a policy for addressing reasonable accommodations, more should be done to make obtaining a reasonable accommodation easier to the public. To properly address Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act, Gov. Code Section 12901 et. seq., the Zoning Code should be amended to create formal regulations to provide people with disabilities reasonable accommodation rules, policies, practices and procedures. The Zoning Code addresses the needs of persons with disabilities in accordance with the Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act, Gov. Code Section 1290. Programs 4 and 9 have been developed for this 6th State Cycle Housing Element RHNA to ensure reasonable accommodation regulations have been established for the City.

Building Codes

All new private sidewalks, curbs and gutters are required to comply with California Title 24 standards for accessibility. For new public sidewalks, curbs and gutters, the City applies Nevada County standards for accessibility, which meet or exceed Federal Guidelines for Americans Disabilities Act (ADA). In both private and public areas, exceptions are made, as allowed by these codes, where such improvements are not feasible or not practical. All multi-family complexes are required to provide handicapped parking as per California state standards.

Land Use and Zoning Standards

Programs 4 and 6 of this Housing Element provides for City coordination with FREED to improve accessibility for all new discretionary projects. All new and remodeling development projects requiring a building permit are required to meet federal and state Americans with Disabilities Act requirements, as well.

Group homes of all types for 6 or fewer are generally allowable per state law as a permitted use in residential zones. Nevada City's Zoning Ordinance was amended as part of the 2009-2014 Housing Element implementation to specifically permit small group care homes as a use by right in all residential zoning districts that allow single-family dwellings.

The definition of Public-Quasi public land use was also amended to specifically include state licensed group care homes. Public-quasi public uses are permitted in most zoning districts with a conditional use permit. The conditional use permit for a quasi-public use is intended to address parking and other concerns to ensure said uses would be compatible in the setting where the use is proposed. Consistent with state planning and zoning law requirements, public hearings for use permits are noticed to neighbors within 300 feet of the proposed group home 10 days in advance of the Planning Commission hearing date. These public hearing notice requirements are the same as those for standard development projects. Nevada City does not restrict the siting or provide separation standards for any state licensed residential care facilities, nor does it impose such standards for special needs housing for persons with disabilities. There are no adopted City standards that would establish spacing or concentration standards for any type of group home.

In accordance with state law provisions the definition of family (Program 16 of the 5th Housing Cycle Housing Element) was broadened to include Zoning Code occupancy standards that do not preclude unrelated adults from living together to comply with Fair Housing Law.

In December, 2008, the City Council adopted a new second dwelling unit ordinance that provides administrative (ministerial) approval of second units. This ordinance also includes requirements that ground level units provide accessibility standards for persons with disabilities. Permit plans are required to demonstrate future entrance capability and actual construction shall include adequate door and hallway widths, maneuvering space in kitchens and bathrooms and structural reinforcements for grab bars.

In order to expand the range of housing available to persons with disabilities, FREED requests that the Housing Element includes provisions requiring that 30% of all new housing units be designed with "Universal Design" principles. If this is not possible new and remodeled dwelling units should minimally provide "Visit-ability" features to the first floor. They also encourage modifications (ramps, handrails, grab bars, etc.). The 2009-2014 Housing Element included Programs 12 and 13 to coordinate with FREED to accomplish greater accessibility in the design of dwelling units, to reduce standards and streamline the permit process where possible to increase the number of housing units that meet the needs of the disabled.

5.35 SHORT-TERM RENTALS

In 2015, the City adopted Ordinance No. 2015-12 enacting the Nevada City Hosts Initiative. This voter-initiated set of regulations allows for short-term rentals (often referred to as "Air B&Bs") of up to 2 units in residential dwellings by right, subject to several performance standards. The regulations don't provide for any limitation to the number of short-term rentals that can be produced. As of May 20, 2019, the City issued 29 permits for these units. These units typically consist of conversions of existing single-family homes to rentals of less than 30 days. Cannot be a whole house rental. So, it is limited to rooms or separate units on the same property. However, these conversions can definitely impact longer term rentals, replacing residents with shorter term occupants that are visiting the area. Program 42 of the 5th Housing Cycle Housing Element indicated that the City should prohibit the use of housing units for short term vacation rentals to avoid the impact short term rentals might have of the City's long-term rental market. Unfortunately, since these regulations were voter initiated and approved, the City has no ability to amend these regulations without prior voter approval. in accordance with voter initiative regulations.

5.40 MILITARY COMPATIBILITY

SB 1462 and SB 1468 require that the General Plan disclose any land use conflicts with military air space and/or training routes. Also, the law requires disclosure of any military operations or installations within 1,000 feet of the City. Potentially, land use conflicts to these resources could constrain housing production. Based on mapping analysis conducted by the California Office of Planning and Research there are no conflicts with military land or air uses in or around Nevada City.

5.45 SURPLUS GOVERNMEBT LAND

Surplus lands owned by the City seem limited or constrained in such a way that they are not well equipped to provide for affordable housing sites. There may be suitable surplus City-owned lots that could be made available to a non-profit developer that builds affordable homes to a qualifying household. Program 17 has been created to look into the feasibility of this:

> ***Program 17***
>
> *The City shall identify publicly owned surplus land to determine its suitability for low- and very low-income households and to develop procedures for land swaps, if sites more suitable for affordable workforce housing are identified. Surplus public lands that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation.*

The City will continue to encourage density bonuses to address land costs. It also continues to enjoy an internal circulation system that that for the most part is adequate, especially for infill

development. As such, new development projects are not obligated to make costly road improvements.

5.50 NON-GOVERMENTAL CONSTRAINTS

Addressing the housing needs of the City of Nevada City is challenging, especially since so many of the impediments to providing services are beyond the scope of the City. As evidenced above, there are many constraints imposed by other governmental agencies that add to the cost of housing. Similarly, there are a number of market factors that negatively impact the cost of housing. Market factors include land, infrastructure, building and financing costs.

The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play an important part in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (e.g., land, construction, financing) and value of consumer preference.

Another constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year-to-year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries, but appear to be more dramatic in the homebuilding sector because of the susceptibility of the industry to changes in Federal monetary policies. All jurisdictions in California are faced with unprecedented financial and employment challenges heretofore not seen since the Great Depression. Land, materials, labor and financing costs from the recent past cannot be relied upon to predict housing costs during the near term and possibly for a long time. Local market information suggests that land and building costs are rising, but it's too hard to predict how construction costs will factor into an economy where the price of new construction cannot be supported in the "for-sale" market (Table 5.00-13). In other words, the cost of new ownership housing construction cannot be supported by the existing for-sale market. As noted in Table 5.00-13, the cost of constructing a new single-family house in Nevada City is estimated to be $453,137. The median price for a house on the market is $296,500. While existing home costs are slowly rising with the recovering housing market, these homes are still being sold at prices far below construction and land costs of the pre-great recession years. This factor appears to have discouraged new construction during the 2009-2014 planning cycle. Nevada City's local building culture is for custom homes on existing lots. It is rare for a single subdivision to build out as one project. Typically, a subdivision is built, lots are sold and individuals retain contractors to build a home.

Appendix C of this Element consists of a housing market survey which summarizes sales of single-family residential units (houses and condominiums) in Nevada City between January 12, 2018 and March 22, 2019, providing a snapshot of the current housing sales market. No apartments were sold during this period. Based on the Multiple Listing Sales (MLS), 49 properties sold at between $200,000 for a 3-bedroom/2-bath house. The average home price was $529,834, with the median price at $469,000. In this survey, 2 homes that sold were deemed

affordable for a moderate-income family, while the remainder were affordable to above moderate-income families.

5.55 FINANCING

The availability of money or capital is a significant factor that can control both the cost and supply of housing. Two types of capital affect the housing market: (1) capital used by developers for site preparation and construction and (2) capital for financing the purchase of units by homeowners and investors.

In 2019, the interest rate for a 30-year home loan in the State of California was 4%. This can be slightly higher, such as 4.5% for a manufactured home loan. The availability and cost of financing to local residents and/or developers in Nevada City is similar to most other areas, as potential borrowers have access to many different local and non-local financing institutions. As such, interest rates for loans taken out to purchase homes in Nevada City and the availability of such loans, depends largely on the credit-worthiness of the borrower. The tightening of lending practices has reduced the availability of loans to persons less credit-worthy by the more conservative lenders. While this can be viewed as a constraint to housing production, it may also be viewed as a return to more responsible lending practices.

Under the current lending and economic environment, it can be challenging for very low-, low- and, in some cases even, moderate-income first-time homebuyers to acquire sufficient savings and income to obtain to provide for a down payment, qualify for a loan, pay closing costs and make monthly mortgage and tax and insurance payments.

Based on the cost for a newly constructed single-family housing unit, approximately $504,000, this type of housing would only be available to above moderate-income families. However, for a projected cost of a 4-plex, multi-family, ownership units, approximately $269,000, this type of housing unit would be available to a moderate-income family. In either case, without public financing available, newly constructed market rate housing in Nevada City is out of reach to lower income households.

The City currently does not provide any financial assistance programs to lower income families which could help in purchasing a house. However, since there are so few homes available for purchase in the lower income category in Nevada City's current housing market, providing a program, such as a First Time Homebuyer down payment program may not be very effective.

5.60 FINANCING

The City does not have control over land prices. As noted in Table 5.00-13, land costs comprise about 37% of the total cost of constructing a new single-family house in Nevada City. Land costs influence the cost of developing new housing. However, land costs are a relatively limited component of the overall cost of constructing new housing.

Table 5.00-14 provides a summary of the average price of all land sold between 2015 and 2019 (generally during the last Housing Element planning period) in the Residential Sales Statistics provided by the Nevada County Association of Realtors. This table demonstrates that land sale prices are expensive within the City. There were 4 lots sold. This shows that new construction command a higher sales price per square foot than the existing residences in older neighborhoods.

TABLE 5.00-14. VACANT RESIDENTIAL LOT SALES (JANUARY 1, 2015 TO MARCH 25, 2019)

Address	Selling Date	Acres	Zoning	Selling Price	Price per Acre	Price per s.f.
Lot 10, Nursery	1/26/2015	0.30	R-1	$109,000	$360,000	$8.26
601 Searls Avenue	3/8/2016	0.80	R-2PD	$90,000	$112,500	$2.58
W. Broad Street	10/28/2016	0.20	R-1	$100,000	$500,000	$11.48
506 Dean Alley	3/20/2018	0.31	R-1	$199,500	$643,548	$14.77

Source(s): Nevada County Multiple Listing Service provided by VIP Properties, Michael Straight, Broker.

Based on the above table, the Nevada City average sales price for the 4 lots sold in Nevada City between 2015 and 2018 is $124,625.

5.65 CONSTRUCTION COSTS

Construction costs have also escalated modestly since the prior Housing Element was adopted in 2009. As shown in Table 5.00-13, construction costs represent over 57% of the total cost for developing a house in Nevada City. However, as construction costs have continued to rise over the years, other house development options have become more available, such as manufactured and kit-built housing. In the current market, continued escalation of costs appears unlikely. The City has very little control over construction costs but can be mindful of this problem in conducting environmental and architectural review for proposed projects.

Two different local building contractors and the Nevada County Contractors Association were contacted to determine the approximate cost of new residential construction[1]. For single-family dwellings, the average range is $175 to $225 per s.f. for construction. A second dwelling unit would be approximately $175 per s.f. and a 4-plex would be similar to commercial construction at approximately $175 per s.f. Construction costs can vary due to the complexity of the structure (single story vs. multiple stories, rectangular vs. complex design, flat ground versus hillside, etc.).

There were only three new dwelling permits issued between 2009 and September 2013. Only one was for a conventionally built single-family house. The other two were for second dwellings. The median home price of $296,500 during the planning period in Nevada City was for a 3-bedroom, 1,298 s.f. home. Using the average cost of $200 per s.f. for mid-range standard construction, not including land cost, that average size home would have cost approximately

[1] Carl Volsong Construction and John Hermann Construction

$453,137 to construct including fees and land costs (Table 5.00-13). It is fair to state that purchasing an existing home, of equivalent size, is more affordable than constructing a new home in Nevada City. It may be a long time before materials and labor prices adjust to make a reliable projection of construction costs and become competitive with sales of existing homes.

TABLE 5.00-15. PROJECTED COST FOR THE ONLY NEW HOME CONSTRUCTED (2009 – 2013)

Median Square Footage for New Home	Construction costs ($200/s.f.)	Fees (Table 5.00-8)	Median Land Costs (Table 5.00-12)	Total Estimated Costs
1,298 s.f.	$259,600	$26,037	$167,500	$453,137

5.70 HOUSING CONSTRAINTS STRATEGY

Over the 2014-19 housing element period, very little new construction (5 single-family dwelling and 4 second units) has occurred, primarily due to economic factors beyond the City's control. To better facilitate the construction of lower income dwellings, the City has taken steps to streamline its permit process and reduce the development standards when homeowners want to construct a second dwelling unit. As of January, 2009, the majority of second, dwelling units can now be obtained through a ministerial review process that would take approximately 2 weeks. In addition, the new R3 zone results in a ministerial process for qualifying projects. These two programs will continue to increase the diversity and densities thereby reducing cost of housing in Nevada City.

In addition, a noticeable trend beginning in the late-1990's was an increase in requests to enlarge the City's stock of smaller homes, thereby eroding Nevada City's diversity of housing size and fueling the rise in costs of available housing. In many ways, the City's strong anti-demolition ordinance provided a counterbalance to this trend, since it prohibited the removal of existing smaller housing for new, large homes. Conservation of Nevada City's housing stock has been strengthened by the City requirement that remodels follow strict architecture guidelines as an alternative to razing houses. For vacant lots, the trend for big, costly houses has also apparent. In 2000, the City Council limited the size of new homes to 3,000 s.f. for the 20-lot American Hill subdivision. The strategy of placing an upper-limit on the size of certain new single-family homes helped to counterbalance trends that resulted in building only the most expensive homes that the market would allow.

It is also noted that 78% of the rental stock surveyed (Appendix B) with this Housing Element were affordable to low- and very low-income households. The City also has a number of sites zoned (see Table 4.00-1) to accommodate both R2 and R3 zoning, both of which can be developed with rental multi-family housing. The City encourages new development to achieve the maximum density when such projects are proposed.

The following strategies are currently in place:

1 Conserve existing, older homes through the use of a careful demolition policy;

2 Preserve smaller homes in Nevada City;

3 Require 30% of all lots in new subdivisions to be restricted to 1,500 s.f. sized homes affordable to moderate- and low-income residents;

4 Require 20% of all lots in new subdivisions to include a second unit rental (maximum 640 s.f.) affordable to moderate income and lower income residents;

5 Allow second units on all qualifying residentially zoned lots subject to a ministerial review process;

6 Maintain adequately zoned R3 lands and encourage landowners who own R3 zoned land to take advantage of the ministerial review process to accelerate and reduce the process time and construction costs.;

7 Encourage development of R2 zoned lands for rental housing, which tend to provide the greatest opportunity for the construction of new affordable rental units; and

8 Reliance on an internal circulation system that, for the most part, accommodates infill development without additional road or frontage improvement and water/sewer extension costs.

This Housing Element maintains all of these existing programs The City is also committed to assisting local, non-profit, affordable, home builders in applying for multi-family housing grant applications from HCD.

SECTION 6.00 – GOALS, OBJECTIVES, POLICIES AND PROGRAMS

6.00 INTRODUCTION

The purpose of this section is to outline a housing program that will guide the City of Nevada City and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels. The City's intent is to create a municipal climate that encourages quality, varied and affordable housing development by both the public and private sectors. In assembling this list of programs, a summary of existing programs, accomplishments and analysis, applying to this 6th State Cycle Housing Element RHNA, was prepared (see Section 2.00 of this document). In addition, new state housing laws were created during the 5th State Cycle Housing Element RHNA that are included as programs were developed in this Housing Element. The following housing program is based on the information and analysis in previous sections. The program includes goals, objectives, policies and programs that will form the foundation for specific activities.

6.05 COMMUNITY HOUSING GOALS

The General Plan was adopted in 1986. That plan includes the Statement of Community Goals. The goals from that statement pertaining to "Residential Areas" constitute the housing goals of Nevada City, as follows:

Statement (Single-Family)

Nevada City is basically a city of single-family homes, many of which are within a reasonable walk from the center of town.

1. To preserve this quality, yet recognize that new forms of housing can offer economies in both housing cost and land requirements.

2. To preserve the City's residential neighborhoods and to maintain the diversity of people and of economic strata within each neighborhood.

Statement (Multi-Family)

The multi-family areas of most cities are near the city center. In Nevada City's case, the single-family areas are at the very edge of the central commercial area. Multi-family housing should fit into Nevada City's small-town context, so as not to impact the City's historical and architectural heritage.

6.10 COMMUNITY HOUSING OBJECTIVES

1. Provide adequate sites for a variety of housing types for all income groups based on the City's adopted growth rate projection.

2. Maintain a low-density "rural residential" character in all areas that are not fully served by public water and sewer or where that character pre-exists in the neighborhood.

3. Encourage development of appropriate housing in areas with adequate capacity in public services and facilities, including the circulation network.

4. Discourage housing in areas with inadequate service capacity, including road systems, sewer and water, schools, fire and police protection.

5. Accommodate a diversity of housing types and prices within each neighborhood, without creating an adverse effect on the historic and scenic quality of the town.

6. Protect residential neighborhoods from harmful effects of traffic, noise and other intrusion.

7. Accommodate the City's fair share of regional housing for very low- and low-income households through multi-family residential zoning that will accommodate up to 15 dwelling units per acre and second units.

Goals and Program Topics

Subsection 6.15 below presents a comprehensive set of goals, objectives, policies and programs to accomplish the purposes of the Housing Element. The following goals and topics are addressed:

1 Increase housing opportunities and accessibility.

2 Remove constraints to the development of affordable housing.

3 Provide and maintain adequate supply of sites for the development of new, affordable housing.

4 Preserve, rehabilitate and enhance existing housing and neighborhoods.

5 Provide housing free from discrimination.

6.15 HOUSING GOALS, OBJECTIVES, POLICIES AND PROGRAMS

TABLE 6.00-1. HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS (2019 – 2027)

Program	Outcome	Responsibility	Fund Source	Timing
Goal 1: Increase housing opportunities and accessibility for all city residents.				
Objective 1-1: Seek assistance under federal, state and other programs for eligible activities that address affordable housing needs.				
Policy 1-1-1: Apply to the HCD for grant funds that may be used for housing-related programs.				
(1) To the extent the City has financial resources, pursue available funding sources for affordable housing, including applications for HOME and CDBG funds for the construction or rehabilitation of lower income housing, including extremely low-income owner/renter occupied housing and down payment assistance for low-and below-income households. The City should look to collaborating with Nevada County or others to assist in this program.	Encourage the development and rehabilitation of affordable housing. Quantified Objective 5 units rehabilitated	City Manager	HCD	Seek assistance with other agencies, such as Nevada County, to apply for grants in 2020. Coordinate with others to develop construction or rehabilitation program and begin program in 2021, if found feasible.
(2) Adopt City resolutions and provide other forms of support for nonprofit builders or other qualified interests to support acquisition of federal and state funding for affordable housing projects	Provide support resolutions with the submittal of federal and state grant assistance for loan applications.	City Manager/City Planner/City Engineer	General Fund	Continuous and on-going; 2019-27
Policy 1-1-2: Support the Nevada County in its administration of certificates and vouchers.				
(3) Support the efforts of the Nevada County (Regional Housing Authority) to obtain additional Section 8 rental assistance Housing Vouchers.	Refer interested households to the Nevada County Regional Housing Authority.	City Planner/City Manager in conjunction the Nevada County Regional Housing Authority.	City General Fund	Continuous and ongoing; 2019-27.
Objective 1-2: Encourage the development of housing and programs to assist low-income households and special needs persons, including homeless, seniors and disabled individuals.				
Policy 1-2-1: Improve housing opportunities through Zoning Code amendments for single individuals, working poor, disabled, senior citizens and others in need of basic, safe housing.				
4) Amend the Municipal Code to reduce constraints to production of lower income housing in compliance with State Housing Codes as follows: a. Incorporate reduced parking standards to limit off-street parking requirements for qualifying lower income housing projects in accordance with AB 744. b. Omit discretionary review of a tree removal permit in the R-3 Zone when a development meets the 16 upa density standards. A tree removal permit may not be obtained for a protected tree in a mandatory setback area.	Quantified Objective Reduce constraints to the production of lower income housing. Production of 8 new accessory units that are affordable to low-income households.	City Planner/ Planning Commission/City Council	City General Fund /SB 2 Grant Funds	Complete amendments to the Municipal Code by 2020.

TABLE 6.00-1. HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS (2019 – 2027)

Program	Outcome	Responsibility	Fund Source	Timing
c. Omit Section 16.04.054 altogether or modify this section to avoid the production of moderate-and above moderate-income housing on R-3 Zoned properties. d. Amend second unit regulations to assure compliance with Government Code Section 65852 and replace with accessory unit requirements. This will include amending the City's Development Impact Fees to reduce fees to accessory units in accordance with State law. e. Amend to allow transitional and supportive housing in all residential zones with the same standards applied to other residential uses. f. Amend to address employee and farmworker housing provisions of California Health and Safety Code Sections 17021.5 and 17021.6. g. Amend to create the Cottage Dwelling Unit Ordinance (if implemented) for the potential production of smaller dwellings for low-and moderate-income households. Consider using fee reductions and reduced design standards in exchange for deed restrictions applying to low-and very low-income households in the new regulations. h. Amend to create regulations addressing reasonable accommodation in accordance with Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act, Gov. Code Section 12901 et. seq, i. Amend to require any new development on R3 zoned sites that are less than the minimum density of 16 units per acre shall include rezoning of additional sites in the City for the equivalent reduced density (with a minimum size vacant land of 0.5 acres) in accordance with the States No Net Loss requirements of AB 1397 (Government Code Sections 65580, 65583 and 65583.2.2). j. Amend various definitions, such as family, dwelling, manufactured home, and others to comply with State Housing Code.	Development of 4 lower income and 6 moderate-income housing units from the Cottage Dwelling Development Ordinance by 2027. Creation of 2 transitional housing units and one supportive housing unit by 2027.			
5) In accordance with Public Resource Code Section 65583 the City completed rezoning of approximately 3 acres to R-3, Multiple Family Residential, minimum 16 units per acres to partially meet realistic capacity requirements to address RHNA for lower income units during the 4th and 5th State Cycle Housing Elements RHNA. The RHNA increased from 33 to 52 lower income units for the 6th State Cycle Housing Element RHNA and AB 1397 has created a higher level of specificity and more rigorous requirements for accommodating this RHNA. The City shall conduct rezoning of properties for additional R-3, Multiple Family Residential, minimum 16 units per acre on properties to fulfill realistic capacity requirements to provide at least 44 lower income units to comply with the 6th Cycle. In addition, the City will	Potential development of 52 lower income housing units with the objective of developing 10 very low-income and 15 low-income units by 2027.	City Planner/ Planning Commission/City Council.	General Fund/SB 2 Grant Funds	2022 or within 3 years from adoption of this 6th State Cycle Housing Element RHNA.

TABLE 6.00-1. HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS (2019 – 2027)

Program	Outcome	Responsibility	Fund Source	Timing
continue to include 8 accessory dwelling units to satisfy its full low-income RHNA requirements.				
6) The City will continue to work closely with the business and development communities toward achieving the City's affordable housing goal. The City has identified the following outreach programs in this partnership to provide affordable housing: 6-a. Review potential funding opportunities available through existing state, federal and local programs for its affordable housing program. 6-b. Work with private developers and property owners to cooperate in financing water and sewer facilities expansion as a means of facilitating development. 6-b. Work with non-profit (such as FREED) and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups.	Creation of 3 lower income housing units by 2023 and 5 lower income housing units by 2027 (for a cumulative of 8 lower income housing units).	City Planner/ Planning Commission/City Council/FREED	General Fund	Creation of 3 lower income housing units by 2023 and 5 lower income housing units by 2027 (for a cumulative of 8 lower income housing units).
Policy 1-2-2: Provide opportunities for adequate sites for homeless shelters and transitional/ supportive housing.				
Amend the City Zoning Code to allow transitional and supportive housing in all residential zones subject only to the same development standards that apply to other residential uses in the same zoning district. (see Program 4)	See Program 4	See Program 4	See Program 4	See Program 4
7) Actively support efforts, to the extent the City has financial resources, by providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill and chronically disabled.	Provision of additional housing for 15 homeless individuals.	City Council	Grant funding and General Fund	Continuous and ongoing; 2019-27
Policy 1-2-3: Provide accessibility and mobility enhancing device grants to persons with disabilities.				
Work with FREED or another equivalent organization in seeking rehabilitation program grants for very low-income disabled persons and senior citizens to improve accessibility and safety residential buildings.	Create 3 fully accessible dwelling units and rehabilitate 3 dwelling units for full accessibility.	City Planner/Planning Commission/City Council/FREED	General Fund	Complete by 2027
Policy 1-2-4: Revise City development ordinances to increase the housing opportunities for persons with disabilities.				
8) The City shall review the feasibility of creating Universal Design (UD) regulations for new and substantially remodeled residential development. This feasibility study may be developed in collaboration between the City and FREED. The City may adopt UD regulations if determined feasible and appropriate.	Provision of 20 accessible housing units.	City Planner/ Planning Commission/City Council/FREED	General Fund/SB 2 Grant Funds	Prepare feasibility study in 2020 and if determined feasible and desirable by the City, create new regulations in 2021.

TABLE 6.00-1. HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS (2019 – 2027)				
Program	**Outcome**	**Responsibility**	**Fund Source**	**Timing**
9) The City will continue to permit accessory structures, building modifications and site plans that provide accessibility for persons with disabilities and will continue to implement the state and federal building standards for handicapped accessibility. Amend the Municipal Code to include provisions for implementing a reasonable accommodation program in accordance with the Federal Fair Housing Act (42 U.S.C. § 3601), the California Fair Employment and Housing Act (Govt. Code § 12955 and other related regulations. The Planning Department and Nevada County Building Department will continue to provide brochures and assistance to residents about accessibility for persons with disabilities.	Maintain enforcement of the Federal Fair Housing Act (42 U.S.C. § 3601), the California Fair Employment and Housing Act (Govt. Code § 12955 and other related regulations.	City Planning and Nevada County Building Departments	General Fund/SB 2 Grant Funds	Ongoing and will implement new reasonable accommodation regulations after their adoption in 2021.
10) The City will continue to incorporate ADA accessibility accommodation provisions through the adoption of the latest Uniform Building Code (UBC) requirements. Furthermore, the City will adopt the most recent UBC updates as they become effective.	Full implementation of ADA requirements through individual building permits.	City Planning and Nevada County Building Departments	City General Fund	Current and on-going
Policy 1-2-5: Actively work with developers to provide rental housing for lower income households.				
11) Upon a request, meet with developers in advance of formal application submittals to identify ways to streamline and expedite the review process for multi- family rental housing units. Detailed applications will be provided along with requisite checklists These meeting will focus on city staff providing an early review of conceptual development applications and to identify filing requirements such that delays will be minimized.	Facilitate the development of affordable rental housing.	City Planner/City Engineer	General Fund	Continuous and on-going;
Goal 2: Remove constraints to the development of affordable housing.				
Objective 2-1: Enhance the residential development application process for the development of affordable housing.				
Objective 2-2: Provide City residents with reasonably priced housing opportunities.				
Policy 2-2-2: Develop City programs to reduce constraints in the production of affordable housing.				
Refer to Programs 4 and 5 regarding amendments in the City's development regulations to removed constraints to the production of affordable housing.	Refer to Programs 4 and 5.	Refer to Programs 4 and 5.	Refer to Programs 4 and 5.	Refer to Programs 4 and 5.
12) In accordance with Government Code Section 6558.7, the City will monitor water and sewer availability to provide sufficient priority sewer/water capacities are reserved for future low-income housing development per the City's	Reserved development capacity of 52 lower income housing units.	Planning and Engineering Departments.	General Fund	2019-27 and ongoing

TABLE 6.00-1. HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS (2019 – 2027)				
Program	**Outcome**	**Responsibility**	**Fund Source**	**Timing**
Regional Housing Needs Allocation for the 2019-27 period; 52 equivalent dwelling units for lower income households.	Request NID to reserve capacity in its water treatment plant for future lower income housing units.			
Objective 2-2: Review development regulations for their effect on affordable housing.				
Policy 2-2-2: Evaluate the impact on the production of affordable housing when developing new regulations, revising administrative fees, developing new development standards and updating development impact fees.				
13) Continue to monitor and review housing related policies and programs to minimize constraints to housing production and maintenance. This will include reviewing and possibly amending AB 1600 and administrative processing fees for lower income housing projects.	When updating AB 1600 fees and administrative processing fees, include specific provisions or exceptions for lower income housing projects.	City Planner/City Manager/City Council	City General Fund	Monitoring ongoing. Conduct review of fees for affordable housing in 2021 as part of the comprehensive fee updates.
Goal 3: Provide and maintain an adequate supply of sites for the development of new affordable housing.				
Objective 3-1: Provide adequate sites to accommodate RHNA allocation for lower income households				
Policy 3-1-1: Utilize second units for partially meeting RHNA allocation for lower income households				
14) Maintain reduced fee program in exchange for low-income deed restrictions for the production of second or accessory units.	Quantified Objective 8 affordable second/accessory units during the 6th State Cycle Housing Element RHNA.	City Planner/City Manager City's waste water treatment plant	City General Fund and administrative processing fees	Units produced to comply with RHNA by 2027.
15) The City will ensure that residential development projects are consistent with the goals and policies of the General Plan. This will comprise the City's annual monitoring of the RHNA and the Housing Element and reporting this to the California Department of Housing and Community Development and the California Office of Planning and Research. This monitoring will include summarizing achievements of programs in this Housing Element and assuring there continues to be a sufficient level of vacant, R-3 Zoned land in the City	Annually monitor R3 lands to ensure that these lands remain sufficient to accommodate the City's affordable unit numbers throughout the planning period.	City Planner	City General Fund/SB 2 Grant	Continuous and on-going;

TABLE 6.00-1. HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS (2019 – 2027)

Program	Outcome	Responsibility	Fund Source	Timing
to assure a no-net loss in accordance with Government Code Section 65863.	Quantified Objective Creation of 3 lower income housing units by 2023 and 5 lower income housing units by 2027 (for a cumulative of 8 lower income housing units that include 8 accessory units.			
16) Development proposals that under-realize density associated with R3 zoned sites shall be subject to a Use Permit. The City shall address and make applicable "no-net loss" findings required in Government Code Section 65863 for any land use request to a lower density or alternative land use. Also, Program 4-I requires no net loss of vacant R-3 Zoned land.	Annual ongoing reporting to include update of the vacant land inventory to begin April 2020 to assure no-net loss of R-3 Zoned land for lower income housing production to comply with 6th State Cycle Housing Element RHNA for Nevada City. Quantified Objective Creation of 5 lower income housing units by 2023 and 8 lower income housing units by 2027 (for a cumulative of 13 lower income housing units).	City Planner/ Planning Commission/City Council	General Fund/SB 2 Grant Funds	On-going
Policy 3-1-2: Include other opportunities to increase the supply of affordable housing.				
17) The City shall identify publicly owned surplus land to determine its suitability for low-and very low-income households and to develop procedures for land swaps if sites more suitable for affordable housing are identified. Surplus public lands that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation.	The City has limited land most of which is very constrained by size, topography, or within floodplains, so it is difficult to determine the number of affordable housing units can	City Planner/City Engineer/City Manager/Planning Commission/City Council	General Fund	The first analysis will be conducted in 2020 with status updates with the Annual Housing Report in March and April

TABLE 6.00-1. HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS (2019 – 2027)

Program	Outcome	Responsibility	Fund Source	Timing
	be created, if any.			
18) The Planning Commission shall review all residential expansion requests in excess of 25 percent with the goal of retaining smaller housing units while maintaining diversity of the housing supply.	Maintain smaller homes as one method of retaining housing diversity and moderating housing costs while preserving a mixture of housing types and sizes to maintain diversity of neighborhoods.	City Planner	City General Fund	Current and on-going
19) Density transfers shall be allowed from one parcel to an adjacent parcel or a parcel within 200' of the host parcel, provided said transferred density shall be developed as affordable housing. In no case shall the overall density of the areas under consideration exceed maximum general plan densities plus any applicable affordable housing density bonuses. The density transfer shall be implemented using the SP-Site Performance Combining District of the zoning ordinance. The density transfer program shall be communicated to landowners when an inquiry is made of the City regarding future housing development.	A tool to retain planned residential density when developing lower density projects. Quantified Objective One density transfer involving 4 units.	City Planner/City Engineer	City General Fund and administrative filing fees	Continuous and on-going;
20) Continue allowing density bonuses and other incentives to developers of affordable housing, in accordance with State law and other objectives of the General Plan.	Increase the production of units affordable to lower income households Quantified Objective 5 lower income units	City Planner	City General Fund and filing fees	Continuous and on-going
Objective 3-2: Maintain an adequate jobs/housing balance.				
Policy 3-2-1: Expand near term and long term "affordable housing" opportunities for the of employees of existing employment centers.				
21) Maintain planned employment generating land uses to ensure that jobs will be available in proximity to housing and other city services.	Review any change of use of employment generating land uses to determine its impact on the City's jobs: housing balance.	City Planner/Planning Commission/City Council	City General Fund	Continuous and on-going.

TABLE 6.00-1. HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS (2019 – 2027)				
Program	**Outcome**	**Responsibility**	**Fund Source**	**Timing**
	Quantified Objective Discourage changes in use of Employment Center and Light Industrial zones a non-employment designation.			
22) In pre-application review meetings with developers, encourage the development of housing in proximity to existing and planned employment centers and other major employers where adequate pedestrian or non-vehicular access opportunities (bicycle, etc.) are available.	Promote a pedestrian environment between living and work areas. Quantified Objective 10 units in proximity to existing employment land uses	City Planner/Planning Commission/City Council	City General Fund	Continuous and on-going.
Goal 4: Preserve, rehabilitate and enhance existing housing and neighborhoods.				
Objective 4-1: Preserve existing neighborhoods.				
Policy 4-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.				
23) The City will encourage the production of market-rate rental and ownership housing for moderate- and above moderate-income households through its land development policies.	Maintain housing variety.	City Planner/ Planning Commission/ City Council	City General Fund	Continuous and ongoing 2019-27
Policy 4-1-2: Improve the level of code enforcement to maintain neighborhood quality and protect neighborhoods for the negative effects of illegal land uses and buildings.				
24) Expand the city code enforcement program by retaining a part time code enforcement officer.	Reduce the amount of violations in a more-timely manner. Quantified Objective Retain a part time code enforcement officer if funding becomes available.	City Manager/ City Planner	City General Fund Code Enforcement Grant Program	2019-27
25) In accordance with SB 379 the City will amend the Safety Element of the General Plan to include analysis and policies regarding climate adaption.	Enhance public safety for existing and new neighborhoods.	City Planner/ Planning Commission/City Council	General Fund/SB 2 Grant Funds	2021 if SB 2 funding becomes available

TABLE 6.00-1. HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS (2019 – 2027)

Program	Outcome	Responsibility	Fund Source	Timing
26) In accordance with AB 162 the City will amend the Safety Element of the General Plan to include analysis and policies regarding flood hazards and flood management to address flood-related constraints to housing development in the City.	Enhance public safety for existing and new neighborhoods.	City Planner/ Planning Commission/City Council	General Fund/SB 2 Grant Funds	2021 if SB 2 funding becomes available
27) In accordance with SB 1241 the City will amend the Safety Element of the General Plan to include analysis and policies regarding fire hazards and impacts and mitigation for housing in the City.	Enhance public safety for existing and new neighborhoods.	City Planner/ Planning Commission/City Council	General Fund/SB 2 Grant Funds	2021 if SB 2 funding becomes available
Policy 4-1-3: Promote energy conservation activities throughout the City.				
28) The City shall refer interested parties to the various rebate programs offered by P.G & E and various low-income assistance programs offered by PG&E.	Reduce dependency on the local power grid	City Planner	City General Fund	Ongoing and continuous
29) Continue to notify City residents via the City's website that energy conservation improvements are eligible to income-based qualified households for assistance under the City's residential rehabilitation program.	Reduction in energy consumption in existing residences.	City Manager/ City Council	City General Fund, CDBG grants and HOME	Continuous 2019-27
30) The City will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations, as required by State law. The City will continue to provide information at the permit counter from the California Energy Commission on compliance with Title 24 and other energy conservation techniques.	Reduction in potential energy consumption.	City Planner and Nevada County Building Department	General Fund	Establish and implement the Energy Conservation Incentives Program, per the General Plan in 2022.
Objective 4-2: Maintain, preserve and rehabilitate the existing housing stock.				
Policy 4-2-1: Provide technical and financial assistance to eligible residential property owners to rehabilitate existing dwelling units through grants or low interest loans.				
Refer to Program 1 regarding developing housing rehabilitation program.	Refer to Program 1.	Refer to Program 1.	Refer to Program 1.	Refer to Program 1.
Policy 4-2-2: Prohibit demolition of existing homes unless dilapidated and the demolition protects the public welfare, health and safety.				
31) If an unpermitted demolition occurs, any new home on the lot shall be the same size as the house illegally demolished.	Maintain smaller more affordable housing stock	City Planner/ Planning Commission/ City Council	City General Fund	Continuous and ongoing 2019-27
32) Many of the mobile home parks in Nevada City may be substandard and do not provide safe affordable housing. The City will meet with mobile home park owners (as requested and to the extent that the City has financial capacity) to discuss long-term goals for their properties and the condition of park infrastructure and buildings, the condition of mobile homes located in the park, parcel size, accessibility to services and surrounding land uses. For those parks that are feasible to preserve, the	Quantified Objective: Rehabilitation of 5 substandard housing units	City Planner	City General Fund	Continuous and ongoing 2019-27

TABLE 6.00-1. HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS (2019 – 2027)				
Program	**Outcome**	**Responsibility**	**Fund Source**	**Timing**
City will consider (1) providing information to park owners on state and federal programs and/or (2) providing referrals to nonprofit organizations who can assist in preparing funding requests. The City will also encourage the mobile home parks with serious problems to convert to another use. The City shall require the owners to provide relocation or other assistance to mitigate the displacement of park residents in accordance with Government Code Section 65863.7.				
Goal 5: Provide housing free from discrimination.				
Objective 5-1: Eliminate housing discrimination				
Policy 5-1-1: Support the letter and spirit of equal housing opportunity laws				
Refer to Programs 4 and 9 consisting of creating reasonable accommodation regulations and implementing them more effectively.	Refer to Programs 4 and 9.	Refer to Programs 4 and 9.	Refer to Programs 4 and 9.	Refer to Programs 4 and 9.
33) Refer all housing discrimination complainants to the State Fair Employment and Housing Commission.	Assurance that all people are afforded equal opportunity when attempting to procure housing.	City Manager/ City Clerk	City General Fund	Continuous and on-going;

SECTION 7.00 – QUANTIFIED OBJECTIVES

7.00 PURPOSE AND RHNA METHODOLOGY

The purpose of this section is to establish quantified objectives to meet Nevada City's share of the Nevada County Regional Housing Needs Plan. It is important to recognize the quantified objectives do not represent a ceiling on development, but rather a target goal based on needs, resources and constraints. It is also noted that the City's role in the development of housing is to primarily make lands and infrastructure available for residential construction while eliminating or reducing any governmental constraints toward the construction of that housing. It is then generally up to private builders to construct such housing. The private sector is also constrained by market factors including land, construction and financing costs. All of these factors translate into the cost of housing.

The housing element process begins with the HCD allocating a region's share of the statewide housing need to Nevada County and the three incorporated jurisdictions of Nevada City, Clearlake and Truckee through what is known as the Regional Housing Need Determination and Regional Housing Need Allocation (RHNA) Plan. In accordance with California Government Code Section 65584, et. seq., the HCD provides this determination based on specific methodology applied by this Code. This methodology uses the DOF population estimates, distributes housing needs based on household population percentage, and applies a market demand for housing and other resource objectives, such as development patterns and jobs and housing balance. A "fair share" policy adjustment is then applied to city income categories to move city percentages closer to county percentages. The RHNA is provided for Nevada City for the projection period beginning December 31, 2018 and ending August 15, 2027. Table 7.00-1 presents this final RHNA distribution for this 6th State Cycle Housing Element RHNA.

TABLE 7.00-1. NEVADA COUNTY RHNA (2019 – 2027)

Jurisdiction	Very Low-	Low-	Moderate-	Above Moderate-	Total
Nevada County	**834**	**656**	**622**	**1582**	**3695**
Grass Valley	143	126	125	349	743
Percentage of Total	17.15%	19.21%	20.10%	22.06%	20.11%
Nevada City	29	23	23	60	135
Percentage of Total	3.48%	3.51%	3.70%	3.79%	3.65%
Truckee	187	140	128	300	755
Percentage of Total	22.42%	21.34%	20.58%	18.96%	20.43%
Unincorporated Nevada County	**475**	**367**	**346**	**874**	**2062**
Percentage of Total	**56.95%**	**55.95%**	**55.63%**	**55.25%**	**55.81%**

Nevada City's Housing Element must demonstrate how it will accommodate the production of these units – the City must show that there is adequate land properly zoned to accommodate its allocation of units and that barriers to the production of dwelling units are minimized or eliminated. The quantified objectives are shown below in Table 7.00-2 and they are based on what is financially feasible. The City of Nevada City has established quantified (numerical) objectives for several program categories to provide measurable standards for monitoring and evaluating program achievements. The quantified objectives for the City's share of Nevada County's future housing needs and housing construction differ because the housing objective is based on the City's estimate of the number homes that will actually be constructed, rehabilitated and made affordable to each income group. The future housing needs objective addresses the City's ability to accommodate housing based on the availability of appropriately zoned vacant and underutilized land, with public services and facilities. These homes may or may not be built depending on market trends and the availability of funding assistance to developers of affordable housing.

The "New Construction" column represents the number of new housing units that potentially may be built using public and/or private sources. The "Rehabilitation" column represents the number of existing units expected to be rehabilitated. The "Conservation" column represents those units already built that have demonstrated application to lower income households. A successful plan for dealing with the future need for affordable rental housing should include: (1) the continuous monitoring of existing housing unit affordability restrictions; (2) the development of new programs and incentives to entice the construction of additional affordable units: and (3) designating potential resources for operating as well as financing the preservation of affordable units.

7.05 HOUSING OBJECTIVES FOR 6TH STATE CYCLE HOUSING ELEMENT RHNA (2019 – 2027)

New Construction

Tables 4.00-2 and 4.00-3 reflects a total of 96.33 acres of vacant land currently zoned residential (RR, R1, R2 and R3) in Nevada City. These lands could accommodate up to 287 new housing units, well in excess of the 135 units specified by the City's 6th State Cycle Housing Element RHNA for the 2019 – 2027 Housing Element period. Together, with appropriate implementation of the second/accessory unit regulations, the 3 acres of undeveloped R3-zoned land the possible need to rezone additional sites, the City will ensure that there will be adequate sites for both very low- and low-income households. The City will also lend its assistance and support for non-profit builders with housing grant applications through HCD and others.

Rehabilitation

With an adopted Housing Element, the City will pursue housing rehabilitation grants to assist homeowners with weatherization, home improvement and to improve accessibility for disabled

residents. Over the years, private funds have been and will continue to be used to rehabilitate and improve the older housing stock.

Conservation

Conservation of the housing stock is very important to Nevada City. In addition to monitoring the continued viability of the two mobilehome/trailer parks, the City relies on its anti-demolition ordinance to ensure that older and smaller residences are retained and rehabilitated when possible. There are no subsidized housing developments in the City, although there is one sweat equity project built in the late 1980's. This project was developed on Perseverance Mine Court and contains 12 single-family homes. Each home required the owner to participate in the construction of the 12 homes in exchange for a $0.00 down payment. Each unit contains a deed restriction requiring re-sale to only qualified buyers within HUD's Median Family household category. The deed restriction program that targets re-sales to qualifying households has proven to be effective in conserving those units for the designated income group.

TABLE 7.00-2. QUANTIFIED OBJECTIVES (2019 – 2027)

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low-	0	0	10[3]
Very Low-	3	0	10[3]
Low-	5	5[1]	26[3]
Moderate-	10	5[2]	12
Above Moderate-	20	5[2]	
Total	**38**	**15**	**48**

[1]Through CDBG funding.

[2]Market-based rehabilitation.

[3]Existing mobile homes in established mobile home/trailer parks.

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APPENDIX A – PUBLIC PARTICIPATION PROGRAM

Public Participation (Additional information to be completed after final planning commission and City Council approval of document)

Public participation in preparation of the Housing Element is required under Government Code Section 65588(c). This Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council and the City's consultant. Public input was received through workshops conducted on April 3, 2019 and June 19, 2019 (or TBA). Subsequently, public hearings were conducted by the Planning Commission on September 19, 2019 (or TBA) and with the City Council on October 23, 2019 (TBA) for final adoption of the draft Housing Element Update. Notices were both e-mailed and sent through the U.S. mail to public agencies _____ and June 3, 2019. Notices were published in the Record Bee. In addition, organizations that represent the interests of low-income and special needs households or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element as specified above.

Commented [G1]: Amy Need to add dates when we sent letters out requesting comments on current housing element.

To comply with SB 18, the City consulted the Native American Heritage Commission and various Native American Tribes on the City's list. No tribes requested consultation during the public review process.

The draft Housing Element has been available in City Hall and was posted on the City's website for review and comments.

Details of the public participation process, including letters, notices and public agency information are referenced in the following pages of this Appendix A.

The City will actively engage the community in the progress of implementing he Housing Element, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

THIS IS A WORK IN PROCESS

City of Nevada City

March 22, 2019

Washoe Tribe of Nevada and California
Darrel Cruz, Cultural Resources Dept.
919 Hwy 395 South
Gardnerville NV 89410

Re: City of Nevada City Housing Element Update 2014-19
Consultation Pursuant to State Senate Bill 18
Consultation Pursuant to Assembly Bill 52

The City of Nevada City is preparing an update to the 2014-19 Housing Element to comply with State Housing laws. We are seeking your comments on the project and to find out whether or not you request consultation. This request is being made in accordance with California Government Code Sections 65352.3 (SB 18) and California Resources Code 21080.1AB 52 which requests tribe government consultation.

The Housing Element is a policy document that provides an assessment of housing characteristics and needs in the community and establishes programs to improve housing to meet these needs within the City. The current 2014-19 Housing Element document can be reviewed at:

https://www.nevadacityca.gov/files/documents/HousingElement

Should the City either not receive a request for consultation or not hear back from you by **April 22, 2019**, we will assume that your tribe government has declined consultation.

Please submit any comments you have on the current Housing Element document to the City Planner, Amy Wolfson, at amy.wolfson@nevadacityca.gov or by mail to City of Nevada City, 317 Broad Street, Nevada City, CA 95959. You may also contact the City Planner by phone at (530) 265-2496 x130, if you have any questions.

Thank you for your timely attention to these matters, and do not hesitate to contact our Contract Planner, Gary Price, at (530) 218-1059 or me with any additional questions.

Sincerely,

Amy Wolfson
City Planner

City Hall · 317 Broad Street · Nevada City, California 95959 · (530) 265-2496

NEVADA COUNTY
PUBLISHING COMPANY
Grass Valley, CA

AFFIDAVIT OF PUBLICATION

THE UNION

Customer Account #: 1564990
References: 414 Main

Legal Account
CITY OF NEVADA CITY,
317 BROAD STREET
NEVADA CITY, CA 95959
Attn: Legal Notices

County of Nevada, State of Calif. The undersigned, **Leslie Robbins**, being the principal clerk of the **Nevada County Publishing Co.** declares that the **Nevada County Publishing Co.** now is, and during all times herein named, was a corporation duly organized and existing under the laws of the State of California, and now is, and during all times herein named was the printer of **THE UNION**, a newspaper of general circulation, as defined by section 6000 of the Government Code of the State of California, printed and published daily (Sundays excepted) in the City of Grass Valley, County of Nevada, State of California, and that affiant is the principal clerk of said Nevada County Publishing Co.

That the printed advertisement hereto annexed was published in the said UNION, for the full required period of 1 time(s) commencing on 03/11/19, and ending on 03/11/19, all days inclusive.

I certify, under penalty of perjury, the foregoing is true and correct.

Signed: _____
Legals Advertising Clerk

Proof and Statement of Publication
Ad #: 0000393994.01

NOTICE OF PUBLIC HEARING
BY THE NEVADA CITY PLANNING COMMISSION
TO CONSIDER A VARIANCE OF FENCE HEIGHT AND A FRONT YARD SETBACK
BY ARIANA HOJDA AND MATHEW HOJDA ON THE PROPERTY
LOCATED AT 414 MAIN STREET, NEVADA CITY

NOTICE IS HEREBY GIVEN that on Thursday, March 21, 2019 at 1:30 p.m. in the Eric Rood Administrative Center, the Nevada City Planning Commission will hold a public hearing at City Hall, 317 Broad Street, Nevada City, CA, to consider the following:

Application for a variance request by Ariana Hojda and Mathew Hojda, property owners, to allow construction of a fence along the general perimeter of the property, including Zoning Ordinance and setbacks. The proposed fence height varies, the front yard fence is 6 feet and along the side yard is 5.5 feet. The existing fence exceeds by 10 feet and the 30-feet front yard setback and will be [illegible]

NOTICE IS FURTHER GIVEN that written comments may be filed with the City Planning Commission [illegible] City Hall, 317 Broad Street, Nevada City, CA [illegible] A copy of the [illegible] is available for inspection at City Hall and the Staff Report is available for review at the City website at [illegible]

IF YOU CHALLENGE the Commission's decision in this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to the hearing.

Date: March 11, 2019

Amy Wolfson, City Planner
[illegible]

Publish: March 11, 2019 Ad#393994

Housing Element Update

Posted on Monday March 25, 2019

Join us April 3rd at 9AM for a Special Joint City Council/Planning Commission Meeting regarding the Update to the 2014-19 Housing Element

The purpose of the Housing Element, part of the City's General Plan, is to address existing and future housing needs for all Nevada City residents and economic groups. The City Council and the Planning Commission will be reviewing the current, 2014-19 Housing Element for any needed changes to update the document to reflect current conditions and needs and is seeking public input for these changes as the City kicks off an update as required by State Law for the next eight year planning cycle.

All interested persons are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting. Copies of the current 2014-19 Housing Element document are available for purchase or review at City Hall at 317 Broad Street, Nevada City, CA. Additional information may be obtained regarding this matter and you may also review an electronic version of the document at

https://www.nevadacityca.gov/files/documents/HousingElement

Show All News

Web page announcement posted March 28 2019

SPECIAL CITY COUNCIL /PLANNING COMMISSION
MEETING/WORKSHOP<u>AGENDA</u>
WEDNESDAY, APRIL 3, 2019 at 9:00 a.m.
317 Broad Street
Nevada City, CA 95959
City Hall City Council Chambers

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COUNCIL OR COMMISION ON ANY ITEM ON THIS AGENDA: After receiving recognition from the Mayor, give your name and address, and then your comments or questions. Please direct your remarks to the Councilmembers. In order that all interested parties have an opportunity to speak, please limit your comments to the specific item under discussion. All citizens will be afforded an opportunity to speak, consistent with their Constitutional rights. Time limits shall be at the Mayor's discretion. IF YOU CHALLENGE the Council's decision on any matter in court, you will be limited to raising only those issues you or someone else raised at the meeting or Public Hearing described on this agenda, or in written correspondence delivered to the City Council at, or prior to, the meeting or Public Hearing. Requests for disability-related modifications or accommodations may be made to the City Clerk, by telephone or in writing. Requests should be made least 24 hours prior to the meeting. Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Hall at 317 Broad Street, Nevada City, CA during normal business hours.

1. **GOALS FOR THE MEETING**
2. **IMPORTANCE OF COMPLIANCE**
3. **STATE REQUIREMENTS**
4. **FAMILY HOUSING NEEDS**
5. **HOUSING NEEDS**
6. **HOUSING CAPACITY ANALYSIS**
7. **SB 35 STREAMLINING COMPLIANCE**
8. **NEVADA COUNTY LOCAL HAZARD MITIGATION PLAN**
9. **LHMP AMENDMENTS TO THE GENERAL PLAN**
10. **REVIEW OF CURRENT 2014-19 HOUSING ELEMENT**
11. **FACILITATED HOUSING ELEMENT UPDATE SCHEDULE**
12. **FACILITATED HOUSING ELEMENT UPDATE REVIEW PROCESS**
13. **NEVADA CITY HOUSING ELEMENT UPDATE SCHEDULE**
14. **EXISTING HOUSING PHOTOS**
15. **COMMENTS & INFORMATION, PLAN EXAMPLES**
16. **CONCLUSIONS, QUESTIONS**
17. **ADJOURNMENT**

NEVADA CITY HOUSING ELEMENT WORKSHOP
JOINT MEETING WITH CITY COUNCIL AND PLANNING COMMISSION

APRIL 3 2019 9 A.M. CITY COUNCIL CHAMBERS

NAME:	ADDRESS:
Brian Snyder	FREED
Paul Platzer	GV
Amy Wolfson, City Planner	
Reinette Senum	
Jason Rainey, Planning Commission	- 544 E. Broad.
Paul Helstead	423 South Pine NC.
Laurie Oberholtzer	990-8043 310 Nevada NC
Pamela Meek	913-5252 526 " "
Craig Adachi	277-6953 408 BROAD ST
Valentina de la Fuente	FREED
Mary Uspenskaya	FREED
MATTHEW COULTER	self
Erin Minnet	CC member
Dan Parker	CC
Duane Strauser	CC member
CWB	

NEVADA CITY HOUSING ELEMENT WORKSHOP
JOINT MEETING OF CITY COUNCIL AND
PLANNING COMMISSION
APRIL 3 2018 9 AM TO 11 AM
COUNCIL CHAMBERS, CITY HALL

MEETING MINUTES

Present:

City Council Members: Mayor David Parker
Reinette Senum
Erin Minnett
Duane Strawser

Planning Commissioner Jason Raimey

City Planner Amy Wolfson
City Contract Planner Gary Price

See Attached Sign Up Sheet for Public Members in Attendance

The meeting was called to order by Mayor Parker at 9:10 a.m.

Mr. Gary Price, Contract Planner (Price Consulting) reviewed a power point presentation about the Housing Element (see attached PDF). Several topics were reviewed including state requirements for a housing element, vacant land inventory within Nevada City, income levels, etc. SB 35 was reviewed which requires jurisdictions to development regulations that will streamline qualifying housing projects within a 120-day timeframe. Several other laws were discussed by Mr. Price (AB 1672, SB 1087, SB 1241). Nevada City is hopeful to obtain housing element certification by September 2019 in order to achieve an 8-year housing element cycle.

Several photographs were reviewed which show various types of housing that exist within Nevada City (mixed use apartments, housing complexes, apartments, etc.).

Members of the public provided input as follows:

Mr. Brian Synder (FREED) recommended including Universal Design standards into any programs or building standards, stating this is important to have accessible housing.

Mr. Price stated any surplus lands owned by the City will be reviewed for possibility of providing housing. The City property located on Zion Street was discussed and it was determined that there are conditions attached to any sale of that property as the City acquired the parcel from the State of California. Council member Duane Strawser the City is working with the state to review the original agreement.

Pauli Halstead, owner of property on Gold Flat Road within the City, discussed her property and its potential to provide affordable housing, especially to the homeless population. The property is within the LI Industrial Zone and she asked if any R3 (high density zoning) could be included/attached to that property? Mr. Price stated that a program will be included in the Housing Element update to provide review of several sites within the City for affordable housing; the review would occur over a 3-year period and that is when her property could potentially be reviewed.

Paul Platner discussed ability of property owners to add a second unit to their homes. The current second unit ordinance was reviewed by Planner Wolfson. Mr. Platner suggested incentives be established for homeowners that want to add a second unit/kitchen to their homes. This would increase affordable housing in the City.

Mr. Price discussed the Accessory Dwelling ordinance.

Laurie Oberholtzer discussed past housing elements and she reviewed the current vacant lands within the City zoned R2 (Multiple Family), suggesting that one of those parcels be rezoned to R3 to accommodate the City's RHNA numbers.

Cathy Wilcox-Barnes discussed the City's Cottage Ordinance, stating that because a home/rental is small does not always mean it is affordable. The increasing costs of utilities, fees, permits, etc. make rent of homes difficult to maintain.

The homeless population was discussed and Mr. Matthew Coulter stated the high costs of building within the County area will push homeless populations into the City. The high fire danger in the area is of concern.

Laurie Oberholtzer reviewed the past approvals of housing complexes within the City (Co-Housing, Chief Kelly Townhomes) that provided affordability through deed restrictions. Mr. Price reviewed deed restrictions, stating they can become onerous and are not always desired.

Mayor Parker stated that the local working families with children also have to have affordable homes, as they are an important part of the City's neighborhoods.

Mr. Price indicated that the City has limited resources to address regional and statewide housing challenges and that the City should look toward cooperative efforts with other agencies, such as the State of California, Nevada County, Grass Valley and Truckee. City Manager, Catrina Olson, concurred with this.

After continued discussion, Mr. Price thanked the City Council, Commission and staff for their attendance and the thanked the public for their input as it is very helpful. The Housing Element schedule was reviewed.

The Meeting was adjourned at 11;30 a.m.

---------- Forwarded message ---------
From: **Pauli Halstead** <theprimalcuisine@gmail.com>
Date: Sat, Feb 9, 2019 at 6:26 AM
Subject: Nevada City's Housing Need
To: Amy Wolfson <amy.wolfson@nevadacityca.gov>, Catrina Olson <Catrina.Olson@nevadacityca.gov>, Hal DeGraw <Hal.DeGraw@nevadacityca.gov>
Cc: Reinette Senum <reinettesenum@gmail.com>, Erin Minett <erinrminett@gmail.com>, Valerie Moberg <czechgirl63@gmail.com>, David Parker <davidsparkyparker569@gmail.com>, Duane Strawser <oldproracer@gmail.com>, Peter Van Zant <peter@petervanzant.com>
Hi Amy, et al;

The goal of California's Regional Housing Need is to ensure that there is an adequate supply of housing for all income levels throughout our communities. The State of California has a serious shortage of housing, which impacts the number of homes available and affordability levels and the current crisis is a result of a cumulative deficit in housing supply. Not only are lower income families being priced out of many housing markets, but an alarming number of middle income families are being priced out as well. This crisis has far reaching effects ranging from company relocations and employment losses to fewer dollars spent on basic needs to increased traffic due to longer commutes.

Because Regional Housing Need Assessment is a representation of housing need for the 8-year planning period, it does not necessarily address existing housing need.

I am hoping, for Nevada City, that we identify properties and property owners who are willing to add very affordable housing in our community. We must do everything possible to make this happen. Perhaps we can add "new" permitted uses to the Light Industrial zone. This could be a cottage development, Accessory Dwelling Units or any other affordable housing (high density) for workers in our community. Unless we have affordable housing for employees we will not be able to attract new businesses to our area. The Economic Resource Center, which is next door to my house on Gold Flat Road, would welcome workforce housing in that area.

Pauli
--
Pauli Halstead
423 South Pine St.
Nevada City, Ca 95959
cell: 530-264-6102

Hello Gary,

I hope that this message finds you happy and well!

It was a pleasure meeting you yesterday! We appreciate your willingness to discuss the possibility of integrating universal design into the Housing Element.

We are looking forward to reconnecting with you soon! I wish you a peaceful day!

Warmest regards,
Brian Snyder
Disability Community Advocate
FREED
Aging and Disability Resource Connection
435 Sutton Way
Grass Valley, CA 95945
Office: (530) 477-3333
TTY: (530) 477-8194
FAX: (530) 477-8184
www.FREED.org

FREED
ABILITY REDEFINED

"If I can help somebody as I pass along, if I can cheer somebody with a word or song, if I can show somebody he's traveling wrong, then my living will not be in vain."

- Martin Luther King, Jr.

Perhaps I will call.

Here are my suggestions;

*We need to expand R3 zoning. (more than 1 acre) Since we have very limited land available in Nevada City my suggestion is to target zones that can have dual zoning, like in the Light Industrial Zone. Emergency Shelters are already a permitted use, but we need to expand the uses to include housing that does not need a conditional use permit. That makes the project more expensive, slows down the process by making the project open to public review. I do think there should be some guidelines and design parameters, however.

*Its going on three years since Amy sent a letter to the Planning Commission suggesting a Cottage Development Ordinance. I sent her my suggestions for the ordinance and requested that we have a forum (like today) for members of the community to give input. This still has not happened.

*We do need to reduce the mitigation fees, like what is suggested in the Cottage Housing Ordinance plan, to $10,000 for 4 units. Other incentives should be included to keep the project affordable and put it on a fast track review.

Working with the City has not been user friendly. Lori Oberholtzer thinks that just having a Housing Element is all the City has to do to comply with state regulations. My experience has been, when trying to explore any ideas to put some really affordable housing on my property, I am given the standard Conditional Use Permit packet. Also told I would have to pay for a zoning change. This is not the way to get housing done. If I were Amy or Catrina or a planning commissioner and a property owner came along who was willing to put some "very" affordable housing on her property, that would meet housing element goals, I would bend over backwards and say, "what can we do to help?" That has not been my experience.

Also, today, when I mentioned the 2-acre lot on the corner of New Mohawk and Gold Flat that could be used for housing, Duane said they had already talked to people who didn't want housing there. Who are they? We still have Lori and others, who have dictated what gets built and what does not get built based on their view of what Nevada City is for them. They don't come in contact with working people living in their cars and could care less.

The City had an ordinance in place that developers had to include so many units of affordable housing and then they let two developments slide on that saying, "affordable by design". Then I come along and want to do something really affordable and no one wants to work with me to make it affordable. I don't get it. But I do feel its a persistent NIMBY attitude between the haves and the have nots in Nevada City. There are certain people who have controlled the Planning Department for years to make sure Nevada City stays just the same as it always has. Times have changed and we have to be more inclusive of all income groups.

Pauli

Hi Gary-

I've attached some favorites.

1. The two ordinances that are essentially the inclusionary ordinances. I underlined the loophole that I have always thought should be removed.
2. The second unit design ordinance. I underlined the section that can be used to ensure that they are affordable if the owners avail themselves of the fee waiver.
3. The tally I have done of projects approved using the City's Affordable Housing Ordinances (inclusionary ordinances). In general I noted whether or not they have been built.
4. A recent Other Voices that uses some of these numbers.

Carry on!

Laurie
990-8043

Karla Arens: Nevada City has creative affordable housing tools and quietly uses them, with more to be done

Karla Arens
Other Voices
January 27, 2019
Share Tweet Comments ()
Karla Arens
Other Voices

January 27, 2019

The good news on the housing front is that Nevada City currently has an established firm base to provide for its fair share of affordable housing within its General Plan, zoning map and strong affordable housing ordinances.

Written in 2003, the Affordable Housing Ordinances have been used effectively on many projects. The ordinances require affordable housing in all developments. Every housing development (single-family or multi-family) must provide 30% affordable units, 30% smaller homes (1,500 s.f. or smaller), plus 20% second units in single-family projects.

The City also revised its second unit ordinance many years ago to make it less expensive for homeowners to build them. If a restriction is signed ensuring that the unit will be rented to a moderate or lower income household (not for short term vacation rentals) the City waives mitigation or hookup fees. The maximum size is 800 s.f. (though they can be smaller), which also helps keep their rents down.

In addition, vacant R2 and R3 multi-family zoning is scattered throughout the City in an infill scale that is appropriate to this historic town. These parcels already provide for approximately 180 affordable units. The City's many acres of Light Business, General Business and Service Lodging zoning allow over a hundred more R2 multi-family units. This totals almost six times Nevada City's state last mandated fair share affordable housing zoning number and could potentially provide for over at least 280 affordable units without any further designation.

From its inception in 2003 through 2016, every housing project built in Nevada City implemented these ordinances. Projects totaling 102 homes (500 to 2,000 s.f.), with 49 of them affordable (38 primary units plus 11 small second units). In 2017, 71 market rate housing units plus 12 second units were permitted when the City Council approved the largest housing project ever in the City.

The Grove will have 32 town homes, 12 small lot single-family homes, 15 large single-family lots, plus 12 second unit rentals. Thirty percent (30%) of all of the primary units will be under 1,500 s.f. in size). Six additional 1,300 s.f. town homes were approved on Searls Avenue later that year. A range of housing prices will result, but due to price points suggested by the developer, these projects will most likely not provide the type affordable housing that all agree is much needed in the community.

Recommended Stories For You

Over the years Nevada City has quietly worked to meet its affordable housing needs, yet no doubt more needs to be done, such as: 1. More second units which would provide efficient infill in a price range that one and two person households and younger people can afford; 2. Vacation rental regulations to ensure that no whole house and no more second units are used as vacation rentals (the proliferation of this type of vacation rentals has greatly diminished rental housing supply in Nevada City). 3. More smaller homes — what is needed are some 800 s.f. to 1,000 s.f. miner's cottage style houses priced for affordability and a developer who would step up with the vision and social incentive to create modestly-priced housing. Ideally it would behoove the City to seek out small project developers who would be supportive of the City's affordability mix; 4. Aesthetically well-designed, multi-family projects that will form a seamless extension to Nevada City's traditional neighborhoods so that neighbors will welcome these new developments.

There's no arguing that Nevada City has gone beyond state requirements in designating sufficient properties for housing along with strong affordable housing ordinances. It's the only government agency in western Nevada County to have such a creative housing statute. In the past the City has successfully stepped up to provide affordable housing under these ordinances and it is critical in moving forward that the City continue to implement them, always with the goal of protecting the character and charm of the town and its mix of interesting people of all income groups.

Karla Arens is a long time Nevada City resident, past Nevada City planning commissioner and planning commission chair, a retired local realtor and mother of three adult children with young families.

Gary-

FYI. Here is my updated inventory of affordable units approved or built since 2004ish. I looked through the City files for the actual approvals to get these.

Hoping you will have time to research actual prices for second unit rentals that are mostly never advertised. I've run out of time to assemble a list. They seem to go for around $900 per month for small 1 bedroom or studio second units.

Laurie
Yes. I don't think much of anything was built at all during 2014-2019. Not even single-family. Maybe a coupla second units (I only know of 1).

The chart just shows that the inclusionary zoning was working when building was taking place.

Let me know if you want me to find out rents on some of the second units around town that are managed by the owners, most never advertise.

LO

From: Gary Price <gary@plannerprice.com>
Sent: Monday, March 18, 2019 2:08 PM
To: laurie
Cc: Amy Wolfson
Subject: RE: some Nevada City affordable housing stuff

Hi Laurie,

Thanks for this information. As I mentioned in our phone discussion today, we are interested in what has actually been constructed between the 2014-19 housing cycle both for updating the housing element for the 2019-27 housing cycle and also for completing our annual reports which are due to the state by the end of the month. The Project list shows a number of projects, some that have been approved, but I can't find anything that would be considered rent restricted that would fall under the reporting requirements of the state for low or very low income for the purposes of the annual reports. However, this information will be helpful to us in updating the housing element.

Best Regards,

Gary

Nevada Street/Willow Valley Area Neighborhood Association

April 16, 2019

Amy Wolfson
City of Nevada City
317 Broad St.
Nevada City, CA 95959

Attn: Gary Price, consultant

Dear Gary,

After attending the Housing Element Workshop earlier this monthly, we have the following comments on the update of the City's Housing Element:

1. **Keep the Housing Element much as it is now; it reflects the diversity, scale, and quality of life of our community.**

   Parcels zoned for new multi-family projects and single-family subdivision housing should continue to be small in size and located where increased through traffic will not impact existing neighborhoods.

2. **Retain the Affordable Housing Ordinance as recommended in the current Housing Element Policy 5 with revisions shown below.** This is because the only affordable housing that has been approved or built in Nevada City since 2004 has been a result of the Affordable Housing Ordinance. Thirty percent of all units approved totaling 34 permanent affordable primary units and 15 small second units have been approved under the ordinance.

   The following revisions to Policy 5 in the Housing Element should be made to ensure that it will better result in long term permanent affordable housing:

   (5) *Thirty percent of all homes located in new subdivisions shall be 1,500 square feet or smaller. These homes shall be affordable to moderate and below income households. This shall be accomplished through deed restrictions* ~~*or through an affordable housing plan that includes moderate and below income housing opportunities accomplished through a variety of mechanisms including, but not limited to, size restrictions, rental units, second units, etc. The plan shall be approved by the Planning Commission and/or City Council.*~~

3. **Include the small cottage ordinance as a Housing Element program with the following features:**

   - Locate only in R-2 areas (not R-3) and at R-2 maximum density to ensure Planning Commission design review and to be consistent with existing environmental review conclusions on traffic and population impacts. Possibly select a few R-2 parcels rather than locating on ALL R-2 parcels to encourage neighborhood diversity.
   - Use fee incentives and development standard reductions as incentives.
   - Require deed restrictions on affordability since we have seen that small size often does not result in low rent and in exchange for fee and development standard incentives.

4. **New multi-family in appropriate locations**

- R-3 sites should be selected carefully and sited near freeway access so that increased through traffic does not impact existing neighborhoods.

- The recommended rezoning sites should be done now rather than put off for a later date to ensure that we have accomplished the task. In addition, this will ensure that the County and LAFCO are aware of our plans at this time for their current planning projects. Some ideas are: selected existing R-2 parcels changed to R-3, R2 on Searls changed to R-3, portions of Hollow Way or Bost Ave on east side of highway, Gold Flat Rd. where currently industrial zoned, etc. We would also tentatively support converting some of the office space at Nevada City Tech Center (Old Grass Valley Group) to R-3 if traffic can go out Providence Mine Rd.

- One additional acre of R-3 is required to meet RHNA numbers. This should be increased to 2 acres to ensure adequate supply.

- The Housing Element should tabulate and take credit in its affordable housing plan chart for the Local Business, Service Lodging, General Business zoning that permits R-2 housing by right. This should also be made clear to prospective developers.

5. **Long term housing should not be lost to vacation rentals.**

This is happening now and will continue to happen in the future. Second units are being converted to vacation rentals. In addition, whole houses are being rented out as vacation rentals throughout the City and in our neighborhood. These whole house rentals are using an unintended loophole in the vacation rental ordinance in violation of City permits granted for vacation rental of only 1 or 2 bedrooms in a house. Instead, in many cases the owners are never present resulting in the whole house actually being advertised and used for vacation rentals. The City ordinance on vacation rentals should be tightened up as this is not clear enough now.

We recommend retention of the following programs with additions shown:

(28) Prohibit the use of housing units for short term vacation rentals in accordance with voter initiative regulations and revise vacation rental ordinance as needed to ensure that new second unit conversions and whole house rentals do not occur.
Outcome: Maintain housing availability

(17) Twenty five percent of the ~~2009-2014~~RHNA allocation for Very Low and Low income residents shall be allocated to second dwelling units. The City will continue to actively promote the ministerial second unit program to encourage non conforming second units to secure compliance with City Code and the Building of new second dwellings.

6. **Enforcement**

Code enforcement and monitoring of various housing programs is discussed in the Housing Element but the City has not been able to keep up on it. An annual report on each of the Policy table programs would be a good idea. In addition, the City needs to enforce all of its housing programs and ordinances throughout the year without waiting for a complaint.

As you finalize the draft Housing Element, please use a legislative revision format and retain existing policy/program numbering to more easily track changes.

Thank you for considering our input.

Sincerely,
Nevada Street/Willow Valley Area Neighborhood Association

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY Gavin Newsom, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
FAX (530) 741-4245
TTY 711
www.dot.ca.gov/dist3

Making Conservation a California Way of Life.

May 17, 2019

GTS# 03-NEV-2019-00105
SCH#2019049120

Amy Wolfson
City of Nevada City
317 Broad Street
Nevada City, CA 95959

Housing Element Update for the City of Nevada City

Dear Amy Wolfson:

Thank you for including the California Department of Transportation (Caltrans) in the review process of the Housing Element Update for the City of Nevada City. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The purpose of the Housing Element part of the city's General Plan is to address existing and future housing needs, for all Nevada City residents and economic groups.

Traffic Operations

Caltrans concurs with the Initial Study, which states that "the adoption of the proposed 2019-2027 Housing Element update, itself, will not result in potential impacts to transportation and circulation". We will review individual developments to determine impacts, as they occur.

Hydraulics-Stormwater

The proposed Housing Element update does not seem to propose to change any of the Regional Water Quality management practices on the State Highway System.

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Amy Wolfson, City of Nevada City
May 17, 2019
Page 2

All future proposed development will be subject to site-specific hydraulic/hydrology study as deemed appropriate, to adhere to all water quality and waste discharge standards of California Stormwater Pollution Prevention Plan and the Regional Water Quality Control Board.

Please provide our office with copies of any further actions regarding this project or future development of the property. We would appreciate the opportunity to review and comment on any changes/updates related to this project.

If you have any question regarding these comments or require additional information, please contact Kena Sannar, Intergovernmental Review Coordinator for Nevada County, by phone (530) 634-7613 or via email to kena.sannar@dot.ca.gov.

Sincerely,

KEVIN YOUNT, Branch Chief
Office of Transportation Planning
Regional Planning Branch—East

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

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APPENDIX B – RESIDENTIAL RENTAL MARKET RESEARCH

This appendix summarizes and illustrates residential rental unit costs and affordability in Nevada City from a survey conducted in April 2019, providing a snapshot of the current housing rental market. The rentals data and summary were based on listings from recent house and unit rental role reports obtained from local realtors, as well as a telephone and online survey of apartment buildings and other rental units in Nevada City. Figures B-1 and -2 provide the City rental type breakdown and overall affordability level summaries, respectively, in chart format.

Figure B-3 shows the chart of house rental affordability levels in Nevada City, followed by Table B-1 showing the current list of 102 house, duplex, condominium and accessory/secondary unit rentals, along with associated affordability level. There is a range of houses and other single-family home rentals for mostly low-income and moderate-income categories that are currently being rented ranging from $550 to $2,400 per month.

There are few apartment complexes in Nevada City. All of the more than 50 apartment units found in the survey sample were located in several smaller apartment buildings or common-wall groups of less than 10 units and all of these surveyed apartment units are affordable to low-income families.

Another form of rental housing consists of small cabins and mobile homes within established compounds or mobile home parks. This type of rental housing is almost evenly divided between low-income and very low-income families. Based on the housing rental survey conducted in April 2019, there were approximately 70 potential rental housing units in this category that rented at low- or very low-income levels, renting for between $450 and $620 per month at the very low-Income level and between $650 and $900 at the low-Income level.

TABLE B-1. RENTAL TYPE BREAKDOWN LIST

Unit Type	Count of Unit
Accessory Dwelling Units	8
Apartments and Units	50
Duplex Units	23
Mobile Units and Cabins	70
Single-Family House	55
Townhouse/Condominium	16

FIGURE B-1. RENTAL TYPE BREAKDOWN CHART

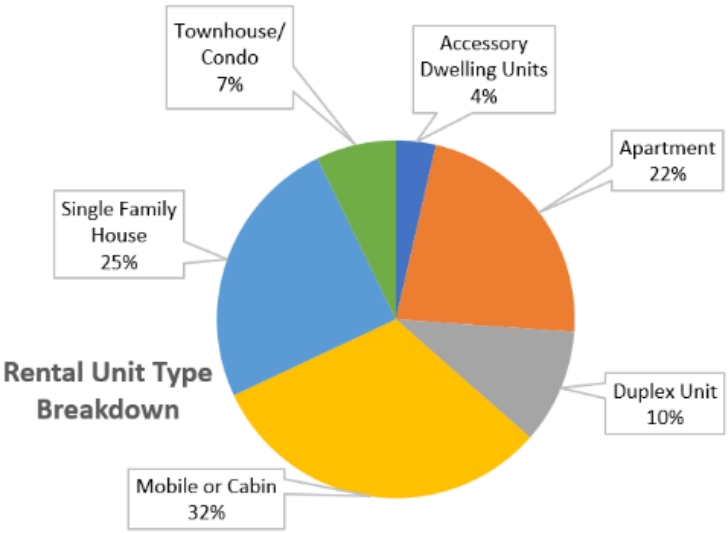

TABLE B-2. OVERALL RENTAL AFFORDABILITY	
Affordability Level	**Count**
Above Moderate-Income	4
Low-Income	143
Moderate-Income	39
Very Low-Income	36

FIGURE B-2. OVERALL RENTAL AFFORDABILITY CHART

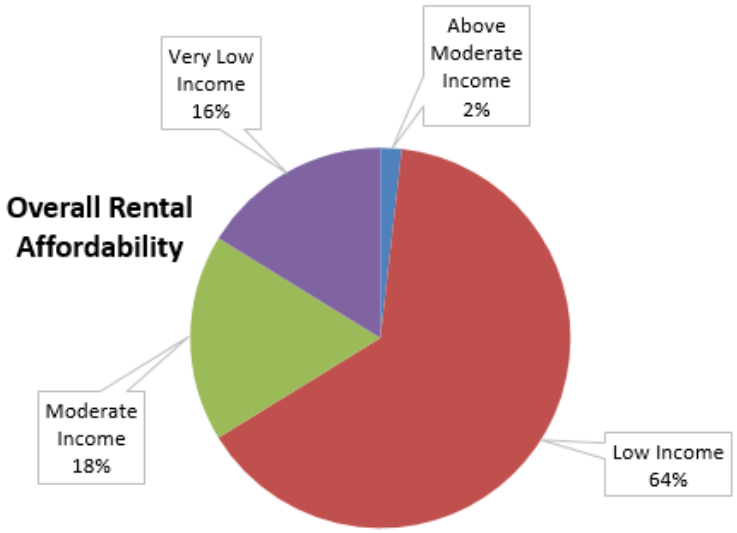

FIGURE B-3. SUMMARY OF HOUSE RENTAL AFFORDABILITY LEVELS IN NEVADA CITY

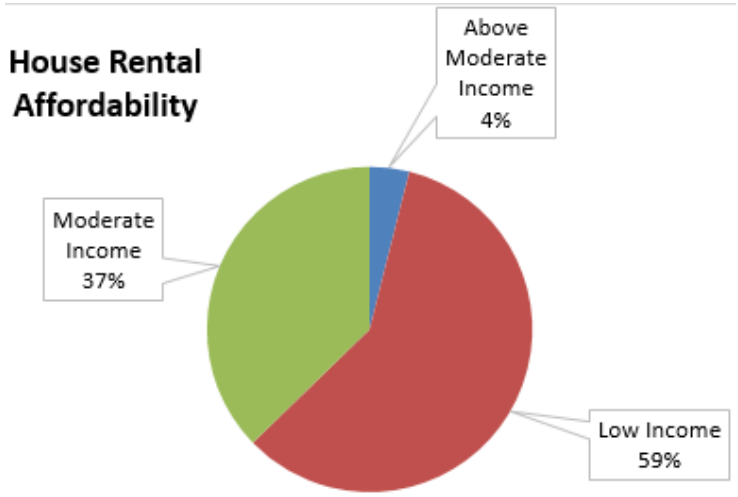

TABLE B-3. HOUSE RENTAL SURVEY IN THE CITY OF NEVADA CITY (APRIL 6, 2019)				
Unit Type	**Property Address**	**Beds**	**Rent**	**Affordability Level**
Accessory Dwelling Units	Not Available	Studio	$550	Low Income
Townhouse/Condo	516.5 Zion St	1	$650	Low Income
Duplex Unit	415 Spring St, #4	Studio	$675	Low Income
Accessory Dwelling Units	Not Available	1	$700	Low Income
Accessory Dwelling Units	Sacramento St	1	$700	Low Income
Accessory Dwelling Units	Not Available	1	$730	Low Income
Duplex Unit	600 Searls Ave, A	1	$775	Low Income
Townhouse/Condo	518 Zion St	2	$800	Low Income
Duplex Unit	600 Searls Ave, C	1	$800	Low Income
Duplex Unit	600 Searls Ave, D	1	$800	Low Income
Duplex Unit	600 Searls Ave, E	1	$800	Low Income
Duplex Unit	600 Searls Ave, F	1	$800	Low Income
Duplex Unit	600 Searls Ave, G	1	$800	Low Income
Duplex Unit	600 Searls Ave, H	1	$800	Low Income
Duplex Unit	600 Searls Ave, I	1	$800	Low Income
Duplex Unit	600 Searls Ave, J	1	$800	Low Income
Duplex Unit	600 Searls Ave, K	1	$800	Low Income
Duplex Unit	600 Searls Ave, L	1	$800	Low Income
Duplex Unit	600 Searls Ave, M	1	$800	Low Income
Duplex Unit	600 Searls Ave, N	1	$800	Low Income
Duplex Unit	600 Searls Ave, O	1	$800	Low Income
Duplex Unit	425 1/2 Spring St	1	$825	Low Income
Single-Family House	510 N. Pine St	1	$825	Low Income
Single-Family House	900 Zion St	1	$825	Low Income
Accessory Dwelling Units	640 Chief Kelly	1	$830	Low Income
Duplex Unit	600 Searls Ave, P	1	$850	Low Income
Duplex Unit	600 Searls Ave, Q	1	$850	Low Income
Single-Family House	420 Nursery	2	$858	Low Income
Duplex Unit	600 Searls Ave, B	1	$900	Low Income
Townhouse/Condo	807 Zion St	2	$950	Low Income
Single-Family House	343 Clay St	2	$1,000	Low Income

TABLE B-3. HOUSE RENTAL SURVEY IN THE CITY OF NEVADA CITY (APRIL 6, 2019)				
Unit Type	**Property Address**	**Beds**	**Rent**	**Affordability Level**
Single-Family House	640 Chief Kelly	2	$1,000	Low Income
Townhouse/Condo	Gracie Rd	2	$1,000	Low Income
Townhouse/Condo	344 Gracie Rd	2	$1,025	Low Income
Townhouse/Condo	314 Gracie	2	$1,050	Low Income
Accessory Dwelling Units	900 Zion St	2	$1,050	Low Income
Single-Family House	103 Gold Tunnel Rd	2	$1,073	Low Income
Accessory Dwelling Units	Not Available	1	$1,100	Low Income
Single-Family House	239 Mill St, Apt #13	2	$1,100	Low Income
Single-Family House	321 Park Ave	3	$1,100	Low Income
Accessory Dwelling Units	426 Jordon St	1	$1,100	Low Income
Single-Family House	819 Zion St	2	$1,105	Low Income
Single-Family House	408 Nimrod	3	$1,125	Low Income
Single-Family House	862 Gold Flat Rd	3	$1,125	Low Income
Single-Family House	433 Brock Rd	2	$1,150	Low Income
Single-Family House	542 Jordan	2	$1,150	Low Income
Single-Family House	342 Gracie Rd	2	$1,175	Low Income
Single-Family House	510 Main St	2	$1,190	Low Income
Duplex Unit	415 #3 Spring St	2	$1,200	Low Income
Duplex Unit	425 1/2 Spring St	2	$1,200	Low Income
Duplex Unit	427 1/2 Spring St	2	$1,250	Low Income
Townhouse/Condo	323 Bridge	3	$1,295	Low Income
Single-Family House	356 Alexander	2	$1,295	Moderate Income
Townhouse/Condo	340 Bridge	3	$1,300	Low Income
Single-Family House	134 Mine Rock Rd	2	$1,300	Moderate Income
Single-Family House	363 Gracie Rd	2	$1,300	Moderate Income
Single-Family House	505 Factory	2	$1,300	Moderate Income
Townhouse/Condo	405 Gracie Rd	3	$1,325	Low Income
Single-Family House	807 Zion St	2	$1,325	Moderate Income
Duplex Unit	427 Spring St	2	$1,350	Low Income
Single-Family House	318 Gracie Rd	2	$1,350	Moderate Income
Single-Family House	319 Nevada St	2	$1,350	Moderate Income

TABLE B-3. HOUSE RENTAL SURVEY IN THE CITY OF NEVADA CITY (APRIL 6, 2019)				
Unit Type	**Property Address**	**Beds**	**Rent**	**Affordability Level**
Single-Family House	428 Butler St	2	$1,350	Moderate Income
Single-Family House	106 Prospect St	3	$1,400	Low Income
Single-Family House	117 Walrath	3	$1,400	Low Income
Single-Family House	324 Gracie	3	$1,400	Low Income
Single-Family House	103 Gold Tunnel Ct	1	$1,400	Moderate Income
Single-Family House	203 Cottage	2	$1,400	Moderate Income
Single-Family House	516 Nursery	2	$1,400	Moderate Income
Single-Family House	505 Factory St	2	$1,430	Moderate Income
Single-Family House	568 Broad St	3	$1,450	Low Income
Townhouse/Condo	350 Bridge Wy	3	$1,475	Low Income
Single-Family House	403 Pine St	3	$1,495	Moderate Income
Single-Family House	228 B St	2	$1,500	Moderate Income
Single-Family House	403 Long	3	$1,500	Moderate Income
Single-Family House	514 Zion St	3	$1,500	Moderate Income
Single-Family House	414 South Pine St	3	$1,550	Moderate Income
Single-Family House	510 Main St	3	$1,575	Moderate Income
Single-Family House	Sacramento St	3	$1,575	Moderate Income
Single-Family House	122 Martin St	3	$1,600	Moderate Income
Single-Family House	2625 Ridge Rd	2	$1,600	Moderate Income
Townhouse/Condo	346 Bridge Wy	3	$1,600	Moderate Income
Single-Family House	429 Sacramento St	2	$1,600	Moderate Income
Townhouse/Condo	111 Chief Kelly Dr	3	$1,600	Moderate Income
Single-Family House	662 Broad St	2	$1,600	Moderate Income
Single-Family House	542 Jordan St	3	$1,650	Moderate Income
Single-Family House	409 Spring St	2	$1,695	Moderate Income
Single-Family House	341 Clay St	4	$1,700	Moderate Income
Single-Family House	417 Winter St	2	$1,700	Moderate Income
Single-Family House	Sacramento St	3	$1,700	Moderate Income
Townhouse/Condo	161 Chief Kelly Dr	1	$1,800	Above Moderate Income
Single-Family House	215 Gethsemane	3	$1,800	Moderate Income
Townhouse/Condo	516 Nimrod	4	$1,850	Moderate Income

TABLE B-3. HOUSE RENTAL SURVEY IN THE CITY OF NEVADA CITY (APRIL 6, 2019)				
Unit Type	**Property Address**	**Beds**	**Rent**	**Affordability Level**
Single-Family House	302 Brock Rd	2	$1,850	Moderate Income
Townhouse/Condo	203 Chief Kelly Dr	3	$1,950	Moderate Income
Townhouse/Condo	213 Chief Kelly Dr	4	$1,950	Moderate Income
Single-Family House	220 Gethsemane	3	$2,000	Moderate Income
Single-Family House	174 Grove	3	$2,050	Moderate Income
Single-Family House	518 A Silva Ave	2	$2,100	Above Moderate Income
Single-Family House	106 Prospect Ct	3	$2,100	Moderate Income
Single-Family House	975 Gold Flat Rd	3	$2,300	Above Moderate Income
Single-Family House	594 Railroad Ave	3	$2,400	Above Moderate Income
Source(s): Price Consulting Services Total Sample 102 Units in Sample Rental cost affordability assessment derived using the HCD Affordability Calculator: http://www.hcd.ca.gov/community-development/housing-element/docs/Affordability-calculator.xlsx				

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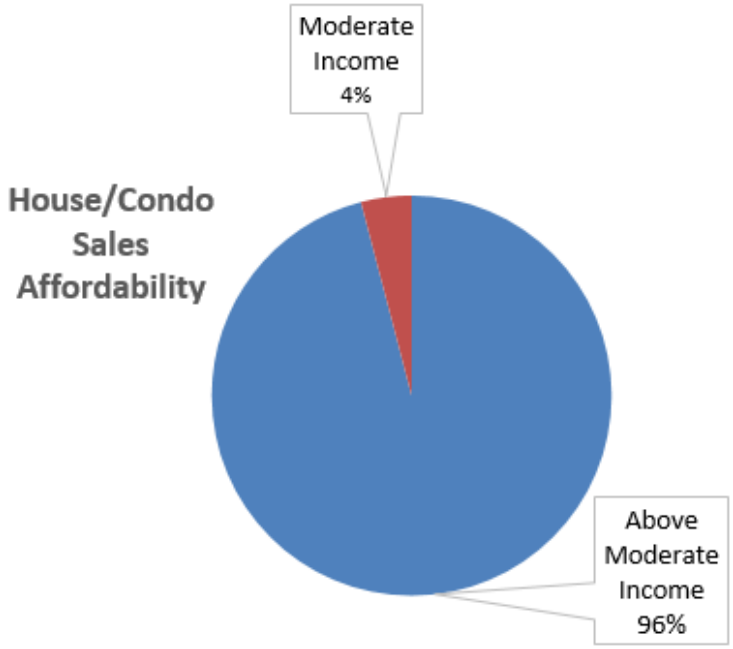
APPENDIX C – RESIDENTIAL SALES MARKET RESEARCH

This summarizes sales of single-family residential units (houses and condominiums) in Nevada City between January 12, 2018 and March 22, 2019, providing a snapshot of the current housing sales market. No apartments were sold during this period. Based on the Multiple Listing Sales (MLS), 49 properties sold at between $200,000 for a 3-bedroom, 2-bath house and $1,320,000 for a 4-bedroom, 3-bath house (refer to Table C-1). The average home price was $529,834, with the median price at $469,000.

In this sample, 2 of these houses sold could be judged affordable for a moderate-income family, while the remainder could be affordable to above moderate-income families (see Figure C-1).

Using the HCD Affordability Calculator for Nevada County and applying financing costs, insurance, utilities and 1% maintenance to the monthly cost of housing, with no more than 30% gross family income being applied to this cost, it was found that none of the sold inventory could be affordable to low-income families.

FIGURE C-1. HOME SALES AFFORDABILITY IN NEVADA CITY



APPENDIX C – RESIDENTIAL SALES MARKET RESEARCH

TABLE C-1. RESIDENTIAL MARKET SURVEY IN THE CITY OF NEVADA CITYY (MARCH 26, 2019)						
Type	Date	Selling Price	Address	Beds	Baths	Affordability
SFR	3/20/2018	$200,000	736 Zion St	3	2 (1 1)	Moderate Income
SFR	8/8/2018	$260,000	414 Broad St	3	1 (1 0)	Moderate Income
SFR	1/12/2018	$255,000	403 S Pine St	2	1 (1 0)	Above Moderate Income
SFR	1/22/2018	$303,500	908 Gold Flat Rd	1	1 (1 0)	Above Moderate Income
SFR	2/12/2019	$319,750	214 High St	2	1 (1 0)	Above Moderate Income
SFR	5/25/2018	$320,000	123 no address	1	1 (1 0)	Above Moderate Income
SFR	5/11/2018	$350,000	211 Nevada St	2	2 (2 0)	Above Moderate Income
SFR	3/15/2019	$369,000	908 Gold Flat Rd	1	1 (1 0)	Above Moderate Income
SFR	2/16/2018	$370,000	433 Clay St	3	3 (3 0)	Above Moderate Income
SFR	10/4/2018	$373,000	530 Nevada St	2	2 (2 0)	Above Moderate Income
SFR	6/22/2018	$380,000	252 Brock Rd	3	2 (2 0)	Above Moderate Income
SFR	11/28/2018	$380,000	316 Clay St	2	2 (2 0)	Above Moderate Income
Condo	2/26/2019	$380,000	323 Bridge Way	3	3 (2 1)	Above Moderate Income
SFR	2/13/2019	$384,000	512 Main St	2	2 (2 0)	Above Moderate Income
SFR	8/31/2018	$385,000	411 Sacramento St	3	1 (1 0)	Above Moderate Income
Condo	3/27/2018	$399,000	316 Bridge Way	2	3 (2 1)	Above Moderate Income
SFR	8/17/2018	$408,000	422 Spring St	2	2 (2 0)	Above Moderate Income
SFR	6/6/2018	$420,000	811 Old Washington	2	1 (1 0)	Above Moderate Income
SFR	12/28/2018	$423,750	306 American Hill Rd	3	2 (2 0)	Above Moderate Income
SFR	8/24/2018	$430,000	412 Sacramento St	3	2 (2 0)	Above Moderate Income
SFR	2/20/2019	$430,100	546 Main St	3	2 (2 0)	Above Moderate Income
SFR	6/1/2018	$433,500	155 Bourbon Hill Rd	2	1 (1 0)	Above Moderate Income
Condo	4/2/2018	$452,000	301 Redbud Way	3	2 (2 0)	Above Moderate Income
Condo	3/22/2019	$456,785	502 Redbud Way	4	2 (2 0)	Above Moderate Income
SFR	11/13/2018	$469,000	544 Coyote St	6	2 (2 0)	Above Moderate Income
SFR	11/20/2018	$485,000	543 W. Broad St	2	1 (1 0)	Above Moderate Income
SFR	6/28/2018	$500,000	150 Grove St	1	1 (1 0)	Above Moderate Income
SFR	6/20/2018	$510,000	500 Sacramento St	2	3 (2 1)	Above Moderate Income
SFR	10/26/2018	$525,000	421 Broad St	2	2 (1 1)	Above Moderate Income
SFR	9/11/2018	$545,000	697 Nivens Ln	3	2 (2 0)	Above Moderate Income
SFR	6/22/2018	$549,000	631 Spring St	3	2 (2 0)	Above Moderate Income

APPENDIX C – RESIDENTIAL SALES MARKET RESEARCH

TABLE C-1. RESIDENTIAL MARKET SURVEY IN THE CITY OF NEVADA CITYY (MARCH 26, 2019)						
Type	**Date**	**Selling Price**	**Address**	**Beds**	**Baths**	**Affordability**
SFR	11/19/2018	$564,000	334 Jordan St	4	4 (3 1)	Above Moderate Income
SFR	6/1/2018	$565,000	341 Clay St	3	1 (1 0)	Above Moderate Income
SFR	2/9/2018	$575,000	20 Turpentine Dr	3	2 (2 0)	Above Moderate Income
SFR	4/12/2018	$585,000	324 Alexander St	3	2 (2 0)	Above Moderate Income
SFR	9/18/2018	$588,000	233 Bridge St	2	2 (1 1)	Above Moderate Income
SFR	7/31/2018	$615,000	427 S Pine St	3	2 (2 0)	Above Moderate Income
SFR	5/24/2018	$625,000	106 Clark St	4	3 (3 0)	Above Moderate Income
SFR	12/26/2018	$632,500	301 B St	3	3 (2 1)	Above Moderate Income
SFR	9/26/2018	$642,000	324 Gethsemane St	3	3 (3 0)	Above Moderate Income
SFR	5/10/2018	$650,000	214 Drummond St	3	2 (2 0)	Above Moderate Income
SFR	6/15/2018	$737,000	578 Main St	3	3 (3 0)	Above Moderate Income
SFR	3/2/2018	$750,000	132 Grove St	3	3 (3 0)	Above Moderate Income
SFR	4/23/2018	$800,000	511 Nursery St	3	3 (2 1)	Above Moderate Income
SFR	1/4/2019	$859,000	424 N. Pine St	4	3 (2 1)	Above Moderate Income
SFR	9/12/2018	$899,000	422 Searls St	4	5 (3 2)	Above Moderate Income
SFR	6/5/2018	$900,000	211 Park Ave	4	3 (3 0)	Above Moderate Income
SFR	11/30/2018	$1,190,000	636 E Broad St	3	3 (2 1)	Above Moderate Income
SFR	9/6/2018	$1,320,000	353 Old Downieville	4	3 (3 0)	Above Moderate Income

Source(s): Price Consulting Services

Based on information from the Nevada County Association of REALTORS® Listings as of 03/26/19 at 2:55pm.

One Line Report - Property Type Residential Include Property Subtypes 1 House on Lot, 2 Houses on Lot, 3+ Houses on Lot Transaction Type Sale County Nevada City Nevada City Statuses Sold (1/1/2018 to 3/26/2019), Sold Short Sale (1/1/2018 to 3/26/2019), Sold REO (1/1/2018 to 3/26/2019)

Monthly housing costs and affordability assessment derived using the assumptions and calculations by the HCD Affordability Calculator:

http://www.hcd.ca.gov/community-development/housing-element/docs/Affordability-calculator.xlsx

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APPENDIX D – COMMUNITY RESOURCES GUIDE

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APPENDIX E – FEE SCHEDULE FOR RESIDENTIAL

Adopted by City Council on June 22, 2011 (Resolution 2011-37)

FEE SCHEDULE

MULTI-FAMILY RESIDENTIAL ONLY

AB1600 Development Fees – Effective September 28, 2003
100% of Total Proposed Fee

	Total AB1600 Fee
Administration	$ 83.30
Police	483.27
Roads	2,520.66
Drainage	806.55
Fire	168.12
Sewer	1,355.08
Water	2,304.42*
Recreation	753.25

	$ 8,474.65
	========

Additional Fees:

	Park & Recreation Fee: Per New Lot or Unit	$880.00 ea. unit/lot after 1st
	Regional Traffic Mitigation Fee: Per Unit	$838.30
**	Water Connection Fee: Standard 5/8" Water Meter	$1,000.00 1st unit, $750 ea. additional
**	Sewer Connection Fee: Single-Family	$1,230.00 1st unit, $470 ea. additional
***	Fire Annexation Fee: Per Unit	$217.00
***	Sewer Annexation Fee: Per Unit	$464.97
***	Traffic Annexation Fee: Per Unit	$360.00

Legend:

*	Water fee does not apply if in NID service area
**	Connection Fee Only – Actual connection charged at time and materials
***	Applies to annexation areas

FEE SCHEDULE

SINGLE FAMILY RESIDENTIAL ONLY

AB1600 Development Fees – Effective September 28, 2003
100% of Total Proposed Fees

Administration		$ 101.62
Police		589.35
Roads		3,073.98
Drainage		983.60
Fire		205.02
Sewer		1,652.54
Water		2,810.75*
Recreation		918.09

	TOTAL	**$10,334.95**
		========

Additional Fees (not AB1600):

	Regional Traffic Mitigation Fee: Per Dwelling Unit	$ 4,201.23
**	Water Connection Fee: 1" Meter (Per California Building Code, newly constructed homes require fire sprinkler system)	$ 2,115.00
**	Sewer Connection Fee: Single-Family	$ 1,230.00
***	Fire Annexation Fee: Per Dwelling Unit	$ 217.00
***	Sewer Annexation Fee: Per Dwelling Unit	$ 464.97
***	Traffic Annexation Fee: Per Dwelling Unit	$ 360.00
****	Park & Recreation Fee: Per New Lot or Unit	$ 880.00

Legend:

*	Water AB1600 fee does not apply if in Nevada Irrigation District (NID) service area.
**	Connection fee only – Additional on-site charges from Dept of Public Works may apply and charged at time and materials.
***	Applies to annexation areas only.
****	New subdivisions only, per parcel charge.

APPENDIX F – TRANSITIONAL HOUSING/ EMERGENCY SHELTERS AND OTHER RELATED PROGRAMS IN NEVADA COUNTY

Excerpts from the 2019 – 2027 Housing Element for Nevada County

Emergency shelters and transitional housing are a key element in providing temporary housing to those displaced due to unforeseen circumstances such as domestic violence, drug abuse, job loss and the like. Nevada County Behavioral Health Department and the Nevada County Housing Development Corporation have been active the last couple of years by facilitating a supportive housing grant that has assisted 28 individuals move into homes who were previously homeless prior to the program beginning. This is just one example of the activities and programs that are provided by the County Behavioral Health Department and the Nevada/Placer Counties Continuum of Care to End Homelessness. The information below provides brief details on programs and agencies in Western Nevada County that were in existence at the time of this Housing Element update and provide support to homeless persons.

The Behavioral Health Department (BHD), as part of the Nevada/Placer Counties Continuum of Care to End Homelessness, has been awarded three US Department of Housing and Urban Development (HUD) Continuum of Care Homeless Assistance Program grants:

- Shelter plus Care (S+C):

S+C is a program designed to provide housing and supportive services on a long-term basis for homeless persons with mental health disabilities. The BHD's project is providing permanent supportive housing to a minimum of 4 individual adults who are homeless and enrolled in or eligible for Mental Health Services Act (MHSA) Full-Service Partnership (FSP) services. The grant of $134,160 is for 5 years. In FY2017/2018 Grant funds are used for rental assistance vouchers for 4 project-based rental units (bedrooms). The BHD is utilizing MHSA service providers and community-based organizations to provide supportive services to program participants.

- Supportive Housing Program (SHP):

SHP is a program designed to provide housing and supportive services on a long-term basis for homeless persons with mental health disabilities. The BHD's project is providing permanent supportive housing to a minimum of 28 individual adults who are homeless and enrolled in or eligible for Mental Health Services Act (MHSA) Full-Service Partnership (FSP) services. Grant funds are used for a master lease of 23 rental units (bedrooms), operational costs and project administration. The BHD is utilizing MHSA service providers and community-based organizations to provide supportive services to program participants.

APPENDIX F – TRANSITIONAL HOUSING/EMERGENCY SHELTERS AND OTHER RELATED PROGRAMS IN NEVADA COUNTY

Other BHD Housing programs funded with MHSA, Medi-Cal and Realignment funds:

- Self-Sufficient Support (S^3):

Residents are capable of living independently successfully with minimum support are classified as "self-sufficient." These participants receive support on an "as needed" basis from Personal Service Coordinators (PSC). The residents are able to handle and problem solve most basic daily situations of independent living. In FY2017/2018 New Directions had 133 participants living in S^3 housing.

- Supported Independent Living (SIL):

Residents need regularly scheduled support to remain successful in independent living. In FY 2017/2018 BHD had six shared housing units supporting 29, residents. Identified shared houses are supported by Nevada County Behavioral Health in the following manner:

- Deposits are paid by MHSA flex funds.
- If a room is vacant, MHSA funds are used to pay the monthly rent to maintain stability of the house until residents can locate a new housemate.
- A "basic needs" list for residents are created by staff and obtained by either clients' resources, donations and/or MHSA flex funds.
- PSC provides support with medication, housemate conflict resolution, money management skills, paying bills, meal planning, budget planning, shopping, leisure skill planning and other daily living skills.
- PSC works with landlords to ensure support for both the resident and the landlord.

- The Catherine Lane House:

A joint venture with Turning Point: The Catherine Lane house offers 24/7 support services to support residents with challenges to their independent living skills. This non-licensed house includes a focus on single room occupancy that facilitates residents in achieving their maximum level of independence. This house enables residents to live independently and keep their current community support network intact. The Catherine Lane House can have up to six (6) participants living there.

- The Willo House:

The Willo House is a program house which provides intensive support services for participants who are on conservatorship or in need of one or more staff contacts per day. This setting

provides participants an opportunity to live in the community with greater independence than an IMD (Institute for Mental Disease) or Board and Care. The Willo House is a 3-bedroom unit.

- Odyssey House:

Odyssey House is a program that provides social rehabilitation and transitional housing for County mental health participants. The Odyssey House consists of 10 beds and allows stays up to 18-months with an average stay of approximately 3-months. Programs at Odyssey House are focused on developing the life skills necessary for participants to transition into society. Once patients have reached a baseline where they are able to perform daily tasks, Odyssey house staff assists in finding permanent housing and provides follow-up support as necessary. In 2018, Nevada County Health and Human Services was awarded a $3.2 Million, Community Development Block Grant to renovate and expand the program. Over the next 2 years the program will expand to provide 18 beds.

In addition to those discussed above, the following resources provide some type of transitional housing, emergency shelter or other related support for those in need.

- Booth Family Center:

The Salvation Army provides transitional housing services in Nevada County at the Booth Family Center. The Booth Family Center consists of 9 total units. It takes in families with children for a period of six months that can be extended an additional three months if the person is entered into the drug and alcohol-free program. The Booth Family Center is a drug and alcohol-free facility that requires participants to submit to drug testing and maintain a drug and alcohol-free lifestyle. There is currently a waiting list for the units at the Booth Family Center and the Center is typically full throughout the year. Initial costs include a $150 deposit and a monthly cost of 1/3rd of the participants' monthly income. The rent and deposit under certain circumstances may be returned, when a resident of the Booth Family Center successfully completes the drug and alcohol-free program. The Booth Family Center provides services, which assist in getting homeless and displaced families off the streets and into permanent housing at the end of their stay at the Center.

- Community Recovery and Resources (CoRR):

Provides supportive transitional housing for individuals who are currently sober and need a supportive and supervised environment. CoRR currently has 6 houses, 4 for women and 2 for men. CoRR focuses on those recovering from drug and alcohol abuse. To qualify for CoRR transitional housing, a person must be enrolled in CoRR's outpatient program, submit to random drug testing and pay a minimum monthly fee that is based on a sliding scale (typically $500, but can be adjusted based on income). Both men and women are allowed to stay in CoRR sponsored transitional housing for a maximum of six months and within the program there is a high level of accountability.

APPENDIX F – TRANSITIONAL HOUSING/EMERGENCY SHELTERS AND OTHER RELATED PROGRAMS IN NEVADA COUNTY

- Community Beyond Violence (Formerly the Domestic Violence and Sexual Assault Coalition:

For 35 years, Community Beyond Violence (CBV), has been the primary resource for victims and survivors of domestic violence, sexual assault, trafficking, stalking and teen dating violence in western Nevada County. The mission of CBV is to offer resources for building healthy relationships and to work with community partners to provide services for healing the effects of interpersonal violence. Services include a 24-hour crisis line, emergency shelter, crisis counseling and intervention, advocacy and accompaniment and legal assistance. Clients in crisis are provided emergency food, clothing, transportation, gas vouchers and therapy. CBV offers 7 weekly groups that include DV 101/Life Skills, Children's Healing Art Group, Adults Molested as Children and Restorative Yoga. The agency also has a strong prevention and outreach program in western Nevada County schools.

During FY 2017, the CBV emergency shelter provided over 2,000 bed nights for approximately 1,104 domestic violence and sexual assault survivors and their children according to their 2017 quarterly newsletter. The Shelter is a 30-day facility with possible extensions up to a total of 90 days. Advocate/Counselors work with victims fleeing a violent home to locate safe accommodations, which can include nights in a local motel since the 6-bed Shelter is usually at capacity.

The Client Service Center, located at 960 McCourtney Road, Grass Valley, is open for walk-in clients Monday through Friday, 9:00 am to 5:00 pm. The 24-hour crisis line includes immediate response to law enforcement and hospital call-outs.

- Hospitality House:

Hospitality House was originally a seasonal guest services program in Western Nevada County that operated in cooperation with 22 faith- based organizations. Hospitality House opened its doors to meet the needs of homeless individuals in November 2005. On a rotating basis three local churches in the City participate in caring for homeless guests as part of a larger western Nevada County effort to feed, clothe and shelter the homeless during the cold weather periods (October 15 through April 30) of each winter season. The nomadic program included the use of a building on the grounds of the United Methodist Church in Grass Valley as a welcome center. In addition to providing a daily lunch, the welcome center provided a variety of social and health services to homeless guests. It was staffed with over 300 volunteers, approximately 10 part time staff and one full time staff member. The goal of the welcome center was to connect guests with a variety of social and health services to help them transition back as productive members of society. In addition, the welcome center provided lunches provided by a variety of community-based organizations, shower facilities and social interaction in a warm comfortable setting.

APPENDIX F – TRANSITIONAL HOUSING/EMERGENCY SHELTERS AND OTHER RELATED PROGRAMS IN NEVADA COUNTY

In 2017 the Hospitality House provided the following services:

- Provided emergency shelter to 361 people received emergency shelter and care (220 men, 114 women and 27 children).
- Provided 19,830 bed-nights.
- Volunteers provided 38,325 meals and 12,700 hours of service at the shelter and thrift store.
- 18 culinary students were provided with job training.
- Outreach Case Managers (who connect with homeless individuals not staying at HH) made 2,357 contacts with homeless individuals.
- 338 hours of on-site mental health counseling was provided.

In late 2013, Hospitality House moved from being a nomadic homeless shelter to a permanent site shelter. The new permanent shelter and the services that are provided there are described below under "Hospitality Housing- Utah's Place".

- Hospitality House- Utah's Place:

In November 2013, Hospitality House opened "Utah's Place," named after local musician and homeless advocate Utah Phillips. Utah's Place serves homeless individuals and families in the community by providing a place to shower, do laundry, have meals and receive case housing management. Until October of 2018, the Shelter operated as a "high barrier" shelter requiring shelter stayers to consent to an alcohol breath-test or random or suspicion-based drug testing as a condition of admittance to the shelter. While Utah's Place continues to offer 59 high-barrier beds conditioned on a sobriety requirement, in October, the County partnered with the shelter to expand its capacity to incorporate 11-low barrier beds. The two shelter operations operate out of the same shelter space but with separate entrances, a different check in time and a separate space for low barrier program shelter stayers. This is to ensure that individuals in recovery are not sheltered with individuals who are not.

In addition, the Shelter partnered with the local Hospital and funded 4 recuperative care beds for homeless individuals who are being discharged from the hospital with no place to recuperate. These beds are available 24/7 for up to 30 days.

Only guests in the sober shelter can leave their belongings for the night in a bin underneath their assigned bed. All guests must agree to the Hospitality House Mutual Respect Agreement while at the Shelter and can utilize services for up to 180 cumulative days. Services provided include:

APPENDIX F – TRANSITIONAL HOUSING/EMERGENCY SHELTERS AND OTHER RELATED PROGRAMS IN NEVADA COUNTY

- Emergency Overnight Shelter
- Hot Meals
- Weekly Medical Clinic and Referral Services
- Mobile Dental Clinic
- Free Eye Exams/Glasses Referrals
- On-site TB Testing and Flu Shots
- Onsite Mental Health and Substance Abuse Screenings
- Housing Case Management
- Public Assistance Applications
- Showers and Laundry
- Free Clothing, Bedding, Coats, Hygiene Products
- Recreation and Community-Building such as Daily House Meetings, Movies, Games and Cards
- Life Skills and Personal Life-Enhancing Activities/Plans
- Job Counseling with Assistance Preparing Resumes, Interview Skills and Job Search.
- Crisis Support

- KARE Crisis Nursery of Nevada County:

KARE Crisis Nursery of Nevada County is a private non-profit agency established to provide safe and nurturing care for the small children of families experiencing a stressful situation. KARE Crisis Nursery provides respite care in emergencies for children from birth to age six for up to 30 days as the need defines while their parents receive help to resolve their stressful situation.

- Nevada County Housing Development Corporation:

Formed in 1982, the Nevada County Housing Development Corporation (NCHDC) is a non-profit organization that seeks to help meet the housing needs of low-income households in Grass Valley, Nevada City and unincorporated Nevada County. NCHDC accomplishes its goals by facilitating the construction or rehabilitee of housing for low income families. This is done through the purchase or construction of real properties. NCHDC has purchased and/or

developed three major housing projects. The NCHDC facilitated the construction of the first self-help housing program in Nevada County located on La Marque Court in Grass Valley. This development consists of 32 homes. From 1987-1994 NCHDC operated the Section 8 Housing Program, under contract with the State of California for Nevada County. Amongst other projects, NCHDC was responsible for the establishment of both the Booth Center (then called the Manzanita Family Center) and the creation of the Emergency Assistance Coalition. In 2008, NCHDC assumed the role of lead agency for the Nevada County Continuum of Care. In this role, NCHDC through the Continuum of Care worked to collaboratively prevent homelessness and to assist homeless individuals and families to move into self-sufficiency and permanent housing. It was through this work that NCHCD led the effort to join a collaborative Continuum with Placer County. Through this collaboration, Nevada County was able to apply for and receive Housing and Urban Development (HUD) Permanent Supportive Housing (PSH) vouchers (listed above). In 2017, NCHCD was purchased by a Placer partner organization, Advocates for Mentally-Ill Housing (AMIH). AMIH continues to act as property manager for 33 beds of PSH housing as well as low-income apartments.

- Bridges 2 Housing:

In 2018, The Nevada County Board of Supervisors approved a contract with Advocates with Mentally-Ill Housing (AMIH) to open up the County's first Housing First, flexible housing program. AMIH master leases housing for the Bridges 2 Housing program. To date, 12-bed units (in 2 houses) have been secured for the program. Tenants are selected using the Coordinated Entry process and beds are reserved for the most vulnerable. Access to the housing is given without precondition of sobriety. The program utilizes a harm reduction model. Guests are not allowed to use substances on the property but are not tested or required to be sober to return.

- Women of Worth

Women of Worth assists families in crisis, especially those escaping domestic violence and sexual assault. They work to increase self-reliance and improve the quality of life for individuals and families by assisting them in rebuilding their lives. Women of Worth was founded in 2001 by Sandy Schmidt, a survivor of domestic violence with a passion to see the lives of abused women and children restored. Services are designed with this question in mind: "What would have helped to escape and start a safe, new life?" Women of Worth (WOW) assists victims of domestic violence and families in crisis with the following resources: shelter, furniture and household items, educational and career assistance, transportation, mentoring, referrals for legal assistance, counseling and other services.

- Sierra Forever Families, Transitional Housing Program-Plus:

The THP-Plus program consists of six total beds. The beds are split between two providers. Sierra Forever Families has 2 beds and they use the host site model, which means that the youth lives with a family of their choosing, usually their previous foster family or a neighbor, relative, friend

or other caring adult. Environmental Alternatives FFA has 4 beds using the scattered site model, which means that they place youth in apartments. The program is for youth between the ages of 18-24 who have aged out of foster care. Participants are expected to be employed or in school or looking for employment. They must follow house rules, which vary by provider, but are pretty standard (no drugs or illegal activities). They may be in the program for up to 2-years. The program has had all the beds filled most of the time for the past two years, with a few brief exceptions of a month or two.

Participants are provided housing and case management, including, but not limited to: 24-hour crisis intervention and support, individual and group therapy, support for pregnant and parenting youth, educational advocacy and support, job readiness training and support, public benefits advocacy, long-term adult mentoring services, support building relationships with community and family, life skills training (including but not limited to nutrition, shopping, cooking, self-advocacy, money management, roommate mediation, economic literacy, regular housing, advocacy, tenancy training and other topics as needed for self-sufficiency), transportation assistance and aftercare services. Youth are provided with rent, furnishings and a stipend for food, utilities and other necessities with the goal of youth self-sufficiency at the end of 24-months. As the youth begin to earn and save more, they gradually increase their contribution to rent and utilities. They are given a certain amount in savings each month, which increases as they begin to contribute more toward their living expenses. They then have money in savings when they leave the program. Participants receive support in finding a place to live, moving expenses and security deposit. They have a savings account and an emancipation fund when they leave.

APPENDIX G – COMPLIANCE APPROVAL FROM CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

APPENDIX G – COMPLIANCE APPROVAL FROM CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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