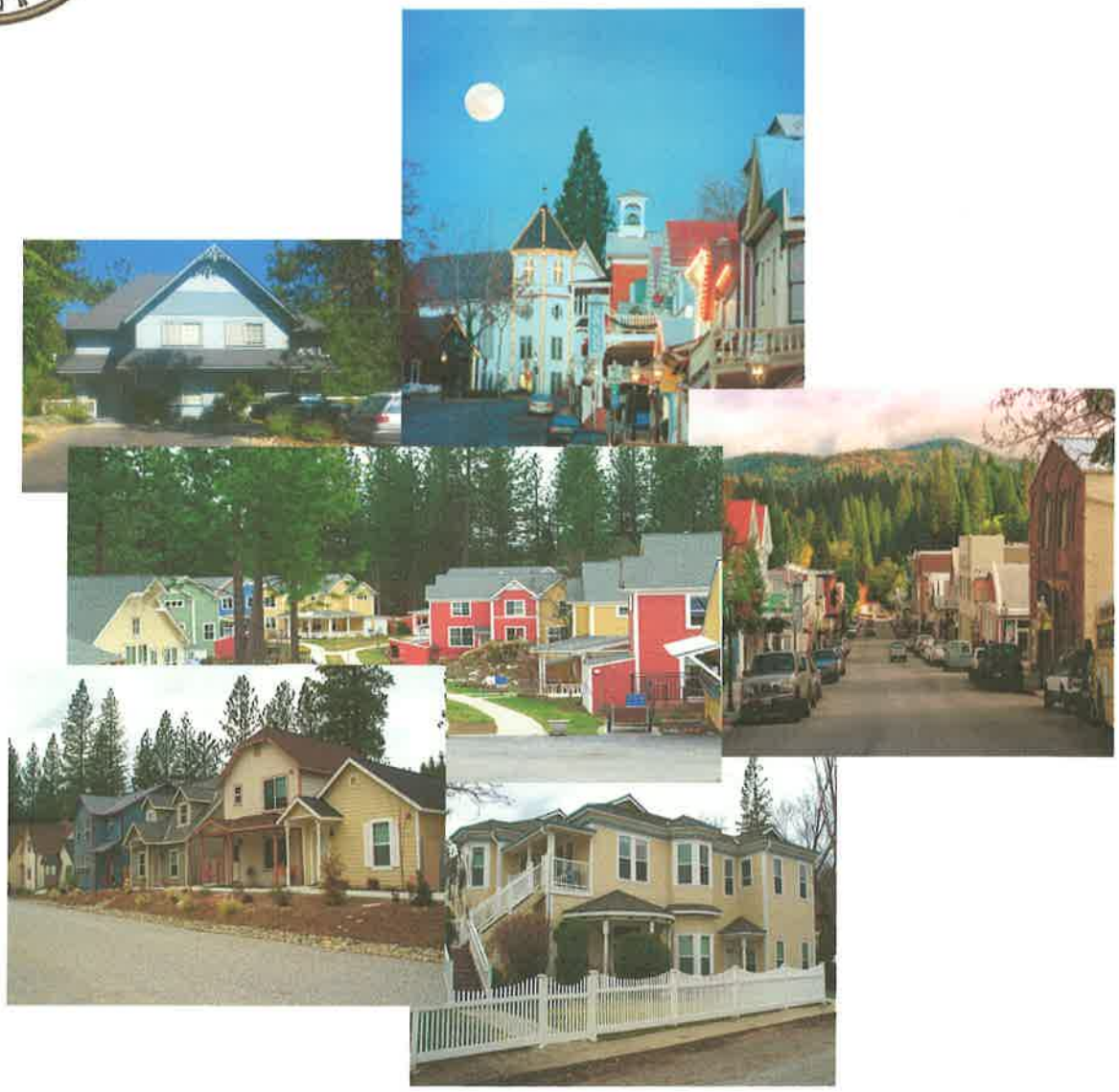
City of Nevada City



Housing Element – 2014—2019

January 2014

CITY OF NEVADA CITY, 317 BROAD STREET, NEVADA CITY, CALIFORNIA (530)265-2496

City of Nevada City

BRIEF OVERVIEW OF NEVADA CITY – GROWTH AND PHILOSOPHY 1850 TO 2013

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 (150) years 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 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 our 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 32 people a year between 1980 and 2010. U.S. Census population figures for Nevada City over the past 30 years are as follows:

Year	Population
1980	2,431
1990	2,855
2000	3,001
2010	3,068

Citizen participation in government and planning issues is high with applications for new or remodeled homes filling the City Council 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 an economically-challenged State and City budget. 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.

ACKNOWLEDGMENTS

Nevada City Council

Sally Harris, Mayor
Terri Andersen, Vice Mayor
Duane Strawser
Robert Bergman
Jennifer Ray

Nevada City Planning Commission

Greg Wolters, Chairman
Dan Thiem, Vice Chairman
Pamela Meek
John Parent
Brad Croul

Nevada City Staff

David Brennan, City Manager
Cindy Siegfried, City Planner
William Falconi, City Engineer
Dawn Zydonis, Parks & Recreation Coordinator
Corey Shaver, Deputy City Clerk
Brenda Peters, Administration

Preparers of Report

Thomas A. Parilo, Contract Planner/Consultant
Gary Price, Principal, Price Consulting Service

Cover Photographs provided by David McKay

TABLE OF CONTENTS

SECTION 1 – Introduction to the Housing Element
1.00 Regional Context 1-1
1.05 Nevada City and Its General Plan 1-1
1.10 City Staffing 1-3
1.15 Purpose of Housing Element 1-3
1.20 Organization 1-4
1.25 Public Participation 1-5

SECTION 2 – Review and Revision of 2003 Housing Element
2.00 Introduction 2-1
2.05 Review of Previous Housing Element 2-1
2.10 Performance of 2009-2014 2-1

2.20 Evaluation of 2009-2014 Housing Action Program 2-7
Progress Toward Meeting Housing Programs……..2-9

SECTION 3 – Housing Needs Assessment
3.00 Purpose of Existing Conditions and Demographic Data 3-1
3.05 Summary of Existing Conditions 3-1
3.10 Population Trends 3-5
3.15 Employment Trends 3-9
3.20 Household Trends 3-12
3.25 Housing Overpayment 3-20
3.30 Housing Characteristics 3-22
3.35 Vacancy Rates 3-26
3.40 Inventory of Existing Housing Stock Condition 3-27
3.45 Special Housing Needs 3-30
3.50 Overcrowding 3-40
3.55 Extremely Low Income 3-41
3.60 At Risk Housing 3-46
3.65 Projected Housing Needs 3-48
3.70 Opportunities for Energy Conservation 3-49

SECTION 4 – Sites Inventory and Analysis and Zoning
4.00 Introduction 4-1
4.05 Available Sites and Land Inventory 4-1
4.10 Programs to Accommodate Very Low and Low Income Households 4-3
4.15 Site Inventory 4-7
Figure 4-1 Vacant Residential Lots .....
4.25 Vacant Light Industrial Lands 4-22
Figure 4-4 Vacant Light Industrial Sites .....

SECTION 5 – Constraints on Housing
5.00 Introduction 5-1
5.05 Land Use Controls 5-1
5.10 Code Enforcement 5-9
5.15 On and Off Site Improvements 5-9
5.20 Waste Water Treatment Plant 5-11

TABLE OF CONTENTS

5.25 Public Water Service 5-11
5.30 Fees and Exactions 5-12
5.35 Mitigation Fees 5-16
5.40 Total Fees 5-20
5.45 Processing and Permit Procedures 5-23
5.50 Persons with Disabilities 5-26
5.55 Non-Governmental Constraints 5-28
5.60 Financing 5-29
5.65 Land Costs 5-30
5.70 Construction Costs 5-34
5.75 Housing Constraints Strategy 5-35

SECTION 6 – Goals, Objectives, Policies and Programs
6.00 Introduction 6-1
6.05 Community Housing Goals 6-1
6.10 Community Housing Objectives 6-1
6.15 Housing Goals, Objectives, Policies and Programs 6-3

SECTION 7 – Quantified Objectives
7.00 Introduction 7-1
7.05 Issues and Trends 7-1
7.10 Goals and Quantified Objectives 7-2
7.15 New Construction, Rehabilitation and Conservation 7-4

BIBLIOGRAPHY

APPENDICES
Appendix 1-A Rental Rates 2013
Appendix 1-B Dwelling Sales 2009-2013
Appendix 1-B Condominium Sales 2009-2013
Appendix 1-B Mobilehome Sales 2009-2013
Appendix 1-B Lot Sales 2009-2013
Appendix 3 Building Permits 2009 through 2013
Appendix 4 Zoning Code Excerpts

REVISION DATES

Original draft	**August 2013**
City Council draft for HCD review	**Dec 2013**
	Jan 2013
Planning Commission recommend adoption	**March 20, 2014**
City Council adoption	**April 9, 2014**

SECTION 1.00

INTRODUCTION TO THE HOUSING ELEMENT

1.00 REGIONAL CONTEXT

Nevada City, located about 60 miles northeast of Sacramento, 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 3,060 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 lodgings, live theatre, music, shopping, antiques, art galleries and museums.

Grass Valley, with a population of about 13,330 is characterized today as the workingman's town that has 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 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 element was updated in July, 2003, and again in 2009. 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 State Department of Housing and Community development on September 15, 2009, the first time that Nevada City's Housing Element was certified by HCD. 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 percent annual growth rate. By comparison, over the same period, Nevada County's annual growth rate was 0.52 percent. The State Department of Finance reported that Nevada City's population in 2013 was 3,069.

Upon incorporation in 1856, the City was 640 acres or one 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 two 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 one of seven 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 2009, establishing policies for creating development opportunities for housing through 2014. As mandated by State law, the Housing Element is required to be updated to 2019. 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. Furthermore, when the other elements are amended in the General plan, the Housing Element, along with other elements will be reviewed for internal consistency in compliance with Assembly Bill162 which requires that flood constraints be evaluated on sites set aside for affordable housing.

1.10 CITY STAFFING

The city has 30 full-time employees as follows: Administration (4), Public Works Dept (7), Public Water (1), Wastewater Treatment Plant (3), City Planner (1), Park & Recreation Dept (1), Fire Dept (3) and Police Dept (10). The Police Chief is a part-time interim. The City Manager, City Engineer and City Attorney are retained as part-time consultants. The Fire Dept relies on approximately 22 volunteers for additional staffing. During summer months, the City may hire as many as an additional 25 part-time employees, the majority of whom are involved in parks & recreation.

The primary responsibility for coordinating the implementation of the City's land use planning program rests with the City Planner. This element recognizes budget constraints and the many responsibilities and related time limitations placed on the City Planner. As a result, the Policies and Programs contained in this Housing Element are limited to those that can be realistically achieved.

1.15 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
- 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.

1.20 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 2009 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 a sites inventory for single family, second units and multiple family housing and zoning for a variety of housing types.

5. Housing Constraints: This section evaluates governmental and non-governmental constraints on the production of housing.

6. Housing Programs: This section identifies housing goals, objectives, policies and action 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 for the 2014-2019 Housing Element update began in summer 2013, after the City and the Sierra Planning Organization accepted the 2014-2019 Regional Housing Needs Allocation Plan fair share allocations. A public workshop was held by the Planning Commission on November 14, 2013, to receive comments and input on the draft revisions to the Housing Element. The draft was then reviewed by the City Council at a meeting held on November 20, 2013. Topics at both meetings included an overview of the progress achieved in the 2009-2014, Housing Element, updates to demographic and market data, and modifications to Goals, Objectives, Polices and Programs. See Table 1.00-1 for a list of all workshops and public meetings associated with the update to the Housing Element.

In conjunction with the Housing Element outreach program City staff engaged its various housing stakeholders through a request for comments on issues that pertain to them. All comments received have been considered, and many have been directly incorporated into the Housing Element. After all data and input was generated, a draft updated Housing Element was prepared and introduced for public review. Noticed hearings on the draft updated Housing Element were held by both the Planning Commission and City Council in winter and spring of 2014. Each public meeting and workshop conducted by the Planning Commission and City Council was broadcast multiple times on Nevada County Television (NCTV), the local cable television station. In all, there were at least 5 different public meetings held on the Housing Element update.

The draft Housing Element was presented to the State Department of Housing and Community Development (HCD) for its mandatory review on December 1, 2013. HCD sent comments on its review on May 19, 2009. The City's final responses are included in Appendix 5.

TABLE 1.00-1

LIST OF WORKSHOPS AND MEETINGS

HEARING BODY	DATE	SUBJECT
PLANNING COMMISSION		
	November 14, 2013	Workshop to review proposed Housing Element implementing programs and provide input to City Council.
	March 20, 2014	Public Hearing to recommend adoption of the Housing Element, to the City Council.
CITY COUNCIL		
	June 27, 2012	City Council provided the 2014-2019 Regional Housing Need Allocation (RHNA) Plan – Consideration, discussion and recommendation of the RHNA allocation. Letter sent May 30, 2013 accepting allocation.
	November 20, 2013	Workshop to review proposed Housing Element and Planning Commission input.
	April 9, 2014	Public Hearing to adopt 2014-2019 Housing Element

The draft Housing Element underwent further public review by the Advisory Review Committee (ARC) on March 6, 2014, to consider the proposed Notice of Exemption for the Housing Element, in conformance with the California Environmental Quality Act. Local individuals, organizations, and agencies representing a broad interest in Nevada City's housing issues and economic development (See Table 1.00-2: Notification List for Housing Element Update) were notified of the various proceedings. Notice was also provided to the State Office of Planning and Research (OPR) for distribution to state agencies.

The Planning Commission conducted a public hearing on March 20, 2014 to consider the draft Housing Element Update, This hearing was advertised as a public notice in "*The Union*" newspaper. The Commission agenda item was also posted on the City's website (nevadacityca.gov), the Planning Department's agenda distribution list, and the public bulletin board outside of City Hall. The public hearing held on March 20, 2014, was broadcast live and ran multiple times on NCTV, western Nevada County's local access cable TV station.

The City Council held its public hearing on April 9, 2014 to review and consider the recommendation made by the Planning Commission. After the public hearing, the City Council approved the Housing Element, as submitted, by a vote of 5-0. This meeting was also broadcast live on NCTV.

TABLE 1.00-2
NOTIFICATION LIST FOR HOUSING ELEMENT UPDATE

		Nevada County Department of Social Services
	Nevada County Board of Realtors	City of Grass Valley
FREED	Nevada County LAFCO	Nevada County Chamber of Commerce
Nevada City Chamber of Commerce	Nevada County Contractor's Association	Nevada Irrigation District
	Nevada County Building Department	Nevada County Department of Transportation and Sanitation
Nevada County Superintendent of Schools	Nevada County Transportation Commission	Nevada Union Joint High School District
Sierra Planning Organization	Nevada City School District	Waste Management, Inc.
	Northern Sierra Air Quality Management District	Nevada County Consolidated Fire Protection District
Siteline Architecture	Nevada County Planning Department	Friends of Nevada City
Friends of Deer Creek	Nevada County Economic Resource Council, Inc.	Cal-Fire
Affordable Housing Task Force C/O Nevada County Planning Department	Nevada County Sheriff's Office	Board of Supervisors c/o Supervisor Nate Beason District I
Tsi-Akim Maidu Tribe United Auburn Indian Community of the Auburn Rancheria	Hospitality House	Habitat for Humanity
Rural Quality Coalition	Chuck Durrett	Nevada County Housing Authority
		Paul Law Property Management
		Glenn Christ
	Jim and Susan Pyle	Kurt Valentine
Nevada City Engineering	Robert Upton, Campus Property Group	NCTV
	Mark Howell	Ken Baker

1.26 DATA AND METHODOLOGY

To sufficiently understand the context of local housing, a review and analysis of the community's population characteristics and housing stock was performed. In preparing the

analysis for this updated Housing Element, every effort has been made to use the most current socioeconomic and building data available. Data sources used in preparing this document are the 2000 and 2010 U.S. Census report, data sets, the American Community Survey from the U.S. Census, and local and regional data collected from private industry groups and public and private organizations. The State of California Department of Housing and Community Development's (HCD) Sierra Planning Organization *Regional Housing Need Allocation Plan for the Fifth Housing Element Update January 1, 2014 through June 30, 2019*, which is referred to throughout the document as the *Regional Housing Needs Plan* was relied on to determine the share of the regional housing needs allocated to the City of Nevada City.

HCD provided Information on methodology for analysis and guidance in preparing this document. In addition to online sources, HCD's housing element preparation workshop and materials on recent legislation were helpful for the Housing Element update.

Much of the data provided in this document is from the 2010 American Community Survey based on data taken from the 2000 and 2010 U.S. Census. The U.S. Census is a comprehensive program of data-gathering by the federal government conducted once every 10 years. The next U.S. Census will be conducted in 2020. The U.S. Census data is considered among the most comprehensive and reliable data available. In instances where conditions have likely drastically changed from those reported by the American Community Survey, every effort has been made to update the data if reliable and more current data sources can be identified.

Finally, data was collected from numerous sources for the purposes of updating this element. Consequently, some data sets may not agree numerically with others. However, the data sets used are intended to illustrate and identify trends related to housing. Therefore, agreement among data collected from different sources is, in most cases, not as significant as the trends illustrated. Wherever possible, an attempt was made to minimize data inconsistencies by using the most current and reliable information available.

SECTION 2.00

REVIEW AND REVISION OF 2009-2014 HOUSING ELEMENT

2.00 INTRODUCTION

This review of the 2009-2014 Housing Element includes an evaluation of the City's performance implementing the 2009-2014 Housing Element for the period January 2009-August 2013. Tables 2.00-1 through 5 provide a detailed review of the effectiveness, progress and appropriateness of the many programs contained in the 2009-2014 Housing Element.

2.05 REVIEW OF PREVIOUS HOUSING ELEMENT

State law requires the Housing Element review to evaluate:

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

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

c. "The appropriateness of the housing goals, objectives and policies 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 2009-2014 Housing Element regional allocation set a target of 131 new dwelling units for Nevada City. City records indicate that four (4) new homes were approved and/or built during the 2009-September, 2013 Housing Element time period. In addition, there were seven (7) second dwelling units approved and two (2) watchman's/manager's quarters constructed within two different non-residential buildings.

As shown in the summary table, Table 2.00-1, RHNA Achievement Levels (2009-2014) and in the detailed "Table 2.00-2: Regional Allocation Housing Goals Performance 2009-2014," the City's creation of 13 new units represents approximately 10 percent of the target total of 131 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. All seven second dwellings and the two night watchman units are affordable to lower income households. All four new single family dwellings are affordable to households in the moderate or above moderate income categories. These four units were built on existing vacant lots

within the city.

TABLE 2.00-1
RHNA ACHIEVEMENT LEVELS (2001-2008)

Income Groups	2009-2014 **RHNA Goal**	2009-2014 **Approved and/or New Construction**	**Percent of Goal Achieved**
Very Low (5.2%)	26	0	0%
Low (12.6%)	23	10	43%
Moderate (22.2%)	27	2	7.4%
Above Moderate (60.0%)	55	2	3.7%
TOTAL	131	14	10.7%
Source: 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 or Above Moderate Category, depending on size. A rental rate study within the City was conducted in summer 2013. Rates were then compared to the number of bedrooms and then, based on two people per household, the income level of the unit was determined. See rental rate study (Appendix 1A).

TABLE 2.00-2:
DETAILED REGIONAL ALLOCATION HOUSING GOALS PERFORMANCE 2009-2013

2009-2014 **Income Category**	2009-2014 **Housing Allocation**	2009-2014 **Units Created**	**Comments**
Very Low Income	26 units	2 units	**Building Permit** 2009 One second unit (325 Nevada Street) 2012 Third dwelling (175 King Hiram Drive)
Low Income	23 units	9 units	**Planning Approvals** 2009 Second Unit (529 West Broad Street) Watchman's quarters (900 sq. ft) (201 Gold Flat Court) 2010 Second Unit (117 Martin Street) Second Unit (630 E Broad Street)

2009-2014 **Income Category**	2009-2014 **Housing Allocation**	2009-2014 **Units Created**	**Comments**
			2011 Night watchman's quarters (396 sq ft.)(710 Zion Street, Mountain Stream Meditation Center) 2013 Second Unit (559 American Hill Road) Second Unit (225 Park Avenue) Second Unit (325 American Hill Road) Single family (1,300 sq. ft.) (343 Long Street)
Moderate Income	27 units	0 units	
Above Moderate Income	55 units	2 unit	**Building Permit** 2011 Single family dwelling (559 American Hill Road) **Planning Approvals** 2013 Single family (510 Lost Hill Court)
	131 units	**13 units**	Overall, new housing construction did not meet the City's housing allocation. See discussion above.

2.20 EVALUATION OF 2009-2014 HOUSING ACTION PROGRAM

As provided in "Table 2.00-5: Progress Toward Meeting 2009-2014 Housing Element Goals and Objectives," the 2009-2014 Housing Action Program included a variety of program tasks that addressed "Organization and Administration," "New Construction," "Preservation/Rehabilitation" and "Rental and Ownership Assistance." Table 2.00-5 provides an evaluation of the performance of each program and all policies that were adopted in 2009-2014.

Numerous programs contained in the 2009-2014 Element were carried over from the prior Housing Element in 2014-2019. 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, these programs are fully implemented upon need and they are no longer needed in the Housing Element.

Housing rental and first time home buyer assistance programs have been ineffective, largely due to the following factors. First, people in need do not approach the city for assistance; second, Nevada County Housing Authority actively assists those in need of rental assistance through the Section 8 voucher program; and finally, due to low demand, City staff has 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 inclusionary housing programs, due to the economic downturn, there were no such opportunities during the 2009-2014 planning period.

Together with the 2009-2014 Housing Element, the City adopted amendments to its second unit ordinance to streamline the approval process by converting what was a discretionary review process to a ministerial one. It also reduced development standards by removing minimum lot size and minimum lot frontage requirements. Furthermore, parking requirements were reduced from two spaces to one, and lot coverage standards were also modified. All of these features have streamlined and expedited the review and approval process for second units.

TABLE 2.00-5
PROGRESS TOWARD MEETING 2009-2014 HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS.

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 State Department of Housing and Community Development for grant funds that may be used for housing-related programs.

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(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.	Encourage the development and rehabilitation of affordable housing. Quantified Objective: 5 units rehabilitated 5 first time home buyer loans.	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 program is a valuable one and should be continued. The objectives are too ambitious for the city with other more pressing priorities in the form of achieving ADA compliance throughout the city. As a result, the housing rehab and development objectives should be removed until the next cycle.	Continue/Modify
(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.	There were no requests made for nonprofit builders or other qualified interests to support acquisition of federal and state	The program is a valuable one. There are some potential annexations to the city whereby this program may be able to be	Continue

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
		funding for affordable housing projects during this housing element cycle	utilized in the coming years.	

Policy 1-1-2 Support the Nevada County Social Services Department in its administration of certificates and vouchers				
Program	**Outcome**	**Result**	**Evaluation**	**Continue/Modify/Delete**
(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. <u>Quantified Objective</u> 10 Vouchers	The city is supportive of the Section 8 rental assistance program, but the program is solely administered by the Nevada County Social Services Department.	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 County Social Services Department, but it cannot achieve the objective due to funding limitations. .	Continue/Modify

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.

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(4) Encourage and continue to facilitate 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 two years.	Amend zoning code to identify appropriate zones where SRO units would be permitted and/or add definition. <u>Quantified Objective</u> 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, the amendment was not necessary	The program is a valuable one, but 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 due to the loss of revenues.	Continue/Modify
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.	Amend City Zoning Code to achieve long term affordability through size and deed restrictions. <u>Quantified Objective</u> 5 units deed restricted for low income household ownership.	This program was fully implemented with the adoption of an amendment to Section 16.04.054 the Subdivision Ordinance (Ordinance 2009-06) together with the adoption of the Housing Element. Do to the housing slump, there were no new subdivisions processed or approved during the current Housing	While there were no new subdivisions approved during the planning period that would have triggered this requirement, it is one of the cornerstone programs of the Housing Element. There is, however, one project that has an affordable housing plan approved by the City Council that will adhere to this	Continue/Modify

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
		Element cycle that would have triggered this requirement.	program. The project includes one of the sites zoned R3 (16 upa) as part of the 2009-2014 Housing Element. To date, the development project has not yet been formally submitted for processing.	
(6) Amend the City Zoning Code to allow subdivision of legal parcels with two legal single family dwellings provided that all setbacks, access and parking can be met subject to the recordation of a 30-year deed restriction limiting sales of one of the lots to either Very Low and/or Low income households. This would apply to all zones that allow single family subdivisions.	Quantified Objective Amend City Zoning Code to increase ownership opportunities for lower income households.	This program was fully implemented with the adoption of Section 17.80.210 of the Zoning Code (Ordinance 2009-06).	While there may be limited situations that would qualify for this program, it is still a good tool to maintain as a means of creating affordable new lots for sale.	Delete
(7) Amend the R2 zone to allow eight units per acre as allowed in the "MF," Mixed Residential land use designation of the General Plan.	Quantified Objective Amend City Zoning Code to increase the density of the R2 zone.	Section 17.28.050 A and B were revised to reflect this program. This policy is fully implemented through the zoning code amendment contained in Appendix 4, Zoning Code Excerpts (Ordinance 2009-06)..	All R2 lands are now allowed to develop to a density of 8 upa.	Delete.

Policy 1-2-2: Provide opportunities for adequate sites for homeless shelters and transitional/supportive housing

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(8) Amend the City Zoning Code to allow homeless shelters by right in the LI, Light Industrial district consistent with Senate Bill 2. Emergency shelters shall only be subject to the same development and management standards that apply to other allowed uses within the identified zone. Expand the definition of "Public-Quasi Public" to include emergency shelters, transitional housing and supportive housing. In addition to allowing transitional and supportive housing in the "Public-Quasi Public" zone, the Zoning Code will be amended to include Transitional and Supportive housing as a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone	Increased opportunity for the development of emergency shelters and transitional and supportive housing for homeless individuals. <u>Quantified Objective</u> Adopt new ordinance to allow homeless shelters and transitional and supportive housing in accordance with Section 65583(a)(5).	Fully implemented with the amendment to the L1 zone to allow homeless shelters and transitional and supportive housing in accordance with Section 65583(a)(5) (Ordinance 2009-06). However, when the Zoning Code was amended in 2009 for compliance with SB-2 and other State Housing Law, transitional and supportive housing uses were not clearly defined. The City, therefore will amend the Zoning Code to articulate these uses in all zones allowing residential uses, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	While no request have been made, there are adequate sites zoned L1 that would permit emergency shelters and transitional and supportive housing.	Modify
(9) The City will coordinate with and support neighboring jurisdictions in the establishment of a permanent, year-round	<u>Quantified Objective</u> Development of a regional homeless shelter within	A 6,500 sq. ft. 54 bed, regional homeless housing facility is	While Utah's Place (Hospitality House new homeless shelter)	Delete

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
emergency shelter within western Nevada County.	western Nevada County.	being constructed by Hospitality House in Grass Valley, approximately 3 miles south of Nevada City.	will fulfill a big part of the need, the zoning code provides additional opportunities to accommodate emergency shelters within the City.	
(10) 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	There are ample opportunities within the City of Nevada City through its zoning program to accommodate a variety of short term needs of special needs populations.	The need in western Nevada County has been well documented. Homeless people know no jurisdictional boundaries. The program should be continued to meet future needs.	Continue

Policy 1-2-3 Provide accessibility and mobility enhancing device grants to persons with disabilities				
Program	**Outcome**	**Result**	**Evaluation**	**Continue/Modify/Delete**
(11) 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. <u>Quantified Objective:</u> Provide assistance to 10 individuals.	There were no opportunities or inquiries for rehabilitation grants during the planning period.	The city will support rehabilitation grant applications in support of this program.	Continue

Policy 1-2-4: Revise City development ordinances to increase the housing opportunities for persons with disabilities

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(12) Work with FREED or another equivalent organization to develop a reasonable accommodation policy to provide exceptions and/or expedite approvals for projects or improvements that accommodate disabled residents.	Inclusion-of "Universal Design" principles and "visitability" standards in new or remodeled rental and ownership housing units to accommodate disabled residents. <u>Quantified Objective</u> 5 accessible dwelling units.	FREED is a western Nevada County organization aimed at minimizing and eliminating barriers of disabled individuals in the community. All new discretionary development applications are referred to FREED for comment. FREED is relied upon for recommending visit-ability standards above and beyond those in the building code. The City did not develop a reasonable accommodate policy or program.	Any effort to improve visit-ability and accessibility helps make disabled residents and visitors to more fully participate in society. Program 11 as modified will reflect the interaction with FREED. This program should be modified to reflect adherence to the UBC for accessibility standards in all new construction. The City needs to develop a reasonable accommodation policy and program.	Continue/Modify
(13) 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. ***Program 7 from 2003 (Modified)***	Enhanced development review to accomplish accessibility for persons with disabilities. <u>Quantified Objective</u> Review and amend City Zoning Code.	The city did not adopt new standards, as it relies on the Uniform Building Code (UBC) for applicable 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 reflect	Continue/Modify

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
			adherence to the UBC for accessibility in all new construction.	
(14) Revise the Zoning Ordinance to allow by right state licensed group homes, foster homes, residential care facilities, and similar facilities to allow group care homes with six (6) or fewer persons in all residential zones that permits a single family dwelling as a principal use.	Increased opportunities for the provision of small foster homes, residential care facilities, and similar facilities. <u>Quantified Objective</u> Revise City Zoning Code	Zoning Ordinance amended to allow group homes in all residential zones with adoption of Housing Element (See Appendix 4, Zoning Code Excerpts).	City Zoning Ordinance is now in compliance with State law. Delete this zoning program as it has been accomplished. Examine the need for a new non-regulatory program to meet the needs of individuals with developmental disabilities	Delete and modify
(15) Revise the definition of "public-quasi public" in the Zoning Ordinance to specifically include state licensed group homes, foster homes, residential care facilities, and similar facilities.	Increased opportunities for the provision of large foster homes, and a variety residential care facilities,. <u>Quantified Objective</u> Revise City Zoning Code	Zoning Ordinance amended to include group homes as part of the definition of the "Public-quasi public" land use type (See Appendix 4, Zoning Code Excerpts, Ordinance 2009-06 Fully implemented	This amendment expands the opportunity to accommodate a variety of group homes in the commercial, light industrial and public zoning districts though the Use Permit process.	Delete

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(16) Amend the definition of "Family" in the City Zoning Ordinance to remove the restriction on the number of unrelated adults living as a single housekeeping unit.	Increased opportunities for unrelated individuals to live in a single housekeeping unit and to comply with Fair Housing Law. <u>Quantified Objective</u> Revise City Zoning Code	Zoning Ordinance amended to modify the definition in accordance with state law (See Appendix 4, Zoning Code Excerpts, Ordinance 2009-06). Fully implemented	City Zoning Ordinance is in compliance with State law.	Delete

Policy 1-2-5: Actively work with developers to provide rental housing for lower income households

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(17) Work with and support the efforts of local non-profit and for profit builders to facilitate the development of multiple family rental housing.	Facilitate the development of affordable rental housing.	The City has not received any such inquiries during the economic downturn, but is available to assist not for profit developers with assistance, if requested.	Any program that can have a positive outcome to increase the pool of affordable housing is welcome by the City.	Continue
(18) 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 has not received any such inquiries during the economic downturn, but is available to assist developers and offer assistance and streamlining, if requested.	The best practice that the City has is to perform a pre-application review. All city departments and key agencies provide input so that there are no surprises during the formal review process.	Continue

GOAL 2: REMOVE CONSTRAINTS TO THE DEVELOPMENT OF AFFORDABLE HOUSING

Objective 2-1 Streamline the residential development application process.
Objective 2-2: Provide City residents with reasonably priced housing opportunities
Policy 2-2-2: Develop City programs that help to lower the cost and time to build affordable housing

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(19) Amend the RR and R1 zones to permit factory built and mobile homes on a permanent foundation and prohibit units 10 years of age and older per State requirements. Due to the historic character of Nevada City, factory built and mobile homes on foundations will not be permitted in the HD, Historic District combining zone. ***City Council direction***	Allow for manufactured housing within the City subject to the same standards as conventionally constructed single family homes. Quantified Objective Adopt new ordinance.	Done. Section 17.12.110, Dwelling, single family was amended to allow factory built homes and mobilehomes on a foundation in the RR R1 and R2 zones, provided that said lots are located outside of the historical overlay zoning district (Ordinance 2009-06).	This amendment has not produced any new units during the planning period, but it is available to properly situated and zoned lots within the city.	Delete
(20) Develop alternative funding sources to finance public services as necessary to maintain level of service. ***Program 2.d from 2003 (modified)***	Reduce cost of development while maintaining and preserving quality of neighborhoods.	The city obtains grants and has adopted special purpose sales taxes to improve existing public infrastructure.	This is a cost effective way to make improvements to the City's infrastructure without burdening new development.	Continue

Objective 2-2 Review development regulations for their affect 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

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(21) 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 all 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 slated to revise its development mitigation fees in 2014-2015. All attempts should be made to incorporate a progressive fee schedule where possible to reduce the impact on smaller homes.	Continue
(22) 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.	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/households.	Continue

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 Very Low and Low income households

Policy 3-1-1: Utilize second units for 25 percent of the RHNA allocation for Very Low and Low income households

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(23) Twenty five percent of the 2009-2014 RHNA allocation for Very Low and Low income residents shall be allocated to second dwelling units.	Quantified Objective 12 second units.	To date, in 2013, six, second dwelling units have been approved.	This is an effective program in creating smaller units that are affordable for rent. With a lower RHNA, the quantified objective should also be lowered.	Continue/Modify
(24) Periodically query the local property management businesses to verify rental rates for second dwellings within the City of Nevada City.	At least every two years monitor rental rates charged for second units	Not done. The rental rate study is part of this 2014-2019 update to the Housing Element.	Not a useful program to do in between Housing Element updates.	Delete

Policy 3-1-2: Develop a higher density multiple family zone to accommodate 75 percent of RHNA requirements for Very Low and Low income households

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(25) Develop a new general plan land use designation and R3 zoning district that will provide a minimum of 16 units per acre and 16 units per site. The R3 zone shall include a range of unit sizes, reasonable site development standards, ensure standards will facilitate achieving maximum densities, encourage the development of housing for lower-income households and	Increased rental housing opportunities for Very Low and Low income households. Quantified Objective Amend general plan and City Zoning Code to develop new R3 zone	The General Plan and Zoning ordinance was amended as part of the Housing Element update in 2009 (Ordinance 2009-06).	The inclusion of the high density multiple family general plan designation and R3 zone resulted in the designation of 3 acres of such lands on two different sites in Nevada City. Preliminary development plans have	Delete.

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
a ministerial application process subject to design review in accordance with Government Code Sections 65583.2 (i) and 65589.5 (d).	district.		been discussed with City staff on a two acre site.	
(26) Zone needed lands R3 to make sites available.	Meet rental housing opportunities for Very Low and Low income households per RHNA requirements. <u>Quantified Objective</u> Zone approximately four acres of R3, utilizing candidate sites listed in Table 4.00-1, to accommodate the RHNA requirements.	Completed. Two separate sites, a one acre site and a two acre site have been zoned to accommodate 16 units per acre or a total of 48 units.	These sites are available for either ministerial development or discretionary development opportunities, both of which will provide affordable housing opportunities at a density heretofore unavailable in Nevada City. Since the City has adequate sites planned and zoned to meet the 2014-2019 RHNA allocation, this program is not needed.	Delete
(27) Monitor the amount of land zoned for R3, High Density Multifamily Residential and initiate zone changes as part of a "no-net 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. <u>Quantified Objective</u> Report on availability through annual housing element report.	The three acres of land zoned to accommodated R3 density are still available for development. The required housing element annual reports have been prepared.	These lands are available for R3 development when the market rebounds.	Continue
(28) Development proposals that under-realize density associated with R3 zoned	The new R3 zone shall require a Use Permit for	The new R3 zone includes a	This is a most useful tool to accomplish density of	Continue/Modify

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
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.	any project that does not achieve the 16 units per acre density. Quantified Objective No net loss in R3 zoned land to accomplish the RHNA.	provision requiring a Use permit for any project that underutilizes the 16 upa density (Ordinance 2009-06).	16 upa to accommodate affordable housing opportunities.	

Policy 3-1-3: Include other opportunities to increase the supply of affordable housing

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(29) Review all development proposals in City limits and annexation proposals for their impact on housing.	Increase the amount of land or units that would become affordable	There have been no new requests for housing during the economic downturn. However, there have been some inquiries and pre-application reviews with landowners who have been made aware of the city's affordable housing objectives.	All interested housing developers are being and will continue to be made aware of the city's affordable housing objectives to allow for inclusion in their projects	Continue
(30) The Planning Commission shall review all residential expansion requests in excess of 25 percent.	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	This is currently the city policy. The Planning Commission reviews all remodel requests in the City.	This is an effective program as the City for a long time has emphasized the construction and/or maintenance of smaller units.	Continue

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
	diversity of neighborhoods.			
(31) Encourage the development of well planned mixed use projects and/or live-work units that provide for the development of compatible residential, commercial, or employment development uses.	Mixed uses that accommodate residential uses to reduce the cost of housing and commuting. <u>Quantified Objective</u> Amend general plan and zoning ordinance to specifically provide for mixed use development in non-residential zones.	The general plan and zoning ordinance (Ordinance 2009-06) have both been amended as part of the Housing Element update in 2009.	These two programs provide the necessary encouragement to incorporate mixed use developments. In a minor way, there have been two such projects already approved during the planning period. Both incorporate night watchman's quarters; one in a new industrial complex and the other in a newly approved meditation center..	Continue/Modify
(32) Residential uses developed or added to or that convert existing commercial retail and/or office space shall be allowed as a ministerial use.	Expedite the permit process. <u>Quantified Objective</u> Amend City Zoning Ordinance.	The zoning ordinance was amended to include this feature in the LB,OP GB zones (Ordinance 2009-06).	This program provides the ability to add new residential uses within commercial projects as a ministerial use. It will lead to streamlined approval and increase the affordable housing supply.	Delete
(33) Consider opportunities for the establishment of new mobile home parks and manufactured housing subdivisions if appropriate locations can be found that are screened from public view, do not require massive grading, and meet other objectives of this element.	Increase homeownership opportunities for Low and Very Low Income households by accommodating new or through expansion of existing mobile home parks.	No such projects came forward during the planning period. The economic downturn in general did not produce any new housing	This type of program relies largely on landowners or developers to come forth with a mobile home project. The quantified objective is unrealistic..	Continue/Modify

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
	Quantified Objective One new park or increase existing parks with 20 new spaces.	developments in the region.		
(34) 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 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.	A tool to retain planned residential density when developing lower density projects.	This is a continuation of a program from the 2009 Housing Element.	This type of program relies largely on landowners or developers to come forth with proposal to shift density from one parcel to another.	Continue
(35) Encourage innovative housing types 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.	While the Gracie Commons planned development project was approved during the prior planning cycle, it is an example of mixed unit sized coupled with innovative housing types. Another new project is in the planning stages that will more than likely be submitted	The city has used the site plan design process along with a requirement to produce smaller dwelling units to accommodate a range of income groups within new residential developments. Furthermore, the new R3 zone requires a mixture in the number of bedrooms within a project.	Continue

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
		as part of the 2014 Housing Element cycle. It will produce approximately 59 residential units in addition to 12 second unit dwellings and 32 R3 zoned units through an affordable by design program.		
(36) 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 low- and middle-income households <u>Quantified Objective</u> 5 units	There have been no projects proposed or discussed during this planning period that included density bonus units.	This can be a good tool that is rooted in state law that may produce affordable units in time for an appropriate project. The quantified objective is unrealistic as most residential projects have difficult due to site constraints to achieve the allowed density.	Continue/Modify
(37) Codify the density bonus provisions of Ord. 90-10 into City Zoning Code.	Codify Ordinance 90-10.	The ordinance was codified into the zoning ordinance as part of the Housing Element update in 2009 (Ordinance 2009-06).	The adoption of the density bonus provisions into the Zoning Ordinance may facilitate its use in the future.	Delete

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 .

Program	**Outcome**	**Result**	**Evaluation**	**Continue/Modify/Delete**
(38) 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. <u>Quantified Objective</u> 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 and existing and zoned are maintained to produce local jobs.	Continue
(39) Encourage and/or facilitate the development of housing in proximity to existing and planned employment centers and other major employers.	Promote a pedestrian environment between living and work areas. <u>Quantified Objective</u> Amend general plan.	A new project is in the planning stages at the end of Providence Mine Road that adjoins the Nevada City Tech Center and Grass Valley Group employment facilities, as well as other office and professional uses along Providence Mine Road.	Locating residential uses in close proximity to employment centers, retail shopping and school helps to reduce travel and commute times and encourages alternative forms of transportation. The general plan was amended to accomplish the quantified objective	Continue/Modify

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.

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(40) 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.	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 of Nevada City.	Continue
(41) Adopt public facility health and safety standards and traffic LOS Level of Service and safety standards which protects existing and future residential areas from significantly adverse impacts.	Maintain quality and character of neighborhoods	The city relies on the level of service standards from the County of Nevada for its road system. These standards are referenced in the Circulation Element of the General Plan	This is a continuation of a program from previous Housing Elements that is no longer needed.	Delete
(42) Regulate the use of housing units for short term vacation rentals.	Maintain housing availability.	There have been no requests to convert permanent residences into vacation rentals.	The City has an adopted ordinance that precludes conversion of residential units into vacation or recreational rentals.	Retain and modify program to state "Prohibit the use of…"

Program	Outcome	Result	Evaluation	Continue/Modify/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.				

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(43) Expand the city code enforcement program by retaining a part time code enforcement officer.	Reduce the amount of violations in a more timely manner <u>Quantified Objective</u> 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.	The City should examine the feasibility of this program for the next cycle.	Continue/Modify

Policy 4-1-3: Promote energy conservation activities throughout the city

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(44) With the assistance of the APPLE Center for Sustainable Living or another equivalent organization, the City shall promote the various rebate programs offered by P.G&E and various low income assistance programs offered by P.G&E.	Reduce dependency on the local power grid <u>Quantified Objective</u> Development of brochures that includes rebate programs. The City will also make such energy efficient and sustainable building information available in utility billings at least once per year.	The APPLE Center for Sustainable Living has closed its offices in Nevada City. Energy efficient and sustainable building information has not been made available through	PG&E is the electrical utility provider in Nevada City. It promotes its energy efficiency programs through its billings, website and other means. The city does not have the staff expertise or staff to develop these brochures.	Modify

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
		the utility billings, but this information is widely available in many other forms and sources. The county building department enforces Title 24 for energy efficiency.		
(45) 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. <u>Quantified Objectives</u> 10 residences retrofitted with energy saving devices.	The city offers low flow shower heads for city residents in order to reduce water consumption.	Upon request, the city informs residents of this program. The city is unable to advance this program due to staff and funding shortages. It should be re-visited in the next Housing Element update cycle.	Continue/Modify
(46 With the assistance of the APPLE Center for Sustainable Living or another equivalent organization, incorporate code amendments recommendation resulting from the Energy Scarcity Resolution as directed by the City Council. The ordinance should identify incentives and/or assign a point of contact to assist with energy conservation and green building, establish an energy conservation program and make available energy saving measures into construction of all types.	Include energy conservation in development projects while promoting awareness of alternative "green" building possibilities <u>Quantified Objectives</u> Amend the Municipal Code	Time commitments and overall staffing reductions (mandatory furloughs) have prevented this program from being implemented. The Sierra Business Council, PGE, ICLEI obtain a grant and prepared a Strategic Energy Resources report	APPLE is no longer in existence. Retain for consideration in the next Housing Element cycle.	Continue/Modify

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
		regarding a community wide greenhouse gas emissions assessment. A 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.

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(47) Participate in the CDBG housing rehabilitation program	Provide financial assistance to qualified residents to rehabilitate homes. Quantified Objective 5 units.	As noted in Program 1, the city's efforts for use of CDBG funds is for economic development and improving ADA accessibility on City streets and sidewalks.	The city is unable to advance this program due to staff and funding shortages. It should be re-visited in the next Housing Element update cycle.	Continue/Modify
(48) Notify city residents of availability of low interest loans for new construction and rehabilitation. ***Program 14 and 16 from 2003***	Notify residents of funding programs via website and utility bills.	Not done. Time commitments and overall staffing reductions (mandatory furloughs) have prevented this	Infeasible program for the city	Delete

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
		program from being implemented		

Policy 4-2-2: Prohibit demolition of existing homes unless dilapidated and the demolition protects the public welfare, health and safety.				
(49) Review all residential demolition requests for their impact on affordable housing stock.	Avoid demolition of affordable housing units when the structure is salvageable.	Two demolition permits were issued. Each resulted in an identical replacement residence.	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 sock and the replacement structure.	Continue
(50) If an unpermitted demolition occurs, any new home on the lot shall be the same size as the house illegally demolished. ***Policy 19 b from 2003***	Maintain smaller more affordable housing stock	There were no unpermitted demolitions during this Housing Element cycle.	Required by City ordinance.	Continue

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

Program	Outcome	Result	Evaluation	Continue/Modify/Delete
(51) Obtain information on fair housing law from the Department of Housing and Community Development and make that information available to the public.	Providing awareness that all people are afforded equal opportunity when attempting to obtain housing within the City.	Not a common issue raised at City Hall	There should be informational handouts available at City Hall and on city bulletin boards and/or website.	Modify

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. Add statement to utility bills on a per annum basis.			
(52) 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. Quantified Objective Referrals to the State Fair Employment and Housing Commission.	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

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, State Department of Finance (Demographic Research Unit) the Sierra Planning Organization and the Nevada County Department of Health and Human Services.

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 (refer to 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 2019 (refer to Table 3.00-3).

2. The population is evenly distributed between males and females with a median age of 47.6 years old. The largest age range in Nevada City was in the 25-34 age bracket. This group experienced a doubling in population since 2000 (refer to Table 3.00-4).

3. The population is primarily white with over 88 percent 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 percent white identified for 2000 (refer to Table 3.00-5).

Income Trends

4. The City's median household income grew significantly over the last ten years by over 50 percent from $36,667 to $55,192. Income growth occurred primarily in income categories of above annual incomes of $25,000. However, with exception of Grass Valley, the median household income in Nevada City was lower than Nevada County and nearby communities, such as Truckee, Auburn and Colfax (refer to Table 3.00-11).

Employment Trends

5. Less than 50 percent of the population has jobs and the largest employment sector for those employed was in the education, health and social services field. Between 2000 and 2010, the most significant increase in employment sectors was in the retail trade field (refer to Table 3.00-6).

Household Trends

7. 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). Please refer to Table 3.00-8.

Housing Overpayment

8. Approximately 18 percent of Nevada City's households had incomes of less than $25,000 in 2010. A greater number of ownership households, 18.4 percent had incomes less than $25,000 as compared to the 16 percent for renter households (See Table 3.00-12).

9. About 60 percent of all households paid in excess of 30 percent of their income for shelter. About 48 percent of these households pay more than 35 percent towards shelter (refer to Table 3.00-14)..

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

Housing Characteristics

11. There is an approximate seven percent vacancy rate that includes units for sale, rent and those used for seasonal occupancy (refer to Table 3.00-20).

12. A greater proportion of multiple family dwellings are now available in Nevada City. In 2000, over 80 percent of the housing units consisted of single-family dwellings. In 2010 this percentage has been reduced to about 66 percent (refer to Table 3.00-16).

13. Approximately 10 percent of all units in the City are vacant. Of the 154 units that were vacant in 2010, over 33 percent were used for seasonal, recreational or for occasional use. Only 18 percent of 29 units were vacant rental units (refer to Table 3.00-20).

14. About 52 percent 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 of over 500 dwellings conducted by staff updated in 2013 the City's overall housing was in good condition (refer to Table 3.00-22).

Special Housing Needs

15. Senior citizens make up about 13 percent of the City's population and about 17 percent of the City's households. Senior population decreased in Nevada City by 7.6 percent or by 34 persons between 2000 and 2010. (Refer to Table 3.00-23)

16. There are about 292 family households with children in the City. Of these households, 81 or 27.7 percent are headed by single females (refer to Table 3..

17. Approximately 26 families or 1.9 percent of the City's population were below the poverty level. The number of families below the poverty level doubled from 13 to 26 from 2000 to 2010 (refer to Table 3.00-32).

3.10 POPULATION TRENDS

Nevada City is part of the Sierra Planning Organizations (SPO), the designated regional council of governments for developing the regional housing allocation. SPO includes Nevada and Sierra Counties and the four incorporated cities within these two counties (Grass Valley, Nevada City, Truckee and Loyalton). As shown in Table 3.00-1, between 1990 and 2008, Nevada County's population increased by 26.3 percent or by 20,676 persons. In 2008 the County had an estimated population of 99,186, which represents an increase of 7,153 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 COUNTIES

County	2000	2010	2013*	Change (2000-2013)	
				Number	Percent
Nevada	**92,033**	**98,764**	**97,019**	**4,786**	**5.2%**
El Dorado	156,299	181,058	182,236	25,937	16.6%
Placer	248,399	348,432	357,463	109,064	43.9%
Sierra	3,555	3,240	3,166	-389	-10.9%

Source: 2000 and 2010 Census (population count)
*2013 Department of Finance (Population estimate)

Nevada City's planning opportunities and constraints have not significantly changed since the General Plan was adopted in 1986. This has involved primarily in-fill development of 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 California Department of Finance in 2013 estimated an increase of 1 person for a total population of 3,069. (See Table 3.00-2). By comparison, over the same period, Nevada County grew by 26.3 percent or an annual growth rate of 3.29 percent.

TABLE 3.00-2
POPULATION TRENDS - NEIGHBORING CITIES

City	2000	2010	2013*	Change (1990-2008)	
				Number	Percent
Nevada City	**3,001**	**3,068**	**3,069**	**68**	**2.3%**
Grass Valley	11,161	12,860	12,657	1,498	13.4%
Auburn	12,467	13,330	13,446	979	7.8%
Colfax	1,596	1,963	1,969	373	23.4%

Source: 2000 and 2010 Census (Population count)
* 2013 Department of Finance (Population estimate)

Given the current city boundaries and its micro-urban character that provide limited in-fill development opportunities, population is projected at current percentage growth rates to reach 3,114 by the year 2014, the end of this Housing Element planning period (See 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.

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%
2013	3,069	-12	-0.39%	-0.13.%
2019	3,124	55	1.80%	0.36%

Source: 1980, 1990, 2000 and 2010 Census; 2008 Department of Finance; Price Consulting Services

Based on the 2010 Census, the median age in Nevada City was 47.6 years of age, whereas the median age in 2000 was approximately 43.5 years of age. The age group 25-34 was the largest age cohort, representing 19.1 percent of the population in 2010 which experienced a doubling of population since 2000. In 2010 the percent of the population under 20 represented about 22 percent. The senior population, age 65 and over, represented 12.6 percent of the population in 2010 (See Table 3.00-4).

TABLE 3.00-4
POPULATION BY AGE TRENDS – NEVADA CITY

Age Cohorts	2000		2010	
	Number	Percent	Number	Percent
Under 5	99	3.3	126	4.1
5 – 9	165	5.5	252	8.2
10 – 14	196	6.5	125	4.1
15 – 19	203	6.8	81	2.6
20 – 24	149	5.0	100	3.2
25 – 34	290	9.7	587	19.1
35 - 44	487	16.2	292	9.5
45 - 54	594	19.8	343	14.6
55 - 59	234	7.8	334	11.1
60 – 64	137	4.6	253	10.8
65 – 74	204	6.8	253	8.2
75 – 84	170	5.7	96	3.1
85+	73	2.4	41	1.3
Total	3,001	100.00	3,081	100.00
Male	1,479	49.3	1,598	51.9
Female	1,522	50.7	1,483	48.1

Source: 2000 and 2010 US Census

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

TABLE 3.00-5
RACIAL AND ETHNICITY COMPARISON – NEVADA CITY-2010

	Nevada City		Nevada County	
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%	98,764	100%

Note: Total Hispanic or Latino Race is included with White and persons of two 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: 2010 US Census

3.15 EMPLOYMENT TRENDS

Based on the 2010 Census, 47 percent (1,454 persons) of the City's population were employed. Education, health and social services were the largest employment sectors involving 285 percent or 407 jobs. This sector grew by over 50% over the last ten years. The second largest employment area was in retail trade providing 275 jobs (8.9 18.9 percent). This sector more than doubled in size from the year 2000. Public administration almost doubled in growth from 2000, with 123 jobs. Construction, which in 2000 was the third largest job sector, decreased by 32 jobs or by 22.5%. (See Table 3.00-6).

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. Lower wage Nevada City citizens have had new opportunities to remain in Nevada City while bettering their job skills with the establishment of Sierra College in nearby Grass Valley.

TABLE 3.00-6
EMPLOYMENT BY INDUSTRY – NEVADA CITY

	Employment 2000	Percent	Employment 2010	Percent
Total	**1353**	**100**	**1,454**	**100**
Agriculture, forestry, fishing, hunting, and mining	20	1.5	0	0
Construction	160	11.8	124	8.5
Manufacturing	124	9.2	51	3.5
Wholesale Trade	12	.9	0	0
Retail Trade	124	9.2	275	18.9
Transportation and warehousing and utilities	30	2.2	28	1.9
Information	36	2.7	86	5.9
Finance, insurance, real estate, and rental and leasing	127	9.4	95	6.5
Professional, scientific, management, administrative, and waste management services	219	16.2	123	8.5
Educational, health and social services	279	20.5	407	28.0
Arts, entertainment, recreation, accommodation and food services	121	8.9	60	4.1
Other services (except public administration)	37	2.7	82	5.6
Public Administration	65	4.8	123	8.5

Source: 2000 and 2010 US Census

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
Grass Valley, Semi Conductors and Electronics
County of Nevada
Robinson Enterprises Inc.-trucking, logging, construction
Nevada City School District

Source: City of Nevada City

3.20 HOUSEHOLD TRENDS

In 2013, Nevada City had 1,296 occupied housing units. This is 17 less households than in 2000 (See Table 3.00-8). In 2010, there was an average of 2.09 persons living in these units. As shown in Table 3.00-8, below, there has been a trend since 1990 of increased number of persons per housing unit. However, in both owner and renter scenarios, over 70 percent of the housing units consisted of two or less persons per household.

TABLE 3.00-8
HOUSING UNITS/HOUSEHOLD SIZE 2010

Owner Occupied Housing Units	745
1-Person Household	198
2-Person Household	424
3-Person Household	73
4-Person Household	11
5-Person Household	0
6-Person Household	39
7- or more Person Household	0
Average Household Size	2.11

Renter Occupied Housing Units			551
1-Person Household 2-Person Household 3-Person Household 4-Person Household 5-Person Household 6-Person Household 7- or more Person Household			220 137 70 96 0 0 28
Average Household Size			2.34
Description	**1990**	**2000**	**2010**
***Households**	1,289	1,313	1,296
Average Size Persons per Household Unit	2.18	2.14	2.09

* A household includes all persons who occupy a housing unit. Occupants may be single family, one person living alone, two 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.

Source: 1990, 2000 and 2010 Census

Approximately 55 percent of the households in Nevada City consisted of family households and approximately 45 percent were non-family (See Table 3.00-9). Nevada County's distributions were more in line with the State of California with approximately 65 percent 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 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 one to two bedrooms.

TABLE 3.00-9
HOUSEHOLD BY HOUSEHOLD TYPE-2010

Type of Household	Nevada City		Nevada County		State of California	
Total Households	1,356[1]	100%	41,527	100%	12,577,498	100%
Family Households	744	54.9	27,254	65.6	8,642,473	76.7
--w/children under 18	292	21.5	6,741	16.2	4,150,523	33
-Married couple families	510	37.6	21,713	52.3	6,213,310	49.4
--w/children under 18	164	12.9	6,741	16.2	2,942,803	23,4
- Female householder	155	11.4	3,622	8.7	1,676,816	13.3
--w/children present	81	6	1,981	4.8	856,882	6.8
Non-Family Households	612	34,1	14,273	34.7	3,935,025	31.3
- Householder living alone	488	36	10,936	26.3	2,929,442	23.9
- Householder 65 +	44	3.2	1,371	3,3	307,929	2.4
Average Household Size	**2.09**	NA	2.35	NA	2.9	NA
Average Family Size	2.67	NA	NA	NA	3.45	NA

Source: 2010 US Census

1. The total household count of 1,356 does not agree with total number of households of 1,296 noted elsewhere in the 2010 Census as family and non-family households may be mutually inclusive. Also, the 2010 Census counted a population of 2,814 living in households.

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, 786 (58 percent) of the City's households were owner-occupied, and the remaining 570 (42 percent) were renter occupied (See Table 3.00-10). Nevada County, by comparison, had a significantly reduced proportion of renter-occupied units, of less than 28 percent of its housing stock.

TABLE 3.00-10
TENURE BY HOUSEHOLDS-2010

Nevada City			Nevada County	
Number	Percent		Number	Percent
786	58%	Owners	29,890	72%
570	42%	Renters	11,637	28%
1,356	100%	Total	41,527	100%

Source: 2010 US Census

According to the 2010 Census, with the exception of Grass Valley, Nevada City's median household income was lower than the surrounding areas including Nevada County. (See Table 3.00-11.

TABLE 3.00-11
MEDIAN HOUSEHOLD INCOME TRENDS - SURROUNDING AREAS – 2010

Jurisdiction	Median Household Income
Nevada County Communities	
Nevada City	$55,192
Grass Valley	$35,843
Town of Truckee	$68,173
Unincorporated Nevada County	$58,077
Placer County Selected Communities	
City of Auburn	$62,600
City of Colfax	$58,750

Source: 2010 Census

Approximately 18 percent of Nevada City's households had incomes of less than $25,000 in 2010A greater number of ownership households, 18.4 percent had incomes less than $25,000 as compared to the 16 percent for renter households (See Table 3.00-12).

TABLE 3.00-12
HOUSEHOLD INCOME DISTRIBUTION OWNER/RENTER FAMILIES-2010

	Owner	Percent	Renter	Percent
Households	**718**	**100%**	**570**	**100%**
Less than $10,000	0	0	9	1.6
$10,000 - $14,999	22	3.1	0	0
$15,000 - $19,000	47	6.5	0	0
$20,000-$24,000	63	8.8	87	15.3
$25,000 - $34,999	36	5	67	11.8
$35,000 - $49,999	113	15.7	83	14.7
$50,000 - $74,9999	198	27.6	179	31.2
$75,000 - $99,999	28	3.9	35	6.1
$100,000 - $149,999	154	21.5	110	19.3
$150,000 - More	57	7.9	0	0

Source: U.S. Census 2010

The Department of Housing and Community Development (HCD) provided annual estimates of area median incomes (AMI) for all counties in the State. In turn, this AMI is utilized in many housing programs, such as Community Development Block Grant (CDBG), Federal housing grants (HOME) and Low Income Housing Tax Credit (LIHTC). Table 3.00-13 provides the 2013 Official State Income Limits for Nevada County (only available for the county). Table 3.00-13 also

includes the income level of Extremely Low income. When state income limits are to be used for a program, the limits in Table 3.00-13 are to be applied to determine the household's income category in the qualifying household. Of particular note, the 2013 Nevada County AMI for a four person household was $72,600 (considered the "base income category").

TABLE 3.00-13
OFFICIAL STATE INCOME[1] LIMITS FOR NEVADA COUNTY - 2013

	Number of persons in Household[1]							
2013	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Income Category								
Extremely Low (<30%)	15,300	17,450	19,650	21,800	23.550	23.300	27,050	28,800
Very Low (30-50%)	25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950
Low (50-80 %)	40,700	46,500	52,300	58,100	62,750	67,400	72,050	76,700
Median (100%)	50,800	58,100	65,350	**72,600**	78,400	84,200	90,000	95,850
Moderate (80-120%)	60,950	69,700	78,400	87,100	94,050	101,050	108,000	114,950
Source: State Department of Housing and Community Development and the U.S. Department of Housing and Urban Development								

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:
(1) Extremely Low, which are households earning less than 30 percent of AMI; (2) Very Low Income, which are households earning between 30 and 50 percent of the AMI; (3) Low Income, for households earning between 50 percent and 80 percent of the AMI; (4) Moderate Income, for households earning between 80 percent and 120 percent of the AMI, and (5) Above Moderate Income are households earning over 120 percent of the AMI. Generally, these categories are used to determine household eligibility for federal and local programs.

.

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 percent of their gross household income for shelter. According to the US Census, 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. It indicates that about 60 percent of households that are renters and homeowners (who have mortgages) pay 30 percent or more of their income towards housing (not including utilities). Seventy (70%) of lower income renters (those in the extremely low, very low and low income categories) overpay. Lower income renters in Nevada City, therefore, have a significant challenge in making their housing payments.

TABLE 3.00-14
HOUSING OVERPAYMENT 2010
Households by Income Category Paying in Excess of
30% of Income toward Housing Cost

Household	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Lower Income
Ownership Households	73	111	170	138	253	745	354
Overpaying Owners	54	58	67	125	27	331	179
Percentage of Owners Overpaying	74.1%	52.2%	39.2%	90.8%	10.7%	44.4%	50.4%
Renter Households	67	155	106	121	102	551	328
Overpaying Renters	67	151	12	61	39	330	230
Percentage of Overpaying Renters	100%	97.0%	11.2%	50.5%	38.4%	59.9%	70.0%
Total Households	140	267	276	259	354	1.296	683
Total Households Overpaying	121	209	79	186	66	661	409
Percentage of Overpaying Households	86.6%	78.3%	28.5%	71.9%	18.6%	51%	59.9%

Source: 2010 Census

3.30 HOUSING CHARACTERISTICS

Of the 1,296 occupied housing units counted in Nevada City in 2010, 745 (57percent) were owner occupied and 551519 (43 percent) were renter occupied. The remaining 112 units (7 percent) were vacant (See Table 3.00-16A). Over 66 percent of the housing units in Nevada City consisted of single-family dwellings in 2010 (See Table 3.00-16B).

TABLE 3.00-15
HOUSING UNITS BY TENURE -2010

Population	Total Housing Units	Total Occupied Housing Units	Owner		Renter		Housing Unit Vacancy			
			No.	Percent	No.	Percent	Total	For Sale	Rental	Seasonal/ Occasional
3,081	1,483	1,296	745	57%	551	43%	551	31	29	52

Source: 2010 Census

TABLE 3.00-16
OWNER/RENTER RATIOS BY HOUSING TYPE- 2010

Units in Structure	Owner Occupied	Percent Owner	Renter Occupied	Percent Renter
1, Detached	672	89.2	201	36.4
1, Attached	69	.9.1	13	2.4
2	0	0	121	22
3 or 4	0	0	123	22.3
5 or more	O	0	93	16.9
Mobile home	13	1.7	0	0
Total[1]	754	100	551	100

Source: 2010 Census
[1] Totals do not agree with Table 3.00-15

Between 2000 and 2010, the relative cost of housing has more than doubled in relation to the relative increase in household income (See Table 3.00-17). Specifically, the median home price rose by over 90 percent and median rent increased by 64 percent between 2000 and 2010. Household income rose by approximately 51 percent during this same period.

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 2013 (the last Housing Element planning period) in the Residential Sales Statistics provided by the Nevada County Association of Realtors. This table clearly demonstrates that sales prices peaked in 2006. Since then sales prices for 2013 are about the same as reported in 2010.

Table 3.00-19 provides actual sales and rental rate information applicable to Nevada City in 2013. The actual survey is provided based on dwelling sales information collected between 2009 and 2013 in Appendix A-1B.

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
	13%	64%	51%

Source: Median Home Price for Western Nevada County, Nevada County Association of Realtors. All other data from U.S. Census

TABLE 3.00-18
RESIDENTIAL SALES STATISTICS BETWEEN 2006 AND 2013
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

1 Figures for 2013 are from 1-1-13 through 8-31-13
Source: Residential Sales Statistics from the Nevada County Association of Realtors provided courtesy of VIP Properties, Michael Straight, Broker, Grass Valley

TABLE 3.00-19
HOUSING COSTS/INCOME – 2013
NEVADA CITY

Type (Sale/rent)	Median Home Price	Median Monthly Rental Cost	Median Household Income
All homes	$265,000[1]	$1,438[2]	$55,192[3]
Single Family	$296,500[1]	$1,353[2]	
Condominium	$160,000[1]	$1,182[2]	
Apartments		$1,122[2]	
Mobile homes	$29,500[1]	NA	
Percentage Increase from 2010	(13%)[4]	(64%)	17%

1 2013 Multiple listing information for Nevada City provided courtesy of VIP Properties, Michael Straight, Real Estate Broker, Grass Valley, CA (See Appendix 1-B)
2. Rental Survey conducted by Price Consulting Services in September, 2013 from information received from Property Management Associates, Grass Valley, CA, Collins Property Management, Nevada City, Mountain Valley Property Management, Grass Valley, CA, Paul Law Realty, Grass Valley, CA, T.K. Property Group, Nevada City, CA. (Appendix 1-A).
3. U.S. Census 2010
4. Based on Table 3.00-18

3.35 VACANCY RATES

Vacancy trends in housing are analyzed using a "vacancy rate" which establishes 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 five percent is sufficient to provide choice and mobility.

The 2010 Census indicated that the City had a 10.4 percent vacancy rate. Of the 154 units that were counted as vacant in 2010, over 33 percent were used for seasonal, recreational or for occasional use. Only 18% or 29 units were vacant rental units (see Table 3.00-20).

TABLE 3.00-20
VACANCY STATUS OF HOUSING STOCK- 2010

TYPE	NUMBER	PERCENT
Total	154	100%
For Rent	29	18.8
For Sale Only	31	20.1
Rented/Sold, Not Occupied	3	2
For Seasonal/Recreational or Occasional Use	52	33.8
For Migrant Workers	0	0
Other Vacant	39	25.3
Source: 2010 Census		

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 are a total of 1,483 housing units. The data also shows that about 52 percent of the housing units were built before 1939. A housing conditions survey conducted by the City in 2003 and updated in September 2013 that covers 554 of these units (Table 3.00-22). This survey shows 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 2004	2005 to March 2010	Total
Units Built	770	65	108	177	130	125	28	31	49	1,483
Percent	52	4.4	7.3	11.9	8.7	8.4	1.9	2.1	3.3	100
Source: 2010 Census										

City Survey Methodology

City staff conducted a survey in March, 2003 of 50 percent of the City lots receiving water and/or sewer service. The City followed methodology used by the State Department of Housing and Community Development (HCD) using the Community Development Block Group (CDBG) applications for funding housing and community development programs. City staff updated this assessment in September, 2013. With 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 re-plumbing.

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 Inventory of Existing Housing Stock Condition." In all, 554 properties/buildings with residential uses were surveyed.

Of the residential lots surveyed, about 88 percent were single-family homes, of which 90 percent were in "sound" condition and 15 percent were in need of repair. Only one single-family home surveyed was substantially dilapidated. The survey also included 40 lots with multiple family residential structures ranging from duplexes to four-plexes. Of these, three required minor/moderate repair, and none were in substantial/dilapidated condition. Three buildings with more than five units were surveyed, all in sound condition. Five 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 was in need of moderate repair, the other two 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 1980's and 1990's.

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 four-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 apt. units	4	0	1	0	0	5
TOTALS	485	40	26	2	1	554
Source: 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 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 2000 and 2010, the senior population in Nevada City decreased by 7.6 percent from 447 to 413 persons (see Table 3.00-23). The 2010 senior population represents about 13 percent of the City's total population.

TABLE 3.00-23
SENIOR POPULATION TRENDS (65+)

Year	Number	Change	% Change	Annual % Change
1990	545			
2000	447	-98	-18 %	-1.8 %
2010	413	-34	-7.6%	-0.8%

Source: 1990, 2000, and 2010 Census

Senior households comprise a smaller proportion of the total households within the City. The 2010 Census indicated that there were 220 senior households in the City, constituting about 17 percent of the total City households (see Table 3.00-24). Comparatively, about 30 percent of the City's households were seniors in 1990 and 25 percent in 2000.

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 (-28%)	337 (100%)	-98 (-22%)
2010	11 (5%)	-44 (-81%)	209 (95%)	-73 (-26%)	220	-117 (-35%)

Source: 1990, 2000, and 2010 Census

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 percent of the senior households in Nevada City were renters. In 2010, this proportion of senior renters decreased by 81 percent to 595 percent.The proportion of senor owners increased from 84 percent in 2000 to 95 percent in 2010. Although the overall senior households decreased by 81 percent 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.

In 2010, 3.6 percent of all senior citizen households had incomes below $25,000 compared to 37.6 percent in 200. The greatest gains during this period were in the moderate incomes, between $25,000 and $49,999 where there was a proportional increase of 16.4 percent. Also, the number of households with incomes exceeding $100,000 increased by 14 households or by 7.3 percent (See Table 3.00-25).

TABLE 3.00-25
SENIOR HOUSEHOLDS BY INCOME – NEVADA CITY-2010

	2000		2010	
Income Ranges	**Number**	**Percent**	**Number**	**Percent**
Less Than $5,000	4	1.4	0	0
$5,000-$9,999	4	1.4	0	0
$10,000-$14,999	57	19.2	0	0
$15,000-24,999	46	15.6	8	3.6
$25,000-$34,999	48	16.3	77	35
$35,000-$49,999	49	16.6	22	10
$50,000-$74,999	62	21	66	30
$75,000-$99,999	0	0	31	14.1
$100,000+	25	8.5	16	7.3
Total	295	100	220	100

Source: 2000 and 2010 Census

In 2010, 8 percent of senior households, or 24 households, were paying more than 30 percent of their income toward housing (See 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: 2010 Census, combined renter and owner occupied units.

According to the 2000 Census, 227 seniors had a disability comprising 77 percent of the total senior population. The majority of these consisted of sensory and physical disabilities. Approximately 39 percent of seniors had a self-care disability, which is defined as persons who have difficulty dressing, bathing, or getting around inside the home (See 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 2014-19 planning cycle.

TABLE 3.00-27
SENIORS BY LIMITATION TYPE *2000*

Senior Limitation Type	Number
Sensory	127
Physical	129
Mental	30
Self Care	19
Going Outside the Home	40

Source: 2000 Census.
Note: numbers are mutually exclusive

The only large senior housing facility located in Nevada City is the Village at Northern Queen Inn, located at 400 Railroad Avenue in Nevada City. It consists of a combination of congregate care with 25 rental units leased to seniors. It has 16 studio units ranging from 305 to 331 square feet renting for $1,099 per month, 7 one-bedroom units containing 611 square feet per unit renting for $2,200 per month and two suites containing 637 square feet each renting for $2,495 per month. Services include weekly housekeeping and two prepared meals a day.

A number of larger senior housing facilities are 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 and Nevada Woods Apartments, 360 Sutton Way.

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

- Eskaton Village at 625 Eskaton Circle
- Quail Ridge 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 two 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, the County operates a fixed route and dial-a-ride bus system; 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 1,071 persons in the City had some type of disability. Many have more than one type of disability (See Table 3.00-29). Of these about 68 percent were between the ages of five (5) and 64 and the remaining 32 percent were 65 years of age or older. This numbers represented in Tables 3.00-28 and -29 are from the 2000 Census. 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 (at the time) indicator of demographic characteristics applied to the 2014-19 planning cycle.

TABLE 3.00-28
PERSONS WITH DISABILITIES, NEVADA CITY - *2000*

AGE	5 to 15		16 to 64		65 and over	
DISABILITY	Number	Percent	Number	Percent	Number	Percent
Sensory	0	0	47	4.9%	127	13.2%
Physical	0	0	132	13.8%	129	13.5%
Mental	20	2%	112	11.7%	30	3.2%
Self Care	0	0	25	2.6%	19	1.9%
Going Outside home	0	0	45	4.7%	40	4.2%
Employment	0	0	233	24.3%	0	0

AGE	5 to 15		16 to 64		65 and over	
DISABILITY	Number	Percent	Number	Percent	Number	Percent
Total	20	NA	706	NA	345	NA
Total Persons with Disabilities: 1,071						

Source: U.S. Census 2000

Approximately, 48 percent of persons 16 to 64 years of age in the City with a disability in 2000 were unemployed (see Table 3.00-30). 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 -*2000*

Work Disability Status	16-64 years	
	Number	Percent
Not Employed	129	48%
Employed	142	52%
TOTAL	271	100%

Source: 2000 Census

Freed Center of Independent Living, located in nearby Grass Valley, provided services to over 120 disabled persons in the Nevada City area in 2012. 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.

Alta California Regional Center (ACRC) provides services to over 17,000 developmentally disabled people across six counties. In 2013, the ACRC is providing services to 61 developmentally disabled persons in the City. Developmentally disabled persons are those folks 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 percent of the City's population. Over 95 percent of these developmentally disabled people were under 54 years of age.

TABLE 3.00-30
DEVELOPMENTALLY DISABLED
POPULATION BY AGE GROUP-2013

Age Group	Number	Percent
0-14 years old	19	31.1%
15 to 22 years old	20	32.9%
23 to 54 years old	19	31.1%
55 to 64 years old	2	3.3%
65 years old and over	1	1.6%
Total	61	100%

Source: Alta California Regional Center, 2013

Large Families

For the purposes of this section, a large family is defined as a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multifamily market. This sub-section explores the availability of larger housing units in Nevada City.

Approximately 1.2 percent or 67 of the households in the City consisted of five or more persons (See Tables 3.00-8 and 3.00-31). By comparison, 14 percent of the households in the state consisted of five or more persons. According to the 2010 Census, there were 67 large households in the City and 115 housing units of four or more bedrooms. This indicates that the City has an adequate supply of larger housing units.

According to the 2010 Census, a majority of the City's housing stock is comprised of two and three bedroom units, which is considered more marketable in the housing market, compared to smaller units. For example, 40.5 percent of the renter housing units and 63.7 percent of the owner housing units were either two or three bedroom units.

TABLE 3.00-31
HOUSEHOLDS BY TENURE BY BEDROOM TYPE-2010

Bedroom Type	Owner Households		Renter Households	
	Number	Percent	Number	
0 BR	0	0	0	0
1 BR	155	20..9	238	43.2
2 or 3 BRs	475	63.7	233	42.3
4 or more BRs	115	15.4	79	14.5
TOTAL	745	100	551	100

Source: 2010 Census

Farm Workers

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, however, that might employ a small number of Nevada City residents sometime in the future. The small numbers of

farm workers who reside in the Nevada 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 two parcels zoned for agricultural uses. One is City owned and contains the old Nevada City Airport. The site is currently vacant. The second site is located at 431 Uren Street, containing 0.62 acre and currently developed with a non-agricultural use. None 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 farmworker housing.

Employee Housing

The City recognizes the need to allow employee housing to accommodate for potentially larger employers in the City that may need to provide housing for their employees. 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 six or fewer employees in residential zones deemed as a single-family use (to be defined differently from a boarding house, hotel, or bed and breakfast inn). Employee housing larger than six units, but consisting of no more than 36 beds in a group quarters or 12 units, will be considered an agricultural use for farmworker housing, which will be allowed within agricultural zoned land within the City.

Female Single-Parent Households

Single-parent households have special housing needs such as reasonable access to day care, health care and affordable housing. The most significant portion of this group is the female-headed household. Female-headed households with children often have lower incomes, limiting their access to available housing. Many housing experts believe these households are especially at risk of housing cost burdens that can lead to homelessness.

The 2010 Census counted 292 family households with children 18 years old and under in the City. Of these households, 155, or 53 percent, are headed by single females. See Table 3.00-9 for further details.

Of the 744 families in Nevada City in 2010, 26 families (3.5 percent of the population) were below the poverty level. Of these, all were female-headed households (See 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.

TABLE 3.00-32
HOUSEHOLDS BY POVERTY LEVEL -2010

	Number	Percent
Families	26	100
With related children under 18 years	13	50
With related children under 5 years	0	0
Families with Female householder, no husband present	13	50
With related children under 18	13	50
Individuals	248	100
Under 18 years	38	15.4
18 years to 64 years	170	68.5
65 years or over	13	5.2
Related children under 18	27	10.9

Source: 2010 Census

3.50 OVERCROWDING

An overcrowded unit is defined by the Census 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 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 74 units (5.7% of the total units) had an average of 1.15 or more persons per room, all of which were rental units. (See Table 3.00-33).

TABLE 3.00-33
HOUSEHOLD OVERCROWDING-2010

HOUSING UNITS		PERSONS/ROOM		TOTAL OVERCROWDING
TYPE		1.01 TO 1.5	1.51 OR MORE	
Owner Occupied	754	0	0	0%
Renter Occupied	551	74	0	13.4%
Total	1,305	74	0	5.7%

Source: U.S. Census 2010

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 the 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 percent of the area median income which equates to $21,800 for a family of four.

Over 60 percent of all households in Nevada City are paying more than 30 percent of their income towards housing expenses (refer to Table 3.00-14). Over half of all rental households were paying more than 35 percent 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,.

Homeless 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 - the "permanent homeless," who are the transient and most visible homeless population, and 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 non-profit agencies, a homeless count was conducted on January 23, 2013, to better determine the needs in Western Nevada County. The methodology employed was based on HUD guidelines. The purpose of the homeless count was to ascertain the total number of homeless in western Nevada County (See Table 3.00-34). In the near future, the information will be tabulated into a report. The Count indicated that Western Nevada County had 314 homeless people (refer to Table 3.00-34). Over 54 percent of these people were unsheltered. About 33 percent of these people were using emergency shelters.

TABLE 3.00-34
HOMELESS COUNT— 2013

Type of housing	Number	Percent
Emergency shelter	106	33.9%
Transitional shelter	37	11.9%
Unsheltered	171	54.2%
Total persons	314	100%

Source: Count conducted January 23, 2013, by the Nevada County Department of Health and Human Services

Nevada County generally provides the majority of other services for the homeless. The primary methods of providing emergency shelter to homeless individuals and families in Nevada County are motel voucher programs dispersed through the divisions of the Nevada County Housing and Community Services Department and through several community-based organizations.

In addition, a few organizations, such as Sierra Foothill AIDS Foundation, Peace for Families, and the Children's Receiving Home provide emergency housing to certain segments of the homeless population. The Food Bank of Nevada County makes monthly food deliveries to five locations throughout the county, including Penn Valley, North San Juan, Washington, and two locations in or near Grass Valley. Clients of the Food Bank program are generally scheduled on a monthly basis but can receive food donations in the event of an emergency, as well. The Bank also provides a school snack program to improve nutrition of children throughout the public school system.

There are no permanent emergency shelters in Nevada City. However, Hospitality House, located in neighboring Grass Valley, provides a permanent shelter for the homeless in Western Nevada County. Even though the Western Nevada County community provides emergency shelter and transitional care opportunities these services, as shown in the homeless count, most of the homeless population, even after being invited, choose not to be sheltered by these means.

In 2011, Hospitality House served 361 homeless persons (See Table 3.00-35). Over 9,500 shelter nights that included three meals per day were provided. The facility also provided over 2,000 individuals with drop-in services. On a nightly basis guests were accommodated in overnight shelters provided by several faith-based organizations. One of the major limiting factors for this operation has been transportation to and from the particular designated nomadic shelter. The program used bus transportation to transport guests to and from the selected nightly shelter.

Hospitality House recently purchased a 6,500 square foot commercial building located in nearby Grass Valley for operation of a permanent emergency housing shelter, known as Utah's Place. The building has been renovated and is now in service. With a permanent shelter, meals hosted by the various faith based organizations are now provided at Utah's Place. Utah's Place provides the following permanent services for homeless in Nevada City and the region:

- Shelter and support services for up to 36 men and 14 women as well as a private room for a family of up to four. This includes three daily meals, shower and laundry facilities, and access to clothing, toiletries, and other needed items.
- Food Service: A commercial kitchen will expand the food preparation ability in a clean, safe environment.
- Social Services: Two on-site caseworkers will counsel guests and offer referral services to other appropriate county services and community agencies.
- Job Search and Life Skills Programs: A "Pathway to Housing" room will be devoted to job searching and life skills trainings in such areas as career planning, work habits, communication, money management, homelessness recovery and self-care.

- Addiction Recovery: Expansion will allow space to hold on-site AA (Alcoholics Anonymous) and NA (Narcotics Anonymous) meetings.
- Medical Care: A nurse's station will be used to provide TB screening, flu shots, and other medical attention.
- Utah's Place will be compliant with all requirements of the Americans with Disabilities Act.
- Bathroom facilities adequate for a large number of people.

TABLE 3.00-35
HOSPITALITY HOUSE GUESTS-2011

	Demographic Profile			Basic Services		
	Number served	Special Conditions		Maximum per night	Shelter Nights	Meals served
Men	238			40	9,500	19,000
Women	118					
Children	13					
Total Served	361					

SB2, 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. The City Zoning Code was concurrently amended during the 2009-14 Planning Cycle to allow emergency shelters by right in the LI, Light Industrial District subject to only those regulations governing other types of housing, whether single-family or multifamily. In some instances, shelters could be established within existing buildings in the LI zone with proper conversion and construction. There are approximately four acres (contained in eight parcels) of vacant LI zoned land that could accommodate construction of new emergency shelters (See Table 4.00-5). These locations are in convenient access to public transportation, job centers and other public and community services (See Figure 4-4 in Section 4 of this document) should provide a map that identifies these locations and their proximity to public transit, job centers and other public and community services in accordance with SB2.

Special Needs Resources/Transitional and Supportive Housing

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

The City Zoning Code was concurrently amended during the 2009-14 Planning Cycle to allow transitional and supportive housing by right, in the LI zone subject to only those regulations governing other types of housing.

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

2009-14 Planning Cycle to allow these structures in the same residential districts that other housing structures are allowed, subject to conformance installation of permanent foundations systems in accordance with related State regulations.

Disadvantaged Unincorporated Communities

Senate Bill 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 Local Agency Formation Commission (LAFCO) Cortese-Knox-Hertz Code Section 56033.5, 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 percent 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 five-year and a ten-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:

- Monitoring the Risk Assessment report published by the California Housing Partnership Corporation (CHPC).
- 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.

- HOME Program: 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, meet HOME program planning and administration expenses to take a more regional, collaborative approach to meeting their affordable housing needs.

- Multifamily Housing Program (MHP): The MHP program 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 program provides low interest deferred payment loans to developers of affordable housing.

- Nevada County Health and Human Services Agency has jurisdiction within Nevada City. It administers federal and state funds for its public housing projects and government-assisted housing units such as Section 8 Rent Subsidy. As of summer of 2008, there were 5 individuals using Section 8 rent subsidy vouchers within the City of Nevada City.

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

- Community Development Block Grant (CDBG) Funds: Over the past 10 years, the City has not received any CDBG funds for housing programs. However, once this Housing Element is certified by the State, it will be eligible to competitively apply for this source of funding that can be utilized for housing preservation programs, such as housing rehabilitation activities, infrastructure, public facilities, non-profit multiple family projects and planning technical assistance grants.

- Low-income Housing Tax Credit Program (LIHTC): The 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 percent 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.

- 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 PROJECTED HOUSING NEEDS

Nevada City's projected housing need was determined by the Sierra Planning Organization and approved by the HCD on June 26, 2013 (See Table 3.00-36). The overarching purpose of the housing needs assessment is to:

1. Increase the housing supply and the mix of types, tenure and affordability
2. Promote infill development and socioeconomic equity, protect environmental and agricultural resources, and encourage efficient housing patterns.
3. Promote an improved relationship between jobs and housing.

As a compact, historic city, Nevada City accomplishes all of the above purposes. It has a mixture of housing types and sizes since most dwellings are constructed by individuals rather than production builders. As a small, compact city, important environmental resources have been protected and the urban forest character of the City has been maintained. There are no agricultural resources within the City. Timber areas surround the City on lands planned and zoned for larger parcels.

Generally, the City maintains a good balance between jobs and housing. Together with its sister city, Grass Valley and Nevada City has a number of technology jobs that are in close proximity to housing opportunities.

TABLE 3.00-36
NEVADA CITY REGIONAL HOUSING NEEDS ALLOCATION TARGETS

Income Category	New Construction Need
Extremely Low (less than 30% of AMI)[1]	9
Very Low (30-50% of AMI)	10
Low (51-80% of AMI)	14
Moderate (81-120% of AMI)	16
Above Moderate (over 120% of AMI)	36
TOTAL UNITS	85

[1] Assume split of 19 units in the Very Low RHNA allocation

3.70 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 residents receive electric and gas service from 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 18 percent of the City's housing stock has been built since 1980, 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.

Pacific Gas and Electric (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.

Pacific Gas and Electric 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-$425, depending on the needed appliance, heating systems rebates of $100-$500 and appliance rebates of $50-$75.

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

- PG&E Company's Multi-Family Program is for property owners and managers of existing residential dwellings or mobile home parks that contain five 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 Program (LIHEAP) 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 percent discount on monthly energy bills, available for single 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 six months and a final report is due in nine 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 two 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, school 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.

The Co-housing project approved and constructed during the last planning period includes 48 residential units (condominium, single family and second units). The entire neighborhood includes common solar facilities that have made this one of the most energy efficient developments in all of Nevada County.

Additional Energy Conservation Opportunities

1. The 2009-2014 Housing Element update resulted in rezoning of two parcels totaling three (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, is walkable to Gold Country Stage a western Nevada County public transit system.
   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. (Policy 4-1-3, Program 46)
3. 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.
4. The City shall refer interested parties to the various rebate programs offered by P.G & E and various low income assistance programs offered by P.G & E. (See Program 44, Section 6).

SECTION 4.00

SITES INVENTORY AND ANALYSIS AND ZONING

4.00 INTRODUCTION

Housing Element Law 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 section provides data to demonstrate that there is a sufficient amount of vacant land within the City limits to accommodate the dwelling units shown in "Table 3.00-31: Nevada City Regional Housing Needs Allocation Targets," (RHNA) including housing for above moderate, moderate, low, and very low income households.

4.05 AVAILABLE SITES AND LAND INVENTORY

Sites within Existing City Limits

"Tables 4.00-1 through 3 provide a detailed inventory of suitable sites for multiple-family, single family and second units. Cumulatively, these tables provide a detailed inventory of existing vacant and underdeveloped land within Nevada City. These sites represent lands where housing may be developed over the 2014-2019 Housing Element planning period, and beyond, to meet the Regional Housing Needs Plan (RHNP) goals for Very Low, Low, Moderate, and Above Moderate income housing. Table 4.00-5 provides an inventory of sites that would be suitable to accommodate various types of housing facilities for homeless individuals in Nevada City.

Summary Conclusions from Tables 4.00-1 and 4.00-2

Nevada City has an inventory of adequately zoned land to meet the needs of Moderate (16), Above Moderate (35) income households and 19 Very Low and 14 Low income household housing units that are required by the RHNA during the 2014-2019 Housing Element Update planning period with the adoption of this Housing Element Update, . Generally, the development of single family subdivisions and/or homes on R1 and RR zoned lands (Table 4.00-2 and Figure 4-2) will produce housing for Moderate and Above Moderate households. A portion of land zoned R2, Multiple Family Residential, will provide rental housing for Very Low and Low income households (See Table 4.00-1 and Appendix 1-A, and Figure 4-1). There are three acres of land on two different parcels that were zoned R3, High Density Multiple Family Residential (16 upa) as part of the 2009 Housing Element update. These two sites would accommodate up to 48 units, well in excess of the 33 units contained in the RHNA for the Very Low and Low Income categories . In addition, second units (See Table 4.00-3) will also produce housing for Very Low and Low Income households.

The site inventory analyses demonstrate that, given all the known site constraints present on the City's remaining vacant and underutilized land, the current zoning, City development standards and housing policies would allow for the future development of approximately 932 units. This potential inventory of sites will increase with future annexations. In addition, inclusionary housing policies that have been previously adopted into the City Zoning Code require 30 percent of new units be restricted to 1,500 square feet in size units and requirements for the establishment of second units in new subdivisions of 10 units or more will continue to produce affordable housing opportunities.

Maximum Potential Capacity. With the adoption of this Housing Element, Nevada City will be able to accommodate development opportunities for a variety of housing types. This variety will promote diversity in housing prices, types and sizes and will contribute to neighborhood stability by offering affordable dwellings for all income categories to accommodate a diverse income mix. Tables 4.00-1 through 3 shows the allowable density range of vacant land and underutilized lands consistent with zoning ordinance development standards. These tables also identify site constraints that would reduce the maximum allowable buildout. These numbers reflect a feasible "net" range of units considering site constraints. Accordingly, the maximum potential is estimated to be 139 multi-family units (See Table 4.00-1), 126-132 single-family units (See Table 4.00-2), and 639-645 second units (See Table 4.00-3) for a maximum gross potential of 877-932 units.

4.10 PROGRAMS TO ACCOMMODATE VERY LOW AND LOW INCOME HOUSEHOLDS

Consistent with City policies included in this Housing Element Update, Table 4.00-4 assumes that the three (3) acres planned and zoned R3, high density multiple family housing (16 dwelling units/acre) will accommodate housing for Very Low and Low Income households. It is also assumed that based on recent projects and rental data collected in 2013, that all new multiple family dwelling projects developed could produce rental housing that is affordable to Very Low and Low income residents.

In addition, the second unit ordinance adopted in 2008 (Ordinance 2008-13, effective January 9, 2009) provides for a non-discretionary approval process for second units. That ordinance also reduces parking requirements, minimum lot size and lot frontage requirements. In addition, it waives all city fees for projects that restrict rents to meet Very Low and/or Low income households. Conservatively, this new ordinance has opened up the potential for over 639 second dwelling units). As with the 2009-2014 Housing Element, the City projects that 25 percent of all Very Low (4) and Low (4) income units required in the 2014-20019 Nevada City Regional Housing Needs Allocation Targets (See Table 3.00-36) will be accommodated through second units. The balance of the Very Low (12) and Low (10) dwelling units will be accommodated through the 3 acres of existing R3 lands.

Table 4.00-1
Summary 2014-2019 Adequate Sites Methodology
For Low and Very Low Income Households

Total VL and L housing requirement per RHNA	Number satisfied via second units	Units to be accommodated via R3	Excess Units accommodated
33 units	8 units	48 units	23

[1] Based on 16 dwelling units/acre

MULTIPLE FAMILY RENTAL HOUSING The City of Nevada City currently allows multiple family rental housing in various zoning districts. The maximum density for such housing is eight units per acre in the R2 zone and 16 units per acre in the R3 zone. The following zoning districts allow multiple family rental housing:

R3, High Density Multiple Family Residential. The purpose of the R3 High Density Multiple-Family Residential zone is to implement the General Plan Urban High Density land use designation. 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, 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, Multiple Family Residential. This zone is intended to be used where a compatible mingling of single family dwellings and multiple family dwellings are likely to occur. This zone district may only be used in the Mixed Residential General Plan designation which allows eight dwelling units per acre.

OP, Office and Professional. This zone is primarily established to accommodate the need for the development of office space and multiple-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, multiple 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 multiple family residential uses. Within the LB zone, multiple 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 multiple family residential uses as a permitted use. Within the GB zone, Multiple 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, multiple 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 six months for each individual served. Transitional housing provides housing for individuals in need for more than six months, and Supportive housing has no limit on the length of stay.

In order to comply with Housing Element law, the 2009-2014 Housing Element included a program to amend the LI, Light Industrial zone, to permit emergency shelters, transitional housing and supportive housing as a permitted use by right subject only to similar residential standards (parking, setbacks, height limits, lighting, landscaping, etc.) In accordance with Senate Bill 2, transitional and supportive housing is allowed in all zones allowing residential uses, subject to only those restrictions that apply to other residential dwellings of the same type in the same zone. The City will clarify this when it amends the Zoning Code next year. Table 4.00-5 provides an inventory of LI zoned sites that are vacant and could accommodate a variety of homeless housing facilities. These sites are also located in areas where access, transit and needed services are available or are in close proximity.

SINGLE-ROOM OCCUPANCY (SRO) Single room occupancy (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 the U. S. Department of Housing and Urban Development (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 multiple family residences. These zones include the GB, General Business and SL, Service Lodging districts. 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 a single room occupancy residential unit. Typically, this would occur when a motel/hotel or portion thereof is converted for long-term occupancy. However, for clarification, SROs are not limited to conversions.

MOBILEHOMES/FACTORY BUILT HOUSING Both factory-built and mobile 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. The City 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 third 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 HD, Historic District overlay combing zone. Section 17.68.020.B of the HD combining zones 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."

MOBILEHOME PARKS Based on sales data research collected in summer 2013 (Appendix 1B), mobilehomes 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 the city limits. The first site (Rankin) is located on Zion Street and contains 26 spaces. This site 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 and is currently zoned R2-AN-MH. This park accommodates approximately 20 units. There are no other lands zoned or otherwise planned for mobilehome parks. The City will continue the current program to encourage zoning for mobilehome parks in appropriate locations.

SECOND UNITS On November 12, 2008, the City Council adopted Ordinance 2008-13, which revised its second unit ordinance to allow the establishment of new second units through a non-discretionary (ministerial) permit process. Up to that date, the approval process for a second dwelling unit generally required a discretionary review process involving a noticed public hearing before the Planning Commission. Since the adoption of ordinance 2008-13, there have been 7 second units approved and developed. The implementation of ordinance 2008-13 has opened up the opportunity for all RR, R1 and R2 zoned sites the ability to establish or construct affordable second units through a ministerial approval process. This new code further reduces constraints by reducing the off street parking requirement from two spaces to one space and eliminates the minimum lot size criteria and lot width/frontage requirements.

In accordance with Section 65583.1 of the Government Code, this Housing Element update proposes that second units be found to provide affordable housing for Very Low and Low income households. As such, 25 percent of the allocation of Very Low and Low income household units could be satisfied through the development of 9 second units between 2014 and 2019. With the 2008 amendment to the second unit ordinance, it is reasonable to assume that approximately two units per year would qualify for 25 percent of the allocation. Table 4.00-3 also demonstrates that there are conservatively 639 sites that can accommodate a second unit immediately.

GRANT APPLICATION ASSISTANCE The Nevada County Housing Development Corporation is an established local non-profit builder that has developed affordable projects in western Nevada County. Their mission is to develop affordable housing projects within the local area. Nevada City is particularly attractive for NCHDC because it has infrastructure, primarily water and sewer. 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, NCHDC is most attracted to Nevada City's new R3 zoning district. With land cost decreasing due to the general economic decline, it feels optimistic that with Nevada City's further assistance in submitting a multiple family grant application to HCD that even smaller projects (15 to 30 units) may be feasible.

4.15 SITE INVENTORY

Nevada City annexed approximately 69 acres of land with the following annexations:

1.	Northside	June, 2009	63.2 acres
2.	Gracie Commons	June, 2009	0.94 acre
3.	Grove Street (4 R1 parcels)	May, 2013	4.32 acres

These three annexations resulted in adding 9 single-family residential homes into the City limits and vacant parcels which have been incorporated into the tables below.

Table 4.00-1 provides an inventory of multiple family zoned properties within Nevada City. Following this table is Figure 4-1, a map indicating the residentially zoned parcels within the City (R1, RR, R2 and R3). Table 4.00-2 provides an inventory of all vacant single family parcels and three parcels that are underdeveloped. Table 4.00-3 is a projected summary of sites eligible for second units. The first part to this table assumes that all single family zoned sites provided in Table 4.00-2 could accommodate either an attached or detached second unit. The second part of Table 4.00-3 is based on the number of existing single family customers (1025) currently receiving sewer service. This table conservatively assumes that 50 percent of those existing sewer customers could build a second dwelling unit. Together these tables constitute an inventory of available sites that could be developed to accommodate multiple-family, single family and/or second units. None of the sites within these three tables is intended to be allocated, assigned, designated or reserved for housing any particular household income category.

The "Realistic Unit Capacity" column in each table is based on a number of factors including, but not limited to property shape, lot size, existing development, site development standards (see Table 5.00-1 and 2), 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.

The 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 site inventory listed 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 permit 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 that new construction be certified by a registered professional engineer or architect that the standards of the flood plain ordinance are satisfied. In compliance with Assembly Bill 162, the 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, 4.00.3 and 4.00.4 regarding vacant sites and flood constraints). 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.

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 within Nevada City are provided fire protection.

There were three different larger projects in the R2 zone developed during the 2001-2008 planning period. All were built to achieve or exceed the maximum density of the R2 zone. In 2009, the City Council approved a 16-unit residential subdivision; the project has not been recorded but still has a valid tentative final map (Gracie Commons). Another multiple family parcel (Pello Lane) has a valid final map approval to create 11 lots for 15 residential units, 4 of which are restricted to be affordable. Some vacant parcels are lots within recorded subdivisions with site performance standards such as home size restriction and ability to establish a second 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.

There were no single-family residential subdivisions developed on lands zoned R1 during the planning period.

There are many market and owner factors that enter into a decision to either develop or redevelop one's property. Nevada City has a long history of re-use of existing large homes. It is a community that has experienced major economic shifts over its 165 year existence. The people and landowners are resilient in meeting the social and economic needs of the community. In the current economy and with the relative buildout nature of the historic town, redevelopment of existing properties, where land costs have already been absorbed into the existing uses can be viable for development of multiple family residences.

From the three tables below (4.22-2, 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.

TABLE 4.00-2
MULTIPLE FAMILY HOUSING VACANTSITE INVENTORY
Multiple Family Sites Table 4.00-1

NOTE: All sites noted here have been evaluated Compliance with AB-162 concerning flooding per Section 13.20 of the City's Municipal Code

	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									
1	5-06-3	656 W. Broad	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
2	05-060-08	641 W. Broad	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
3	37-050-54, 51	400 Gracie Road	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
4	05-480-34	530 Silva Ave	1.62	MF	R2	Unknown	Unimproved/ Vacant	Public water and sewer and dry utilities available	• Landlocked; access issue
5	05-280-08	601 Searls Ave	0.82	MF	R2	6	Unimproved/ Vacant	Public water and sewer and dry	• Access issues

	APN	Address	Size (acres)	GP Designation	Zoning Maximum Unit Yield	Realistic Unit Capacity (Net increase)	Existing Use	Infrastructure Capacity	On-Site Constraints
								utilities available	
6	05-080-34	510 Lost Hill Ct	0.49	MF	R2-SP	1	Vacant	Public water and sewer and dry utilities available	• Approved R1 home/Current Bldg Permit
7	05-080-40	521 Lost Hill Ct	0.23	MF	R2-SP	1 and 2nd unit	Vacant	Public water and sewer and dry utilities available	• None
8.	05-060-30	110 Redbud	0.14	MF	R2-SP	1	Vacant	Public water and sewer and dry utilities available	• None
9	05-063-31	120 Redbud	0.13	MF	R2-SP	1	Vacant	Public water and sewer and dry utilities available	• None
10	05-060-32	130 Redbud	0.13	MF	R2-SP	1	Vacant	Public water and sewer and dry utilities available	• None
11	05-060-33	140 Redbud	0.17	MF	R2-SP	1	Vacant	Public water and sewer and dry utilities available	• None
12	05-080-52	621 Chief Kelly Dr	0.26	MF	R2-SP	1 and 2nd unit	Vacant	Public water and sewer and dry utilities available	• None
13	05-080-51	631 Chief Kelly Dr	0.31	MF	R2-SP	1 and 2nd unit	Vacant	Public water and sewer and dry utilities available	• None
14	05-080-50	641 Chief Kelly Dr	0.34	MF	R2-SP	1 and 2nd unit	Vacant	Public water and sewer and dry utilities available	• None
15	05-080-46	650 Chief Kelly Dr	0.55	MF	R2-SP	1 and 2nd unit	Vacant	Public water and sewer and dry utilities available	• None
16	05-080-47	660 Chief Kelly Dr	0.37	MF	R2-SP	1 and 2nd unit	Vacant	Public water and sewer and dry utilities available	• None

	APN	Address	Size (acres)	GP Designation	Zoning Maximum Unit Yield	Realistic Unit Capacity (Net increase)	Existing Use	Infrastructure Capacity	On-Site Constraints
17	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
18	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)
19	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)
20	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)
21		Pello Lane	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									
1	5-190-45 (Portion)	210 Providence Mine Road	2.0	UHD	R3-PD-SP 32	32	Unimproved/ vacant	Public water and sewer and dry utilities available	None
2	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			

FIGURE 4-1

Residential Zones Map (R1, RR, R2 & R3)

TABLE 4.00-3
SINGLE FAMILY HOUSING
VACANT SITE INVENTORY

NOTE: All sites noted here have been evaluated Compliance with AB-162 concerning flooding per Section 13.20 of the City's Municipal Code

APN	Address	Size (acres)	GP Designation	Zoning	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
05-020-20	101 Cement Hill Road	2.2	SF	R1-SC	10	Wood lot	City sewer and NID water	Seasonal drainage runoff through middle of property
05-010-24	347 American Hill Rd	1.9	SF	R1	3-4	Vacant	Sewer & water available	Steep slopes, narrow lot
05-110-32	120 Motherlode Court	0.5	SF	R1	2			Gradual moderate slope, and 85% buildable
05-110-31	110 Motherlode Court	0.5	SF	R1	1			Steep, below road
05-110-30	100 Motherlode Court	1.0	SF	R1	2			Steep and ravine traverses property
05-090-10	232 American Hill Road	0.3	SF	R1	0	Vacant	Sewer and water	Fire standards access problems. Must be combined with adjoining lot.
05-090-12	101 Bennetts Street	0.4	SF	R1	1	Vacant	Sewer & Water	Ravine and steep slopes
05-120-14	100 Bennetts Street	0.7	SF	R1	3	Vacant	Sewer & Water	Gentle slope
05-120-70	325 Monroe Street	0.5	SF	R1	1 MAX			Access from street marginal, extremely steep
05-120-78	327 Monroe Street	0.4	SF	R1	2	Vacant	Sewer & Water	Some steep slopes and ravine
05-070-01	112 ½ Orchard Street	0.3	SF	R1	1 MAX if elevated	Vacant	Sewer & Water	In flood zone area of Oregon Ravine
05-090-20	535 N. Pine Street	0.3	SF	R1	1 MAX	Vacant	Sewer & Water	Steep slopes, off-street parking would be difficult; Oregon Ravine

APN	Address	Size (acres)	GP Designation	Zoning	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
05-070-13	540 N. Pine Street	0.3	SF	R1	2	Vacant	Sewer & Water	Access from two streets; two houses probable
05-350-21	506 Dean Alley	0.3	SF	R1	1	Vacant	Sewer & Water	Relatively flat w/gentle slope
05-040-06	675 E. Broad Street	1.0	SF	R1	2	Vacant	Sewer & Water	Access concerns to site
05-330-01	690 St. Hwy 49	2.8	SF	R1	2	Vacant	Sewer & Water	Borders Hwy 49 with no abutter rights. Would need driveway access from adjoin land.
05-310-10	651 Coyote Street	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
36-020-	805 Nevada Street	0.3	SF	R1	1	Vacant	Sewer & Water	Long narrow lot
36-301-26	728 Nevada Street	0.7	SF	R1	2	Vacant	Sewer & Water	Large lot but seasonal creek runs through lot
05-380-32	510 Nursery Street	0.3	SF	R1	1	Vacant	Sewer & Water	No constraints, level
05-340-06	549 Uren Street	2.8	SF	R1-SC	12	Vacant	Sewer & Water	Wetlands, seasonal stream setback, topography, access. Cluster option
05-380-37	151 Grove Street	0.4	SF	R1	1	Vacant	Sewer & Water	Access concerns, steep slopes
05-300-35	163 Grove Street	0.2	SF	R1	1	Vacant	Sewer & Water	Small parcel
36-310-63	187 Grove Street	1.5	SF	R1	3	Vacant	Sewer & Water	Accesses through County and would have to extend sewer/water through County
05-410-54	127 Boulder	0.1	SF	R1	1	Vacant	Sewer & Water	Limited access, within Deer

APN	Address	Size (acres)	GP Designation	Zoning	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
	Street							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 & Water	Little Deer Creek and steep slopes
05-410-38	219 Sacramento Street	0.2	SF	R1	1	Vacant	Sewer & Water	Steep slopes and access concerns
05-450-46	343 Long Street	1.7	SF	R1	2	Vacant	Sewer & Water	Access concerns
05-450-30	339 Long Street	0.7	SF	R1	1	Vacant		Landlocked. Would need to obtain access from adjoining parcel
05-450-27	334 Clay Street	1.0	SF	R1	4	Vacant	Sewer & Water	Fairly level, good access
05-500-23	361 Clay Street	0.1	SF	R1	1	Vacant	Sewer & Water	Odd shaped
05-480-45	504 Silva Avenue	1.0	SF	R1	2	Vacant	Sewer & Water	Level but wetlands
05-480-42	506 Silva Avenue	0.5	SF	R1	2	Vacant	Sewer & Water	
05-480-44	510 & 512 Silva Avenue	1.4	SF	R1	3	Vacant	Sewer & Water	Level
05-460-59	530 Silva Avenue	0.1	SF	R1	1	Vacant	Sewer & Water	Landlocked. Would need to obtain access from adjoining parcel
37-420-12	103 Woods Court	0.3	SF	R1	1	Vacant	Sewer & Water	Level
37-420-17	586 Railroad Avenue	0.4	SF	R1	1	Vacant	Sewer & Water	Wetlands
05-240-20	141 King Hiram Drive	0.4	SF	R1	1	Vacant	Sewer & Water	Access concerns, steep slopes and drainage
05-240-13	433 Searls	0.5	SF	R1	1	Vacant	Sewer & Water	Steep slope and limited

APN	Address	Size (acres)	GP Designation	Zoning	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
	Avenue							access
05-240-58	427 Searls Avenue	0.8	SF	R1	2	Vacant	Sewer & Water	Steep and creek access
05-180-06	425 Searls Avenue	0.7	SF	R1	2	Vacant	Sewer & Water	Steep and creek access
05-180-07	421 Searls Avenue	0.7	SF	R1	2	Vacant	Sewer & Water	Steep and creek access
05-180-70	417 Searls Avenue	0.4	SF	R1	1	Vacant	Sewer & Water	Steep and creek access
05-180-71	411 Searls Avenue	0.4	SF	R1	1	Vacant but has building approval	Sewer & water	Steep and creek access
05-160-11	320 Gethsemane Street	0.3	SF	R1	1	Vacant	Sewer & Water	Steep but has access from 2 streets
05-160-08	400 Zion Street	0.6	SF	R1	2	Vacant	Sewer & Water	Level and access from 2 streets
05-170-22	515 Jordan Street	2.0	SF	R1	1	Vacant	Sewer & Water	Landlocked. Would need to obtain access from adjoining parcel
37-060-01	358 Gold Flat Road	2.7	Rural	RR	2	Vacant	Sewer & Water	Level and buildable
05-130-18	377 Wyoming	3.7	Rural	RR	1	Vacant (has approved residence permit)	Sewer & Water	Steep slopes, outside of Deer Creek flood zone, limited building area
05-140-01	357 Wyoming Road	0.70	Rural	RR	1	Vacant		Steep, rocky with creek frontage
05-140-33	310 Jordan Street	1.0	Rural	RR	0	Vacant	Sewer & Water	Landlocked. Would need to obtain access from adjoining parcel
35-230-49	210 Gold Flat Road	2.9	Rural	RR	2	Vacant	City Water	Sewer needs to be extended
	Sub-Totals	58.1			112-118			

APN	Address	Size (acres)	GP Designation	Zoning	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
Underutilized Single Family sites								
35-230-41	242 Gold Flat Road	7.0	Rural	RR	5	Single family dwelling	City Water	Sewer needs to be extended
35-230-48	198 Gold Flat Road	3.0	Rural	RR	2	Single family dwelling	City Water	Sewer needs to be extended
	Sub-Totals	10.0			7			
	Single Family Total	68.1			126-132			

General Plan land use designations

R – Rural and Estates. Maximum 1 dwelling unit per 1-5 acres
SF - Single Residential. Maximum 4 dwelling units/acre
MF - Mixed Residential. Maximum 8dwelling units/acre
GC – General Commercial. Maximum 8 dwelling units/acre
SC.-.Service Commercial. Maximum 8 dwelling units/acre
SL – Service Lodging. Maximum 8 dwelling units/acre
OP - Office and Professional. Maximum 8 dwelling units/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 square-feet.
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
SITE INVENTORY FOR POTENTIAL SECOND DWELLING UNITS

NOTE: All sites noted here have been evaluated Compliance with AB-162 concerning flooding per Section 13.20 of the City's Municipal Code

APN	Address	Size (acres)	GP Designation	Zoning	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
Various	All areas within the Single Family Site inventory	68	R and SF	RR, R1	126-132	Vacant	Water and sewer	Site constraints for these 53 building sites are addressed above.
Various	Various All existing single family sites 1,025that are coded as sewer customers	NA	NA	NA	513	Single family dwellings	Water and sewer	Unknown. There are 1,025 existing sewer service customers as of September 30, 2013, coded as single family dwellings. Assume 50 percent of the sites are capable of a second dwelling unit
				Second Unit Sub-Total	**639-645**			

From the three tables above, 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.

4.25 VACANT LIGHT INDUSTRIAL LANDS

Table 4.00-5 constitutes an inventory of sites within LI, Light Industrial zoned lands that would be suitable for various types of housing to accommodate homeless individuals. Figure 4-2 illustrates the vacant LI sites that are currently available for a variety of uses including the full range of emergency, transitional and supportive 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.

In accordance with SB 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing), the following sites were selected as suitable sites due to their physical features and location. These parcels are located outside any flood plain, are level sites with no physical constraints. The location of these sites is 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.). These industrial zoned sites are within an established industrial park where older industrial uses have transitioned to technological or commercial-type uses. It is important to note that other developed LI zoned sites are located throughout Nevada City, where existing buildings could be utilized for various types of housing to accommodate homeless individuals. 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 will achieving a relatively quiet environment for an emergency shelter.

TABLE 4.00-5
TRANSITIONAL AND HOMELESS SUITABLE SITES INVENTORY

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 • Seasonal drainage
2		,	Two sites	EC	LI-PD	No recognized	Vacant	Public water and	No discernable

	37-060-54 37-060-57	205 & 206 Gold Flat Court	0.97			limit		sewer and dry utilities available. Public transit available	limitations
3	37-060-64 37-060-66	101 and 107 New Mohawk Road	Two 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 4-2

TRANSITIONAL AND HOMELESS SUITABLE SITES MAP

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 procedure 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 CONTROLS

There are three primary residential zone districts in the Nevada City Municipal Code. The RR, Rural Residential zone provides housing opportunities on one acre or larger home sites. The R1, Single Family Residential zone, allows homes to be built on a minimum 10,000 square foot lot size. The R2, Multiple Family Residential zone allows a maximum density of eight units per acre. Finally, the new R3, High Density Multiple Family zone was established with the 2009-2014 Housing Element. It allows 16 dwelling units per acre and provides a ministerial review process for qualifying projects. All legally established lots in these various zone districts with a primary single family dwelling are permitted to construct an attached or detached second unit. These four zoning districts and their respective development standards are included in Tables 5.00-2 and 5.00-3.

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 PD, Planned Development 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 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. Normally, custom home contractors build these units. There are no production home builders or projects in Nevada City. With limited exceptions, most residential sites in Nevada 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 (Appendix 1A and 1B). 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 ten years a greater proportion of multiple family dwellings are now available (refer to Table 3.00-16 in

Section 3 of this document). Since 2001, Nevada City has produced housing units affordable to lower income households through its inclusionary housing practices. In summary, they include the requirement that 30 percent of new lots in a single family subdivision lots be limited to a maximum house size of 1,500 square feet or less. In addition, 20 percent of the lots are required to contain a second unit. All such lots are required to be deed-restricted. In addition, the City's density bonus provisions (Section 17.80.220 and 230 of the Municipal Code, patterned after state law) are available to all residential developments to provide housing for lower income households. Furthermore, rental data demonstrates that a large majority (approximately 78 percent) of the rental stock provide rates that meet Low and some Very Low Income households (See Appendix 1A).

In accordance with the City's Design Guidelines, all new construction is subject to architectural review. 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 building permits approved in any one year.

The 2009-2014 Housing Element included two new programs that should help increase the number of units for Very Low and Low income households. The first one resulted in the creation of a new R3, High Density Multiple Family zone. This zoning district allows a maximum 16 dwelling unit per acre density and provides more relaxed development standards for multiple family housing developments than those included in the R2 zone. The second program requires a deed restriction or the submittal of an affordable housing plan for lower income households in new residential subdivision projects.

The following two tables (Tables 5.00-2 and 3) present the applicable development standards for the RR, R1, R2 and R3 zoning districts. While none of these standards unnecessarily interfere with building projects to achieve maximum density, the real limitation in Nevada City is not having a multiple family zoning district that can achieve higher densities that create rental housing opportunities for Low and Very Low income households. Also, environmental site constraints, such as steep topography, unusual lot configuration, difficult access, locations of significant trees and/or rock outcroppings can interfere with designing development to achieve maximum density. However, projects can obtain relief through clustering, variances and/or use of the PD zone.

Some development standards applicable to the R2 zone could impede attaining maximum development for a higher density multiple 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 would facilitate the development of multiple family dwellings at a density of a minimum 16 units per acre (See Program 25 in Section 6).

The development standards contained in Tables 5.00-1 and 5.00-2 are typical standards. None of these basic site development standards have impeded the development of either single family or multiple family development projects. Where a standard may create a constraint such as the maximum 50 percent 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 four existing residential zoning districts. Tables

5.00-1 and -2 presents a summary of development standards from which this comparative analysis is supported. It is also noted that the City's parking standards do not require covered parking in any of its residential zones.

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 percent) 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 Nevada 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.

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 square foot 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 the 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 variance in order to be developed.

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 (Appendix 2). It is also noted that the City's parking standards do not require covered parking in any of the residential zones.

R3, High Density Multiple-Family Residential. This new zoning district was adopted in 2009 to provide a higher density (16 dwelling units per acre). The R3 zone fulfills State Housing Element law by providing a zone where multiple family residential development can be implemented with a ministerial (by-right) site plan approval process for qualifying projects.. A qualifying project must be developed at the minimum 16 upa 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 onsite 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 multiple 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 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 due to site constraints, variances and PD application programs are available to overcome these obstacles so that these densities can be achieved.

There have been five multiple family zoned projects approved and/or developed since 2001- are summarized below in Table 5.00-1. All were approved to achieve or exceed the maximum density of the R2 zone.

TABLE 5.00-1
MULTIPLE FAMILY DEVELOPMENT PROJECTS
SINCE 2001

Project	Acreage	Zoning	Number of lots	Primary units	Second Units	Density	Status
Co-housing	11 7.5 Ac=OS	R2-SC	34 condos 7 SF lots	41	7	13.7*	Built and occupied
Vierra—Uncle Jim's Cottages	2.	R2-SC	6 lots	18	0	8.4	Partially built
Pello Lane	2.37	R2-AN-SC	12 lots	15	4	8	Unimproved
Powell House	0.20	GB-HD	1	5		Mixed use	Built and occupied
Gracie Commons**	2.12	R2-PD-AN	15	16	3	3.8	Unimproved

*Based on 3.5 buildable acres. The 7.5-acre open space parcel contains the old Nevada City burn dump

**Approved in 2009. A portion of the project (0.94 acre) was annexed into the city and combined with an existing lot (1.28 acres) within the city limits. The project is known as Gracie Commons and was approved as a planned development tentative map with 15 lots/condominium units including one duplex. The project has not yet been recorded and no building has occurred on site. Two of the condominium units will be deed restricted to moderate income and the three second units are to be deed restricted to very low income households.

TABLE 5.00-2
DEVELOPMENT STANDARDS

Zone District	Bldg Height (feet)	Lot Width (feet)	Minimum Yard Setback (feet)			Minimum Lot Area (sq. ft.)	Lot Area Per DU (sq. ft.)	Parking Spaces Per DU	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	1/2 acre or 21,780 sq. ft. per project	8 upa	2	50%
R3	40 or three stories whichever is less	75 for a project	10	5	20	½ acre or 21,780 sq. ft. for a project	16 upa or one unit per 2,722 sq. ft.	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.

TABLE 5.00-3
RESIDENTIAL SITE DEVELOPMENT STANDARDS

STANDARD	R1 (SF) ZONE	R2 (MF) ZONE	R3 (HDMF) ZONE
Max. Density	4 units per acre	8 units per acre	16 dwelling units per acre
Min. Parking Landscaping	At owner's discretion	30 square feet/parking space plus perimeter	30 square feet/parking space plus perimeter
Max. Impervious Lot Coverage	50%	50%	80%
Seasonal Swale Setback	25'	25'	**25'**
Stream Setback	100'	100'	**100'**
Tree Removal	20% max. guideline	20% max. guideline	20% max. guideline. Site specifc standards applied through zoning could be less.
Maximum Cross-Slope for Development	30%	30%	**30%**

5.10 CODE ENFORCEMENT

The purpose of the city's code enforcement program 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 City contracts with the Nevada County Building Department for building code administration and enforcement. Because of this contractual arrangement, the City defers to the county to administer and enforce various building-related codes. The City adopted the 2010 Building Code, and it became effective on January 12, 2011. The City has not adopted any codes which are more restrictive than those contained in the Uniform Building Code. The City, however, has 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.

The City's 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 and Design Guidelines. 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.

5.15 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

The 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 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.

Gold Flat Corridor Study

The Gold Flat Corridor Study, prepared in July 2008, relied on traffic counts from May, 2007 and February, 2008. This study addresses the future of the Gold Flat Interchange with Highway 49 in both directions and the Ridge Road / Zion Road intersection on the southern edge of the City.

It should be noted that the Gold Flat Corridor Study assumes an annual growth rate of 2 percent, an assumption which seems more than generous, given current conditions. This would result in a near-50 percent increase in traffic volumes by 2030. The Study's findings and conclusions are discussed in more detail in Appendix 2 of the General Plan Background Report.

The new Golden Center Freeway Dorsey Drive Interchange in Grass Valley, now under construction (October, 2013, to be completed in 2014) will change and significantly improve the traffic model on Gold Flat Road; traffic for Sierra College, Nevada Union High School, as well as the Sierra Nevada Hospital and vicinity, will improve when the new overpass is completed. It is anticipated that this interchange project will improve traffic circulation in the Gold Flat Corridor.

5.20 WASTE WATER TREATMENT PLANT

The City's waste water treatment plant is licensed to treat up to .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 .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 to 500 feet of sewer pipes are replaced. For a more complete discussion of the City's wastewater treatment and collection system, see Appendix 1 of the Nevada City General Plan Background Report.

Pursuant to SB 1087 (Legislation effective 1/1/06; Water and Sewer Service Priority for Housing Affordable to Lower-Income Households) the City's waste water treatment plant has adequate capacity to serve all planned and zoned multiple family sites within the City (R2-Multiple Family and R3-High Density Multiple Family).

5.25 PUBLIC WATER SERVICE

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. For a more complete discussion of the City's water treatment and distribution system, see Appendix 1 of the Nevada City General Plan Background Report.

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 multiple family sites within the City (R2-Multiple Family and R3-High Density Multiple Family). The final Housing Element Update will be transmitted to NID to confirm the need to maintain adequate water availability for affordable housing.

5.30 FEES AND EXACTIONS

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 5.00-9, fees and exactions for construction of a new house in Nevada City represent only 5.7 percent 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. Without a clear demonstration that development is generally paying its fair share, this measure may not have passed.

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 dwelling units if the second unit is accompanied with a 30-year deed restriction that limits rents to either Very Low or Low income households.

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 5.00-4. Table 5.00-5 provides a comparison of sample application fees with surrounding jurisdictions. Based on the sample planning application fees in Table 5.00-5, Nevada City's fees are generally lower than the comparable cities in the vicinity.

TABLE 5.00-4
PLANNING AND APPLICATION FEES-NEVADA CITY

FEE CATEGORY	FEE AMOUNT	
	Single-Family Project	Multifamily Project
Annexation	2,000*	2,000*
Variance	500*	500*

FEE CATEGORY	FEE AMOUNT	
	Single-Family Project	**Multifamily Project**
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)
Environmental Impact Report	3,500(d)	3,500(d)
Negative Declaration	NA	NA
Mitigated Negative Declaration	NA	NA

(* Deposit toward actual cost
[1] Actual costs of City Planner, City Engineer and City Attorney

TABLE 5.00-5
SAMPLE PLANNING APPLICATION FEES – SURROUNDING CITIES

JURISDICTION	GENERAL PLAN AMENDMENT	ZONE CHANGE	TENTATIVE SUBDIVISION MAP	VARIANCE
Nevada City	$2,000*	$,2000*	$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
*Deposit (charges are at cost). Source: City Planning Departments 2013				

5.35 MITIGATION 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 percent of the fee after one year, 40 percent
of the fee after two years, 50 percent after three years and 75 percent after four 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 2014-19 time frame. 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. Tables 5.00-6 through 9 provide an overview of various development related fees.

TABLE 5.00-6
NEVADA CITY IMPACT FEES

FEE CATEGORY	FEE AMOUNT	
	Single-Family	Multifamily Unit
Admin	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 5.00-7
IMPACT FEES FROM OTHER JURISDICTIONS

FEE CATEGORY	FEE AMOUNT	
	Single-Family Unit[1]	Multifamily Unit[1]
Nevada County Regional Transportation Fee (2008)	4,201.23	2,950.08[2]
School ($2.97/sq.ft.)	4,752.00	2,970.00[3]
Other Special District	NA	NA
TOTAL	8,953.23	5,920.08

[1] Assume 1,600 sq. ft single-family dwelling and 1,000 sq. ft. apartment unit.
[2] Retirement/senior housing unit fee is $1,527.72/unit
[3] Retirement/senior housing unit is same as commercial fee if there are 35 or more units in the project

TABLE 5.00-8A
CONNECTION FEES

FEE CATEGORY	FEE AMOUNT	
	Single-Family Unit	Multifamily Unit
Sewer Hook-up	$1,230	1,900 for first two units + 470/addt'l unit
Water Hook-up (City)	$2,115	1,075 + 750/addt'l unit
Water hook-up (NID)[1]	$11,362	4,408
Total	$3,345[2]	$6,165[3] [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 in a four-plex connected to Nevada City water system

TABLE 5.00-8B
WATER CONNECTION FEE COMPARISONS

Agency	Connection fee (2006 figures)	
	1"	¾"
Nevada City	$2,115	$1,406
Nevada City (NID)	$6,985	
Grass Valley	$No 1"	$10,397
Auburn (PCWA)	$16,444	$24,668
Truckee	$1,290	1,330

TABLE 5.00-8C
SEWER CONNECTION FEE COMPARISON

Agency	Connection fee (2013 figures)
Nevada City	$1,230
Colfax	$7,337
Auburn	7,411
Truckee	$5,925

5.40 TOTAL FEES

Table 5.00-8: "Fee Estimate for New Housing Units," reflects the typical public agency costs for four types of dwelling units on existing City lots. The four types compared include a 3,000 sq. ft. single family dwelling, 1,600 sq. ft. single family dwelling, 800 sq. ft. second unit and a 1,000 sq. ft. apartment unit in a four-plex building. According to Nevada County Building Department records (Appendix 4), there was only one new single family dwelling permit issued the 2009-2013 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 5.00-9 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.

TABLE 5.00-9:
FEE ESTIMATES FOR NEW HOUSING UNITS

Item Description	3,000 square-foot Single-Family Dwelling	1,600 square-foot Single-Family Dwelling	800 square-foot detached Second Unit.	1,000 SF unit in 4-plex
Environmental Review Fees	n/a	n/a	n/a	$200
Architecture Review Fees	$800	$800	n/a	$800

Item Description	3,000 square-foot Single-Family Dwelling	1,600 square-foot Single-Family Dwelling	800 square-foot detached Second Unit.	1,000 SF unit in 4-plex
Site Plan/Public Hearing Fees	n/a	n/a	n/a	$800
Nevada City Mitigation Fees	$10,335	$10,335	$10,335	$8,475
Nevada County Regional Transportation Mitigation Fees	$4,201	$4,201	$4,201	$2,950
School District Mitigation Fees (2009 fees are same)	$8,910	$4,752	$1,370	$2,970
Nevada City Water Hook-up Fees	$2,115	$2,115	750	$813
Nevada City Sewer Hook-up Fees	$1,230	$1,230	670	$810
Nevada County Building Dept. Plan Review and Inspection Fees	$2,772	$2,604	$2,508	$2,420
TOTAL	$30,363	$26,037	$19,834	$20,238

Source: Nevada City Staff and Nevada County Building Dept. (2013)

TABLE 5.00-10
PROPORTION OF FEE IN DEVELOPMENT COST

Development Cost for a Typical Unit	Single-Family[1]	Multifamily[4]
Total estimated fees per unit	$23,807	$16,785
Typical estimated cost of development per unit[2,3]	$280,000	$150,000
Estimated proportion of fee cost to overall development cost per unit	8.5 %	11 %

Source for construction costs: Carl Volsong Construction and John Hermann Construction of Grass Valley

[1] Based on 1,600 sq. ft dwelling unit

[2] Not including land costs
[3] Assume lower range quality construction at $200.sq. ft. for single family dwelling and $175/sq. ft. for a four-plex.
[4] Per unit in a four-plex

5.45 PROCESSING AND PERMIT PROCEDURES

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 5.00-11). 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 issue architectural approval at the first meeting. From submittal to approval usually involves three to six 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 R-3 Zone, applications for multi-family homes are subject to a discretionary review. Generally, multiple 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 two to four 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 multiple family housing project. However, a more expedited review is provided for a ministerial multiple family housing developments when located in the R3 zone (16 units per acre). Qualifying multiple 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 six weeks.

TABLE 5.00-11
HOUSING TYPES PERMITTED BY ZONING DISTRICT

RESIDENTIAL USE	ZONE				
	RR	R-1	R-2[4]	R-3	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
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 5.00-12
TIMELEINES FOR PERMIT PROCEDURES

Type of Approval or Permit	Typical Processing Time
Ministerial Review	Two to six weeks
Conditional Use Permit	Three to six months
Zone Change	Six to twelve months
General Plan Amendment	Six to twelve months

Type of Approval or Permit	Typical Processing Time
Site Plan Review	Two months
Architectural/Design Review[1]	Two months
Tentative Final Map	Six to twelve months
Parcel Maps	Six to eight months
Initial Environmental Study	Included in primary application time frame
Environmental Impact Report	One to two years
Source: City Planner	

[1] All new construction requires architectural review by the Planning Commission

5.50 PERSONS WITH DISABILITIES

Over 30 percent of the City's population has some type of disability (refer to Section 3 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. The Housing Element shall include 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."

FREED Center for Independent Living is a non- profit organization in Nevada City. It promotes awareness, advocates the adoption of accessibility standards and provides programs to assist persons with disabilities to live independently. Their written comments have stated that 4.3 million Californians live with some type of disability. That figure will dramatically increase in the next 30 years as the baby boomer generation enters late life, the time of greatest risk of disability. They further comment, "Studies show that 85 percent of persons aged 50 to 85 desire to remain in their current homes as long as possible."

The following discussion addresses Building Codes, Permit Review Procedures, and Land Use and Zoning Standards regarding the maintenance or improvement of accessibility for persons with disabilities.

<u>Building Codes</u>
The County of Nevada adopted the 2010 Uniform Building Code (UBC) and all related codes on November 23, 2010. The County Building Department provides building inspection services for the City. The City has not made any amendments that would interfere with the ability to accommodate persons with disabilities. However, the City can implement the Historical Building Code to preserve qualifying, nonconforming, historical, architecture features on buildings within the City's

Historical District where there is not a health, safety or welfare issue. All site plan approvals must meet parking and building accessibility standards to accommodate persons with disabilities in accordance with the UBC.

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.

Permit review procedures

Applications for retrofit to accommodate disabled individuals or eliminate accessibility barriers are processed the same as for improvements to any single-family home. The City strives to provide every reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of permits. For example, requests to retrofit homes to provide ramps are accommodated through staff approvals, although it is possible that design decisions could be deferred to the Planning Commission, if special circumstances exist.

Land Use and Zoning Standards

Programs 12 and 13 from the 2009-2014 planning cycle requires the City to coordinate 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 six 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) 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 percent 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.

Other Issues

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.

5.52 MILITARY COMPATIBILITY

Senate Bills 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. Please refer to Appendix 3 of the General Plan Background Report.

5.55 NON-GOVERNMENTAL 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 5.00-14). In other words, the cost of new ownership housing construction cannot be supported by the existing for-sale market. As noted in Table 5.00-14, 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. The only recent example of a build-out development is the 48-unit master planned co-housing project constructed in 2005/06.

According to the Nevada County Multiple Listing Service (MLS) figures in June, 2008, the median price associated with the actual sales price of five, single family homes sold in the City of Nevada City was approximately $260,785 (See Appendix 1-B All of these homes were older and located on small (.05 to .34 acres in size) city lots. Of the older homes sold (Appendix 1-B) since 2009, approximately eight (8) percent were affordable to low and below income households.

Even with a moderating economy when it comes to housing costs (sales price plus land costs), new homes are not being built, and credit for most households is difficult to obtain. In addition, many households may no longer be in the housing market, due to job loss or significant income reduction.

5.60 FINANCING

One of the significant components to overall housing cost is financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates which peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's saw interest rates drop dramatically, fluctuating between six and eight percent. Through 2005, the rates on a 30-year fixed rate mortgage have varied between just below six percent and eight percent. For the first time since the 1960's, some mortgage rates have fallen below six percent. The current climate of financing will have an unknown impact on the City's housing programs. Due to the subprime loan practices of the last decade, lenders are now using more traditional, underwriting practices, similar to those used over a decade ago.

Conventional financing for home loans typically requires that the owner provide a 20 percent down payment. Lower down payments to a minimum of 5 percent require mortgage insurance and generally a greater interest rate. Based on information provided from American Pacific Mortgage the current conventional interest rate is for a 30 year fixed loan is between 4½ and 5 percent, depending on points. Interest rates can be reduced depending on the credit of the borrower, the debt to income ratio (DTI) and/or with a greater down payment. The DTI factor includes all debts (car payments, etc.) including the potential mortgage for the qualifying applicant. Some lending institutions also require a one-year mortgage insurance premium up front for loans with less than a 20 percent down payment. The

mortgage insurance premium is typically added to the monthly payment amount. This recent approach to conventional financing has widened the gap for qualifying applicants and therefore homeownership. The down payment can be the most difficult aspect for home ownership applicants. There are, however, CDBG down payment assistance grants that can be awarded to qualified low and below income households through the State Department of Housing and Community Development. The City could apply for those grants on an annual basis.

As a result of the nationwide credit crisis, lending institutions are now only issuing loans to individuals/households whose income can support the loan. Typically, lending institutions will issue a "safe loan" if the qualifying customer's DTI ratio is 38 percent of gross income. A "reasonable" conventional loan can be made at 45 percent. Under certain circumstances, a lending institution can loan up to 50 percent of gross income on a conventional loan. Any loan assumes first that the 20 percent down payment has been satisfied without incurring a separate (private) debt. Housing costs include mortgage, insurance (basic homeowners, flood, seismic, etc.), taxes, homeowner association dues, Mello Roos financing, etc. The qualifying requirements and the annual income of applicants are often insufficient to meet the payments for new housing. Qualifying for a home loan is even more difficult for a first time homebuyer.

In today's economic conditions the number of available loan programs has been substantially reduced. The only federally guaranteed loans are provided by Fanny Mae and Federal Housing Administration (FHA). These two programs allow a lower down payment with a slightly higher interest rate (low 5 percent range) and the requirement for mortgage insurance. Under any scenario, a buyer would need to qualify. Most lending institutions that are qualified as FHA lenders can help first time and lower income home buyers.

5.65 LAND COSTS

The City does not have control over land prices. As noted in Table 5.00-14, land costs comprise about 37 percent 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. The 2008 economic crisis has resulted in declining property values in Nevada City.

Table 5.00-12 provides a summary of the average and median prices of all lands sold between 2009 and 2013 (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 peaked in 2006. Sales prices for 2008 are about the same as reported at some time between 2004 and 2005.

There have been 12 lots sold within the City of Nevada City between January, 2009, and September, 2013. Table 5.00-14 presents the number of residentially zone property sales and their sales prices[1]. No direct conclusions can be reached between Tables 5.00-12 and 13 since the latter only looks at small developed lots and the former includes all land sales, both big and small, in Western Nevada County. Table 5.00-15 generally demonstrates that new construction command a higher sales price per square foot than the existing residences in older neighborhoods.

[1] Information provided from Nevada County Multiple Listing service, courtesy of Michael Straight, VIP Properties

TABLE 5.00-13
LAND SALES STATISTICS BETWEEN 2001 AND 2008

Year	Units sold	Average sales price	Median Sales Price
2001	634	$87,185	$ 68,225
2002	553	$103,710	$ 78,000
2003	537	$124,046	$ 90,000
2004	545	$178,526	$135,000
2005	516	$221,809	$189,750
2006	252	$265,596	$214,500
2007	195	$211,610	$190,000
2008	125	$200,741	$160,000
2009	85	$178,945	$150,000
2010	95	$163,165	$109,900
2011	77	$153,622	$95,000
2012	127	$110,952	$77,000
2013	102	$124,379	$85,000

Source: Nevada County Multiple Listing Services provided by VIP Proerties, Michael Straight, Broker, Grass Valley

TABLE 5.00-14
VACANT RESIDENTIAL LOT SALES
2009--2013 (September)

Address	Selling Date	Acres	Zoning	Selling Price	Price Per Acre	Price per sq. ft.
504 Silva Ave	4/10/2013	1.0	R1-PD	$107,500	$107,500	$2.47
521 Lost Hill Ct	8/24/2012	0.2	R2-PD	$65,000	$325,000	$7.46
140 Redbud Way	11/24/2010	0.2	R2-SC	$69,500	$347,500	$7.98
325 Monroe St	10/8/2009	0.5	R1	$274,500	$549,000	$12.60
621 Chief Kelly Dr	3/3/2010	0.3	R2-SP	$120,000	$400,000	$9.18
325 American Hill	11/27/2010	1.3	R1	$250,000	$192,308	$4.41
334 Clay St	10/22/2010	1.0	R1	$170,000	$170,000	$3.90
510 Lost Hill Ct	6/30/2011	0.3	R2-SP	$65,000	$216,667	$4.97
343 Long St	7/3/2013	1.7	R1	$126,000	$74,118	$1.70
631 Chief Kelly Dr	8/22/2013	0.3	R2-SP	$83,500	$278,333	$6.39
325 Monroe St	12/7/2012	0.5	R1	$257,500	$515,000	$11.82
161 Grove St.	7/23/2013	0.2	R1	$20,000	$105,263	$2.42

Source: Nevada County Multiple Listing Service provided by VIP Properties, Michael Straight, Broker

Based on the above table, the Nevada City median sales price for the four (4) lots sold in Nevada City in 2013 is $95,500.

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.

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.

The City has also been careful about approving demolitions of buildings and with approving major additions to existing, small homes. The direction of the General Plan and policymakers has been to attempt to conserve the existing, small, housing stock in order to retain affordability.

5.70 CONSTRUCTION COSTS

Construction costs have also escalated modestly since the prior Housing Element was adopted in 2009. As shown in Table 5.00-14, construction costs represent over 57 percent 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[2]. For single family dwellings, the average range is $175 to $225 per square foot for construction. A second dwelling unit would be approximately $175 per square foot, and a four-plex would be similar to commercial construction at approximately $175 per square foot. Construction costs can vary due to the complexity of the structure (single story vs. multiple stories, rectangular vs. complex design, flat ground vs. hillside, etc.).

There were only three new dwelling permits issued between 2009 and September, 2013. Only one was for a conventionally built single family houses. The other two were for second dwellings. The median home price of $296,500 during the planning period in Nevada City was for a three bedroom, 1,298 square foot home. Using the average cost of $200 per square foot for mid range standard construction, not including land cost, that average size home would have cost approximately $453,137 to construct including fees and land costs (Table 5.00-14). . . 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.

[2] Carl Volsong Construction and John Hermann Construction

Table 5.00-15
Projected cost for the only new home constructed
2009-2013

Median Square footage New home	Construction costs ($200/sq. ft)	Fees (Table 5.00-9)	Median Land Costs (Table 5.00-13)	Total estimated costs
1,298	$259,600	$26,037	$167,500	$453,137

5.75 HOUSING CONSTRAINTS STRATEGY

Over the current ~~previous~~ housing element period, very little new construction (one single family dwellings and two 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 two 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 square feet 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 percent of the rental stock surveyed (Appendix 1A) with this Housing Element update were affordable to low and below 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 multiple 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 percent of all lots in new subdivisions to be restricted to 1,500 square feet sized homes affordable to moderate income and lower income residents

4. Require 20 percent of all lots in new subdivisions to include a second unit rental (maximum 640 square feet) 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 (see Appendix 1A)
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 multiple family housing grant applications from HCD.

SECTION 6.00
GOALS, OBJECTIVES, POLICIES AND PROGRAMS

6.00 INTRODUCTION

The purpose of this chapter 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. 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: Nevada City is basically a city of single-family homes, all 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: 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 have a minimum impact on the perception of the downtown area.

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 residential zoning that will accommodate up to 15 dwelling units per acre and second units.

Goals and Program Topics

Section 6.15 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) 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

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 State Department of Housing and Community Development for grant funds that may be used for housing-related programs.				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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. Quantified Objective: 2 units rehabilitated 3 home buyer loans	City Manager	California State Department of Housing and Community Development (HCD).	2017-19 Fiscal Years
(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; 2014-2019
Policy 1-1-2 Support the Nevada County Social Services Department in its administration of certificates and vouchers				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(3) Support the efforts of the Nevada County Social Services Department to obtain additional Section 8 rental assistance Housing Vouchers.	Refer interested households to the department of Social Services.	City Planner/City Manager in conjunction the Nevada County Social Services Department.	City General Fund	Continuous and ongoing; 2014-2019

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.				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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.	Quantified Objective Five (5) units converted to SROs.	City Planner /City Engineer	City General Fund	On-going
(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.	Quantified Objective 5 units deed restricted for low income household ownership.	City Planner/City Attorney	City General Fund and Administrative processing fees	On-going 2014-2019
Policy 1-2-2: Provide opportunities for adequate sites for homeless shelters and transitional/supportive housing				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(6) Amend the City Zoning Code to allow transitional and supportive housing in all zones allowing residential uses,	Quantified Objective Adopted new regulations that allow transitional and	City Planner	City General Fund	2015-16 Fiscal Year

subject only to the same development standards that apply to other residential uses in the same zoning district.	supportive housing in all zones allowing residential uses in accordance with Government Code 65583.			
(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. Quantified Objective: 30 homeless from Nevada City referred to Hospitality House	City Manager/City Council	City General Fund	Ongoing

Policy 1-2-3 Provide accessibility and mobility enhancing device grants to persons with disabilities				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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.	City Manager/City Council	City General Fund and HCD	Current and on-going
Policy 1-2-4: Revise City development ordinances to increase the housing opportunities for persons with disabilities				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(9) 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 Planner	City General Fund	Current and on-going
(10) Continue to refer new discretionary development projects to FREED or another equivalent organization for review and to improve accessibility and eliminate barriers	Enhanced development review to accomplish accessibility for persons with disabilities.	City Planner	City General Fund	Current and on-going

for persons with disabilities in new developments. ***Program 7 from 2003 (Modified)***	Continue to refer discretionary projects for review by FREED. .			
(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.	City Planner	City General Fund	Fiscal Year 2015-16
Policy 1-2-5: Actively work with developers to provide rental housing for lower income households				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(12) Work with and support the efforts of local non-profit and for profit builders to facilitate the development of multiple family rental housing. This will include outreach to property owners of high density residential properties and connect them with willing developers.	Facilitate the development of affordable rental housing.	City Manager/City Planner/City Engineer	General Fund	2014-15 Fiscal Year and Continuous and on-going.
(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.	City Planner/City Engineer	General Fund	Continuous and on-going;

GOAL 2: REMOVE CONSTRAINTS TO THE DEVELOPMENT OF AFFORDABLE HOUSING

Objective 2-1 Streamline the residential development application process.
Objective 2-2: Provide City residents with reasonably priced housing opportunities
Policy 2-2-2: Develop City programs that help to lower the cost and time to build affordable housing

Program	Outcome	Responsibility	Funding Source	Timing
(14) Develop alternative funding sources to finance public services as necessary to maintain level of service. ***Program 2.d from 2003 (modified)***	Reduce cost of development while maintaining and preserving quality of neighborhoods. Quantified Objective: Seek CDBG funding for water and sewer line and facility improvements	City Manager	Community Development Block Grants	On-going; to commence starting Fiscal Year 2014-15.
Objective 2-2 Review development regulations for their affect 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				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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 all new City based fees.	City Manager	City General Fund	2014/15
(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	City Planner/ City Engineer	City General Fund	Fiscal Years 2015-16 and Continuous and on-going.

	Subdivision Development Standards will commence concurrently with revisions to the Zoning Code to address Transitional and Supportive Housing uses			

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 Very Low and Low income households				
Policy 3-1-1: Utilize second units for 25 percent of the RHNA allocation for Very Low and Low income households				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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.	Quantified Objective 8 second units.	City Planner	City General Fund and administrative processing fees	Ongoing.
Policy 3-1-2: Develop a higher density multiple family zone to accommodate 75 percent of RHNA requirements for Very Low and Low income households				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(18) Monitor the amount of land zoned for R3, High Density Multifamily Residential and initiate zone changes as part of a "no-net 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.	City Planner	City General Fund	Continuous and on-going;
(19) Development proposals that under-realize density associated with R3 zoned	Quantified Objective	City Planner	City administrative filing fees and General Fund	On-going

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.	No net loss in R3 zoned land to accomplish the RHNA.			
Policy 3-1-3: Include other opportunities to increase the supply of affordable housing				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(20) 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
(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	City Planner/City Engineer	City General Fund	Continuous and on-going
(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 plan densities plus any applicable	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;

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. <u>Quantified Objective</u> 5 units	City Planner	City General Fund and filing fees	Continuous and on-going;
(24) 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 low- and middle-income households <u>Quantified Objective:</u> 5 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 .				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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:	City Planner/Planning Commission/City Council	City General Fund	Continuous and on-going;

	housing balance. <u>Quantified Objective</u> 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.			
(26) 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. <u>Quantified Objective</u> 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.				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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.	City Planner/ Planning Commission/ City Council	City General Fund	Continuous and ongoing
			General Fund	
(28) Prohibit the use of housing units for short term vacation rentals in accordance with voter initiative regulations.	Maintain housing availability.	City Planner/ Planning Commission/ City Council	City General Fund	Continuous and ongoing 2014-2019
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.				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(29) Expand the city code enforcement program by retaining a part time code enforcement officer.	Reduce the amount of violations in a more timely manner <u>Quantified Objective</u> Retain a part time code enforcement officer if funding becomes available.	City Manager/ City Planner	City General Fund Code Enforcement Grant Program	2014-2019
Policy 4-1-3: Promote energy conservation activities throughout the city				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(30) The City shall refer interested parties	Reduce dependency on the	City Planner	City General Fund	Ongoing and continuous

to the various rebate programs offered by P.G&E and various low income assistance programs offered by P.G&E.	local power grid			
(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.	City Manager/ City Council	City General Fund, CDBG grants and HOME	Continuous 2014-19
(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 energy saving measures into new construction projects	Quantified Objectives Amend the General Plan	City Planner/City Engineer	City General Fund/Grants	2014-2019

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.				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(33) Participate in the CDBG housing rehabilitation program as the opportunity presents itself	Provide financial assistance to qualified residents to rehabilitate homes. Quantified Objective: 2 units rehabilitated	City Manager	CDBG housing rehabilitation program	Continuous and on-going the opportunity exists; Fiscal Years 2017 through 2019.
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.	City Planner	City General Fund	Continuous and ongoing 2014-19

(35) If an unpermitted demolition occurs, any new home on the lot shall be the same size as the house illegally demolished. ***Policy 19 b from 2003***	Maintain smaller more affordable housing stock	City Planner/ Planning Commission/ City Council	City General Fund	Continuous and ongoing 2014-19

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				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(36) Obtain information on fair housing law from the Department of Housing and Community Development 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 Quantified Objective Have copies of information available for the public on the City's website and at City Hall.	City Manager/ City Clerk	City General Fund	2014-15 Fiscal Year. Continuous and on-going
(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.	City Manager/ City Clerk	City General Fund	Continuous and on-going;
(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	Provide additional opportunities for the creation of farmworker and employee housing.	City Planner	City General Plan	2015-16 Fiscal Year.

Section 17021.5 and 17021.6). This will include allowing employee housing that accommodates six 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			

SECTION 7.00

QUANTIFIED OBJECTIVES

7.00 INTRODUCTION

This section projects the quantified objectives while recognizing severe, broad-based, economic factors that may continue through the planning period. All of these factors are beyond the control of the City. To illustrate this point, there were 13 dwelling units approved and/or constructed during the 2009-2014 planning period. This constituted 10 percent of the Regional Housing Needs Allocation (RHNA). During this time there were a total of 3 units constructed or approximately 2 percent of RHNA allocation. It would be hard to imagine that even though the 2014-2019 housing allocation is reduced and market conditions are improving that the City will realize dwelling unit construction levels associated with prior Housing Element cycles. This is largely because the cost of new construction dramatically exceeds the sales price of existing homes. Due to the economy, this situation will not be reversed in the near future.

In accordance with Section 6, Goals, Objectives, Policies and Programs, the City is committed to maintain the 2009-2014 gains in its land use planning program as a major component of this Housing Element update. In time, the program improvements that were realized during a down economy will serve to assist landowners to construct new dwellings while rehabilitating the existing housing stock.

7.05 ISSUES AND TRENDS

The following is a summary of housing trends in Nevada City:

- Over the last Housing Element period, the Nevada City Housing Program was effective in improving its policies and programs to better meet the needs of lower income households.

- Housing starts in the 2009-2013 planning period was very low due to the great recession. Three new units were constructed in the City, one (second dwelling) was rated as affordable to the very low-income category, an additional second dwelling unit was rated as affordable to the low income category, and the one new single family dwelling was rated as affordable in the above moderate income category.

- With a viable General Plan and consistent zoning, especially with the three new acres zoned R3, High Density Multiple Family Residential(16 units per acre), the City has available housing to accommodate its fair share of the regional growth projections beyond this planning period.

- Currently, there are an estimated 1,356 households in Nevada City. This figure is less than what was reported in the 2000 U.S. Census.

- According to the 2010 Census, 60 percent of households were in overpayment situations. The median sales price for single-family homes sold for $457,200 (Appendix 1-B). For condominiums the median sales price was $160,000 (Appendix 1-B).

- A new 1,600 square foot home would cost a total of $346,037 (Table 5.00-10) without factoring in land costs. A newly developed lot could cost (in 2013) approximately $9.18/sq. ft. or about $83,500 for a .3 acre (18,300 sq. ft.) lot.

- Currently, 87.5 percent of the Nevada City's housing stock is in good condition, 12.5 percent is in need of some sort of rehabilitation, and less than 1 percent was found to be dilapidated (Table 3.00-21).

- There are no known apartment complexes that are at risk of being sold or converted to ownership. There are only five Section 8 vouchers in Nevada City.

- There are two mobilehome/trailer parks in Nevada City. Neither is known to be at risk for converting to ownership or an alternative land use.

- There are no limitations with the City's wastewater treatment system or its water supply system. All collectors and arterial roads within the City operate at a high level of service. Infill projects within the City rarely have to perform any road or street frontage improvements.

7.10 GOALS AND QUANTIFIED OBJECTIVES

The goals, objectives, and programs of the 2009-2014 City of Nevada City Housing Element focused on addressing i housing policies and programs to increase the potential supply of lands available for housing that would be affordable to lower income households.. The current update focuses on maintaining the programs established in the 2009-2014 Housing Element. It will also strive to obtain a variety of grants to assist with home rehabilitation and first time home buyers. In addition, assistance will be provided to non-profit builders seeking to develop multiple family projects.

Due to the on-going economic and credit crisis and the lack of new home construction in the 2009-2013 time frame, the quantified new construction objectives in this update reflect lower numbers than the Sierra Planning Organization RHNA housing allocation. While the quantified objectives are lower, the City as more than adequate lands that are zoned and available to accommodate the 2014-2019 RHNA allocation for each income group. There are no policy or program features in the Housing Element that would interfere with the attainment of the RHNA allocation.

The City of Nevada City has nine broad housing priorities:

1. Assist in the development of housing opportunities and accessibility for all economic levels in the City through an expanded land use planning program.

2. Remove constraints that hinder the production of affordable housing projects through the retention and expansion of adequate sites for the Very Low and Low income categories through the new R3, High Density Multiple Family Residential (16 units per acre) zone.

3. Provide and maintain an adequate supply of sites for the development of housing for all income categories.

4. Preserve, rehabilitate and enhance existing housing and neighborhoods through the attainment of housing rehabilitation grants, the City's architectural review standards and code enforcement program.

5. Ensure that housing and programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor.

6. Encourage and enhance intergovernmental, public, and private coordination and cooperation to achieve an adequate supply of housing for all residents of the community.

7. Over the next planning period, it is the City's goal to see 41 new units, approved and/or constructed, of which 6 will be for very-low and low-income households. In addition, through the Community Development Block Grant (CDBG) housing rehabilitation program, the goal is to help 5 low income families fix-up their homes over the course of the planning period. It is expected that 10 additional units will have some rehabilitation done through private funding. Given more favorable market conditions, this projection could be much more optimistic.

8. Carefully monitor the on-going viability of the two mobilehome/trailer parks to ensure this source of affordable ownership housing.

9. Utilize fee waivers as the City's financial contribution to affordability for new second units and possibly other new units with recordation of a 30-year affordability deed restriction for Low and below households.

7.15 NEW CONSTRUCTION, REHABILITATION AND CONSEVATION

New Construction. Table 4.00-1 reflects a total of 154.43 acres of vacant and under-utilized land currently zoned residential (RR, R1, R2 and R3) in Nevada City. These lands could accommodate up to 240 new housing units, well in excess of the 131 units specified by the City's current Regional Housing Needs Assessment for the 2014-2019 Housing Element period. Together these lands will generally fulfill the four primary income categories. Together with the newly amended second unit ordinance, the new R3 zone and the rezoning of appropriate sites, the City will ensure that there will be adequate sites for both Very Low and Low income households. The possible conversion of existing motel units may provide housing opportunities for Extremely Low income persons and/or seniors. The City will also lend its assistance and support for non-profit builders with housing grant applications through HCD.

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 that are at risk of conversion, 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 zero down payment. Each unit contains a deed restriction precluding 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 7.1
QUANTIFIED OBJECTIVES

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	0	0	10[3]
Very-Low	3	0	10[3]
Low	3	5[1]	26[3]
Moderate	10	5[2]	12
Above Moderate	25	5[2]	
TOTALS	41	15	48

[1] Through CDBG funding
[2] Market based rehabilitation
[3] Existing mobile homes in established mobilehome/trailer parks

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 procedure 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 CONTROLS

There are three primary residential zone districts in the Nevada City Municipal Code. The RR, Rural Residential zone provides housing opportunities on one acre or larger home sites. The R1, Single Family Residential zone, allows homes to be built on a minimum 10,000 square foot lot size. The R2, Multiple Family Residential zone allows a maximum density of eight units per acre. Finally, the new R3, High Density Multiple Family zone was established with the 2009-2014 Housing Element. It allows 16 dwelling units per acre and provides a ministerial review process for qualifying projects. All legally established lots in these various zone districts with a primary single family dwelling are permitted to construct an attached or detached second unit. These four zoning districts and their respective development standards are included in Tables 5.00-2 and 5.00-3.

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 PD, Planned Development 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 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. Normally, custom home contractors build these units. There are no production home builders or projects in Nevada City. With limited exceptions, most residential sites in Nevada 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 (Appendix 1A and 1B). 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 ten years a greater proportion of multiple family dwellings are now available (refer to Table 3.00-16 in

Section 3 of this document). Since 2001, Nevada City has produced housing units affordable to lower income households through its inclusionary housing practices. In summary, they include the requirement that 30 percent of new lots in a single family subdivision lots be limited to a maximum house size of 1,500 square feet or less. In addition, 20 percent of the lots are required to contain a second unit. All such lots are required to be deed-restricted. In addition, the City's density bonus provisions (Section 17.80.220 and 230 of the Municipal Code, patterned after state law) are available to all residential developments to provide housing for lower income households. Furthermore, rental data demonstrates that a large majority (approximately 78 percent) of the rental stock provide rates that meet Low and some Very Low Income households (See Appendix 1A).

In accordance with the City's Design Guidelines, all new construction is subject to architectural review. 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 building permits approved in any one year.

The 2009-2014 Housing Element included two new programs that should help increase the number of units for Very Low and Low income households. The first one resulted in the creation of a new R3, High Density Multiple Family zone. This zoning district allows a maximum 16 dwelling unit per acre density and provides more relaxed development standards for multiple family housing developments than those included in the R2 zone. The second program requires a deed restriction or the submittal of an affordable housing plan for lower income households in new residential subdivision projects.

The following two tables (Tables 5.00-2 and 3) present the applicable development standards for the RR, R1, R2 and R3 zoning districts. While none of these standards unnecessarily interfere with building projects to achieve maximum density, the real limitation in Nevada City is not having a multiple family zoning district that can achieve higher densities that create rental housing opportunities for Low and Very Low income households. Also, environmental site constraints, such as steep topography, unusual lot configuration, difficult access, locations of significant trees and/or rock outcroppings can interfere with designing development to achieve maximum density. However, projects can obtain relief through clustering, variances and/or use of the PD zone.

Some development standards applicable to the R2 zone could impede attaining maximum development for a higher density multiple 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 would facilitate the development of multiple family dwellings at a density of a minimum 16 units per acre (See Program 25 in Section 6).

The development standards contained in Tables 5.00-1 and 5.00-2 are typical standards. None of these basic site development standards have impeded the development of either single family or multiple family development projects. Where a standard may create a constraint such as the maximum 50 percent 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 four existing residential zoning districts. Tables

5.00-1 and -2 presents a summary of development standards from which this comparative analysis is supported. It is also noted that the City's parking standards do not require covered parking in any of its residential zones.

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 percent) 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 Nevada 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.

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 square foot 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 the 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 variance in order to be developed.

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 (Appendix 2). It is also noted that the City's parking standards do not require covered parking in any of the residential zones.

R3, High Density Multiple-Family Residential. This new zoning district was adopted in 2009 to provide a higher density (16 dwelling units per acre). The R3 zone fulfills State Housing Element law by providing a zone where multiple family residential development can be implemented with a ministerial (by-right) site plan approval process for qualifying projects.. A qualifying project must be developed at the minimum 16 upa 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 onsite 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 multiple 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 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 due to site constraints, variances and PD application programs are available to overcome these obstacles so that these densities can be achieved.

There have been five multiple family zoned projects approved and/or developed since 2001- are summarized below in Table 5.00-1. All were approved to achieve or exceed the maximum density of the R2 zone.

TABLE 5.00-1
MULTIPLE FAMILY DEVELOPMENT PROJECTS
SINCE 2001

Project	Acreage	Zoning	Number of lots	Primary units	Second Units	Density	Status
Co-housing	11 7.5 Ac=OS	R2-SC	34 condos 7 SF lots	41	7	13.7*	Built and occupied
Vierra—Uncle Jim's Cottages	2.	R2-SC	6 lots	18	0	8.4	Partially built
Pello Lane	2.37	R2-AN-SC	12 lots	15	4	8	Unimproved
Powell House	0.20	GB-HD	1	5		Mixed use	Built and occupied
Gracie Commons**	2.12	R2-PD-AN	15	16	3	3.8	Unimproved

*Based on 3.5 buildable acres. The 7.5-acre open space parcel contains the old Nevada City burn dump

**Approved in 2009. A portion of the project (0.94 acre) was annexed into the city and combined with an existing lot (1.28 acres) within the city limits. The project is known as Gracie Commons and was approved as a planned development tentative map with 15 lots/condominium units including one duplex. The project has not yet been recorded and no building has occurred on site. Two of the condominium units will be deed restricted to moderate income and the three second units are to be deed restricted to very low income households.

TABLE 5.00-2
DEVELOPMENT STANDARDS

Zone District	Bldg Height (feet)	Lot Width (feet)	Minimum Yard Setback (feet)			Minimum Lot Area (sq. ft.)	Lot Area Per DU (sq. ft.)	Parking Spaces Per DU	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	1/2 acre or 21,780 sq. ft. per project	8 upa	2	50%
R3	40 or three stories whichever is less	75 for a project	10	5	20	½ acre or 21,780 sq. ft. for a project	16 upa or one unit per 2,722 sq. ft.	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.

TABLE 5.00-3
RESIDENTIAL SITE DEVELOPMENT STANDARDS

STANDARD	R1 (SF) ZONE	R2 (MF) ZONE	R3 (HDMF) ZONE
Max. Density	4 units per acre	8 units per acre	16 dwelling units per acre
Min. Parking Landscaping	At owner's discretion	30 square feet/parking space plus perimeter	30 square feet/parking space plus perimeter
Max. Impervious Lot Coverage	50%	50%	80%
Seasonal Swale Setback	25'	25'	**25'**
Stream Setback	100'	100'	**100'**
Tree Removal	20% max. guideline	20% max. guideline	20% max. guideline. Site specifc standards applied through zoning could be less.
Maximum Cross-Slope for Development	30%	30%	**30%**

5.10 CODE ENFORCEMENT

The purpose of the city's code enforcement program 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 City contracts with the Nevada County Building Department for building code administration and enforcement. Because of this contractual arrangement, the City defers to the county to administer and enforce various building-related codes. The City adopted the 2010 Building Code, and it became effective on January 12, 2011. The City has not adopted any codes which are more restrictive than those contained in the Uniform Building Code. The City, however, has 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.

The City's 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 and Design Guidelines. 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.

5.15 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

The 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 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.

Gold Flat Corridor Study

The Gold Flat Corridor Study, prepared in July 2008, relied on traffic counts from May, 2007 and February, 2008. This study addresses the future of the Gold Flat Interchange with Highway 49 in both directions and the Ridge Road / Zion Road intersection on the southern edge of the City.

It should be noted that the Gold Flat Corridor Study assumes an annual growth rate of 2 percent, an assumption which seems more than generous, given current conditions. This would result in a near-50 percent increase in traffic volumes by 2030. The Study's findings and conclusions are discussed in more detail in Appendix 2 of the General Plan Background Report.

The new Golden Center Freeway Dorsey Drive Interchange in Grass Valley, now under construction (October, 2013, to be completed in 2014) will change and significantly improve the traffic model on Gold Flat Road; traffic for Sierra College, Nevada Union High School, as well as the Sierra Nevada Hospital and vicinity, will improve when the new overpass is completed. It is anticipated that this interchange project will improve traffic circulation in the Gold Flat Corridor.

5.20 WASTE WATER TREATMENT PLANT

The City's waste water treatment plant is licensed to treat up to .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 .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 to 500 feet of sewer pipes are replaced. For a more complete discussion of the City's wastewater treatment and collection system, see Appendix 1 of the Nevada City General Plan Background Report.

Pursuant to SB 1087 (Legislation effective 1/1/06; Water and Sewer Service Priority for Housing Affordable to Lower-Income Households) the City's waste water treatment plant has adequate capacity to serve all planned and zoned multiple family sites within the City (R2-Multiple Family and R3-High Density Multiple Family).

5.25 PUBLIC WATER SERVICE

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. For a more complete discussion of the City's water treatment and distribution system, see Appendix 1 of the Nevada City General Plan Background Report.

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 multiple family sites within the City (R2-Multiple Family and R3-High Density Multiple Family). The final Housing Element Update will be transmitted to NID to confirm the need to maintain adequate water availability for affordable housing.

5.30 FEES AND EXACTIONS

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 5.00-9, fees and exactions for construction of a new house in Nevada City represent only 5.7 percent 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. Without a clear demonstration that development is generally paying its fair share, this measure may not have passed.

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 dwelling units if the second unit is accompanied with a 30-year deed restriction that limits rents to either Very Low or Low income households.

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 5.00-4. Table 5.00-5 provides a comparison of sample application fees with surrounding jurisdictions. Based on the sample planning application fees in Table 5.00-5, Nevada City's fees are generally lower than the comparable cities in the vicinity.

TABLE 5.00-4
PLANNING AND APPLICATION FEES-NEVADA CITY

FEE CATEGORY	FEE AMOUNT	
	Single-Family Project	Multifamily Project
Annexation	2,000*	2,000*
Variance	500*	500*

FEE CATEGORY	FEE AMOUNT	
	Single-Family Project	**Multifamily Project**
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)
Environmental Impact Report	3,500(d)	3,500(d)
Negative Declaration	NA	NA
Mitigated Negative Declaration	NA	NA

(* Deposit toward actual cost
[1] Actual costs of City Planner, City Engineer and City Attorney

TABLE 5.00-5
SAMPLE PLANNING APPLICATION FEES – SURROUNDING CITIES

JURISDICTION	GENERAL PLAN AMENDMENT	ZONE CHANGE	TENTATIVE SUBDIVISION MAP	VARIANCE
Nevada City	$2,000*	$,2000*	$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
*Deposit (charges are at cost). Source: City Planning Departments 2013				

5.35 MITIGATION 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 percent of the fee after one year, 40 percent
of the fee after two years, 50 percent after three years and 75 percent after four 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 2014-19 time frame. 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. Tables 5.00-6 through 9 provide an overview of various development related fees.

TABLE 5.00-6
NEVADA CITY IMPACT FEES

FEE CATEGORY	FEE AMOUNT	
	Single-Family	Multifamily Unit
Admin	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 5.00-7
IMPACT FEES FROM OTHER JURISDICTIONS

FEE CATEGORY	FEE AMOUNT	
	Single-Family Unit[1]	Multifamily Unit[1]
Nevada County Regional Transportation Fee (2008)	4,201.23	2,950.08[2]
School ($2.97/sq.ft.)	4,752.00	2,970.00[3]
Other Special District	NA	NA
TOTAL	8,953.23	5,920.08

[1] Assume 1,600 sq. ft single-family dwelling and 1,000 sq. ft. apartment unit.
[2] Retirement/senior housing unit fee is $1,527.72/unit
[3] Retirement/senior housing unit is same as commercial fee if there are 35 or more units in the project

TABLE 5.00-8A
CONNECTION FEES

FEE CATEGORY	FEE AMOUNT	
	Single-Family Unit	Multifamily Unit
Sewer Hook-up	$1,230	1,900 for first two units + 470/addt'l unit
Water Hook-up (City)	$2,115	1,075 + 750/addt'l unit
Water hook-up (NID)[1]	$11,362	4,408
Total	$3,345[2]	$6,165[3] [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 in a four-plex connected to Nevada City water system

TABLE 5.00-8B
WATER CONNECTION FEE COMPARISONS

Agency	Connection fee (2006 figures)	
	1"	¾"
Nevada City	$2,115	$1,406
Nevada City (NID)	$6,985	
Grass Valley	$No 1"	$10,397
Auburn (PCWA)	$16,444	$24,668
Truckee	$1,290	1,330

TABLE 5.00-8C
SEWER CONNECTION FEE COMPARISON

Agency	Connection fee (2013 figures)
Nevada City	$1,230
Colfax	$7,337
Auburn	7,411
Truckee	$5,925

5.40 TOTAL FEES

Table 5.00-8: "Fee Estimate for New Housing Units," reflects the typical public agency costs for four types of dwelling units on existing City lots. The four types compared include a 3,000 sq. ft. single family dwelling, 1,600 sq. ft. single family dwelling, 800 sq. ft. second unit and a 1,000 sq. ft. apartment unit in a four-plex building. According to Nevada County Building Department records (Appendix 4), there was only one new single family dwelling permit issued the 2009-2013 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 5.00-9 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.

TABLE 5.00-9:
FEE ESTIMATES FOR NEW HOUSING UNITS

Item Description	3,000 square-foot Single-Family Dwelling	1,600 square-foot Single-Family Dwelling	800 square-foot detached Second Unit.	1,000 SF unit in 4-plex
Environmental Review Fees	n/a	n/a	n/a	$200
Architecture Review Fees	$800	$800	n/a	$800

Item Description	3,000 square-foot Single-Family Dwelling	1,600 square-foot Single-Family Dwelling	800 square-foot detached Second Unit.	1,000 SF unit in 4-plex
Site Plan/Public Hearing Fees	n/a	n/a	n/a	$800
Nevada City Mitigation Fees	$10,335	$10,335	$10,335	$8,475
Nevada County Regional Transportation Mitigation Fees	$4,201	$4,201	$4,201	$2,950
School District Mitigation Fees (2009 fees are same)	$8,910	$4,752	$1,370	$2,970
Nevada City Water Hook-up Fees	$2,115	$2,115	750	$813
Nevada City Sewer Hook-up Fees	$1,230	$1,230	670	$810
Nevada County Building Dept. Plan Review and Inspection Fees	$2,772	$2,604	$2,508	$2,420
TOTAL	$30,363	$26,037	$19,834	$20,238

Source: Nevada City Staff and Nevada County Building Dept. (2013)

TABLE 5.00-10
PROPORTION OF FEE IN DEVELOPMENT COST

Development Cost for a Typical Unit	Single-Family[1]	Multifamily[4]
Total estimated fees per unit	$23,807	$16,785
Typical estimated cost of development per unit[2,3]	$280,000	$150,000
Estimated proportion of fee cost to overall development cost per unit	8.5 %	11 %

Source for construction costs: Carl Volsong Construction and John Hermann Construction of Grass Valley

[1] Based on 1,600 sq. ft dwelling unit

[2] Not including land costs
[3] Assume lower range quality construction at $200.sq. ft. for single family dwelling and $175/sq. ft. for a four-plex.
[4] Per unit in a four-plex

5.45 PROCESSING AND PERMIT PROCEDURES

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 5.00-11). 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 issue architectural approval at the first meeting. From submittal to approval usually involves three to six 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 R-3 Zone, applications for multi-family homes are subject to a discretionary review. Generally, multiple 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 two to four 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 multiple family housing project. However, a more expedited review is provided for a ministerial multiple family housing developments when located in the R3 zone (16 units per acre). Qualifying multiple 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 six weeks.

TABLE 5.00-11
HOUSING TYPES PERMITTED BY ZONING DISTRICT

RESIDENTIAL USE	ZONE				
	RR	R-1	R-2[4]	R-3	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
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 5.00-12
TIMELEINES FOR PERMIT PROCEDURES

Type of Approval or Permit	Typical Processing Time
Ministerial Review	Two to six weeks
Conditional Use Permit	Three to six months
Zone Change	Six to twelve months
General Plan Amendment	Six to twelve months

Type of Approval or Permit	Typical Processing Time
Site Plan Review	Two months
Architectural/Design Review[1]	Two months
Tentative Final Map	Six to twelve months
Parcel Maps	Six to eight months
Initial Environmental Study	Included in primary application time frame
Environmental Impact Report	One to two years
Source: City Planner	

[1] All new construction requires architectural review by the Planning Commission

5.50 PERSONS WITH DISABILITIES

Over 30 percent of the City's population has some type of disability (refer to Section 3 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. The Housing Element shall include 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."

FREED Center for Independent Living is a non- profit organization in Nevada City. It promotes awareness, advocates the adoption of accessibility standards and provides programs to assist persons with disabilities to live independently. Their written comments have stated that 4.3 million Californians live with some type of disability. That figure will dramatically increase in the next 30 years as the baby boomer generation enters late life, the time of greatest risk of disability. They further comment, "Studies show that 85 percent of persons aged 50 to 85 desire to remain in their current homes as long as possible."

The following discussion addresses Building Codes, Permit Review Procedures, and Land Use and Zoning Standards regarding the maintenance or improvement of accessibility for persons with disabilities.

<u>Building Codes</u>
The County of Nevada adopted the 2010 Uniform Building Code (UBC) and all related codes on November 23, 2010. The County Building Department provides building inspection services for the City. The City has not made any amendments that would interfere with the ability to accommodate persons with disabilities. However, the City can implement the Historical Building Code to preserve qualifying, nonconforming, historical, architecture features on buildings within the City's

Historical District where there is not a health, safety or welfare issue. All site plan approvals must meet parking and building accessibility standards to accommodate persons with disabilities in accordance with the UBC.

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.

Permit review procedures

Applications for retrofit to accommodate disabled individuals or eliminate accessibility barriers are processed the same as for improvements to any single-family home. The City strives to provide every reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of permits. For example, requests to retrofit homes to provide ramps are accommodated through staff approvals, although it is possible that design decisions could be deferred to the Planning Commission, if special circumstances exist.

Land Use and Zoning Standards

Programs 12 and 13 from the 2009-2014 planning cycle requires the City to coordinate 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 six 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) 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 percent 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.

Other Issues

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.

5.52 MILITARY COMPATIBILITY

Senate Bills 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. Please refer to Appendix 3 of the General Plan Background Report.

5.55 NON-GOVERNMENTAL 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 5.00-14). In other words, the cost of new ownership housing construction cannot be supported by the existing for-sale market. As noted in Table 5.00-14, 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. The only recent example of a build-out development is the 48-unit master planned co-housing project constructed in 2005/06.

According to the Nevada County Multiple Listing Service (MLS) figures in June, 2008, the median price associated with the actual sales price of five, single family homes sold in the City of Nevada City was approximately $260,785 (See Appendix 1-B All of these homes were older and located on small (.05 to .34 acres in size) city lots. Of the older homes sold (Appendix 1-B) since 2009, approximately eight (8) percent were affordable to low and below income households.

Even with a moderating economy when it comes to housing costs (sales price plus land costs), new homes are not being built, and credit for most households is difficult to obtain. In addition, many households may no longer be in the housing market, due to job loss or significant income reduction.

5.60 FINANCING

One of the significant components to overall housing cost is financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates which peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's saw interest rates drop dramatically, fluctuating between six and eight percent. Through 2005, the rates on a 30-year fixed rate mortgage have varied between just below six percent and eight percent. For the first time since the 1960's, some mortgage rates have fallen below six percent. The current climate of financing will have an unknown impact on the City's housing programs. Due to the subprime loan practices of the last decade, lenders are now using more traditional, underwriting practices, similar to those used over a decade ago.

Conventional financing for home loans typically requires that the owner provide a 20 percent down payment. Lower down payments to a minimum of 5 percent require mortgage insurance and generally a greater interest rate. Based on information provided from American Pacific Mortgage the current conventional interest rate is for a 30 year fixed loan is between 4½ and 5 percent, depending on points. Interest rates can be reduced depending on the credit of the borrower, the debt to income ratio (DTI) and/or with a greater down payment. The DTI factor includes all debts (car payments, etc.) including the potential mortgage for the qualifying applicant. Some lending institutions also require a one-year mortgage insurance premium up front for loans with less than a 20 percent down payment. The

mortgage insurance premium is typically added to the monthly payment amount. This recent approach to conventional financing has widened the gap for qualifying applicants and therefore homeownership. The down payment can be the most difficult aspect for home ownership applicants. There are, however, CDBG down payment assistance grants that can be awarded to qualified low and below income households through the State Department of Housing and Community Development. The City could apply for those grants on an annual basis.

As a result of the nationwide credit crisis, lending institutions are now only issuing loans to individuals/households whose income can support the loan. Typically, lending institutions will issue a "safe loan" if the qualifying customer's DTI ratio is 38 percent of gross income. A "reasonable" conventional loan can be made at 45 percent. Under certain circumstances, a lending institution can loan up to 50 percent of gross income on a conventional loan. Any loan assumes first that the 20 percent down payment has been satisfied without incurring a separate (private) debt. Housing costs include mortgage, insurance (basic homeowners, flood, seismic, etc.), taxes, homeowner association dues, Mello Roos financing, etc. The qualifying requirements and the annual income of applicants are often insufficient to meet the payments for new housing. Qualifying for a home loan is even more difficult for a first time homebuyer.

In today's economic conditions the number of available loan programs has been substantially reduced. The only federally guaranteed loans are provided by Fanny Mae and Federal Housing Administration (FHA). These two programs allow a lower down payment with a slightly higher interest rate (low 5 percent range) and the requirement for mortgage insurance. Under any scenario, a buyer would need to qualify. Most lending institutions that are qualified as FHA lenders can help first time and lower income home buyers.

5.65 LAND COSTS

The City does not have control over land prices. As noted in Table 5.00-14, land costs comprise about 37 percent 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. The 2008 economic crisis has resulted in declining property values in Nevada City.

Table 5.00-12 provides a summary of the average and median prices of all lands sold between 2009 and 2013 (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 peaked in 2006. Sales prices for 2008 are about the same as reported at some time between 2004 and 2005.

There have been 12 lots sold within the City of Nevada City between January, 2009, and September, 2013. Table 5.00-14 presents the number of residentially zone property sales and their sales prices[1]. No direct conclusions can be reached between Tables 5.00-12 and 13 since the latter only looks at small developed lots and the former includes all land sales, both big and small, in Western Nevada County. Table 5.00-15 generally demonstrates that new construction command a higher sales price per square foot than the existing residences in older neighborhoods.

[1] Information provided from Nevada County Multiple Listing service, courtesy of Michael Straight, VIP Properties

TABLE 5.00-13
LAND SALES STATISTICS BETWEEN 2001 AND 2008

Year	Units sold	Average sales price	Median Sales Price
2001	634	$87,185	$ 68,225
2002	553	$103,710	$ 78,000
2003	537	$124,046	$ 90,000
2004	545	$178,526	$135,000
2005	516	$221,809	$189,750
2006	252	$265,596	$214,500
2007	195	$211,610	$190,000
2008	125	$200,741	$160,000
2009	85	$178,945	$150,000
2010	95	$163,165	$109,900
2011	77	$153,622	$95,000
2012	127	$110,952	$77,000
2013	102	$124,379	$85,000

Source: Nevada County Multiple Listing Services provided by VIP Proerties, Michael Straight, Broker, Grass Valley

TABLE 5.00-14
VACANT RESIDENTIAL LOT SALES
2009--2013 (September)

Address	Selling Date	Acres	Zoning	Selling Price	Price Per Acre	Price per sq. ft.
504 Silva Ave	4/10/2013	1.0	R1-PD	$107,500	$107,500	$2.47
521 Lost Hill Ct	8/24/2012	0.2	R2-PD	$65,000	$325,000	$7.46
140 Redbud Way	11/24/2010	0.2	R2-SC	$69,500	$347,500	$7.98
325 Monroe St	10/8/2009	0.5	R1	$274,500	$549,000	$12.60
621 Chief Kelly Dr	3/3/2010	0.3	R2-SP	$120,000	$400,000	$9.18
325 American Hill	11/27/2010	1.3	R1	$250,000	$192,308	$4.41
334 Clay St	10/22/2010	1.0	R1	$170,000	$170,000	$3.90
510 Lost Hill Ct	6/30/2011	0.3	R2-SP	$65,000	$216,667	$4.97
343 Long St	7/3/2013	1.7	R1	$126,000	$74,118	$1.70
631 Chief Kelly Dr	8/22/2013	0.3	R2-SP	$83,500	$278,333	$6.39
325 Monroe St	12/7/2012	0.5	R1	$257,500	$515,000	$11.82
161 Grove St.	7/23/2013	0.2	R1	$20,000	$105,263	$2.42

Source: Nevada County Multiple Listing Service provided by VIP Properties, Michael Straight, Broker

Based on the above table, the Nevada City median sales price for the four (4) lots sold in Nevada City in 2013 is $95,500.

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.

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.

The City has also been careful about approving demolitions of buildings and with approving major additions to existing, small homes. The direction of the General Plan and policymakers has been to attempt to conserve the existing, small, housing stock in order to retain affordability.

5.70 CONSTRUCTION COSTS

Construction costs have also escalated modestly since the prior Housing Element was adopted in 2009. As shown in Table 5.00-14, construction costs represent over 57 percent 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[2]. For single family dwellings, the average range is $175 to $225 per square foot for construction. A second dwelling unit would be approximately $175 per square foot, and a four-plex would be similar to commercial construction at approximately $175 per square foot. Construction costs can vary due to the complexity of the structure (single story vs. multiple stories, rectangular vs. complex design, flat ground vs. hillside, etc.).

There were only three new dwelling permits issued between 2009 and September, 2013. Only one was for a conventionally built single family houses. The other two were for second dwellings. The median home price of $296,500 during the planning period in Nevada City was for a three bedroom, 1,298 square foot home. Using the average cost of $200 per square foot for mid range standard construction, not including land cost, that average size home would have cost approximately $453,137 to construct including fees and land costs (Table 5.00-14). . . 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.

[2] Carl Volsong Construction and John Hermann Construction

Table 5.00-15
Projected cost for the only new home constructed
2009-2013

Median Square footage New home	Construction costs ($200/sq. ft)	Fees (Table 5.00-9)	Median Land Costs (Table 5.00-13)	Total estimated costs
1,298	$259,600	$26,037	$167,500	$453,137

5.75 HOUSING CONSTRAINTS STRATEGY

Over the current ~~previous~~ housing element period, very little new construction (one single family dwellings and two 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 two 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 square feet 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 percent of the rental stock surveyed (Appendix 1A) with this Housing Element update were affordable to low and below 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 multiple 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 percent of all lots in new subdivisions to be restricted to 1,500 square feet sized homes affordable to moderate income and lower income residents

4. Require 20 percent of all lots in new subdivisions to include a second unit rental (maximum 640 square feet) 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 (see Appendix 1A)
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 multiple family housing grant applications from HCD.

SECTION 6.00
GOALS, OBJECTIVES, POLICIES AND PROGRAMS

6.00 INTRODUCTION

The purpose of this chapter 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. 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: Nevada City is basically a city of single-family homes, all 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: 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 have a minimum impact on the perception of the downtown area.

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 residential zoning that will accommodate up to 15 dwelling units per acre and second units.

Goals and Program Topics

Section 6.15 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) 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

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 State Department of Housing and Community Development for grant funds that may be used for housing-related programs.				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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. Quantified Objective: 2 units rehabilitated 3 home buyer loans	City Manager	California State Department of Housing and Community Development (HCD).	2017-19 Fiscal Years
(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; 2014-2019
Policy 1-1-2 Support the Nevada County Social Services Department in its administration of certificates and vouchers				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(3) Support the efforts of the Nevada County Social Services Department to obtain additional Section 8 rental assistance Housing Vouchers.	Refer interested households to the department of Social Services.	City Planner/City Manager in conjunction the Nevada County Social Services Department.	City General Fund	Continuous and ongoing; 2014-2019

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.				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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.	Quantified Objective Five (5) units converted to SROs.	City Planner /City Engineer	City General Fund	On-going
(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.	Quantified Objective 5 units deed restricted for low income household ownership.	City Planner/City Attorney	City General Fund and Administrative processing fees	On-going 2014-2019
Policy 1-2-2: Provide opportunities for adequate sites for homeless shelters and transitional/supportive housing				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(6) Amend the City Zoning Code to allow transitional and supportive housing in all zones allowing residential uses,	Quantified Objective Adopted new regulations that allow transitional and	City Planner	City General Fund	2015-16 Fiscal Year

subject only to the same development standards that apply to other residential uses in the same zoning district.	supportive housing in all zones allowing residential uses in accordance with Government Code 65583.			
(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. Quantified Objective: 30 homeless from Nevada City referred to Hospitality House	City Manager/City Council	City General Fund	Ongoing

Policy 1-2-3 Provide accessibility and mobility enhancing device grants to persons with disabilities				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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.	City Manager/City Council	City General Fund and HCD	Current and on-going
Policy 1-2-4: Revise City development ordinances to increase the housing opportunities for persons with disabilities				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(9) 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 Planner	City General Fund	Current and on-going
(10) Continue to refer new discretionary development projects to FREED or another equivalent organization for review and to improve accessibility and eliminate barriers	Enhanced development review to accomplish accessibility for persons with disabilities.	City Planner	City General Fund	Current and on-going

for persons with disabilities in new developments. ***Program 7 from 2003 (Modified)***	Continue to refer discretionary projects for review by FREED. .			
(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.	City Planner	City General Fund	Fiscal Year 2015-16
Policy 1-2-5: Actively work with developers to provide rental housing for lower income households				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(12) Work with and support the efforts of local non-profit and for profit builders to facilitate the development of multiple family rental housing. This will include outreach to property owners of high density residential properties and connect them with willing developers.	Facilitate the development of affordable rental housing.	City Manager/City Planner/City Engineer	General Fund	2014-15 Fiscal Year and Continuous and on-going.
(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.	City Planner/City Engineer	General Fund	Continuous and on-going;

GOAL 2: REMOVE CONSTRAINTS TO THE DEVELOPMENT OF AFFORDABLE HOUSING

Objective 2-1 Streamline the residential development application process.
Objective 2-2: Provide City residents with reasonably priced housing opportunities
Policy 2-2-2: Develop City programs that help to lower the cost and time to build affordable housing

Program	Outcome	Responsibility	Funding Source	Timing
(14) Develop alternative funding sources to finance public services as necessary to maintain level of service. ***Program 2.d from 2003 (modified)***	Reduce cost of development while maintaining and preserving quality of neighborhoods. Quantified Objective: Seek CDBG funding for water and sewer line and facility improvements	City Manager	Community Development Block Grants	On-going; to commence starting Fiscal Year 2014-15.
Objective 2-2 Review development regulations for their affect 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				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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 all new City based fees.	City Manager	City General Fund	2014/15
(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	City Planner/ City Engineer	City General Fund	Fiscal Years 2015-16 and Continuous and on-going.

	Subdivision Development Standards will commence concurrently with revisions to the Zoning Code to address Transitional and Supportive Housing uses			

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 Very Low and Low income households				
Policy 3-1-1: Utilize second units for 25 percent of the RHNA allocation for Very Low and Low income households				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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.	Quantified Objective 8 second units.	City Planner	City General Fund and administrative processing fees	Ongoing.
Policy 3-1-2: Develop a higher density multiple family zone to accommodate 75 percent of RHNA requirements for Very Low and Low income households				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(18) Monitor the amount of land zoned for R3, High Density Multifamily Residential and initiate zone changes as part of a "no-net 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.	City Planner	City General Fund	Continuous and on-going;
(19) Development proposals that under-realize density associated with R3 zoned	Quantified Objective	City Planner	City administrative filing fees and General Fund	On-going

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.	No net loss in R3 zoned land to accomplish the RHNA.			
Policy 3-1-3: Include other opportunities to increase the supply of affordable housing				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(20) 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
(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	City Planner/City Engineer	City General Fund	Continuous and on-going
(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 plan densities plus any applicable	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;

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. <u>Quantified Objective</u> 5 units	City Planner	City General Fund and filing fees	Continuous and on-going;
(24) 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 low- and middle-income households <u>Quantified Objective:</u> 5 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 .				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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:	City Planner/Planning Commission/City Council	City General Fund	Continuous and on-going;

	housing balance. <u>Quantified Objective</u> 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.			
(26) 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. <u>Quantified Objective</u> 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.				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(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.	City Planner/ Planning Commission/ City Council	City General Fund	Continuous and ongoing
			General Fund	
(28) Prohibit the use of housing units for short term vacation rentals in accordance with voter initiative regulations.	Maintain housing availability.	City Planner/ Planning Commission/ City Council	City General Fund	Continuous and ongoing 2014-2019
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.				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(29) Expand the city code enforcement program by retaining a part time code enforcement officer.	Reduce the amount of violations in a more timely manner <u>Quantified Objective</u> Retain a part time code enforcement officer if funding becomes available.	City Manager/ City Planner	City General Fund Code Enforcement Grant Program	2014-2019
Policy 4-1-3: Promote energy conservation activities throughout the city				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(30) The City shall refer interested parties	Reduce dependency on the	City Planner	City General Fund	Ongoing and continuous

to the various rebate programs offered by P.G&E and various low income assistance programs offered by P.G&E.	local power grid			
(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.	City Manager/ City Council	City General Fund, CDBG grants and HOME	Continuous 2014-19
(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 energy saving measures into new construction projects	Quantified Objectives Amend the General Plan	City Planner/City Engineer	City General Fund/Grants	2014-2019

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.				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(33) Participate in the CDBG housing rehabilitation program as the opportunity presents itself	Provide financial assistance to qualified residents to rehabilitate homes. Quantified Objective: 2 units rehabilitated	City Manager	CDBG housing rehabilitation program	Continuous and on-going the opportunity exists; Fiscal Years 2017 through 2019.
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.	City Planner	City General Fund	Continuous and ongoing 2014-19

(35) If an unpermitted demolition occurs, any new home on the lot shall be the same size as the house illegally demolished. ***Policy 19 b from 2003***	Maintain smaller more affordable housing stock	City Planner/ Planning Commission/ City Council	City General Fund	Continuous and ongoing 2014-19

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				
Program	**Outcome**	**Responsibility**	**Funding Source**	**Timing**
(36) Obtain information on fair housing law from the Department of Housing and Community Development 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 Quantified Objective Have copies of information available for the public on the City's website and at City Hall.	City Manager/ City Clerk	City General Fund	2014-15 Fiscal Year. Continuous and on-going
(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.	City Manager/ City Clerk	City General Fund	Continuous and on-going;
(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	Provide additional opportunities for the creation of farmworker and employee housing.	City Planner	City General Plan	2015-16 Fiscal Year.

Section 17021.5 and 17021.6). This will include allowing employee housing that accommodates six 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			

SECTION 7.00

QUANTIFIED OBJECTIVES

7.00 INTRODUCTION

This section projects the quantified objectives while recognizing severe, broad-based, economic factors that may continue through the planning period. All of these factors are beyond the control of the City. To illustrate this point, there were 13 dwelling units approved and/or constructed during the 2009-2014 planning period. This constituted 10 percent of the Regional Housing Needs Allocation (RHNA). During this time there were a total of 3 units constructed or approximately 2 percent of RHNA allocation. It would be hard to imagine that even though the 2014-2019 housing allocation is reduced and market conditions are improving that the City will realize dwelling unit construction levels associated with prior Housing Element cycles. This is largely because the cost of new construction dramatically exceeds the sales price of existing homes. Due to the economy, this situation will not be reversed in the near future.

In accordance with Section 6, Goals, Objectives, Policies and Programs, the City is committed to maintain the 2009-2014 gains in its land use planning program as a major component of this Housing Element update. In time, the program improvements that were realized during a down economy will serve to assist landowners to construct new dwellings while rehabilitating the existing housing stock.

7.05 ISSUES AND TRENDS

The following is a summary of housing trends in Nevada City:

- Over the last Housing Element period, the Nevada City Housing Program was effective in improving its policies and programs to better meet the needs of lower income households.

- Housing starts in the 2009-2013 planning period was very low due to the great recession. Three new units were constructed in the City, one (second dwelling) was rated as affordable to the very low-income category, an additional second dwelling unit was rated as affordable to the low income category, and the one new single family dwelling was rated as affordable in the above moderate income category.

- With a viable General Plan and consistent zoning, especially with the three new acres zoned R3, High Density Multiple Family Residential(16 units per acre), the City has available housing to accommodate its fair share of the regional growth projections beyond this planning period.

- Currently, there are an estimated 1,356 households in Nevada City. This figure is less than what was reported in the 2000 U.S. Census.

- According to the 2010 Census, 60 percent of households were in overpayment situations. The median sales price for single-family homes sold for $457,200 (Appendix 1-B). For condominiums the median sales price was $160,000 (Appendix 1-B).

- A new 1,600 square foot home would cost a total of $346,037 (Table 5.00-10) without factoring in land costs. A newly developed lot could cost (in 2013) approximately $9.18/sq. ft. or about $83,500 for a .3 acre (18,300 sq. ft.) lot.

- Currently, 87.5 percent of the Nevada City's housing stock is in good condition, 12.5 percent is in need of some sort of rehabilitation, and less than 1 percent was found to be dilapidated (Table 3.00-21).

- There are no known apartment complexes that are at risk of being sold or converted to ownership. There are only five Section 8 vouchers in Nevada City.

- There are two mobilehome/trailer parks in Nevada City. Neither is known to be at risk for converting to ownership or an alternative land use.

- There are no limitations with the City's wastewater treatment system or its water supply system. All collectors and arterial roads within the City operate at a high level of service. Infill projects within the City rarely have to perform any road or street frontage improvements.

7.10 GOALS AND QUANTIFIED OBJECTIVES

The goals, objectives, and programs of the 2009-2014 City of Nevada City Housing Element focused on addressing i housing policies and programs to increase the potential supply of lands available for housing that would be affordable to lower income households.. The current update focuses on maintaining the programs established in the 2009-2014 Housing Element. It will also strive to obtain a variety of grants to assist with home rehabilitation and first time home buyers. In addition, assistance will be provided to non-profit builders seeking to develop multiple family projects.

Due to the on-going economic and credit crisis and the lack of new home construction in the 2009-2013 time frame, the quantified new construction objectives in this update reflect lower numbers than the Sierra Planning Organization RHNA housing allocation. While the quantified objectives are lower, the City as more than adequate lands that are zoned and available to accommodate the 2014-2019 RHNA allocation for each income group. There are no policy or program features in the Housing Element that would interfere with the attainment of the RHNA allocation.

The City of Nevada City has nine broad housing priorities:

1. Assist in the development of housing opportunities and accessibility for all economic levels in the City through an expanded land use planning program.

2. Remove constraints that hinder the production of affordable housing projects through the retention and expansion of adequate sites for the Very Low and Low income categories through the new R3, High Density Multiple Family Residential (16 units per acre) zone.

3. Provide and maintain an adequate supply of sites for the development of housing for all income categories.

4. Preserve, rehabilitate and enhance existing housing and neighborhoods through the attainment of housing rehabilitation grants, the City's architectural review standards and code enforcement program.

5. Ensure that housing and programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor.

6. Encourage and enhance intergovernmental, public, and private coordination and cooperation to achieve an adequate supply of housing for all residents of the community.

7. Over the next planning period, it is the City's goal to see 41 new units, approved and/or constructed, of which 6 will be for very-low and low-income households. In addition, through the Community Development Block Grant (CDBG) housing rehabilitation program, the goal is to help 5 low income families fix-up their homes over the course of the planning period. It is expected that 10 additional units will have some rehabilitation done through private funding. Given more favorable market conditions, this projection could be much more optimistic.

8. Carefully monitor the on-going viability of the two mobilehome/trailer parks to ensure this source of affordable ownership housing.

9. Utilize fee waivers as the City's financial contribution to affordability for new second units and possibly other new units with recordation of a 30-year affordability deed restriction for Low and below households.

7.15 NEW CONSTRUCTION, REHABILITATION AND CONSEVATION

New Construction. Table 4.00-1 reflects a total of 154.43 acres of vacant and under-utilized land currently zoned residential (RR, R1, R2 and R3) in Nevada City. These lands could accommodate up to 240 new housing units, well in excess of the 131 units specified by the City's current Regional Housing Needs Assessment for the 2014-2019 Housing Element period. Together these lands will generally fulfill the four primary income categories. Together with the newly amended second unit ordinance, the new R3 zone and the rezoning of appropriate sites, the City will ensure that there will be adequate sites for both Very Low and Low income households. The possible conversion of existing motel units may provide housing opportunities for Extremely Low income persons and/or seniors. The City will also lend its assistance and support for non-profit builders with housing grant applications through HCD.

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 that are at risk of conversion, 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 zero down payment. Each unit contains a deed restriction precluding 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 7.1
QUANTIFIED OBJECTIVES

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	0	0	10[3]
Very-Low	3	0	10[3]
Low	3	5[1]	26[3]
Moderate	10	5[2]	12
Above Moderate	25	5[2]	
TOTALS	41	15	48

[1] Through CDBG funding
[2] Market based rehabilitation
[3] Existing mobile homes in established mobilehome/trailer parks

BIBLIOGRAPHY

U.S. Department of Commerce, Bureau of the Census: 1970, 1980, 1990, and 2000 Census Reports: Summary Tape File 3 and Summary Tape File 1

U.S Department of Housing and Urban Development: Section 441 of the McKinney-Vento Homeless Assistance Act regarding Single Room Occupancy (SRO) units

Department of Finance: Demographic Research Unit, Report E-5: 2000-2009

Sierra Planning Organization 2002 RHNA, 2008 RHNA, 2013 RHNA

State of California, Employment Development Department, Labor Market Information Division: Labor Force and Industry Employment (October 2008).

Bureau of Labor Statistics, EA and I Unit: Local Area Unemployment Statistics (2008)

Nevada County Board of Realtors/MLS provided by VIP Properties, Michael Straight, Broker, 2013

Nevada City: 1986 General Plan, 2007 Municipal Code, 1986 Zoning Code, 2008 Sphere of Influence Plan

Nevada County Building Department: Residential Building Permit records for Nevada City, 2009-2013 (September)

Thomas A. Parilo & Associates: Nevada Irrigation District Sphere of Influence Plan, 2006

LSC Transportation Consultants, Inc. Gold Flat Road Corridor Study, July10, 2008

US Department of Housing and Urban Development (HUD), Office of Policy Development and Research: Fiscal Year 2008 Income Limits (October 2008)

US Department of Housing and Urban Development/California Housing Partnership Corporation: Federally Assisted Multifamily Housing, Prepayment Eligible and Project-Based Section 8 Expirations (October 2008).

Building Standards: Building Valuation Data (2008)

Cities of Grass Valley, Colfax, Truckee and Auburn--planning review fee schedules, 2013

Trulia Real Estate Search, October-December, 2008 http://www.trulia.com/real_estate/Nevada_City-California

FREED, Center for Independent Living: Comments on Nevada City Housing Element, January 20, 2009

Appendix 1-A
Rental Rates 2013

	Bedrooms					Size (Sq. Ft.)	Address	Comments	Based on 33 % of Income[1]					Qualifying Income
	Studio	1 Bedr	2 Bedr	3bdr	4bdr				EL	VL	L	Mod	>Mod	
Dwelling Unit Type[2]	$550										1			$19,800
Second Units		$730										1		$26,545
		$700									1			$25,455
		$1,100						Older with 1 1/2 bath			1			$40,000
			$1,050				*900 Zion Street*	*1 3/4 bath*			1			$38,182
		$700					*Sacramento St.*				1			$25,200
		$830					*640 Cheif Kelly*			1				$29,000
Single Family		*$825*					*514 Zion Street*	*1 Bath*			2			$28,000
				$1,575			*134 Mine Rock Rd*					2		$55,000
			$1,000				*324 Gracie*	*1.5 Baths*				2		$30,000
				$1,500			*403 Long*	*2 Baths*					2	$72,000
			$1,300				*228 B Street*	*1.5 Baths*				2		$54,000
				$1,400			*122 Martin St.*	*2 Baths*				2		$42,000
							568 Broad St.					2		$45,000
			$1,500				*174 Grove*	*2 Baths*				2		$46,400
				$1,600			*542 Jordan*	*3 Baths*				2		$57,600
				$1,400			*516 Nursery*	*2 Baths*					2	$73,800
				$2,050			*420 Nursery*	*4 Baths*				2		$50,400
			$1,150				*403 Pine*	*1 Bath*				2		$41,000
			$1,400				*215 Gethsemen*	*2 Baths*					2	$50,400
			$858				*862 Gold Flat*	*1 Bath*			2			$30,800
				$1,495			*363 Gracie*	*2 Baths*				2		$53,800
				$1,125			*117 Walrath*	*1 Bath*				2		$46,800
			$1,300				505 Factory	(Old PGE) 1 bath				2		$47,273
				$1,800			106 Prospector	2-bath, restored farmhouse					2	$65,455
				$1,400			433 Brock Rd.	2 bath with carport on larger lot				2		$50,909
			$1,300				356 Alexander	1 bath with 1 car garage				2		$47,273
				$1,400			Sacramento St.	2 bath				2		$50,909
			$1,150				103 Gold Tunnel	1 bath			2			$41,818
			$1,295				408 Nimrod	2 bath with family room, carport, and office/studio				2		$47,091
				$1,700		2,082	319 Nevada Street	2 bath with					2	$61,818
			$1,073			1,415	343 Clay Street	1 bath with			2			$39,018
				$1,125		1,220	341 Clay Street	1 bath with			2			$40,909
			$1,350			1,574	321 Park Avenue	1 bath with				2		$49,091
			$1,000			1,000	203 Cottage	1 bath			2			$36,364
					$1,700	2,250	510 N. Pine	2 bath					2	$61,818
				$1,100		1,800	510 Main	2 bath			2			$40,000
Vacant			*$1,400*				*429 Sacramento St*	*1 bath*			2			*$39,600*
Vacant		*$825*				*1,238*	*514 Zion St*	*I bath*			2			*$29,700*
Vacant				*$1,575*		*1,494*	*134 Mine Rock Rd*	*1 Bath*				*2*		*$56,700*
Apartments		$775					Chief Kelly	Uncle Jim's (4 units) 1 bath		16				$28,182
			$1,200				Chief Kelly	Uncle Jim's (1 unit) with 1 1/2 bath			2			$43,636
				$1,275			Chief Kelly	Uncle Jim's, (1 unit with 1 1/2 baths)			2			$46,364
				$1,275			Chief Kelly	Uncle Jim's (3 units with 2 baths)			2			$46,364
				$1,300			Chief Kelly	Uncle Jim's (3 units with 2 1/2 baths)					2	$47,273
				$1,695			Chief Kelly	Uncle Jim's (1 unit with 3 baths)					2	$61,636
			$895				204 King Hiram	Apartment Building		26				$32,545
				$1,250			*203 So. Pine*	*New Apartment Building*				2		$45,000
				$1,250			*203 So. Pine*	*New Apartment Building*				2		$45,000
		$875					*203 So. Pine*	*New Apartment Building*			2			$31,500
		$875					*203 So. Pine*	*New Apartment Building*			2			$31,500
		$800					*203 So. Pine*	*New Apartment Building*		2				$28,800
			$610				*251 Williow Valley*	*16 Cottages in Trailer Park*		32				$21,960
		$575					*251 Willow Valley*	*16 Cottages in Trailer Park*		32				$20,700
Town home/condo				$1,600			346 Bridge Way	Woodbridge with 2 1/2 bath					2	$58,182
				$1,475			350 Bridge Way	Woodbridge with 2 1/2 bath				2		$53,636
				$1,295			*323 Bridge*	*Woodbridge with 2 1/2 bath*			2			$46,620
				$1,300			*340 Bridge*	*Woodbridge with 2 1/2 bath*			2			$46,800
			$1,000				Gracie Road	Pinecrest condos 1 1/2 bath			2			$36,364
			$1,050			1,000	314 Gracie	2 bath			2			$38,182
516 Nimrod					$1,850		516 Nimrod	2 bath			2			$37,800
			$800				518 Zion	1 bath		2				$28,800
			$950				807 Zion	1 bath, water, sewer, garbage paid			2			$34,200
condo			$1,025				344 Gracie Rd	1.5 bath, Pinecrest condo			2			$36,900
				$1,325			405 Gracie	2 bath			2			$31,800
		$650					516.5 Zion st	1 bath		2				$23,400
Trailer Park Spaces														
		$400					821 Zion Street	26 occupied mobile home spaces	26					$14,400
		$575					251 Willow Valley	16 Manufactured Homes		32				$20,700
Total:									26	145	49	43	18	281

[1] Household income determoinations are based on average ocupied rental housing unit of 2 persons per household according to the 2010 Census (except for studio and second units which is estimated as one person occupancy).

[2] Property Management sources
Collins Property Mangement , Nevada City
Mountain Valley Property Management , Grass Valley,
Paul Law Realty-Gmac Real Estate, Grass Valley
Property Associates Management Co., Grass Valley

Appendix 1-B
Single Family Dwelling Sales
2009--2013

Address		Selling Date	Selling Price	Size (Sq. Ft.)	Bedrooms	Based on 35% of gross income[1]				Qualifying Income
						VL	L	Mod	>Mod	
215	Drummond	1/9/2009	$470,000	2,600	3				X	$164,500
15	Heilmann	1/18/2009	$500,000	2,909	3				X	$175,000
330	Alexander	2/9/2009	$685,000	2,836	3				X	$239,750
117	Grove	2/17/2009	$170,000	2,099	4			X		$59,500
529	Broad	2/20/2009	$520,000	3,032	3				X	$182,000
323	Alexander	4/29/2009	$518,000	1,943	3				X	$181,300
265	Giles	5/18/2009	$660,000	2,070	4				X	$231,000
364	Gracie	6/1/2009	$320,000	1,489	3				X	$112,000
119	Parkside	6/19/2009	$348,000	1,508	2				X	$121,800
6	Galena	6/22/2009	$380,000	1,284	3				X	$133,000
400	Valley	6/23/2009	$257,000	1,160	2				X	$89,950
301	Woodpecker	7/15/2009	$327,000	1,800	3				X	$114,450
624	Nivens	7/22/2009	$475,000	1,460	3				X	$166,250
610	Chief Kelly	7/23/2009	$504,000	2,824	3				X	$176,400
447	Zion	8/7/2009	$451,700	1,799	3				X	$158,095
551	Pine	8/14/2009	$437,500	2,301	3				X	$153,125
434	Uren	8/21/2009	$225,000	1,324	3				X	$78,750
409	Sacramento	8/31/2009	$156,000	1,764	2		X			$54,600
129	Orchard	9/17/2009	$475,000	1,289	2				X	$166,250
411	Sacramento	10/7/2009	$180,000	1,400	3			X		$63,000
616	Beckman	10/16/2009	$310,000	1,024	2				X	$108,500
220	Boulder	10/27/2009	$415,000	1,714	3				X	$145,250
695	Nivens	11/17/2009	$365,000	1,895	4				X	$127,750
443	Searls	11/25/2009	$375,000	2,867	3				X	$131,250
220	Nevada	11/30/2009	$289,000	1,254	2				X	$101,150
517	Broad	12/28/2009	$524,700	3,501	7				X	$183,645
541	Pine	1/3/2010	$415,000	2,859	6				X	$145,250
572	Broad	1/7/2010	$230,000	672	1				X	$80,500
498	Jordan	1/8/2010	$600,000	2,400	3				X	$210,000

Appendix 1-B
Single Family Dwelling Sales
2009--2013

329	Pine	1/13/2010	$216,000	3,002	4				X	$75,600
230	Main	1/15/2010	$775,000	4,347	3				X	$271,250
508	Dean Alley	2/11/2010	$375,000	1,762	3				X	$131,250
534	Coyote	3/9/2010	$255,000	1,468	3				X	$89,250
505	Long	4/2/2010	$320,000	1,780	3				X	$112,000
309	Cross	4/9/2010	$108,000	1,152	2		X			$37,800
211	Jordan	4/26/2010	$289,000	1,146	2				X	$101,150
311	Monroe	5/25/2010	$260,000	1,200	2				X	$91,000
424	Nimrod	6/4/2010	$306,000	1,742	3				X	$107,100
742	Zion	6/4/2010	$135,000	930	3			X		$47,250
223	Boulder	6/11/2010	$288,000	1,260	3				X	$100,800
410	Factory	6/11/2010	$201,000	735	2				X	$70,350
549	Pine	6/17/2010	$320,000	1,900	2				X	$112,000
119	Martin	6/17/2010	$299,000	1,201	2				X	$104,650
301	B	6/21/2010	$375,000	3,232	3				X	$131,250
323	Monroe	6/23/2010	$1,475,000	3,955	4				X	$516,250
606	Long	6/25/2010	$385,000	1,314	3				X	$134,750
517	Broad	6/28/2010	$650,000	3,501	7				X	$227,500
348	Clay	6/29/2010	$296,500	1,350	3				X	$103,775
100	Perseverance	6/30/2010	$155,000	884	2		X			$54,250
421	Nevada	7/7/2010	$850,000	3,300	3				X	$297,500
242	Nevada	7/9/2010	$525,000	2,279	2				X	$183,750
630	Zion	7/20/2010	$205,600	1,333	3			X		$71,960
117	Walrath	7/22/2010	$219,000	1,044	2			X		$76,650
113	Perseverance	8/17/2010	$80,000	1,524	3		X			$28,000
710	Zion	8/20/2010	$475,000	2,843	3				X	$166,250
629	Spring	8/26/2010	$307,000	1,356	3			X		$107,450
588	Railroad	9/2/2010	$320,000	1,648	3				X	$112,000
542	Main	9/2/2010	$138,000	1,390	4			X		$48,300
543	Broad	9/27/2010	$289,000	1,500	2				X	$101,150
342	Clay	10/4/2010	$115,000	691	1		X			$40,250

Appendix 1-B
Single Family Dwelling Sales
2009--2013

431	Zion	10/4/2010	$275,000	1,800	3				X	$96,250
521	Nursery	10/8/2010	$215,000	1,348	2				X	$75,250
517	Nevada	10/20/2010	$350,750	2,143	3				X	$122,763
221	Drummond	10/25/2010	$410,000	2,170	3				X	$143,500
237	Boulder	11/4/2010	$510,000	2,276	3				X	$178,500
214	Drummond	11/15/2010	$350,000	1,284	2				X	$122,500
755	Lindley	11/23/2010	$265,000	1,100	3				X	$92,750
105	Willow Valley	11/24/2010	$55,100	763	1	X				$19,285
506	Nihell	12/29/2010	$180,500	1,500	3			X		$63,175
222	Park	1/7/2011	$295,500	1,750	3				X	$103,425
327	Alexander	1/18/2011	$299,000	2,109	3				X	$104,650
568	Broad	1/24/2011	$325,000	3,350	3				X	$113,750
340	Long	1/27/2011	$150,000	1,740	4			X		$52,500
217	Boulder	2/4/2011	$153,700	1,161	2			X		$53,795
449	Broad	2/4/2011	$724,500	6,377	8				X	$253,575
126	Boulder	2/7/2011	$553,000	3,098	3				X	$193,550
200	Clay	2/23/2011	$325,000	1,314	2				X	$113,750
110	Walrath	2/28/2011	$195,000	858	2			X		$68,250
528	Main	3/9/2011	$225,000	1,450	3				X	$78,750
520	Coyote	3/31/2011	$240,000	2,478	3				X	$84,000
133	Grove	4/5/2011	$107,500	504	1		X			$37,625
244	Boulder	4/6/2011	$85,000	1,488	2	X				$29,750
506	Sacramento	4/25/2011	$125,250	1,298	3		X			$43,838
698	Nivens	5/6/2011	$330,000	1,900	4				X	$115,500
207	Upper Park	5/11/2011	$180,000	1,746	2				X	$63,000
310	Long	5/12/2011	$225,000	940	3				X	$78,750
225	Park	5/17/2011	$585,000	3,680	5				X	$204,750
512	Long	5/20/2011	$265,000	1,642	3				X	$92,750
446	Broad	5/25/2011	$325,000	1,928	3				X	$113,750
795	Nevada	5/26/2011	$89,900	1,141	3		X			$31,465
12	Galena	6/2/2011	$155,000	1,566	3			X		$54,250

Appendix 1-B
Single Family Dwelling Sales
2009--2013

322	Jordan	6/10/2011	$250,000	1,160	2				X	$87,500
345	Long	6/30/2011	$198,300	909	2			X		$69,405
411	Winter	9/7/2011	$210,199	1,649	4				X	$73,570
7	Galena	9/8/2011	$247,900	2,270	3				X	$86,765
548	Broad	9/19/2011	$170,000	1,014	2			X		$59,500
531	Lost Hill	9/26/2011	$423,000	2,891	3				X	$148,050
427	Pine	10/14/2011	$250,000	1,436	3				X	$87,500
506	Nihell	10/23/2011	$462,500	3,056	4				X	$161,875
227	Brock	10/31/2011	$130,100	1,300	3		X			$45,535
319	Nevada	11/30/2011	$395,000	2,100	3				X	$138,250
502	Factory	11/30/2011	$239,000	1,800	3				X	$83,650
432	Pine	12/1/2011	$555,000	2,463	4				X	$194,250
120	Parkside	1/13/2012	$400,000	2,510	3				X	$140,000
422	Pine	1/27/2012	$160,000	1,741	2			X		$56,000
315	Park	1/27/2012	$255,000	1,017	2				X	$89,250
510	Spring	1/27/2012	$240,000	941	2				X	$84,000
502	Spring	1/27/2012	$260,000	1,862	4				X	$91,000
519	Sacramento	2/7/2012	$245,000	1,917	3				X	$85,750
821	Uren	2/7/2012	$420,000	1,824	3				X	$147,000
504	Broad	2/9/2012	$250,000	1,688	2				X	$87,500
418	Commercial	2/21/2012	$240,000	1,112	2				X	$84,000
332	Jordan	2/29/2012	$290,000	847	3				X	$101,500
880	Gold Flat	3/2/2012	$314,900	1,784	3				X	$110,215
217	Boulder	3/14/2012	$360,000	1,500	3				X	$126,000
236	Boulder	3/14/2012	$285,000	1,814	3				X	$99,750
118	Nursery	3/21/2012	$345,000	1,937	3				X	$120,750
319	Adams	4/4/2012	$160,000	2,200	6			X		$56,000
226	Park	4/13/2012	$340,000	2,509	3				X	$119,000
404	Valley	5/25/2012	$160,000	760	2			X		$56,000
401	Pine	6/15/2012	$430,000	2,954	4				X	$150,500
150	Martin	7/6/2012	$180,000	1,095	2			X		$63,000

Appendix 1-B
Single Family Dwelling Sales
2009--2013

105	Perseverance	7/9/2012	$94,000	1,257	3		X			$32,900
516	Nursery	7/27/2012	$395,000	1,493	3				X	$138,250
534	Coyote	7/30/2012	$219,000	1,468	3				X	$76,650
210	High	8/6/2012	$184,800	1,200	2			X		$64,680
511	Silva	8/10/2012	$320,000	2,450	2				X	$112,000
532	Nevada	8/14/2012	$280,000	1,242	3				X	$98,000
324	Alexander	8/15/2012	$285,000	1,400	3				X	$99,750
734	Zion	8/31/2012	$170,000	1,044	2			X		$59,500
308	Park	8/31/2012	$272,000	1,591	4				X	$95,200
114	Cottage	9/11/2012	$245,000	1,198	2				X	$85,750
144	Orchard	9/14/2012	$220,000	1,344	3				X	$77,000
529	Broad	9/21/2012	$475,000	2,162	3				X	$166,250
508	Nimrod	9/28/2012	$275,000	1,730	3				X	$96,250
520	Silva	10/12/2012	$225,000	1,386	3				X	$78,750
115	Cottage	10/29/2012	$774,000	3,375	3				X	$270,900
545	Main	10/31/2012	$559,000	2,590	3				X	$195,650
349	Nile	11/15/2012	$224,000	1,599	3				X	$78,400
420	Mt. Calvary	11/20/2012	$316,500	1,925	4				X	$110,775
428	Nimrod	11/28/2012	$185,000	1,026	2			X		$64,750
516	Nevada	12/28/2012	$317,500	904	2				X	$111,125
514	Nevada	12/31/2012	$320,000	1,027	2				X	$112,000
421	Broad	1/10/2013	$260,000	2,100	1				X	$91,000
846	Nevada Exten	1/18/2013	$362,750	1,906	3				X	$126,963
436	Zion	1/28/2013	$350,000	3,796	6				X	$122,500
660	Nevada Exten	3/7/2013	$248,000	1,146	2				X	$86,800
207	Clay	3/15/2013	$375,000	1,648	3				X	$131,250
130	Orchard	4/8/2013	$665,000	3,115	4				X	$232,750
236	American Hill	4/24/2013	$290,000	1,200	3				X	$101,500
522	Broad	4/24/2013	$499,900	2,850	4				X	$174,965
402	Old Downievil	4/25/2013	$500,000	2,228	4				X	$175,000
232	Brock	5/17/2013	$229,000	1,285	3				X	$80,150

Appendix 1-B
Single Family Dwelling Sales
2009--2013

225	Nihell	5/28/2013	$490,000	2,471	3				X	$171,500
226	Nevada	6/5/2013	$460,000	2,036	3				X	$161,000
429	Sacramento	6/10/2013	$293,000	1,082	2				X	$102,550
436	Clay	6/10/2013	$133,000	1,250	3		X			$46,550
138	Bourbon Hill	7/2/2013	$240,000	1,537	3				X	$84,000
360	Clay	7/9/2013	$330,000	1,587	2				X	$115,500
241	Woodpecker	7/16/2013	$450,000	2,338	3				X	$157,500
520	Broad	7/17/2013	$500,000	2,919	4				X	$175,000
163	Grove	7/23/2013	$295,000	1,041	3				X	$103,250
508	Nursery	8/5/2013	$410,000	2,215	3				X	$143,500
105	Nevada City	8/12/2013	$147,000	1,440	2			X		$51,450
442	Brock	8/15/2013	$266,000	2,160	4				X	$93,100
702	Morgan Ranc	8/27/2013	$479,000	1,945	3				X	$167,650
345	Alexander	8/30/2013	$345,000	1,267	3				X	$120,750
534	Spring	9/10/2013	$895,000	3,001	5				X	$313,250
		Totals	169			0	11	22	135	168

[1] Household income determinations are based on average occupied ownership unit of 2 persons per household according to the 2010 Census (except for one bedroom units which are assumed as one person occupancy).

Source: Nevada County Multiple Lising Services provided by VIP Proerties, Michael Straight, Broker, Grass Valley.

Appendix 1-B
Mobilehome Sales
2009-2013 (September)

						Based on 35% of gross income[1]					Qualifying Income	Sales Price
Address		Selling Price	Selling Date	Square Footage	Bedrooms	EL	VL	L	Mod	>Mod		
251	Willow Valley #6	$17,600	9/8/2009	616	1	X					$6,160	$17,600
251	Willow Valley #17	$40,000	8/9/2012	1050	2	X					$14,000	$19,000
251	Willow Valley #6	$19,000	5/2/2012	616	1	X					$6,650	$40,000
251	Willow Valley #4	$45,000	9/27/2012	1112	2	X					$15,750	$45,000
		Totals				4					4	$121,600
												$30,400
												$29,500

[1] Based on household size using two people per bedroom.

Source: Nevada County Multiple Lising Services provided by VIP Proerties, Michael Straight, Broker.

Appendix 1-B
Mobilehome Sales
2009-2013 (September)

Total
Mean
Median

Appendix 1-B
Mobilehome Sales
2009-2013 (September)

						Based on 35% of gross income[1]					Qualifying Income	Sales Price
Address		Selling Price	Selling Date	Square Footage	Bedrooms	EL	VL	L	Mod	>Mod		
251	Willow Valley #6	$17,600	9/8/2009	616	1	X					$6,160	$17,600
251	Willow Valley #17	$40,000	8/9/2012	1050	2	X					$14,000	$19,000
251	Willow Valley #6	$19,000	5/2/2012	616	1	X					$6,650	$40,000
251	Willow Valley #4	$45,000	9/27/2012	1112	2	X					$15,750	$45,000
		Totals				4					4	$121,600
												$30,400
												$29,500

[1] Based on household size using two people per bedroom.

Source: Nevada County Multiple Lising Services provided by VIP Proerties, Michael Straight, Broker.

Appendix 1-B
Mobilehome Sales
2009-2013 (September)

Total
Mean
Median

Appendix 1-B
Lot Sales
2009-2013 (September)

Street Full Address	Acres	APN	Price Per Acre	Selling Date	Selling Price
504 Silva Ave Nevada City, CA 95959	1	548045000	$107,500.00	4/10/2013	$107,500.00
521 Lost Hill Ct Nevada City, CA 95959	0.2	508040000	$325,000.00	8/24/2012	$65,000.00
140 Redbud Way Nevada City, CA 959	0.2	506033000	$347,500.00	11/24/2010	$69,500.00
325 Monroe St Nevada City, CA 95959	0.5	536030000	$549,000.00	10/8/2009	$274,500.00
621 Chief Kelly Dr Nevada City, CA 959	0.3	508052000	$400,000.00	3/3/2010	$120,000.00
325 American Hill Nevada City, CA 959	1.3	511002000	$192,307.69	11/27/2010	$250,000.00
334 Clay St Nevada City, CA 95959	1	545027000	$170,000.00	10/22/2010	$170,000.00
510 Lost Hill Ct Nevada City, CA 95959	0.3	508034000	$216,666.67	6/30/2011	$65,000.00
343 Long St Nevada City, CA 95959	1.7	545046000	$74,117.65	7/3/2013	$126,000.00
631 Chief Kelly Dr Nevada City, CA 959	0.3	508051000	$278,333.33	8/22/2013	$83,500.00
325 Monroe St Nevada City, CA 95959	0.5	512070000	$515,000.00	12/7/2012	$257,500.00
161 Grove Nevada City, CA 95959	0.19	538035000	$105,263.16	7/23/2013	$20,000.00

Appendix 3
Building Permits - Actual Construction
2009 thru 2013 (September)

					Income Category			
Permit No	**Permit Type**	**Apply Date**	**Situs Address**	**Square Feet**	**Very Low**	**Low**	**Moderate**	**>Moderate**
11000595	Single family	4/5/11	559 American Hill Road	1,224		X		
12000472	third unit	3/19/12	175 King Hiram Drive	456	X			
9001624	2nd Unit	8/5/09	325 Nevada Street	412	X			
					2	1		

APPENDIX 4

Zoning Code Excerpts

A number of amendments were made in 2009 to the City's Zoning Code to respond to respond to various changes in housing law, such Senate Bill SB2 (emergency shelters and supportive/transitional housing), Density bonuses, minimum density provisions for default density, and other clarifications These changes are referenced in the zoning code excerpts below.

ORDINANCE 2009-06

AN ORDINANCE ADOPTING AMENDMENTS TO THE ZONING CODE TO IMPLEMENT THE ADOPTION OF THE 2009-2014 HOUSING ELEMENT

THE CITY COUNCIL OF THE CITY OF NEVADA CITY HEREBY ORDAINS AS FOLLOWS:

Section One

The City of Nevada City has determined that there are a number of programs within the 2009-2014 Housing Element requiring implementation. These programs involve additions and amendments to Title 17, Zoning of the 2007 Nevada City Municipal Code.

Section Two

The following specific amendments are made to Title 17 Zoning Code:

1. Amend Section 17.28.070, Density standards of the R2 zone to establish the density at 8 dwelling units per acre to be consistent with the MF, Mixed Residential General Plan designation. (Exhibit A-1)
2. Establish Chapter 17.30 to create a new R3, High Density Multiple Family Residential Zone to accommodate a maximum of 16 units per acre along with a variety of site development standards to enable project approval through a ministerial review process that is also subject to design review by the Architectural Review Committee. (Exhibit A-2)
3. Establish Section 17.80.210, Divisions to Separate Pre-existing Residences to allow land divisions of existing legal lots with two legal dwellings where the resultant parcels are smaller than the minimum lot size of the zoning district. This measure will require that one of the new lots be subject to a 30-year deed restriction for lower income households. (Exhibit A-3)
4. Add item "L." to Section 17.48.020 of the LI zone to allow emergency shelters as a permitted use in the LI, Light Industrial zoning district and subject to a ministerial review process. (Exhibit A-4)
5. Add Section 17.12.75 Homeless housing facilities to Definitions for Emergency Shelter, Transitional Housing and Supportive Housing. (Exhibit A-4)
6. Add Sections 17.12.82 "Residential care facilities, small" and 17.12.84 "Residential care facilities, large" to Chapter 17.12 Definitions. (Exhibit A-5)
7. Amend Sections 17.16.030, 17.20.030, 17.24.030 and 17.28.030 to allow state licensed, small residential care homes with up to six residents to the AF, RR, R1 and R2 zoning districts consistent with state law requirements. (Exhibit A-6)
8. Add large residential care homes as a use subject to a conditional use permit in Sections 17.16.040 and 17.20.040. (Exhibit A-6)
9. Amend the definition of "Family" (Section 17.12.130) to be consistent with state law. (Exhibit A-7)
10. Amend the definition of Public-Quasi Public (Section 17.12.380 to include emergency shelters, transitional housing supportive housing and state licensed large residential day care facilities. (Exhibit A-8)
11. Amend the definition of single family dwelling (Section 17.12.110) to include manufactured homes as required by state law. (Exhibit A-9)
12. Add Manufactured homes as a Prohibited use to Section 17.68.025. (Exhibit A-9)
13. Amend Section 17.88.040 C, Architectural review, to include applicable architectural requirements for a manufactured home. (Exhibit A-9)

14. Amend Office and Professional (Section 17.32.010 and 17.32.020, Local Business (17.36.010 and 17.36.020), and General Business (17.40.010 and 17.40.020) zones to include mixed use residential uses along with density standards. (Exhibit A-10)
15. Add Section 17.80.210 "Outdoor lighting standards" (Exhibit A-11)
16. Add Section 17.80.220 and 230 to codify and modify the existing Density Bonus Housing and Condominium Conversion Density Bonus provisions previously enacted as Ordinance 90-10. (Exhibit A-12)
17. Add Sections 17.28.020.C to the R2 zoning district to permit transitional and supportive housing as a principal permitted use subject only to the standards applicable to residential uses in the zone (Exhibit A-13)

Section Three

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause, and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Section Four

Ordinance 2009-06, attached is hereby adopted as though set forth in full herein.

PASSED AND ADOPTED at a regularly scheduled meeting of the City Council of Nevada City held on this 9TH day of September, 2009 by the following vote:

This Ordinance shall become effective 30 days after its final adoption, and a copy of this Ordinance shall be published in The Union, a newspaper of general circulation, within fifteen days of the date of its passage.

AYES: **SENUM, BERGMAN, COFFMAN, HARRIS, MCKAY**

NOES: **NONE**

ABSENT: **NONE**

ABSTAIN: **NONE**

R. Senum

Reinette Senum, Mayor

ATTEST:

Niel Locke

Niel Locke, City Clerk

EXHIBIT A-1
R2, Multiple Family Residential Zone

Text additions are underlined and deletions are ~~lined out~~

17.28.070 Density standards

~~The following lot areas shall be required per unit under this zoning district:~~

~~A. First dwelling unit, ten thousand square feet of lot area;~~

~~B. Each successive dwelling unit after the first, six thousand square feet of lot area. (Ord. 87-2 § 4.04-07, 1987)~~A. The maximum density shall be established at eight units per acre.

B. The minimum lot size for a newly created lot shall be .5 acres or 21,780 square feet.

C. The minimum lot size standards contained in B above do not apply to tentative maps including condominium, townhome units or single family parcels if said development is part of a master planned multiple family project.

EXHIBIT A-2

Chapter 17.30

R3 HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE

Sections:

17.30.010	**Purpose**
17.30.020	**Principal permitted uses**
17.30.030	**Accessory uses**
17.30.040	**Conditional uses**
17.30.050	**Height regulations**
17.30.060	**Lot width and yard requirements**
17.30.070	**Density standards**
17.30.080	**Permit Requirements**
17.30.090	**Other required conditions**
17.30.100	**Site development standards applicable to individual properties**

17.30.010 Purpose.

The purpose of the R3 High Density Multiple-Family Residential zone is to implement the General Plan Urban High Density land use designation. The primary purposes are to provide lands where greater density to accommodate affordable housing sites 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, parks and located on or in close proximity to a public transit route. Having access to such city services and facilities will minimize development costs and daily living expenses.

The provisions of the Chapter supersede other sections of the Zoning Code. To the extent that this chapter is silent regarding other requirements of the Zoning Code, those applicable provisions shall apply. The City Planner shall clarify any provisions herein or otherwise interpret and apply the applicable provisions of the Zoning Code as long as said interpretation or clarification is consistent with the requirements and/or standards of this chapter.

17.30.020 Principal permitted uses

Multiple-family dwellings in one detached building or groups of attached dwellings meeting the density standards in Section 17.30.070.

17.30.030 Accessory uses

The following accessory uses are permitted:

A. One announcement or nameplate, not over two square feet in area if attached flat against the building.

B. Building mounted or free standing monument signs with a maximum size of 24 square feet are permitted if incorporated into the landscaping. Signs shall be subject to design review by the Architectural Review Committee.

C. Other accessory uses and accessory buildings customarily appurtenant to a permitted use including, but not limited to recreational buildings or facilities, laundry areas, gathering places, swimming pools another outdoor recreational facilities. All such accessory uses are subject to the requirements of Section 17.80.010 of this title. (Ord. 87-2 § 4.04-03, 1987)

17.30.040 Conditional uses

The following conditional uses are allowed:

A. Any multiple family residential development application that is less intense than 16 units per acre.

B. A multiple family development meeting the density requirements of Section 17.30.070.A intended as an ownership project through a tentative map. The Use Permit could establish flexible site development standards as provided in Section 17.68.230 and 17.68.240.

17.30.050 Height regulations

On a site specific basis, the maximum building height in the R3 zone is 40 feet or three stories whichever is less. Specific height provisions for individual sites may be included in Section 17.30.100.

17.30.060 Lot width and yard requirements

The following minimum requirements shall be observed unless alternative (may be less restrictive) standards are provided for individual sites in Section 17.30.100:

A Lot width, seventy-five feet for newly created lots.

B. Side yards, five feet to the eave overhang with an additional five feet for each story;

C. Front yards, ten feet to the building façade, five feet for a front porch or non-living area entryway structure ;

D. Rear yards, twenty feet.

17.30.070 Density standards

A. The maximum density shall be established at sixteen (16) units per acre or one unit per 2,722 square feet of land area.

B. The minimum lot size for a newly created lot shall be .5 acres or 21,780 square feet.

17.30.080 Permit requirements

A. Ministerial Site Plan review. A permitted high density multiple family residential development project meeting the density standards contained in 17.30.070 and one that contains a mixture of dwelling unit sizes as provided in Section 17.30.090.A shall be subject to:

1. Submittal of a site plan application in accordance with Section 17.88.010.

2. Said site plan shall be reviewed as a ministerial permit by the City Planner, without a public hearing.

3. The City Planner shall approve the site plan application upon a determination that all requirements of this Section as well as applicable City Municipal Code development standards have been met and all adopted health and safety standards administered by other city departments and agencies are satisfied.

4. The site plan submittal shall be based on filing requirements established by the City Planner and will include the payment of applicable processing fees.

B. Design Review. Following site plan review and approval by the City Planner, the Planning Commission, serving as the Architectural Review Committee, shall review the building architecture design (Section 17.30.090.G, H and special site specific architectural features contained in Section 17.30.100), landscaping (Section 17.30.090.D), monument sign design (17.30.030. B) and lighting (Section 17.30.090.E) of the project.

17.30.090 Other required conditions

Development in the R3 district shall comply with the following provisions:

A. Each multiple family development project developed in accordance with this chapter shall include at least one each of the following unit types:
   1. Studio and/or one bedroom,
   2. Two bedrooms and
   3. Three or more bedrooms.

B. Maximum building and impervious surface coverage 80 percent

C. Parking standards.

Studio	one space per unit
One-bedroom and two bedroom units	one space per bedroom
Three or more bedroom units	two spaces per unit
Guest parking	one space per two units
Bicycle space	one per unit

   1. General parking standards shall conform to Section 17.80.030 A-F. Parking design and construction standards shall meet the requirements in Section 17.80.040
   2. Special parking standards
      - One motorcycle parking space (3' x 6') may substitute for one required automobile space for each 25 spaces, provided that said substitution would not apply to disabled parking spaces.

D. Landscaping shall meet the standards provided in Sections 17.80.060 and 070 and is subject to review by the Architectural Review Committee. A preliminary or final landscape plan shall be submitted for review and approval to the City Planner as part of the site plan application. The Architectural Review Committee shall approve the landscape plan following the City Planner's review and recommendation.

E. Lighting standards. See Section 17.80.200. The lighting plan is subject to review by the Architectural Review Committee.

F. Building envelopes/constraints. As sites are zoned to the R3 zone, special development standards in the form of building envelopes can be established for setbacks, tree protection, environmentally sensitive lands, bufferyards (Section 17.80.080), steep slopes (Section 17.80.110), stream zones (Section 17.80.120) and other site development features. Those unique site development standards shall be identified in Section 17.30.100 and shall be adhered to in the ministerial site plan application review process.

G. Architectural site precedents. Basic architectural themes for the development of a site may be identified as part of the unique development standards contained in Section 17.30.100 and shall be adhered to in the ministerial site plan application review process.

H. Site development features. The following site layout and development features should be adhered to:

1. Parking shall be provided behind buildings, in the rear of the site or accessed from alleys or screened from view of the public street.
2. Parking may back out onto a dead end public street.
3. Front setback hardscape in the form of walkways, driveways or other hardcover pavement shall not exceed 25 percent
4. Buildings should be oriented to form interior courtyards and commons spaces

I. Architectural features. Building architecture shall respect the Mother Lode style common in Nevada City as referenced in Section 17.88.040 C. Where such style is not represented in the immediate neighborhood or setting, the architecture shall reflect the character of the neighborhood through the incorporation of key elements such as roof pitch, window types and style, siding, trim elements, similar color palate, etc. The following architectural features should be adhered to for buildings fronting the street as determined by the Architectural Review Committee:

1. Building separation, changes in plane and height through building articulation elements including, but are not limited to:
   - Balconies
   - Porches
   - Pitched roofs
   - Overhanging roofs with gabled ends
   - Building entries with covered porches
   - Multi-pane, vertical bay windows
   - Dormers
   - Secondary hipped or gabled roofs (mansards are prohibited)
   - Change in wall plane (pop outs, projections, etc.) for buildings that exceed 24 feet in length
   - Split level building heights fronting the street or backed up to a scenic highway

J. Other Standards

1. Grading and site improvement plans shall be reviewed and approved by the City Engineer prior to building permit issuance.
2. Meet the site construction air quality best management practices of the Northern Sierra Air Quality Management District
3. Add the following statement to all ministerial site plan approvals in the R3 zone to ensure that human remains are not inadvertently disturbed through site development activities. :

   "The project applicant for any R3 zoned property shall include a note on all grading/improvement plans advising contractors and construction personnel involved in any form of ground disturbance of the possibility of encountering subsurface human remains. If such resources are encountered or suspected, work shall be halted immediately and the construction contractor shall contact the Planning Department. If bones are encountered and appear to be human, the Nevada County Coroner and the Native American Heritage Commission shall be contacted. If the resources encountered are Native American in origin, Native American tribes and individuals recognized by the County shall be notified and consulted about any plans for treatment.

17.30.100 Site development standards applicable to individual properties

The following specific site development standards apply to parcels zoned R3. Such standards shall be adhered to as part of the ministerial site plan application submitted for a review and approval to

the City Planner as required by Section 17.30.80. Site maps with required building envelopes, design features and/or other site development standards are included below for each parcel/site. Special site development standards for R3 zoned parcels shall be included in the adopting ordinance.

EXHIBIT A-3
Add new Section 17.80.210

Section 17.80.210 **Divisions to Separate Pre-existing Residences.**

Parcels containing more than one legal, detached single family residence may be divided into substandard lots provided that no new building sites are created subject to the following:

a. The residences were not built as guest quarters, second dwelling units, employee housing other secondary residences or accessory structures.
b. Each newly created lot must contain one of the lawfully established dwelling units.
c. Each new lot must have a minimum 50 foot frontage
d. The resultant lots shall meet applicable setbacks and lot coverage standards of the base zoning district
    a. If the side yard setback required in the zoning district cannot be met, then the common lot line shall be located an equal distance between the two residences, but not less than six feet.
e. Meet on-site/off-street parking requirements established in Section 17.80.030
f. Provide a 30-year deed restriction for one of the dwelling units to ensure affordability for Low and/or Very Low income households as defined in Section 50079.5 and 50105 respectively of the California Health and Safety Code.

EXHIBIT A-4
Homeless housing facilities

Add item "L." to Section 17.48.020 of the LI zone, as follows:

L. Emergency shelters

Add item **Homeless housing facilities** to definitions, as follows:

Section 17.12.75 Homeless housing facilities include permanently operated emergency shelters, transitional housing and supportive housing. Temporary nomadic homeless shelters operated at faith based or other institutions are allowed if that underlying use has been legally established. Each is briefly defined below.

Emergency shelter is a facility providing sleeping accommodations, meals and other social and medical services to individuals who are homeless. An emergency shelter is intended to provide temporary housing for up to six months for each homeless individual served. Any such facility must be state licensed and operated by a non-profit or governmental agency and provide 24-hour oversight by qualified individuals.

Transitional housing provides housing for homeless individuals in need of housing and a variety of social services assistance. Eligible Individuals are not limited to a predetermined length of time, but are provided housing for not less than six months. Transitional housing is a building configured as a rental housing development, operated under program requirements that call for the termination of assistance which shall be no less than six months. Any such facility must be state licensed and operated by a non-profit or governmental agency and provide 24-hour oversight by qualified individuals.

Supportive housing means housing for homeless individuals with no limit on length of stay that is linked to onsite or offsite services that assist residents in retaining housing, improving one's health status and maximizing the individual's ability to live and, when possible, work in the community. Supportive housing is a building configured as a rental housing development, operated under program requirements that call for the termination of assistance with no limit on the length of stay. Any such facility must be state licensed and operated by a non-profit or governmental agency and provide 24-hour oversight by qualified individuals.

EXHIBIT A-5
Add definitions for small and large "Residential Care Facilites"

Text additions are underlined and deletions are ~~lined out~~

Amend Section 17.12, definitions to add the following definitions:

17.12.82 Residential care facilities, small. Any state licensed family home, group care facility or similar facility family home, group care facility, or similar facility providing 24-hour non-medical care for up to six persons in need of personal services, supervision or assistance essential for sustaining the activated of daily living or for the protection of the individual.

17.12.84 Residential care facilities, large. Any state licensed family home, group care facility or similar facility family home, group care facility, or similar facility providing 24-hour non-medical care for more than six persons in need of personal services, supervision or assistance essential for sustaining daily living or for the protection of the individual.

EXHIBIT A-6
Residential Care facilities

Text additions are underlined and deletions are ~~lined out~~

Amend the Zoning Code to allow a variety of small group homes in accordance with state law, as follows:

17.16.030 C. Small residential care homes that are state licensed and accommodate no more than six individuals including, but not limited to foster homes, residential care facilities, etc.

17.20.030 E. Small residential care homes that are state licensed and accommodate no more than six individuals, including, but not limited to foster homes, residential care facilities, etc.

17.24.030 D. Small residential care homes that are state licensed and accommodate no more than six individuals, including, but not limited to foster homes, residential care facilities, etc.

17.28.030 D. Small residential care homes that are state licensed and accommodate no more than six individuals, including, but not limited to foster homes, residential care facilities, etc.

Add "Large Residential Care Home" as a use subject to a conditional use permit in the following Sections 17.16, 17.20, as follows:

Section 17.16.040.P Large residential care home

Section 17.20.040.G Large residential care home

EXHIBIT A-7
Revise "Family" Definition

Text additions are underlined and deletions are ~~lined out~~

Amend definition of Family in Section 17.12.130 as follows:

~~Family" "means an individual, or two or more persons related by blood, marriage or adoption, or a group of not more than five persons living together as a single housekeeping unit in a dwelling."~~

"Family" means a person living alone, or two or more persons related by blood, marriage or adoption, or a group of unrelated persons living together as a single nonprofit housekeeping unit in a dwelling unit, and distinguished from a group occupying a boarding house, lodging house, motel, hotel, or fraternity or sorority house. A family shall include necessary servants.

EXHIBIT A-8
Public-Quasi Public amendments

Text additions are underlined and deletions are ~~lined out~~

Amend the definition of Public and quasi-public land use in Section 17.12.380, as follows:

"Public and quasi public uses" include such uses as cemeteries, churches, corporation yards, fire stations, hospitals, parks, public utility distribution stations, schools, communication equipment buildings, nursing homes, emergency shelters, transitional housing, supportive housing, state licensed large residential care facilities, etc.

EXHIBIT A-9
Factory-built/manufactured homes

Text additions are underlined and deletions are ~~lined out~~

Amend the definition of single family dwelling to include factory-built homes as follows:

17.12.110 Dwelling, single family.

"Single family dwelling" means a detached building designed exclusively for occupancy by one family. A single family dwelling includes a manufactured home certified under the National Manufactured Housing Construction and Safety Standards of 1974 (42 U.S.C. Sections 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single family residential dwellings.

Amend Article II. HD Historical Combining District to preclude manufactured homes, as follows:

17.68.025 Prohibited uses Manufactured homes

Amend Section 17.88.040 C, Architectural review, to add an additional paragraph to clarify the applicable architectural requirements for a manufactured home as follows:

A manufactured home and the residential lot on which it is placed shall only be subject to the same development standards to which a conventional single-family dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, off-street parking, aesthetic requirements and minimum square footage requirements. Any architectural requirements imposed on the manufactured home structure itself shall be limited to its roof overhang, roofing material and siding material. Under no event can these architectural standards exceed those which would be required of conventional single family dwelling constructed on the same lot. Said manufactured home must not be older than 10 years between the date of manufacture and the date the application for the issuance of a building permit to install the manufactured home is filed with the City.

EXHIBIT A-10
Mixed use residential

Text additions are underlined and deletions are ~~lined out~~

Amend the following zoning districts to allow residential mixed uses within various non-residential zones as follows:

Chapter 17.32 OP, Office and Professional zone

Amend 17.32.010, Purpose as follows: "The OP zoning district is established to accommodate the need for the development of office space and ~~multiple family residential with a use permit~~ mixed use residential uses. The inclusion of mixed use residential land uses in commercial areas is encouraged to increase the area's population and pedestrian activity while reducing air pollution, energy consumption and transportation costs. Normally this zoning ....."

Amend 17.32.020 as follows:

C. Residential uses at a maximum density of 4 (four) units per acre within the same building or buildings as the commercial office use provided that irrespective of lot size, a minimum of one residential unit is permitted.

Chapter 17.36 LB, Local Business Zone

Amend 17.36.010, Purpose as follows: "...This district is intended to allow most uses which are primarily involved conducting retail sales and can accommodate mixed use residential uses. The inclusion of mixed use residential land uses in commercial areas is encouraged to increase the area's population and pedestrian activity while reducing air pollution, energy consumption and transportation costs. This district is ..."

Amend 17.36.020 as follows:

G. Mixed residential uses at a maximum density of 4 (four) units per acre may be included within ~~In~~ any building devoted to a nonresidential use or uses permitted in the LB zone, provided that irrespective of lot size, a minimum of one residential unit is permitted.
; ~~there may be one dwelling unit consisting of one or more rooms designed for occupancy by one family for living or sleeping purposes and having kitchen and bath facilities~~

Chapter 17.40 GB, General Business Zone

Amend 17.40.010 as follows: "The purpose of the GB zone is to provide a location for the sale of commodities, performance of services, repair facilities, tourist oriented sales, and other types of general enterprise. The GB zone can also accommodate mixed use residential uses. The inclusion of mixed use residential land uses in commercial areas is encouraged to increase the area's population and pedestrian activity while reducing air pollution, energy consumption and transportation costs.

Amend 17.40.020 as follows:

E. Mixed residential uses at a maximum density of 4 (four) units per acre may be included within ~~In~~ any building devoted to a nonresidential use or uses permitted in the GB zone, provided that irrespective of lot size, a minimum of one residential unit is permitted.
; ~~there may be one (1) dwelling unit consisting of one (1) or more rooms designed for occupancy by one family for living or sleeping purposes and having kitchen and bath facilities~~

EXHIBIT A-11
Outdoor Lighting

All new section

17.80.210 Outdoor Lighting Standards

New outdoor lighting on private property other than the site of a single family dwelling or duplex shall comply with the following requirements. All such lighting shall be limited to the minimum necessary for safety and security.

A. An outdoor light fixture shall be limited to a maximum height of 14 feet of the height of the nearest building, whichever is less except adjacent to or within a residential area where the height shall be reduced to 8 feet. A fixture greater than 14 feet in height may be approved by the Planning Commission where it fist determines that the additional height will provide lighting that still complies with all other requirements of this Section.

B. Outdoor lighting shall utilize energy efficient (high pressure sodium, low pressure sodium, hard wired compact florescent, light emitting diodes (LED) or other lighting technology that is of equal or greater efficiency) fixture/lamps.

C. Lighting fixtures shall be shielded or recessed to minimize light spill to adjoining properties by:

1. Ensuring that the light source (e.g., bulb) is shielded and directed downward with no more than a 30 degree horizontal deflection from the slight source.
2. Confining glare and reflections within the boundaries of the site to the maximum extent feasible.

Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way. No on-site light source shall directly illuminate an area off the site.

D. No lighting on private property shall produce an illumination level greater than one foot candle on any property within a residential zone, except on the site of the light source.

E. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness.

EXHIBIT A-12
Density Bonuses and Condominium Conversions

All new section

Amend the Zoning Ordinance to add Section 17.80.220 and 230, as follows:

17.80.220 Density Bonuses and Other Incentives

A When a developer of housing proposes a housing development, the City of Nevada City, hereinafter called city, shall provide the developer incentives for the production of lower income housing units within the development if the developer meets the requirements set forth in subsections B and C

B When a developer of housing agrees or proposes to construct at least (1) 20 percent of the total units of housing development for lower income households, as defined in section 50079.5 of the Health and Safety Code, or (2) 5 percent of the total units of housing development for very low income households, as defined in Section 50105 of the Health and Safety Core, or (3) 50 percent of the total dwelling units of a housing development for qualifying senior citizens, as defined in Section 51.3 of the Civil Code, the city shall either:

1 grant a density bonus and at least one of the concessions or incentives identified in subsection H unless the city makes a written finding that the additional concession or incentive is not required in order to provide for affordable housing costs as defined in Section 50025.5 of the Health and Safety Code or for rents for the targeted units to be set as specified in subsection C, or
2 provide other incentives of equivalent financial value based upon the land cost per dwelling unit.

C A developer shall agree to and the city shall ensure continued affordability of all lower income density bonus units for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Those units targeted for lower income households, as defined in Section 50079.5 of the Health and Safety Code shall be affordable at a rent that does not exceed 30 percent of 60 percent of area median income. Those units targeted for very low income households, as defined in Section 50105 of the Health and Safety Code shall be affordable at a rent that does not exceed 30 percent of 50 percent of area median income. If the city does not grant at least one additional concession or incentive pursuant to paragraph 1 of subsection B, the developer shall agree to and the city shall ensure continued affordability for 10 years of all lower income housing units receiving a density bonus.

D A developer may submit to a city a preliminary proposal for the development of housing pursuant to this section prior to the submittal of any formal requests for general plan amendments, zoning amendments, or subdivision map approvals. The city shall, within 90 days of receipt of a written proposal, notify the housing developer in writing of the procedures which will comply with this section. The city shall establish procedures for carrying out this section, which shall include legislative body approval of the means of compliance with this section. The city shall also establish procedures for waiving or modifying development and zoning standards which would otherwise inhibit the utilization of the density bonus on specific sites. These procedures shall include, but not be limited to, such items as minimum lot size, side yard setbacks, and placement of public works improvements.

E The housing developer shall show that the waiver or modification is necessary to make the housing units economically feasible.

F For the purposes of this ordinance, "density bonus" means a density increase of at least 25 percent over the otherwise maximum allowable residential density under applicable zoning ordinance and land use element of the general plan as of the date of application by the develop to the city. The density bonus shall not be

included when determining the number of housing units. The density bonus shall apply to housing developments consisting of five or more dwelling units.

G "Housing development" as used in this section means one or more groups of projects for residential units constructed in the city. For purposes of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels. . The density bonus units shall be permitted in areas of the development other than the areas where the units for the lower income households are located.

H For purposes of this ordinance, concession or incentive means any of the following:

a A reduction in site development standards or a modification of zoning code requirements or architectural design requirements which exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and lot area square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.

b Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the housing project and the existing or planned development in the area where the proposed housing project will be located.

c Other regulatory incentives or concessions proposed by the developer or the city which result in identifiable cost reductions.

I This subdivision does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city or the waiver of fees or deduction requirements.

J If a developer agrees to construct both 10 percent of the total units for lower-income households and 5 percent of the total units for very low income households the developer is entitled to only one density bonus and at least one additional concession or incentive identified in Section H under this section. The City may, at its discretion, grant more than one density bonus.

.230 Condominium Conversions Density Bonus

A When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33 percent of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code, or 15 percent of the total units of the proposed condominium project to lower income households as defined in Section 50079.5 of the Health and Safety Code, and agrees to pay for the reasonably necessary administrative costs incurred by the city, the city shall either

1 grant a density bonus or

2 provide other incentives of equivalent financial value

B A city may place a such reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of low and moderate income or lower income households.

C For purposes of this section, "density bonus" means an increase in units of 25 percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion.

D For purposes of this section, "other incentives of equivalent financial value" shall not be construed to require the city to provide cash transfer payments or other monetary compensation but may include the reduction or waiver of requirements which the city might otherwise apply as conditions of conversion approval.

E An applicant for approval to convert apartments to a condominium project may submit to the city a preliminary proposal pursuant to this section prior to the submittal of any formal requests for subdivision map approvals. The city shall, within 90 days of receipt of a written proposal, notify the applicant in writing of the manner in which it will comply with this section. The city shall establish procedures for carrying out this section, which shall include legislative body approval of the means of compliance with this section.

F Nothing in this section shall be construed to require the city to approve a proposal to convert apartments to condominiums.

G An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were provided under Section 65915.

EXHIBIT A-13

Add Transitional and Supportive Housing as a Principal Permitted use" in the R2 zone

(All new language)

17.28.020.C Transitional and supportive housing subject only to those restrictions that apply to the same type of residential dwelling in the zone district