



City of Nevada City

MEMORANDUM

Date: August 13, 2008

To: Honorable City Council

From: Tom Parilo, Contract Planner
Cindy Siegfried, City Planner

Subject: Revised Staff Report for review of the 2001-2008 Housing Element and request to schedule a workshop to review and consider conceptual revisions to the second unit ordinance, and to expand the range of housing density options for the 2008-2014 Housing Element update

RECOMMENDATION: Accept the preliminary evaluation of the 2001-2008 Housing Element Programs and take the following actions:

1. Accept the preliminary evaluation of the 2001-2008 target units and housing programs.
2. Direct staff to update Table 3 to reflect new building permits and other city approvals of new projects through the end of 2008.
3. Schedule a workshop to
 - a. Review and consider conceptual revisions to the second unit ordinance.
 - b. Review and consider options to facilitate higher density multiple family housing opportunities.

BACKGROUND:

State law requires all cities and counties to update their Housing Elements every five years. The City, along with all other jurisdictions in Nevada County, must update its Housing Element by August 31, 2009. The Housing Element is one of seven state mandated elements required in a General Plan. The first formal step in the update process requires the California Department of Housing and Community Development (HCD) to allocate a housing need to each regional planning organization in California. Nevada City's Regional Housing Need Allocation (RHNA) for 2008-2014 is provided in Table 1 below. On May 14, 2008, the City Council recommended the adoption of the Regional Housing Allocation Plan (RHNP) and the Sierra Planning Organization adopted the plan on June 4, 2008.

Table 1
2008-2014 Housing Allocation

VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
26	23	27	55	131

The next important step in updating the Housing Element is the review of the progress made toward meeting the agency's target dwelling unit objectives and review of the adopted programs. Housing Element Law requires that the updated element review its previous Housing Element as a first step of the update process. This requirement expects that an agency review and evaluate how well it attained its target dwelling unit objectives and how effective its policies and programs were. Once this evaluation is completed, it enables the agency to more effectively set the Housing Element programs for the next cycle. The balance of this report provides an overview of the following:

1. Introduction
2. Performance of the 2001-2008 target unit development
3. Evaluation of the Housing Action Program

Introduction

Due to a smaller growth rate, the 2008-2014 regional housing allocation for Nevada City is less than it was for the 2001-2008 cycle. While this reduced housing allocation assigned to the 2008-2014 time frame is positive, there have been changes in the law that also require that any underachievement of Very Low and Low Income housing units from the 2001-2008 quantified objectives be accommodated as part of the upcoming Housing Element update.

It is also noted that HCD did not certify Nevada City's 1992-2000 and 2001-2008 Housing Elements. These Elements were not certified because HCD did not find that Nevada City had adequate sites zoned to accommodate its regional fair share of housing for Very Low and Low Income households. The absence of a certified Housing Element can affect the ability of a jurisdiction to secure various grants.

The "Very Low", "Low" and "Moderate" income housing categories are all considered "work force" housing. Work force housing units are those that would be occupied by a wide range of the employment force including, but not limited to, teachers, nurses, public safety officers, government workers, store managers, clerks, etc. The absence of having adequate sites can force lower income workers to live in crowded conditions or seek housing elsewhere and commute to work. The current energy crisis emphasizes the need to increase the amount of workforce housing for lower income workers.

In light of the fact that the City's Housing Element was not certified by HCD, the City may be entering the 2008-2014 Housing Element update in the hole; meaning it may have additional ground to make up in terms of demonstrating that it has accommodated its fair share of very low and low income ("work force") housing units from the current Housing Element. As noted in the next discussion section, as of December 31, 2007, Nevada City has only achieved approximately 57 percent of its housing to meet Very Low, Low and Moderate Income household housing needs.

Performance of the 2001-2008 target unit development

The Quantified Objectives for the 2001-2008 planning period are presented in Table 2 below:

Table 2
2001-2008 Housing Allocation

Income Category	New Construction
Very Low	38
Low	36
Moderate	46
Above Moderate	80

Table 3, below provides the total number of units built or approved for building through the end of 2007:

Table 3

January 2001 through December 2007		Very Low	Low	Moderate	>Moderate
Approved Projects ¹	Sub-total	18	13	12	57
Building Permits ²	Sub-Total	0	9	9	29
	Total	18	24	20	86
2001-2008 Quantified Objectives		38	36	46	80
	Difference	-20	-14	-25	6

¹ See Attachment 1

² See Attachment 2

Generally speaking, all new units built and/or approved in the Very Low and Low income category are rentals. From research with local real estate companies, it is apparent that the sales prices for ownership units of all types units within Nevada City are primarily in the "Above Moderate" income category (Attachment 3). Those existing homes that fell within the Moderate category are older units and/or were listed as "fixer-uppers." Those new for sale units falling within the Moderate Income category are largely accomplished through deed restrictions imposed by the City. Due to the small number of new development during the current cycle, relatively few deed restricted units have been created.

Income assumptions are based on actual rental values and sales prices of existing homes within the City of Nevada City. Generally speaking, HCD and lenders establish that a rental rate should be no more than 33 percent of monthly/annual household income for it to be affordable to that household/family. The sales price for a dwelling unit should not exceed three and one half times annual income. A unit is placed in its respective income category in the above table based on the rental rate or sale price and the number of bedrooms. According to Housing and Urban Development (HUD) and HCD standards each bedroom can accommodate up to two people. Table 4, below, establishes the appropriate income category based on household size for Nevada County.

Table 4
HUD/HCD Income Levels based on household size

2008	Number of persons in Household							
	1	2	3	4	5	6	7	8
Income Category				Base				
Very Low (<50%)	22,800	26,050	29,300	32,550	35,150	37,750	40,350	42,950
Low (50-80 %)	36,450	41,700	46,900	52,100	56,250	60,450	64,600	68,750
Median (100%)	45,600	52,100	58,600	65,100	70,300	75,500	80,700	85,900
Moderate (80-120%)	54,700	62,500	70,300	78,100	84,300	90,600	96,800	103,100
Above Moderate (>120%)								

Source: February 28, 2008 HCD memo

In general, HCD's primary focus is on the number of units either built and/or approved in the Very Low and Low income categories, but that does not mean that they won't request demonstration

that the City has adequate sites to accommodate Moderate income households to fulfill the under realized amount (25). In high cost housing markets like Nevada City, they may also focus on the Moderate income category.

For purposes of this analysis, residential building permit data was collected from the County Building Department and Planning Commission/City Council actions were reviewed to determine how many units have either been built and/or approved. From Table 3 above, as of this time, it is apparent that the City has under-realized the construction of Very Low, Low and Moderate Income dwelling units through 2007. The good news is that the City has accounted for approximately 57 percent of its Very Low and Low Income households during the current planning period and the City can count any new additional units built and or approved for the balance of 2008. Any deficit in these two (three) primary income categories will have to be adequately addressed within one year of adoption of the Housing Element in one of two ways:

1. Demonstrate that the City has adequate sites planned and zoned or other programs in place to accommodate the shortfall in these two (three) income categories. This demonstration will require a more detailed sites inventory.
2. Zone new lands within one year of adoption of the Housing Element that will accommodate the shortfall if there are not adequate sites or adopt other programs that can demonstratively accommodate the shortfall.

The Housing Element and therefore the General Plan is required to accommodate an adequate land inventory and action programs to encourage and facilitate new housing construction to fully address all income categories. In other words, the City must *plan* for the construction of housing units as set forth in the RHNP. The RHNA numbers were incorporated into the 2001-2008 Housing Element as Quantified Objectives. The City is neither required to construct the housing nor required to make certain that the housing is built, but it must demonstrate that it has adequate sites to accommodate its fair share of housing units in each income category. Since Nevada City's Housing Element did not meet the adequate sites requirement in the 2001-2008 Housing Element, it now must demonstrate that it has met the actual quantified objectives through various project approvals, programs or other means.

As part of the mandatory 2008-2014 draft Housing Element review by HCD, that agency will consider whether there were enough units built or otherwise approved to meet the quantified objectives for each income category. Should the City fall short in actual approvals and/or units constructed or converted, HCD will look to the amount of zoned land that can accommodate higher density housing to determine if the jurisdiction has adequate sites available to meet its Very Low and Low allocation. HCD accepts zoned land that can accommodate 15 units per acre as being adequate for purposes of demonstrating compliance with a jurisdiction's Very Low and Low income housing category allocation. In the case of Nevada City's Very Low and Low Income categories allocation, there would need to be lands zoned or other definitive program adopted that it can accommodate an additional 34 dwelling units in the Very Low and Low income category (work force housing) between January and December 2008. To the extent that the current 2001-2008 housing allocation for Very Low and Low income households has not otherwise been satisfied by the end of 2008, the City would have to either demonstrate that it has adequate lands zoned or rezone lands within the first year following adoption of the new Housing Element to accommodate that deficit.

The following opportunities may assist in demonstrating that additional units may be approved and/or constructed during the balance of 2008 or that there are adequate lands planned and zoned to meet the shortfall.

OPPORTUNITIES

New Projects. City staff is currently processing a 16 unit multiple family development project on Gracie Road that includes an annexation and General Plan Amendment and Rezone to R2. Four of the units are small condominiums and there is a requirement to develop four second dwelling units within the project. City staff has also been engaged in other discussions with developers who may be interested in the development of dwelling units that may qualify for either Very Low or Low Income households, but until formal applications are submitted, these units are considered speculative.

Demonstrate that Adequate Sites Exist to Meet 2001-2008 projected shortfall. As noted above, Housing Element Law requires that for any shortfall in units constructed during the 2001-2008 cycle the jurisdiction must otherwise demonstrate that it has adequate sites to meet the income categories identified in the adopted quantified objectives. This may be a tall order since HCD did not certify Nevada City's current Housing Element largely due to their finding that Nevada City lacked adequate sites to demonstrate that its fair share allocation could be accommodated for all income groups.

Since the adoption of the current Housing Element and as part of this update, 2008 home sales and rental data has been collected (Attachments 3 and 4). Attachment 3 presents all sales within the City limits from 2006 through 2008. This data is valid demonstrates the market for dwelling sales prices of single family, condominiums/townhouses and mobile homes. During this two and half year period, a total of 18 dwelling units were sold. This information demonstrates that half (9) of all sales fall within the "Above Moderate" income category. The largest dwelling type reported is condominiums (8 units), all but one (Moderate) were reported as being "Above Moderate." Those single family homes sold in the "Moderate" category were represented to be older homes and/or "fixer uppers." The only units sold that fell within "Very Low" and "Low" income categories are mobile home units. All income categories reflected in Attachment 3 are based on the number of bedrooms.

Attachment 4 "Rental Rates" presents a more favorable outcome for affordability in Nevada City. This sample does not reflect all rentals in Nevada City, but is assumed to be representative, as market factors generally dictate rental rates. This sample was collected through interviews with five different property management companies in May/June 2008. There are no private rentals reflected. Rental rates from 71 dwelling units are presented in Attachment 4. The rents are those being charged presently (May/June 2008). As with the sales data, the qualifying income categories for the units are based on the number of bedrooms. This data demonstrates that the greater majority (68 units or 96 percent) of rental rates fall within the "Very Low" and "Low" Income categories.

Sales and rental conclusions are used to forecast the type of unit type that can be targeted within the Housing Element to accommodate housing for workforce housing (Very Low, Low and Moderate income households. Together with this data, various Nevada City housing policies can also couple to provide a comprehensive affordable housing program while still maintaining the character of Nevada City. The following preliminary conclusions can be reached:

For sale units

1. For sale units can only be made affordable through size and/or sales deed restrictions
2. Mobile home parks may increase the amount of affordable housing types within Nevada City, but long-term, owners are subject to rental space adjustments that can affect households on fixed incomes.
3. Monthly homeowners fees in condominium/townhouse projects would probably exceed housing cost for lower income groups even if the initial sales price were otherwise deemed affordable.

Rental Units

1. Apartments provide rental rates tied to local market factors that can achieve long term affordability, therefore ensuring adequate lands for multiple family units is a solid strategy.
2. The two multiple projects surveyed (King Hiram and Uncle Jim's Cottages) are both developed at R2 densities (8 units per acre) (Attachment 5) and still meet affordability for "Very Low" and "Low" income households. With some modifications, the R2 zone should accommodate needed affordable housing if such lands are developed at or near maximum density AND are built as rental projects. Condominium or townhouse projects are not affordable to Very Low and Low Income households in the market place (Attachment 3)

For the most part, all of the City's R2 lands are developed or are committed to development. With the exception of the Gracie Road project currently being processed, there are no R2 zoned lands that can be counted on to demonstrate adequate sites to meet the projected shortfall of housing units for very Low and Low Income households. There are, however, lands currently zoned Service Lodging (SL) and Office and Professional (OP) that also permit multiple family residential development as a permitted use, but since these two zoning districts also allow commercial uses, it is highly unlikely that HCD would recognize that these sites would in fact produce higher density multiple family housing. This leaves the City with an examination of other zoned lands as candidate sites to meet the "affordable" income residential sites needed to fulfill the projected 2001-2088 shortfall and the 2008-2014 needs.

It should be noted, that ultimately, it will be up to HCD to accept the rental rates data to demonstrate that R2 zoned lands are adequate to meet both "Very Low" and "Low" income housing affordability requirements. Furthermore, the City will need to designate and zone additional sites as R2 or to a greater density to meet the projected shortfall and the next cycle allocation.

STRATEGIES TO ADDRESS AN ACTUAL SHORTFALL

There are a number of options that should be concurrently pursued. The options may also be helpful to the City in meeting its 2008-2014 quantified objectives. The options topics are provided in Attachment 6. These items should be explored and discussed in a workshop to be scheduled in near the future.

Evaluation of the Housing Action Program

The Housing Element is required to include an action program. This Housing Element component identifies various policies and programs needed to implement the intended program or policy. The 2001—2008 Housing Action Program included 22 different programs. The 22 programs fall under

four primary different headings. They are Organization and Administration (3 programs), New Construction (4 programs and 7 Action Programs) Preservation/Rehabilitation (4 programs) and Rental and Ownership Assistance (5 programs). Due to limited staff size and budget constraints, it is fair to say that the City has not historically participated in rental and/or ownership assistance programs or rehabilitation assistance. It also does not have the staff resources to develop the expertise or have the time to provide these services. There are two housing agencies (Nevada County Housing Authority and County of Nevada Community Development Agency, Housing Division) that provide these services, however. In addition, there are a number of social service agencies that are able to direct their clients to these needed resources, as well. When approached, City staff refers individuals to the appropriate agency or source that can provide assistance.

The City most actively participates in the four programs and seven action programs under "New Construction." To summarize, the City accomplished the following:

1. Approved a 46 unit co-housing project
2. Approved a 18 unit rental project
3. Approved the conversion of seven motel cottage units into rental housing units.
4. Approved 17 deed restricted units for low and moderate income households of which five are for sale units.
5. Adopted an ordinance requiring that 20 percent of all lots within a new subdivision include a small second dwelling unit
6. Adopted an ordinance that requires that 30 percent of all new lots within a residential subdivision accommodate dwellings of less than 1,500 square feet.

The attached matrix provides a more detailed description of the 2001-2008 Housing Action Program Evaluation (Attachment 6)

Requested Action

The City Council should review the materials provided and seek input from members of the public in attendance. Staff requests direction from the Council to update the review with building and city approvals of new housing projects through the year 2008. Staff also requests direction to revise the second unit housing ordinance with the goal that some of the unauthorized second units could be made legal and therefore count towards the City's 2001-2008 quantified objectives. Updating the second unit ordinance would also benefit the City for the next housing element cycle.

Staff also requests direction to develop a higher density multiple family land use designation and zone district or other options to otherwise increase the number of multiple family dwelling units in anticipation that it may be needed to meet the under realized 2001-2008 Very Low and Low Income housing needs. Similar to the second unit ordinance, the creation of higher density zoning would also benefit the City for the next Housing Element cycle.

As to the review of the 2001-2008 Housing Action Program, staff requests any further direction on the evaluation. Absent any comments, staff will update the evaluation with new information and propose a more realistic set of policies and action programs for the 2008-2014 Housing Element.

RECOMMENDATION: Take the following action:

1. Accept the preliminary evaluation of the 2001-2008 target units and housing programs.
2. Direct staff to update the Table 3 numbers to reflect new building permits and other city approvals of new projects through the end of 2008.

3. Schedule a workshop to
 - a. Review and consider conceptual revisions to the second unit ordinance.
 - b. Review and consider options to expand a higher density multiple family housing opportunities.

NOTICE

Notices of this meeting were sent to a variety of individuals/organizations. The list is provided on Attachment 7 and will be continuously updated as individuals and/or organizations express interest in the Housing Element update.

Attachments:

1. Project Approvals
2. Building Permits
3. Home sale prices
4. Rental Rates
5. Workshop Topics
6. Evaluation of 2001-2008 Housing Action Program
7. Notice list

Approved Projects
2001-2008

DATE	Address	Applicant	Project	Income Category					Comments/????
				Very Low	Low	Moderate	>Moderate	>Moderate	
2001	323 Monroe Street	Filips	4,000 sf. home				1		No BP
	409 Gracie Road	Phil Ruble	1,242 sf home			1			No BP
	468 Seatis	Howell	2,000 sf. home				1		No BP
	596 Railroad Avenue	DeSena/Newman	1,600 sf. home				1		No BP
2002	321 & 323 Alexander		1,943 sf. home with 690 sf second unit	1					No BP
	690 Nevada Street		Convert 5 motel units to cottages and build two more	5	2				Rentals
2003									
April 10 2003	Coyote Street	Sue Ellen Brattin	1200 sq res on 5,227 sq lot			1			
April 10 2003	218 Park Avenue	M. Askins	New 2,416 sq res				1		No BP
May 8 2003	640 Lost Hill Ct	M. Askins	445 sq 2nd unit	1					Rental
		Durrett-McCammant	48 dwelling units total (34 condo, 7 R1 and 7 detached R1 w/common house		3	9	36		Five moderate deed restricted units in co-housing and 4 moderate and 3 low income deed restricted second units
June 12 2003	727 Searls Avenue								
	Co-Housing								
Sept 18 2003			Remodel and convert attic into apartment	1					No BP
Aug 14 2003	421 Broad Street	Baker/Tintile (Kidd Knox Bldg)	Establish 2nd apartment on 2nd floor						No BP
Aug 14 2003	230 Broad Street		New 1,900 sq foot residence				1		No BP
Aug 28 2003	Nevada St/Old Wash	Craig Edlund	New 1,794 sq res w/528 sq detached garage				1		No BP
Sept xx 2003	880 Gold Flat Rd								
			New home w/detached garage/workshop				1		No BP
July 22 2004	334 Clay Street		Detached 2nd unit -approved not built	1					No BP
		Vierra - New City Cottages	18 units w/ 5 units being 500 sq and deed restricted affordable - size dictated affordability	4	8				Multiple addresses with many BPs
Oct 14 2004	334 Clay Street								
	Chief Kelly								
April 14 2005	516 Lost Hill Ct	Jeanette Plety	New 2997 sq res with 540 sq 2nd unit included	1					No BP
	516 Lost Hill Ct	Jeanette Plety							
		Siteline	New 638 sq home with 2-car garage			1			No BP

Attachment 1

Approved Projects
2001-2008

DATE	Address	Applicant	Project	Income Category					Comments/????
				Very Low	Low	Moderate	>Moderate		
April 13 2006	203 South Pine		2.37 acres into 11 lots to contain 15 residential w/4 2nd units	4			11		No BPs
May 11 2006	Pello Lane		new 1900 sq res w/640 sq 2nd unit						No BP
		Justin Dunne	New 1694 sq home	18	13	12	1		No BP
			Sub-Total				57		
Summary									
Approved Projects				17	13	12	57		
BP				0	9	9	29		
Sub-Total (not including Vierra)				18	22	21	86		
Total				38	36	46	80		
2001-2008 Quantified Objectives				-20	-14	-25	6		
Difference									

Attachment 2

Building Permits
Actual Construction
2001 through 2008

Permit No	Permit Type	Apply Date	Situs Address	Square Feet	Income Category				
					Very Low	Low	Moderate	>Moderate	Rental
00070662	RES	12/6/01	340 ALEXANDER ST	3,869				1	
01074766	1F RES	8/2/01	453 Seafis	1,848			1		
01075391	1F RES	10/22/01	630 CHIEF KELLY DR	4,455				1	
02076505	1F RES	4/8/02	407 OLD DOWNIEVILLE HWY	5,198				1	
02076649	1F RES	4/25/02	323 ALEXANDER STREET	2,879				1	
02076841	1F RES	5/15/02	447 SEARLS AVE	3,058				1	
02078418	1F RES	11/4/02	431 UREN ST	2,305				1	
03978913	1F RES	1/23/03	661 CHIEF KELLY DR	4,090				1	
03980106	1F RES	6/11/03	620 CHIEF KELLY DR	2,318				1	
03980200	1F RES	6/19/03	640 CHIEF KELLY DR	3,576				1	
03980389	1F RES	7/7/03	610 CHIEF KELLY DR	3,199				1	
03980718	1F RES	8/7/03	531 LOST HILL CT	3,650				1	
03980768	1F RES	8/12/03	702 NEVADA ST EXTENSION	3,140				1	
04000199	1F RES	1/21/04	540 LOST HILL CT	3,310				1	
04001263	1F RES	4/9/04	522 COYOTE ST	1,657			1		
04001923	1F RES	5/19/04	416 COMMERCIAL	1,632			1		
04001970	APX	12/21/05	200 RED BUD WAY	6,685					
04001971	AP4	12/5/05	200 RED BUD WAY	4,174					
04001972	APX	12/5/05	200 RED BUD WAY	6,685					
04001973	AP4	12/21/05	200 RED BUD WAY	4,174					
04001974	AP4	3/31/06	200 RED BUD WAY	5,523					
04001975	AP4	3/7/06	200 RED BUD WAY	5,523					
04001976	AP4	3/6/06	200 RED BUD WAY	5,523					
04001977	AP4	3/17/06	200 RED BUD WAY	5,523					
04002267	1F RES	6/10/04	444 MONROE STREET	3,807				1	
04002412	1F RES	6/18/04	541 LOST HILL CT	4,110				1	
04005106	1F RES	12/17/04	611 CHIEF KELLY DR	3,708				1	
05003519	1F RES	8/19/05	511 LOST HILL CT	4,632				1	

Attachment 2

Building Permits
Actual Construction
2001 through 2008

Permit No	Permit Type	Apply Date	Situs Address	Square Feet	Income Category				Rental
					Very Low	Low	Moderate	>Moderate	
05004340	APX	2/26/07	308 COTTAGE ST	6,237		8			8
05003600	1F RES	8/24/05	510 LOST HILL CT	3,106				1	
05003603	1F RES	8/24/05	510 LOST HILL CT	1,383			1		
05004923	1F RES	11/15/05	415 SPRING ST	1,500			1		
05005274	1F RES	12/20/05	502 SACRAMENTO ST	1,811			1		
06000208	1F RES	1/20/06	412 NEVADA ST	4,143				1	
06001035	1F RES	4/6/06	112 GROVE ST	2,189			1		
06002271	1F RES	6/26/06	6 PARCEL CHIEF KELLY DR # 2	1,441					
06002272	2nd Unit	6/26/06	6 PARCEL CHIEF KELLY DR # 3	564					
06002610	1F RES	7/20/06	131 CHIEF KELLY DR	1,207					
06002611	1F RES	7/20/06	6 PARCEL LOT 1	1,303					
06002612	2nd Unit	7/20/06	181 CHIEF KELLY DR	564					
06002614	1F RES	7/20/06	191 CHIEF KELLY DR	2,689				1	
06002615	1F RES	7/20/06	185 CHIEF KELLY DR	1,303					
06002616	2nd Unit	7/20/06	175 CHIEF KELLY DR	564					
06002618	1F RES	7/20/06	141 CHIEF KELLY DR	1,263					
06002619	1F RES	7/20/06	151 CHIEF KELLY DR	1,441					
06002620	2nd Unit	7/20/06	5 PARCEL LOT 7	564					
06002621	1F RES	7/20/06	171 CHIEF KELLY DR	1,302					
06002625	1F RES	7/20/06	140 REDBUD WY	2,510					
06002626	1F RES	7/20/06	150 REDBUD WY	2,581					
06002627	1F RES	7/20/06	140 REDBUD WY	1,118					
06002628	1F RES	7/20/06	160 REDBUD WY	2,606					
06002629	1F RES	7/20/06	150 REDBUD WY	1,158					
06002634	1F RES	7/20/06	160 REDBUD WY	1,158					
06003003	1F RES	8/14/06	144 GROVE	4,038					1
06003450	1F RES	9/13/06	175 BOST AVE	3,516					1
06003486	1F RES	9/15/06	347 NIMROD ST	975		1			

Attachment 2

Building Permits
Actual Construction
2001 through 2008

Permit No	Permit Type	Apply Date	Situs Address	Square Feet	Income Category				Rental
					Very Low	Low	Moderate	>Moderate	
06003621	1F RES	9/25/06	210 REWARD ST	3,030				1	
06003788	1F RES	10/6/06	100 REDBUD WY	3,449				1	
99068254	RES	7/2/02	108 CLARK ST	2,449			1		
99068627	RES	7/11/01	422 CALVARY STREET	3,851				1	
06003954	1F RES	10/18/06	432 UREN	2,757				1	
07001698	1F RES	4/20/07	685 SEARLS AVE	4,124				1	
07011492	1F RES	11/7/07	424 MONROE ST	6,154				1	
07012737	1F RES	12/17/07	126 ORCHARD ST	1,401			1		
98064236	RES	4/4/06	431 UREN ST	3,143				1	
65					0	9	9	29	8

2001-2008 Quantified Objectives	38	36	46	80
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**Attachment 3
2008 Dwelling Sales**

Dwelling Unit Type	Bedrooms				Size (Sq. Ft.)	Address	Sales Price	Based on 350% of Income ¹				Qualifying Income	
	Studio	1 Bedr	2 Bedr	3bdr				4bdr	VL	L	Mod		>Mod
Single Family				X	1,020	119 Grove Street	\$225,000				1		\$64,285
				X	1,180	753 Lindley	\$250,000				1		\$71,430
			X		1,246	436 Clay St.	\$260,000				1		\$74,285
		X			896	648 A Zion Street	\$262,925				1		\$75,120
		X			1,000	418 Factory Street	\$306,000					1	\$87,430
Condominium				X		302 Bridge Way	\$350,000					1	\$100,000
		X				312 Bridge Way	\$330,000					1	\$94,285
		X				328 Bridge Way	\$324,500					1	\$92,715
			X			323 Bridge Way	\$389,000					1	\$111,145
				X		338 Bridge Way	\$360,000				1		\$102,860
		X				327 Bridge Way	\$355,000					1	\$101,430
		X				342 Bridge Way	\$387,500					1	\$110,715
		X				332 Bridge Way	\$369,000					1	\$105,430
		X			1,090	307 Gracie Rd.	\$319,000					1	\$91,145
Mobilehomes		X			680	251 Willow Valley #12	\$75,000	1					\$21,430
			X			251 Willow Valley #14	\$125,000	1					\$35,715
		X				251 Willow Valley #19	\$145,000		1				\$41,430
			X			252 Willow Valley #20	\$113,000	1					\$32,285
						Totals		3	1	5	9		

¹ Based on household size using two people per bedroom

Attachment 4
Rental Rates
2008

Dwelling Unit Type	Bedrooms				Size (Sq. Ft.)	Address	Comments	Based on 33 % of Income ¹				Qualifying Income
	Studio	1 Bedr	2 Bedr	3bdr				4bdr	VL	L	Mod	
Second Units		\$730						1				\$20,000
		\$700						1				\$26,545
		\$1,100										\$25,455
Single Family		\$1,000				Zion Street	Older with 1 1/2 bath					\$40,000
		\$1,200				Valley Street	1 3/4 bath					\$36,364
		\$800				Nursery St.	Older with 1 bath					\$43,636
		\$1,300				Factory	no garage/carport					\$29,091
						Prospector	(Old PGE) 1 bath					\$47,273
		\$1,800				Brock Rd.	2-bath, restored farmhouse					\$65,455
		\$1,400				Alexander	2 bath with carport on larger lot					\$50,909
		\$1,200					1 bath with 1 car garage					\$43,636
		\$1,175					2 bath with second unit (\$730)					\$58,182
		\$1,400				Gold Tunnel	1 bath					\$42,727
		\$1,325				Nimrod	2 bath with family room, carport, and office/studio					\$50,909
		\$1,085				Martin Street	2 bath, no garage/carport					\$48,000
							2 1/2 bath,					\$39,455
		\$1,085					2 bath,					\$39,455
		\$1,700					2 bath, 2 car garage,					\$61,618
		\$1,073				Nevada Street	2 bath with					\$39,018
		\$1,350				Clay Street	1 bath with					\$39,091
		\$1,100				Clay Street	1 bath with					\$49,091
		\$1,050				Park Avenue	1 bath with					\$40,000
		\$1,200				Zion	1 bath					\$38,182
		\$1,000				E. Broad	1 bath					\$43,636
		\$1,700				Coyote	1 bath					\$36,364
		\$1,100				Cottage	1 bath					\$61,818
		\$775				N. Pine	2 bath					\$40,000
Cottages		\$1,275				Main	2 bath					\$28,182
		\$1,275				Chief Kelly	Uncle Jim's (4 units) 1 bath					\$43,636
		\$1,300				Chief Kelly	Uncle Jim's (1 unit) with 1 1/2 bath					\$46,364
		\$1,695				Chief Kelly	Uncle Jim's, (1 unit with 1 1/2 baths)					\$46,364
		\$895				Chief Kelly	Uncle Jim's (3 units with 2 baths)					\$47,273
Apartments		\$1,450				Chief Kelly	Uncle Jim's (3 units with 2 1/2 baths)					\$61,636
Town home/condo		\$1,475				King Hiram	Uncle Jim's (1 unit with 3 baths)					\$32,545
		\$1,000				Bridge Way	26 units all with 2 bath (includes water and sewer)	26				\$52,727
		\$1,050				Bridge Way	Woodbridge with 2 1/2 bath					\$53,636
						Gracie	Woodbridge with 2 1/2 bath					\$36,364
							Pinecrest condos on Gracie Road with 1 1/2 bath					\$38,182
							2 bath					
								28	40	3	0	

¹ Based on household size using two people per bedroom

ATTACHMENT 5 WORKSHOP TOPICS

SECOND-UNIT DWELLING ORDINANCE REVISION

State law has recently been amended that would allow second dwelling units as a use by right. Nevada City Ordinance 90-01 contains some fairly restrictive second unit dwelling standards that may inhibit the development of such units on existing city lots. This ordinance currently requires a Use Permit and density conformity provisions of the base zoning district for detached units, two parking spaces, lot coverage and other access standards. It has been established through rental data (Attachment 4) within the City of Nevada City that Very Low Income households would qualify for most second dwelling units. For the City to receive any credit for sites to accommodate second dwelling units as part of the current cycle, the Second Dwelling Unit ordinance would need to be brought into conformity with state law. The following second unit features are based on state law:

SECOND UNIT CONCEPTS:

Detached Units

- Eliminate CUP—approved at staff level
- Eliminate density restrictions
- Lot to meet minimum lot size of zoning district
- Maximum size--1,200 square feet
- Maintain applicable setbacks
- Building coverage shall not exceed 50 percent
- Building materials, colors and architectural style shall be compatible with the primary dwelling

Attached Units

- Applicable to all zones that permit a single family dwelling
- Approved at staff level
- The increase in floor area shall not exceed 30 percent of the floor area of the primary residence with the second unit would not exceed 1,200 square feet
- The single family character of the structure shall be maintained
- Maintain applicable setbacks
- Building coverage shall not exceed 50 percent
- Building materials, colors and architectural style shall be compatible with the primary dwelling

Conversion of Existing Dwelling Space to Second Unit

- Setbacks and building coverage standards do not apply provided there is no expansion of building footprint

Additional Standards Applicable to all Second Units

- For those second units that do not or cannot comply with the above standards, a CUP may be filed
- The second unit would not exceed 1,200 square feet and must be smaller than the primary dwelling
- Minimum required off-street parking--one space

Attachment 5
Workshop Topics

- Maintain land owner occupancy of one of the units through a recorded deed restriction
- Pay all applicable processing and development fees
- Waive all applicable processing fees (not including building permits), City mitigation (AB 1600) fees, City sewer and water hook-up fees for units with deed restrictions that meet Very Low and/or Low income levels
- Incorporate ADA requirements as developed by the City

LEGALIZE EXISTING SECOND DWELLINGS

City staff has just completed a detailed inventory of second dwelling units within its incorporated boundaries. Many of these second dwelling units were not approved and or are not enrolled as users of city sewer and/or water services. Any such unit that could be made legal based on a revised second unit ordinance and/or through a possible amnesty program to pay water and sewer fees and other qualifying provisions could then be recognized as legal units. As such, they could be counted as part of the new units provided during the current Housing Element cycle if such units were legalized before the end of 2008. As noted throughout, the rental and construction data demonstrate that second units fulfill the Very Low Income household category.

CONCEPTS TO LEGALIZE EXISTING SECOND UNITS (APPLY ANY OR ALL FEATURES):

- Conform with new second unit ordinance provisions, once adopted
- Pay water and sewer fees for previous three years only
- Pay water and sewer hook up and City portion of AB 1600 fees
- Avoid processing fees if applied within six months of new second unit ordinance adoption
- Waive all applicable processing fees (not including building permits), City mitigation (AB 1600) fees, City sewer and water hook-up fees and reduce past water and sewer fees to one year for units with deed restrictions that meet Very Low and/or Low income levels
- Other???

CREATE A NEW AND/OR AMEND AN EXISTING MULTIPLE FAMILY RESIDENTIAL DESIGNATION TO ACHIEVE HIGHER DENSITY

HCD accepts that a high density multiple family zoning district that accommodates 15 units per acre (upa) would meet Nevada City's "Very Low" and "Low" Income housing allocation requirements.

By comparison, Nevada City's Mixed Residential accommodates a maximum density of 8 units per acre. The City Engineer conducted a study of multiple family residential densities within the City of Nevada City. While the study is comprehensive, it is not exhaustive of all multiple family sites. Exhibit A demonstrates that within the City of Nevada City there are many developments that exceed eight units per acre (upa). Densities exceeding 15 upa are not uncommon in Nevada City. The 15 multiple family developments surveyed that conform to the underlining zoning achieve an overall average density of 7.85 units per acre. Those developments (8) on lands not zoned for multiple family developments (legal non-conforming uses) achieve an overall density of 19.1 upa. In total, 18 developments within the City exceed the R2 density of 8 upa. Based on the rental data survey provided in Attachment 4, the actual rents for the larger percentage of rental units fall into the Low and Very Low Income category.

Attachment 5
Workshop Topics

It is noted that the development of a higher density land use designation and zoning district may be needed to develop an adequate sites inventory for the 2008-2014 Housing Element. As noted above, creating a higher density multiple family zone would not set a precedent for higher density housing in Nevada City. Furthermore, it would go a long way to providing needed affordable rental housing.

Nevada City's allocation for the Very Low and Low income categories is 49 units. Consistent with the current disbursement of higher density projects, meeting the need for the new 49 units via a higher density zone district would not result in a high concentration in any one area. The 24 higher density projects sampled by the City Engineer include a range of 3 to 49 units. Within these developments, there are a total of 339 dwelling units or an average of 14 units per project (median of 9 units).

CONCEPTS FOR HIGHER DENSITY MULTIPLE FAMILY LAND USES

Higher Density Land Use designation/Zone District

- 15 units per acre, with a minimum of 12 upa
- Include a mandatory mixture of unit sizes ranging from studios to four bedrooms. Mixed unit sizes would meet a wider range of household needs and reduce population concentration.
 - Suggest the following ratios
 - Studio/one bedroom 30 percent
 - Two bedroom 60 percent
 - Three or more bedrooms 10 percent
- Appropriate sites should be within reasonable (approximately ½ miles) walking distance from schools, shopping, employment centers, etc.
- Include design review standards to help integrate such projects into the character of Nevada City neighborhoods. As an example, within the historic district, a mansion style, multiple-family building could be required.
- Maximum size project not to exceed 30 units.

Modify the R2, Multiple Family Residential Zone to be based on bedrooms or Equivalent Dwelling Units (EDU), as follows:

- Develop a flat 8 unit per acre density standard
- Require that a minimum of 6 units per acre be developed unless there are extenuating site constraints, in which case a CUP would be required
- Incorporate the Town of Truckee's UDU standards to this zone district as follows:

<u>Unit size</u>	<u>EDU</u>
◆ Studio	.5 dwelling unit
◆ 1 bedroom	.67 dwelling unit
◆ 2 bedrooms	.8 dwelling unit
◆ 3 bedrooms	1.00 dwelling unit
◆ 4 or more bedrooms	1.20 dwelling units
- Multiple family projects that do not incorporate a ratio of bedrooms would require a CUP.

The adoption of the Housing Elemental is subject to environmental review. It should also be noted that any one of these options would require an amendment to the General Plan and zoning district. Modifying the R2 zone would be less involved, but there would be a companion

Attachment 5
Workshop Topics

challenge to somehow demonstrate to HCD that R2 densities in Nevada City will in fact produce housing affordable to Very Low and Low income households. Creating a new higher density land use designation (15 upa) and related zone district could open up the General Plan for a more comprehensive update. Before the City proceeds too far down the path of any such alternative, it should coordinate with HCD planner assigned to Nevada City's Housing Element update.

PERMIT LAND DIVISION OF PARCELS WITH MULTIPLE SINGLE FAMILY DWELLINGS

Allow land divisions of lots having two or more legally established single family dwellings

- Meet applicable setbacks
- May not meet density standards
- Meet on-site parking requirements
- Provide deed restrictions to ensure affordability to Moderate and or low income households

ZONE LAND FOR MOBILE HOME PARKS

As noted above, mobile home parks appear to be the only housing type that can provide market rate entry level affordable housing opportunities in Nevada City. All such zone lands are already developed or committed to mobilehome parks. The City could consider a strategy for designating appropriate lands as part of an annexation strategy. The City's updated sphere of influence boundary is currently under review by LAFCo. Following adoption, suitable lands could be identified.

Attachment 5
Workshop Topics

Exhibit A
Multiple Family Densities in Nevada City

Location	Description	Zoning	Lot size (acres)	Number of units	Density Units/acre
Red Bud Way	Co-Housing	R2-SC	8.50	35	4.1
574-578 East Broad Street	Apartments	R1	0.08	3	37.5
637 West Broad St.	Apartment	R2	0.52	4	7.7
446 West Broad Street	Apartments	R1-HD	0.24	3	12.7
639 West Broad Street	Apartment	R2	0.46	4	8.7
101-223 Chief Kelly	Uncle Jim's Cottages	R2-SC	1.70	14	8.1
10-65 Pello Lane	Duplexes	R2-AN-SC	2.10	18	8.6
215 Nevada Street	Apartments	R1-SC	.10	3	30.0
728 Nevada Street	Cabins/Cottages	SL-SC	1.15	10	11.5
690-706 Nevada Street	Duplex/cabins	SL-SC	1.31	11	8.4
251 Willow Valley Road	Trailer Park	R2-AN-MH	3.45	20	5.8
219 South Pine	Apartments	OP-HS-SC	0.15	3	20.1
301-352 Gracie Road	Town homes	R2	3.56	36	10.1
King Hiram	Apartments	R2-SC	6.61	49	7.4
22-47 Bridge Way	Woodbridge Town Homes	R2-SC	3.67	36	9.8
100-115 Perseverance Mine Court	Small homes	R2-AN-SC	0.91	13	14.3
514-518 Zion Street	Small homes	R1	0.82	5	6.1
815 Zion Street	Trailer park	LB-SC	1.58	26	16.5
347 Nile Street	Cabins	R1	0.71	21	29.7
137 Boulder Street	Apartments	R1	0.23	6	26.0
509 Nimrod Street	Condominiums	R2	0.40	4	10.0
304-308 Cottage 415-418 Main Street	Apartments	R1	0.31	8	25.5
120 Grove	Apartments	R1	.23	3	13.0
425-427 Spring Street	Apartments	GB-HD	.06	4	66.6
		Total	38.85	339	
		Average per development		14	8.73
		Median per development		9	10.8

Density Summary

	Acres	Number of units	Overall Density Units/Acre
Sites Zoned for Multiple Family Dwellings	36.07	283	7.85
Legal Non Conforming Multiple Family sites	2.72	52	19.12

TABLE 2.00-1: EVALUATION OF 2001-2008 HOUSING ACTION PROGRAM

2001-2008 Action Program	Target Objective	Agency	Funding	Time Frame	Evaluation of 2001-2008 Housing Action Program
ORGANIZATION AND ADMINISTRATION					
1. Coordinate action concerning housing need in the area through participation in Fair Share Housing Allocation program.	City contribution of fare share of housing based on adopted growth rate.	City, Nevada County, and City of Grass Valley.	General Fund	Ongoing throughout planning period	Even though HCD did not certify Nevada City's Housing Element, the City fully participated in the development of housing opportunities for all income categories mandated by the state through the assignment of the fair share housing allocation program. The City of Nevada City incorporated the Regional Housing Needs Allocation (RHNA) developed by the Sierra Planning Organization into the Housing Element. All efforts to meet the housing needs of targeted income groups have been exercised through the adoption of new programs and the incorporation of various lower income housing programs into the review of new residential developments.
2. Continue to identify nonprofit corporations and grant programs to help implement new housing priorities.	Work closely with Nevada County Housing Authority.	City and Nevada County	General Fund	Ongoing throughout planning period	The primary focus of new housing priorities were closely associated with working with developers to provide deed restricted affordable housing units. There were two new projects that occurred during the housing element cycle that produced a total of 64 new housing units, of which 17 were deed restricted for low and moderate income households. When individuals requested information regarding grant programs or other housing assistance programs they were referred to the Nevada County Housing Division within the Community Development Agency and the Nevada County Housing Authority. The Housing Authority has been successful in providing Section 8 Housing Assistance vouchers to approximately five different qualifying households within the City of Nevada City. Unfortunately the needs for housing assistance vouchers are greater than the supply of such funding.
3. Review and update city and housing policy.	Periodic amendment of Housing Action Program; revision of Housing Element every 5 years	City	General Fund	Annually	During the housing element cycle, the City adopted two inclusionary housing programs that are applicable to new subdivisions that create three or more lots. These two programs were adopted as Ordinance 2003-03 in 2003 and require that 20 percent of all lots in each new qualifying subdivision include a small second unit rental and that new residences on 30 percent of

2001-2008 Action Program	Target Objective	Agency	Funding	Time Frame	Evaluation of 2001-2008 Housing Action Program
NEW CONSTRUCTION					
<p>4. Ensure maximum opportunity for infill residential construction. Staff assistance shall be made available to developers to assure application materials adequately address all issues necessary for public hearings through pre-application and other meetings. Requirements for secondary homes and fee-deference programs shall be implemented to promote establishment of affordable housing units that increase densities and more mixed-use in the GB General Business and LB Local Business districts</p>	<p>Retain current amount of R1 and R2 land inside city limits. Implement inclusionary zoning Housing policies 2b, 2c, 16.</p>	<p>City</p>	<p>None Required</p>	<p>Ongoing throughout the Planning Period</p>	<p>All R1 and R2 zonings have been maintained. The city also approved the conversion of seven cottage motel units through the rezone to R2 for the purpose of converting six small rentals, into multiple family units ranging in size between 500 to 800 sq. ft. and one of 1,200 sq. ft. Inclusionary housing policies 2c and 16 were adopted into ordinances that are now applied to new qualifying subdivision developments. Policy 2b, the fee deferral for affordable second units has not yet been adopted, but the city would waive all fees for any new second dwelling if the dwelling was accompanied with a deed restriction for moderate or lower income households. Policy 2b will be included as a policy and action program for the 2008-2014 Housing Element.</p>
<p>5. Continue allowing density bonuses and other incentives to developers of affordable housing, in accordance with State law and other objectives of the General Plan. Specifically, on sites where staff identifies sites site constraints would not reduce the potential capacity, to discuss density bonus provisions with applicants. For example, 13 units were built with density bonus on Searls Ave. through use of density bonus.</p>	<p>Increase in construction of units affordable to low-/middle-income households.</p>	<p>City</p>	<p>Application Fees</p>	<p>In response to applications for projects</p>	<p>During the housing element cycle, the City approved 17 deed restricted units for low and moderate income households. State mandated density bonuses have not been sought during the current cycle.</p>
<p>6. Consider waiving or financing AB1600 fees due from new units made available to very low or other low income households.</p>	<p>Work with applicants on a case-by-case basis to ease the cost of AB1600 fees for affordable homes. Require for new second units with deed restrictions on affordability, per Housing Policy 2b.</p>	<p>City</p>	<p>Application Fees</p>	<p>In response to applications for projects</p>	<p>Policy 2b waives mitigation fees for all 2nd units if there is a long term deed restriction setting rents at moderate level. This program was not implemented, but as noted above, the City would extend the fee waiver to any second dwelling if such unit were restricted to moderate income households. Policy 2b will be included as a policy and action program for the 2008-2014 Housing Element.</p>
<p>7. Require the construction of disabled accessible new units.</p>	<p>Require 10% of unit in 10-unit+ projects to be accessible, and</p>	<p>City</p>	<p>Permit Application fees</p>	<p>Amend Ordinance in 2004</p>	<p>This policy was not implemented during the current housing element cycle. This program will be carried forward for implementation during the 2008-2014 cycle.</p>

2001-2008 Action Program	Target Objective	Agency	Funding	Time Frame	Evaluation of 2001-2008 Housing Action Program
	encourage accessibility in smaller projects by including in conditions of approval for architecture and site review to utilize on-site opportunities on a case-by-case basis.				
8. Consider siting small special quarters such as transitional housing and other facilities in appropriate locations under the City's conditional use permit process.	Site facilities near public services and transportation in appropriate neighborhoods and districts with a balance between meeting housing goals and protecting the character of neighborhoods.	City	Permit Application fees	This is enabled, and will continue through the element period	<p>The city prefers the integration of smaller units consistent with the zoning exemptions provisions of State law. There have been no new large (more than six residents) transitional housing units or group homes established in Nevada City during the current cycle. State law exempts the establishment of small group homes with six or fewer residents from local land use controls. Nevada City's zoning ordinance does not permit large residential care facilities in residential zones. This is in keeping with Nevada City's approach to encourage disbursement of more intensive uses to avoid concentrations within neighborhoods. Smaller units also ensure a better integration of these needed facilities into the fabric of existing neighborhoods.</p> <p>On a rotating basis at least two of the local churches in the City participate in caring for homeless guest as part of a larger western Nevada County effort to feed, clothe and shelter the homeless during the inclement periods (November through April) of each winter season. These services are provided and organized by Hospitality House in Grass Valley along with 25 other faith based organizations in western Nevada County. Guest, shelter services are provided by Saint Canice Church on meals are also provided by the Nevada City Methodist Church on a rotating basis.</p>
9. Review all development proposals in City limits and annexation proposals for their impact on housing. Implement inclusionary zoning Policy # 2c and Policy 16.	Do not allow new annexations and subdivisions to significantly impact affordable housing needs of City	City	Application Fees	In response to annexation requests	<p>There were two new projects on West Broad Street that occurred during the housing element cycle that produced a total of 64 new housing units, of which 17 were deed restricted for low and moderate income households.</p>
10. Assist sponsoring non-profits and other agencies	Site small group	City	General	In response to	As noted above, Nevada City's approach is to encourage the

2001-2008 Action Program	Target Objective	Agency	Funding	Time Frame	Evaluation of 2001-2008 Housing Action Program
<p>in siting appropriate group home facilities in proportion to the needs of Nevada City. City department heads shall meet together with non-profits to help identify issues during the pre-application process in order to assure that services are available at selected site options and to identify neighborhood and other concerns.</p>	<p>facilities near transportation, shopping, services, and recreation</p>		<p>Fund and Application Fees</p>	<p>Applications and inquiries</p>	<p>siting of small residential care facilities that are exempt from zoning regulations. During the current cycle of the Housing Element there were no pre-application requests from non-profits to locate or otherwise determine available sites for group home facilities.</p>
PRESERVATION/REHABILITATION					
<p>11. Review all residential demolition requests for their impact on affordable housing stock per Housing policy 19.</p>	<p>Avoid demolition of salvageable housing</p>	<p>City</p>	<p>General Fund</p>	<p>In Response to Applications</p>	<p>All requests to demolish residential structures are reviewed against the city's ordinance. That ordinance only allows demolition if the structure is unsafe and beyond salvage.</p>
<p>12. Prohibit the use of housing units for recreational rentals per Housing Policy 20.</p>	<p>Maintain housing availability</p>	<p>City</p>	<p>General Fund</p>	<p>Already prohibited</p>	<p>The City Zoning Ordinance prohibits rental of single family homes for less than one week. Short term rentals require a conditional use permit.</p>
<p>13. • Identify priority areas.</p>	<p>Field survey to inventory existing stock and needed improvements</p>	<p>City and Nevada County</p>	<p>General Fund or Grant Funds</p>	<p>Completed survey with 2001-2008 element</p>	<p>The housing conditions survey completed with the 2001-2008 housing element is still valid. All rehabilitation is accomplished through individual homeowners. Due to staffing shortages and budget constraints the City does not actively pursue CDBG funding for rehabilitation.</p>
<p>14. • Identify sources of funding and notify residents of availability by providing notices in water and sewer billings.</p>	<p>Below-market interest funds for low-/medium-income owners</p>	<p>City, Housing Author-City, Non-Profits and banks</p>	<p>General fund, program admin. funds, grants</p>	<p>Keep list available at City Hall and post on City bulletin board</p>	<p>Any inquiries received from individuals about housing assistance programs are referred to the Nevada County Housing Division, Nevada County Housing Authority or to various websites that can be accessed from the My Nevada County webpage. The City of Nevada City does not have the expertise within its very limited staff resources to assume a larger role. There have been no mail outs of housing assistance programs with water and sewer bills, as this information is more readily available through other means that are more effective. Most individuals seeking assistance are already part of the larger social service assistance system. Individuals in the Social Services Department, non-profit agencies and churches have much greater contact with those in need.</p>
RENTAL AND OWNERSHIP ASSISTANCE					
<p>16. Support County in efforts to expand Section 8 rental assistance vouchers.</p>	<p>More Section 8 certificates available.</p>	<p>City, Area Housing</p>	<p>Program admin.</p>	<p>Ongoing through the</p>	<p>The Section 8 vouchers program is very specialized. Whenever inquiries are made with the City, those individuals are referred</p>

2001-2008 Action Program	Target Objective	Agency	Funding	Time Frame	Evaluation of 2001-2008 Housing Action Program
		Authority	funds	Planning Period	to the Nevada County Housing Authority. There are currently five Section 8 rental assistance vouchers in Nevada City. While the need is much greater, the Housing Authority is limited as to how many vouchers can be satisfied. According to Linda Anderson of the Nevada County Housing Authority, that agency has 294 vouchers assigned to it; unfortunately only 255 are funded.
17 Identify sources of funding and notify residents of availability.	Enable first-time buyers to afford homes.	City, Area Housing Authority	General Fund, Grants, Non-Profits, Banks.	Keep list available at City Hall, and post on City bulletin board	Due to staffing and funding shortages, the City does not handle first time buyers programs. Individuals who inquire are referred to mortgage companies, the Nevada County Housing Division, and/or to various websites that can be accessed from the My Nevada County webpage
18. Require resale controls for new affordable units.	Continued affordability for low-/medium-income households.	City and Project Developer	Application Fees.	Ongoing through the Planning Period	There were 17 deed restricted dwelling units approved during this housing element cycle. Of those, five are for resale purposes. The balance impose rent restrictions for either low or moderate income households..
19. Work with Nevada County Housing Authority to implement an active Fair Housing Program.	Public education of Fair Housing Law and referral of complaints to appropriate agencies.	City, Nevada County, and Non-Profits	General Fund, Grant Funds, Admin. Funds	Ongoing through the Planning period	All such inquiries are referred to the Nevada County Housing Division, Nevada County Housing Authority and legal assistance. These agencies either directly investigate housing discrimination complaints or refer the individual to the appropriate agency.
20. Allow house sharing. Work closely with Nevada County Housing Authority program to match up qualified roommates by providing literature and discussing with Nevada City residents in City Hall.	Encourage elderly to rent out unneeded portions of large houses to help increase affordable housing supply.	City, Nevada County, Non-Profits	General Fund, and by other agencies	Ongoing through the Planning Period	Due to staffing and budget shortages, the City government is not set up to develop any type of data base geared to seniors or any other segment of the population wanting to house share. More conventional sources for house sharing include newspaper ads, websites and the Nevada County Housing Division. Other local social service organizations such as the Department of Social Services and a variety of non-profit groups already perform this service. It is those organizations who come in daily contact with people needing such assistance.

Attachment 7
Housing Element Notice List

CalTrans	Nevada County Board of Realtors	City of Grass Valley
FREED	Nevada County LAFCO	Nevada Co Chamber of
Nevada City Chamber	Nevada County Contractor's Assn	Nevada Irrigation District
Pacific Gas & Electric	Nevada Co Building Dept	Nevada Co Dept of
Nev Co Superintendent of Schools	Nevada City School District	Nevada Union High School Dist
Sierra Planning Organization	No Sierra Air Quality Mgt Dist	Waste Management, Inc.
Housing & Community Services	Nevada Co Planning Department	Nevada Co Consolidated Fire
Nevada County Consolidated Fire Protection District	Nevada County Economic Resource Council, Inc.	Friends of Nevada City
Friends of Deer Creek	County of Nevada Sheriff's Office	California Division of Forestry
Affordable Housing Task Force	Hospitality House	Supervisor Nate Beason, Dist I
C/O County Planning Department	Mr. Chuck Durrett	Habitat For Humanity
Tsi-Akim Maidu Tribe	Property Assoc Mgt Co	Nevada County Housing
Rural Quality Coalition	Good & Company Realty	Paul Law Property Mgt
Collins Property Mgt	Harry Stewart	Glenn Christ
Mountain Valley Property Mgt		Kurt Valentine
Wally Krill		