

GN
2014



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

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Steven L. DeCamp
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March 26, 2015

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Housing Policy Department
Received on:
MAR 27 2015

Subject: Calendar Year 2014, Nevada County Annual Housing Element Progress Report

To Whom It May Concern:

Consistent with Government Code Section 65400, enclosed is the "Calendar Year 2014, Nevada County Annual Housing Element Report". Should you have any questions or wish to discuss the contents of the Annual Report please contact Tyler Barrington, Principal Planner at (530) 470-2723 or via email at tyler.barrington@co.nevada.ca.us.

Sincerely,

Brian Foss
Planning Director

Enclosure: Calendar Year 2014 Nevada County Annual Housing Element Progress Report

cc (via email): Nevada County Health and Human Services, Housing Division
Regional Housing Authority of Nevada and Sutter Counties

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: County of Nevada
Reporting Period: January 1, 2014 - December 31, 2014

Table A
2014 Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Housing with Financial Assistance and/or Deed Restrictions		7 Deed Restricted Units	8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			Assistance Programs for Each Development	See Instructions		
	Mobile Home**	Unknown	7	7			14		See Instructions		Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
	Second Dwelling Unit	Assumed Rental		10			10		See Instructions		See General Notes below for justification of affordable determination.	
(9) Total of Moderate and Above Moderate from Table A3			7	17	32	75	107					
(10) Total by income Table A/A3			7	17	32	75	131					
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary.
** Note: Manufactured Home was utilized for this category

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

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**Table A2
2014 Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHINA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Very Low-Income		
(1) Rehabilitation Activity	0	4	0	0	4	Each unit preserved or rehabilitated were required to meet income and locational (Census Tract) requirements based on the requirements of the Grant (CDBG STBG Rehab Grant; Federal Housing Preservation Grant; and CALHOME Rehab Grant) that funded the program.
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	4	0	0	4	

* Note: This field is voluntary

**Table A3
2014 Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	32					32	
No. of Units Permitted for Above Moderate	75					75	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Nevada
 Reporting Period January 1, 2014 - December 31, 2014

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Year 7	Year 8	Year 9				
Very Low	Deed Restricted												
	Non-deed restricted	7											
Low	Deed Restricted												
	Non-deed restricted	17											
Moderate	Deed Restricted												
	Non-deed restricted	32											
Above Moderate		75											
Total RHNA by COG. Enter allocation number:		131											
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Nevada
Reporting Period January 1, 2014 - December 31, 2014

General Comments:

Note: Unless a housing unit is deed restricted Nevada County does not track the affordability of single or multi-family dwellings, second units or mobile homes. For reporting purposes it is assumed that 70% of all single family units met the above moderate criteria and 30% were affordable to moderate. All fractions were rounded to above moderate. Multi-family units were assumed to meet the very-low income criteria. Second units were assumed to meet the low income criteria. It was assumed that 50% of all mobile homes met the very-low criteria and 50% met the low income criteria, if a 50/50 split was not achievable then the higher number of units was assigned to the low income category.

**Table C
Program Implementation Status- 2014 Housing Element Annual Report**

<i>Program Description</i>		<i>Housing Programs Progress Report - Government Code Section 65583.</i>		
<i>Program Number</i>	<i>Name of Program</i>	<i>Objective</i>	<i>Timeframe in H.E.</i>	<i>Status of Program Implementation</i>
HD-8.1.1	To accommodate the unmet housing need of 699 low and very-low income units identified in Program HD-8.1.4 of the 2009-2014 Nevada County Housing Element, the County will rezone at approximately 43.7-acres suitable and available for development in the planning period through either: 1) rezones within the cities' sphere of influence to a density of 20 units per acre (R3-20); or 2) rezone a sufficient amount of land outside of the cities' sphere of influence to a minimum density of 16 units per acre; or 3) a combination of rezoned land within and outside of the cities' sphere of influences at the identified densities may also be used to satisfy the unmet need of 699 units. The sites to be rezoned may include, but are not limited to, the candidate sites identified in Table B.1 (Appendix B). A minimum of 50 percent of the 699 units shall be accommodated on sites zoned exclusively for residential uses. Owner occupied and rental multi-family residential uses on these sites shall be allowed by right (without a conditional use permit, planned unit development plan or other discretionary action) as required by Government Code 65583.2(h). The rezoned sites shall provide for a minimum of 16-units per site and require a minimum density of 16-units per acre.	Create adequate zoning to provide high density housing opportunities intended to provide adequate sites for the extremely-low, very-low and low income Regional Housing Need Allocation	FY 2014/15	The County has completed a draft EIR for this rezoning effort. The County has prepared the draft reponse to comments, CEQA Findings and Mitigation Monitoring and Reporting program as well as a Draft Final EIR. Currently the County is working with an outside attorney to review the aforementioned documents prior to releasing it for public review and scheduling public hearings to implement the program.
HD-8.1.2	The County shall periodically review and update the County's Capital Facilities Plan to develop a strategy for extending sewer services to UMD and UHD areas that do not currently have access to sewer facilities. Future growth would be subject to the General Plan designation and zoning density.	Increase suitable sites for lower income RHNA numbers	Every 5-years. Next update 2019	The County Department of Public Works is scheduled to update the CIP in 2019.
HD-8.1.3	In order to expand the availability of sites for multi-family development within Community Regions, and to lower the construction costs by providing funding for infrastructure development, the County shall annually apply for grant funding from the Community Development Block Grant and the Water and Waste Disposal Programs, until grant funding is received. If the County receives funding from one or more of these programs, this funding shall be used in the development of infrastructure for housing affordable to lower income households.	Increase affordable housing opportunities	Ongoing	The County has received a CDBG grant which included sewer improvements of \$1.3 million for Penn Valley. These infrastructure improvements should allow for development of multiple unit zoned parcels.
HD-8.1.4	The County shall evaluate an increase in density for the UMD land use designation and a minimum density for the UMD and UHD land use designations within Community Regions consistent with Policy 1.8.3, unless environmental health standards cannot be met or other physical and/or environmental constraints exist.	To provide higher density options	FY 2016/17	Pending
HD-8.1.5	The County shall coordinate with the three cities to identify publicly owned surplus land to determine its suitability for low-and very low-income households and to develop procedures for land swaps if sites more suitable for affordable workforce housing are identified. Surplus public lands within Community Regions that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation.	Increase higher density affordable housing sites	Bi-annually (FY 2015/16 and FY 2018/19)	Pending
HD-8.1.6	Request the City of Grass Valley to enter into a Memorandum of Understanding (MOU) to coordinate with the County on affordable housing programs and issues.	To enhance collaboration with City of Grass Valley on providing affordable housing opportunities to residents of Nevada County	Prior to expiration of 5th planning cycle (FY 2018/19)	In 2004 the City of Grass Valley and Nevada County established an MOU to work on regional affordable housing issues. It is anticipated that the County and City may need to collaborate to expand on this MOU as a result of the implementation of Programs HD-8.1.1.
HD-8.1.7	Review the feasibility of developing an Affordable Housing Trust Fund Program to be used for affordable housing development. The Board of Supervisors should initiate discussions about appropriate sources for affordable housing trust funds (such as impact fees, in lieu fees, etc.) and affordable housing incentives.	Increase funding opportunities for affordable housing	FY 2015/16	Pending
HD-8.1.8	Where possible, the County will partner with existing non-profit and for-profit corporations that are interested and able to construct and manage very low and low-income households throughout the County. The County may provide technical and/or financial assistance, such as, site identification, site acquisition, and identification of subsidy sources such as Low-income Housing Tax Credits, Proposition 46 bond funds, State Housing Finance Agency, Federal Rural Development Service, HOME funds, CDBG monies, fee waivers, and permit processing assistance.	Increase funding opportunities for affordable housing	Ongoing, list of applicable subsidy sources shall be completed by the end of FY 2016 (June 2016)	Pending and Ongoing. To date no non-profit or for-profits corporations have engaged the County regarding the development of affordable housing in Nevada County.
HD-8.1.9	The County will actively identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate-income housing.	Increase funding opportunities for affordable housing	FY 2016/17	Pending
HD-8.1.10	The County will investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Regional Housing Authority of Sutter and Nevada and the Health and Human Services Agency will continue to assess potential funding sources, such as, but not limited to the Community Development Block Grant (CDBG), HOME, Low-income Housing Tax Credits, Proposition 46 bond funds, State Housing Finance Agency, Federal Rural Development Service and AB 2034 programs.	Increase funding opportunities for affordable housing	FY 2017/18	Nevada County HHSA has applied for and was awarded a USDA Housing preservation grant in order to complete home rehabilitation in order to preserve affordable housing. Additionally, HHSA was awarded a million dollar HOME grant which will provide client assistance in purchasing and renting affordable homes.

HD-8.1.11	The County Planning Department shall review existing workforce housing programs throughout the State of California in an effort to develop a countywide workforce-housing program. Said program will focus on qualifying incomes utilizing demographic patterns based on census tract or block group data, in lieu of applying an overarching countywide qualifying income standard.	To develop regionally specific affordability thresholds for workforce housing funding	FY 2017/18	Pending
HD-8.1.12	The County shall review the feasibility of providing incentives to second unit owners and builders who volunteer to maintain their second unit for an unspecified duration as affordable to the low and very low-income groups.	To provide incentives for providing affordable second units	FY 2016/17	Pending, second dwelling unit development was limited in 2014.
HD-8.1.13	The County shall review the feasibility of providing incentives to second unit owners and builders who volunteer to maintain their second unit for an unspecified duration as transitional or emergency housing.	To provide incentives for providing second units as transitional and emergency housing	FY 2016/17	Pending, second dwelling unit development was limited in 2014.
HD-8.1.14	Once feasible incentives have been developed and adopted for the use of Second Dwelling Units as housing for low and very-low income residents or transitional/emergency housing pursuant to Programs HD-8.1.12 and HD-8.1.13, the County should send notification to homeowners, potentially through tax bills or other annual mailings, outlining these incentives and providing a contact for more information.	Increase affordable housing stock by utilizing second dwelling units for this purpose	Following Implementation of Programs HD-8.1.12 and HD-8.1.13	Pending implementation of Programs HD-8.1.12 and HD-8.1.13.
HD-8.1.15	The County shall seek and prioritize funding to support the development of Single Room Occupancy units as allowed by the Nevada County Zoning Ordinance and for other programs that support the development and retention of housing for very low and extremely low-income households. Through this funding the County's objective is to provide assistance to 50 very low and extremely low-income households annually.	To provide increased housing opportunities for at least 50 very low and extremely-low households	Annually	The County has not permitted any SROs in 2014.
HD-8.1.16	To reduce the cost of housing, the County Building Department should consider the potential of adopting "stock" housing plans for a variety of housing sizes, including smaller housing that could later be converted to an accessory structure, where said plans could be utilized by residents of Nevada County for little or no cost.	To reduce the upfront costs of building housing	FY 2016/17	Implemented. In November 2014, the County Building Department issued the following "press release": The Nevada County Building Department has partnered with local design professionals and developers to create a single-family dwelling master plan that will be available for public use. The available master plan consists of a 2 bedroom, 1 bathroom, 500 square foot residence with a 225 square foot storage loft. The building has been structurally designed so it can easily be converted into a garage at a later date if a main residence is built. The structure is also designed to withstand a 100psf ground snow load so it can be built in most areas of the County. The plan review fees for this master plan are reduced to help affordability of obtaining building permits. The master plan permits are also expedited to help with timely permitting and construction. The new master plan is designed to help improve affordable housing in the County. The project was made possible with the work and collaboration of County staff, Ronald Bryant Residential Drafting, Engineered Fire Systems, Inc., Melas Energy Engineering, Robert Shaw Engineering and Greg Zaller with the CoLiving Network. If you have any questions about the available master plan please contact the Nevada County Building Department at (530) 265-1222 or by email at Building.Dept@co.nevada.ca.us.
MI-8.2.1	The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services to very-low and low-income owner occupied and rental households.	To assist lower income residents with rehabilitation	Ongoing	The Nevada County HHSA has submitted an application to CDBG for a housing rehabilitation project.
MI-8.2.2	The County Health and Human Services Agency shall seek funding to conduct a countywide housing condition survey consistent with state criteria. If no funding is available the County Health and Human Services Agency Division shall prepare and perform the survey either in-house or with the benefit of a consultant.	To get a realistic idea of what the condition of the County's housing stock	FY 2018/19	Pending

AH-8.3.1	The County will continue to participate and administer the Housing Choice Voucher Program (Section 8 assistance).	To provide funding for lower income residents	Ongoing	The County has outsourced its entire two hundred ninety-five (295) units of the Section 8 Housing Choice Voucher Program to the Regional Housing Authority of Sutter and Nevada Counties (RHASNC). According to RHASNC staff, 278 vouchers were utilized by Nevada County families in 2014 and RHASNC staff anticipate that they will be utilizing all 295 vouchers in 2015.
AH-8.3.2	Create a housing sharing/matching program to better utilize the existing housing stock for affordable housing, specifically for matching seniors, disabled adults and working individuals with families.	To enhance affordable housing opportunities	Ongoing	Pending
RC-8.4.1	The County will continue to implement the Permit-Streamlining Program for affordable residential projects and follow the established pre-set hearing schedule.	To reduce review times for affordable housing projects	Ongoing	Ongoing, as needed.
RC-8.4.2	The County will expedite the development review process for senior housing, very low, low- and moderate-income housing projects.	To reduce review times for affordable housing projects	Ongoing	Ongoing, as needed
RC-8.4.3	The County Health and Human Services Agency and the Regional Housing Authority of Sutter and Nevada County shall work with affordable housing developers, County Departments and other public agencies to help expedited the processing of affordable housing development applications.	To reduce review times for affordable housing projects	Ongoing	Ongoing, as needed
RC-8.4.4	The County shall request that schools, fire districts, park districts, NID and other special districts adopt a policy to allow for deferred payment and/or partial or full waiver of planning, mitigation, building permit and connection fees as incentives to for-profit and non-profit builders of housing affordable to qualified extremely-low, low and very-low income residents and the County should consider adopting a similar policy for the collection of County fees.	To minimize the upfront costs of affordable housing development	Annually	County mailed letter to applicable agencies on Feb. 2, 2015. To date only letters received in response have stated that the agency cannot defer or waive fees for this purpose.
RC-8.4.5	The County shall repeal Land Use and Development Code Sections L-II 3.16.G and L-IV 3.12, to remove governmental constraints posed on the development of housing in the USF, UMD and UHD land use map designations.	To promote the development of new housing	FY 2015/16	Pending
RC-8.4.6	Periodically, review the Zoning Ordinance, land use policies, permitting practices, and Building Codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents as needed, for compliance with Federal and State fair housing laws that protect people with disabilities.	To minimize constraints for persons with disabilities	Ongoing	Ongoing
RC-8.4.7	The County shall annually review its land use regulations, policies, practices and development review process to determine areas where constraints can be removed on the development of housing for lower-income, senior citizen and households with persons with disabilities. Special emphasis shall be placed upon removing constraints on the development, retention, and/or rehabilitation of housing affordable to extremely low-income households.	To ensure affordable housing developments can proceed with minimal constraints	Annually	Ongoing
RC-8.4.8	The County shall encourage special districts to provide a reduced initial per unit connection or development fee for multi-family housing projects that maintain at least 50% of their units as affordable to extremely, very and low-income households.	To minimize the upfront costs of affordable housing development	FY 2014/15	Implemented. County mailed letter to applicable agencies on Feb. 2, 2015. To date only letters received in response have stated that the agency cannot reduce fees for this purpose.
EO-8.5.1	The County shall work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.	To provide universal design features at lower costs	Ongoing	Ongoing, as necessary
EO-8.5.2	The County shall continue to be the local contact point for the Department of Fair Employment and Housing, and to provide resource and referral information regarding housing and tenant rights through brochures available at the Health and Human Services Agency, the Nevada County Library, and other local social services offices. In addition, the County will post this information on the County web site.	To ensure the County compliant with fair housing laws	Ongoing	Ongoing, as needed
EO-8.5.3	The County shall annually review its land use regulations, policies and practices for compliance with fair housing laws.	To ensure the County compliant with fair housing laws	Ongoing	Ongoing
EO-8.5.4	To encourage transitional and supportive housing, the County will amend its zoning ordinance in accordance with Government Code Section 65583(a)(5) to permit transitional housing and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings (e.g., single family, duplex, condominiums, apartments) of the same type in the same zone. For example, transitional housing located in an apartment building is permitted in the same manner as an apartment building in the same zone or supportive housing located in a single family home is permitted in the same manner as a single family home in the same zone. In addition, the County shall review and if necessary amend the zoning ordinance definitions of "transitional housing" and "supportive housing" to be consistent with Government Code Section 65582.	To ensure County permitting requirements are consistent with State law.	Within one year of adoption of this Housing Element update	Pending
EO-8.5.5	The County shall work with the Regional Housing Authority of Sutter and Nevada Counties or other similar agencies to implement an outreach program that informs families within the County on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County's website, and providing housing-related training for individuals/families through workshops.	To highlight programs intended to assist persons with developmental disabilities	Development of Outreach Program by June 2015	The County has entered into a contract with the Regional Housing Authority of Sutter and Nevada County to implement rehabilitation projects. This service included the developing and implementing outreach program. Flyers and brochures were created and distributed throughout the County.

EO-8.5.6	The County should develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with developmental disabilities. The goal of the program is to assist at least 10 persons with developmental disabilities and the program may include the following steps: 1) Work with the Regional Housing Authority of Sutter and Nevada Counties or other similar agencies to identify the housing needs of the clients and assist in identifying available housing that meets those criteria. 2) Identify the gaps that limit access to housing for persons with developmental disabilities (i.e. financial, accessibility). 3) Develop guidelines and market the program.	To assist the County's population with developmental disabilities	Begin development of program by January 2015	The County applied for and successfully received a HOME grant that included \$240,000 in rental assistance. The County is currently working with several community partners to implement this program.
EO-8.5.7	Explore models to encourage the creation of housing for persons with developmental disabilities and implement a program by the end of Fiscal Year 2015. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, and new construction; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities. The County shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.	To establish opportunities for housing for persons with developmental disabilities	FY 2015/15, begin implementing program by end of FY 2015	No progress to report
EC-8.6.1	The County should develop passive and active energy goals that can be used on a voluntary basis for new residential subdivisions, multiple housing developments and other residential projects.	To promote energy efficiency	FY 2016/17	Pending
EC-8.6.2	The County shall make information available to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction.	To promote energy efficiency	Ongoing	Pending
EC-8.6.3	Adopt an ordinance that provides for a reduction in transportation fees charged to the developer in return for pedestrian-oriented design features and/or transit-oriented design.	To minimize reliance on the automobile	FY 2018/19	Pending
EC-8.6.4	Adopt an ordinance that reduces parking standards for larger subdivisions and planned developments that are located within walking distance of nearby services (generally, one-quarter to one-half mile).	To minimize reliance on the automobile	FY 2017/18	Pending
EC-8.6.5	Adopt a solar access ordinance that establishes development standards for new development to protect the solar access of adjacent properties.	To allow for increased opportunities for very low and extremely low income households and families	FY 2018/19	Pending
EC-8.6.6	Develop specific design thresholds for the development and construction of multi-family housing that encourage such features as increased energy efficiency, weatherization, etc.	To promote energy efficiency	FY 2016/17	Pending
EC-8.6.7	To encourage green building, adopt an resolution that waives or reduces building permit fees for green installations and provides a rebate for the cost of green building certification, not to exceed the cost of the building permit. Under this ordinance, homebuilders who build homes that meet the California Green Builder standard may receive expedited plan checks, guaranteed timelines, and priority field inspection service.	To promote energy efficiency and green building	FY 2018/19	Pending
EC-8.6.8	Prioritize funding for affordable housing for projects that provide cost-effective energy efficiency measures that exceed State standards and reduce greenhouse gases, such as the use of recycled and green building materials.	To promote energy efficiency and green building	Ongoing	Pending
IM-8.7.1	Submit an annual monitoring report to HCD which charts the progress made in implementing the County's Housing Element Goals, Policies, Programs and Quantified Objectives.	Report progress to HCD	Annually	Implemented for 2014.