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COMMUNITY DEVELOPMENT AGENCY**
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December 28, 2005

Ms. Linda Nichols, Manager
Workforce Housing Reward Program
Department of Housing and Community Development
P.O. Box 952053
Sacramento, CA 94252-2053

**SUBJECT: SUBMISSION OF NEVADA COUNTY'S WORKFORCE HOUSING
ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING
ELEMENT**

Dear Ms. Nichols:

As is required of the Workforce Housing Reward Program, please find enclosed "Attachment D" from the 2005 NOFA and Guidelines entitled, "Workforce Housing Annual Progress Report on Implementation of the Housing Element." The dates covered are January 1, 2004 through December 31, 2004. Additional documents attached include: "Review and Evaluation of the 1995 Housing Element" and "Nevada County Housing Element Implementation Status for 2005." Should you have any questions regarding this report or these documents, please contact Nina Bigley at (530) 265-7256.

Sincerely,

Randy Wilson, Director
Planning Department

Cc: David Nelson, Housing Division
Suzanne Smith, Planning

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December 28, 2005

ATTACHMENT D
WFH Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: Nevada County

Address: 950 Maidu Ave
Nevada City, CA 95959

Contact: Randy Wilson Title: Planning Director

Phone: (530) 2651770

Report Period: 1/1/04 to 12/31/04
(note: previous report covered 7/1/03—6/30/04)

The following information should be included in the report:

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued.

PERMIT TYPE

Single Family	340
Granny Units	19
Mobile Homes (Inc. Factory Built)	58
Multiple Family	0
Limited Density	6
Rehabilitated	635*
Total Residential Permits	<u>423</u>
<u>Total Residential and Rehab</u>	<u>1058</u>

(Income levels are not available through Building Department Permitting Systems)

*Includes weatherization and rehab grants

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

Nevada County Area Median Income: 63,600	Persons in Household	1	2	3	4	5	6	7	8
	Extremely Low	13,350	15,250	17,150	19,100	20,600	22,150	23,650	25,200
Very Low Income	22,250	25,450	28,600	31,800	34,350	36,900	39,450	42,000	
Lower Income	35,600	40,700	45,800	50,900	54,950	59,000	63,100	67,150	
Median Income	44,500	50,900	57,250	63,600	68,700	73,800	78,850	83,950	
Moderate Income	53,400	61,050	68,650	76,300	82,400	88,500	94,600	100,700	

On May 28, 2004, 41 deed-restricted apartments and one manager’s unit with a 55-year guarantee were “finaled” by the Nevada County Building Department. State requirement that “not less than 40% are very low” income apartments: 16 units are 2 bedroom, and 26 are 3-bedroom.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

**RHNP ALLOCATIONS – NEVADA COUNTY
2001-2008**

	Very Low	Low	Mod	Above	Total
Grass Valley	274	261	333	580	1,448
Nevada City	38	36	46	80	200
Truckee	324	309	408	704	1,745
Cities - Total	636	606	787	1,364	3,393
Unincorporated	937	885	1,117	1,947	4,885
Total County	1,573	1,490	1,904	3,311	8,278

Source: Sierra Planning Organization, 11/2002

On May 28, 2004, 41 deed-restricted apartments and one manager’s unit with a 55-year guarantee were “finaled” by the Nevada County Building Department. State requirement that “not less than 40% are very low” income apartments: 16 units are 2 bedroom, and 26 are 3-bedroom.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.

The Nevada County Board of Supervisors approved the Amended Housing Element on October 5, 2004. A supplemental to the Housing Element entitled, "Review and Evaluation of the 1995 Housing Element" and a document entitled, "Nevada County Housing Element Implementation Status of 2005" are attached for your review. The Review and Evaluation of the 1995 Housing Element includes a quantitative and qualitative review of the county's previous Housing Element. Column 4 is entitled, "Suggested Revisions for 1/2003 through 12/2008," noting revisions included in the October 5, 2004 Board of Supervisors approval. The "Nevada County Housing Element Implementation Status of 2005" provides the status in 2005 of the Housing Element Programs to be implemented.

2. Assess effectiveness of actions and outcomes.

Since the Housing Element was approved in October 2004, there was insufficient time remaining in 2004 to implement the approved Policies and Implementing Programs in calendar year 2004. The document, "Nevada County Housing Element Implementation Status of 2005" is attached for your review, as it covers the progress/status in calendar year 2005 of the amended Housing Element programs to be implemented.

C. Progress toward mitigating governmental constraints identified in the housing element.

As discussed in the "Review and Evaluation of the 1995 Housing Element" and "Nevada County Housing Element Implementation Status of 2005," the County has implemented a common permit tracking program functioning as a one-stop permit approval process. The County has developed and implemented a unified site plan process to be used for the first permit and all successive permits for an individual parcel.

Review and Evaluation of the 1995 Housing Element

Review and Evaluation of the 1995 Housing Element

		Performance/Status		
Policy Review from January 1996 through December 2001		Quantitative Data	Qualitative Review	Suggested Revisions for 1/2003 through 12/2008
1995 QUANTIFIED OBJECTIVES (POLICY 8.1)*				
<p>a. Demonstrate the actual number of units constructed for each income category</p> <ul style="list-style-type: none"> • Very low 2,048 • Low 992 • Moderate 1,286 • Above moderate 2,195 	<ul style="list-style-type: none"> • Very low – 173 (8.5%) • Low – 198 (20%) • Moderate-645 (50%) • Above moderate 1,438 (66%) 	<p>There were 2,472 single-family dwelling units and 22 multiple family units constructed between 1996 and 2001. The quantified data is based on Table 16a in the 2003 Housing Needs Assessment.</p>	<ul style="list-style-type: none"> ▪ Increase inclusionary policy from 10% to 25% and apply to all residential districts (Policy # 8.1.6) Revised per 1995 Housing Element ▪ Require density bonus lots incorporated with market rate units (Policy #8.1.7), and make permanent 2nd Unit Pilot Program (Policy #8.1.3) Revised per Government Code Section 65915a 	
<p>b. Demonstrate the actual number of units rehabilitated for each income category</p> <ul style="list-style-type: none"> • Very low 50 • Low 75 • Moderate 127 • Above moderate 127 	<ul style="list-style-type: none"> • Very low 632 • Low – 68 • Moderate 0 • Above moderate 0 	<p>During this period of time there were also 1111 loans processed for existing homes for low and moderate income families</p>	<p>The results include the unincorporated area of the County of Nevada and include weatherized homes.</p>	<p>Estimate for 2003-2008: 845 units will be Rehabilitated</p>

Review and Evaluation of the 1995 Housing Element

<u>Policy</u>	<u>Quantitative Data</u>	<u>Qualitative review</u>	<u>Suggested Revisions for 1/2003 through 12/2008</u>
<p>c. Demonstrate the actual number of units conserved (Section 8 certificates) for each income category</p> <ul style="list-style-type: none"> • Very low • Low • Moderate • Above moderate 	<ul style="list-style-type: none"> • Very low - 976 • Low - 244 • Moderate 0 • Above moderate 0 	<p>The results include only the unincorporated area County of Nevada</p>	<p><u>Estimate for 2003-2008</u> 2050 vouchers 80 % very low 20% low</p>
<p>HOW MANY OF THE FOLLOWING UNIT TYPES HAVE BEEN CONSTRUCTED? (POLICY 8.2)</p>			
<p>a. Granny/second units</p>	<p>182 units</p>	<p>Senior and disable second units are allowed with an Administrative permit. Pilot program allows up to 30 second dwellings per year with an administrative permit.</p>	<p>Eliminate CUP for second dwelling units and expand the existing pilot program for second units per AB 1866</p>
<p>b. Mobile homes</p>	<p>445 units</p>		<p>Continue existing programs</p>
<p>c. Factory built homes</p>	<p>Included in mobile home figure, above</p>		<p>Continue existing programs</p>
<p>d. Single family for low and very low income households</p>	<p>Total # of units- 57</p>		<ul style="list-style-type: none"> ▪ Increase inclusionary housing policy per policies Revised per 1995 HE
<p>e. Multiple family dwellings for low and very low income households</p>	<p>Total # of units – 32</p>	<p>(Nevada Commons built 1996)</p>	<p>Per H.8.1.7 & H.8.1.7</p>

Review and Evaluation of the 1995 Housing Element

Policy	Quantitative Data	Qualitative review	Suggested Revisions for 1/2003 through 12/2008
f. Density bonus units	Total # of units - 14		<ul style="list-style-type: none"> ▪ Increase density bonus from 10% to 25% Revised per 1995 HE
g. Seasonal and permanent employee housing units for those engaged in resource production (not subdivided from the primary parcel)	No units constructed		<ul style="list-style-type: none"> ▪ Resort development Policy 8.1.5(f) requiring housing for 50% of employees Deleted
<ul style="list-style-type: none"> ○ Mining ○ Timber 	No units constructed	Timber operators typically provide housing in travel trailers	
<ul style="list-style-type: none"> ○ Agriculture 	No units constructed	Use Permit required.	Bring program into conformance with state law.
h. Density bonus for congregate care and multiple family housing for disabled persons in UMD & UHD	Total # of units-32 (Nevada Commons)		Increase residential density of zoning on lands UMD and UMD per Policy H 8.2.3 Deleted (see Imp Prog H 8.1.3: 54 acre rezoned)
i. 15% density bonus for very low to medium income households	14 units constructed		Increase inclusionary policy per policy H 8.1.6 and require density bonus per policy H 8.1.7 Revised per 1995 HE

Review and Evaluation of the 1995 Housing Element

<p>UTILIZE CONVENTIONAL PLANNING AND ZONING TOOLS TO ENCOURAGE HOUSING PRODUCTION (POLICY 8.3)</p>	<p>Nevada County issued building permits for a total of 2,472 single family and 22 multiple-family units housing units from January 1996 through December 2001</p>		<p>Consider the following programs needed for additional housing production</p> <ol style="list-style-type: none"> All UMD & UHD lands that are rezoned or otherwise put to a use that precludes the attainment of full buildout shall coincidentally rezone an alternate location(s) to accommodate the ultimate density and unit yield potential. All UMD & UHD shall be developed at 90 percent density based on zoning unless sewage or water facilities/services or other environmental constraints cannot accommodate maximum use. Approved as modified
<p>Policy Review from January 1996 through December 2001</p>	<p><u>Quantitative Data</u></p>	<p><u>Qualitative review</u></p>	<p><u>Suggested Revisions for 1/2003 through 12/2008</u></p>
<p>REDUCE GOVERNMENTAL CONSTRAINTS (POLICY 8.4)</p>		<p>The permit center was established in 1997</p>	
<p>a. Nevada County Planning Dept="Permit Information Center"</p> <ul style="list-style-type: none"> o Function as one-stop permit approval <ul style="list-style-type: none"> • Reduce uncertainty • Reduce costs 		<p>All permits are received at the permit application center. Site plan review is performed by staff trained in all development requirements (environmental health, building and planning).</p>	<p>Develop and use a common permit tracking program Implemented</p> <p>Develop a unified integrated site plan process to be used for the first permit and all successive permits for an individual parcel. This master site plan will be used to determine all on-site requirements affecting setbacks, septic systems, wells grading, fire requirements and building. Implemented</p>

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<p>b. Planning Director = Zoning Administrator to hear</p> <ul style="list-style-type: none"> ◆ residential variances ◆ “minor” use permits and ◆ development plans 		<p>The Zoning Administrator function has been in place for approximately 20 years. Most permits are processed through an expedited schedule that includes 65 days from acceptance to hearing. Since January of 2002, approximately 65% of all projects processed through the Zoning Administrator have met or exceeded the pre-set hearing schedule. During this same time period, approximately 35% of all projects requiring Planning Commission approval met the pre-set hearing schedule.</p>	<p>Expand number, intensity and type of permits to be reviewed by ZA.</p>
<p>c. Make available approved residential building permit for affordable housing.</p>		<p>Basic residential house plans have been created and are available. Nobody has inquired about or requested the pre-approved house plans. Due to extreme variability in soils (expansive), flood plains, seismic zones, snow loads, etc. a universal building</p>	<p>This program has proven to be ineffective in the production of affordable housing and will not be included in the 2003 update. These plans will continue to be made available to those seeking basic residential building plans.</p>

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		<p>permit is not feasible. In addition, since the greater majority of land within Nevada County is not served with a community sewage system, home site designs are extremely variable</p>	
<p>d. Revise standards for very low and lower income and senior citizen housing projects</p>		<p>Section L-II 3.20 of the LUDC provides for a 10% to 25% density bonus depending on the number of incentives that are met for a senior or disabled living center or apartment. Section L-II 3.16 provides for a 25% density bonus for projects providing a housing for low, very low and seniors. The zoning regulations was also amended to include a 10% inclusionary requirement for subdivisions in the UHD, UMD and USF land use designations.</p>	<p>Maintain existing zoning regulation standards. Provide an affordable housing requirement and density bonus in the development of new subdivisions. Also require that non-residential projects that generate employees be required to provide on or off site housing for employees. Deleted</p>
<p>o Waiver of parking for guest parking per ratio of affordable</p>		<p>Parking may be reduced by 5% to a maximum of</p>	<p>Maintain existing zoning ordinance standards</p>

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<p>units to total units constructed.</p> <ul style="list-style-type: none"> o 25% proportional reduction of landscaping per ratio of affordable units to total units constructed. 		<p>55% depending on the number of project incentives included in the design (Section L-II 3.20.C.11)</p>	<p>Maintain existing zoning ordinance standards- Deleted</p>
<ul style="list-style-type: none"> o Establish setbacks based only on Fire Safe Standards o Reduce by 25% all lot coverage limitations for multiple housing projects 		<p>Provided in Section L-II 3.16.C.2.c. Section L-II 3.16.C.2.d.</p>	<p>Maintain existing zoning ordinance standards Maintain existing zoning ordinance standards</p>
<p>e. Reduce all county permit fees by 50% for</p> <ul style="list-style-type: none"> o Lower income o Senior citizen households o Housing for disabled o Second unit residential o Assurance must be made that said units/projects will continue to be made available to the designated income or target groups. 		<p>Section L-II 3.16.C.2.e Not provided Section L-II 3.16.C.2.e Not provided Section L-II 3.16.D.1. & 2. is applicable to very low, low and senior citizens. The assurance is for 30 years.</p>	<p>Maintain existing zoning standards To be included in 2003 update Continue policy/program All such units to be made "Administrative" Maintain zoning standards</p>
<p>f. Multiple-family projects with up to 24 units shall be ministerial.</p>		<p>A maximum of 4 units is ministerial based on Section L-II 5.5.E.5</p>	<p>The administrative permit process should be extended to include at least 24 units for properly zoned land since the County has adopted design guidelines and past discretionary multiple family projects have been met with neighborhood opposition. Revised to 30 units with a 30 year guarantee of affordability.</p>

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<p>o Process all other affordable housing projects within the time limits specified by the Permit Streamlining Act</p>		<p>The Planning Department has developed and subscribes to a pre-set hearing schedule that is in conformity with the Permit Streamlining Act.</p>	<p>The pre-set hearing program will be maintained.</p>
<p>g. All subdivisions creating 20 or more units in UHD, UMD and USF designations shall have a 10% inclusionary housing requirement via a density bonus for very low, low end median income, senior citizen or disabled households.</p>	<p>Total # of units – 28</p>	<p>To date there has only been one such project-- <u>Darkhorse</u>. This project is a 300-unit golf course, market rate subdivision. These units have been required, but have not yet been built.</p> <p>Most residential subdivisions occur in the more rural regions of the county that are devoid of essential public services. Since 1996, there have been only 22 major subdivisions (more than four units) in the unincorporated area of Nevada County. Due to infrastructure limitations, only three of those projects have greater densities than one unit per acre.</p>	<p>Include an affordable housing component in all new subdivisions along with a density bonus in the USF, RES and Estate land use designations. Revised per current HE</p>

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<p>h. Encourage public utility purveyors to reduce connection and associated fees for all residential developments that provide housing for very low, lower- and medium income households and senior citizens.</p>	<p>Accomplished for the Eden Ranch Subdivision and Habitat for Humanity</p>	<p>Special Districts have not been officially requested to consider fee waivers, reductions or deferrals. NID provided reduced fees for water service for the low-income units in Eden Ranch.</p>	<p>Add a program for the county to officially request special districts to adopt a fee reduction program is proposed. Approved</p>
<p>Maintain an active housing grant and loan program with an emphasis on providing loans to senior citizen and lower income families for housing rehabilitation and/or assistance (Policy 8.6).</p>	<p>Units rehabilitated - 23 Families assisted- 23</p>		<p>Continue same basic policy in 2003</p>
<p>Continue to strongly support the housing weatherization programs and Energy Crisis Intervention Program (Policy 8.7)</p>	<p>Weatherization - 669 Energy Assist - 4,443 Families</p>	<p>HCS continues to support weatherization programs. Between 1/1996 and 12/2001, 669 low and very low income residences have been weatherized. Also, during this time span, 4,443 low and very low families received emergency assistance.</p>	<p>HCS will continue the same program</p>
<p>Provide for annual monitoring of Housing Element policies. Take actions to resolve non-attainment of the number of housing units approved, constructed, rehabilitated or conserved. (Policy 8.8)</p>		<p>Funding to the Housing and Community Services Department is through state grants. Grant moneys cannot be used to fund monitoring activities</p>	<p>An active annual monitoring program will be included in the 2003 update.</p>

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<p>Provide that all UHD, UMD and all other residentially designated lands on the land use map are appropriate for subsidized housing (policy 8.9)</p>		<p>The Housing and Community Services Department provides tracking that provides a form of monitoring.</p> <p>The county through its Housing and Community Development Department has encouraged and supported subsidized housing on all residentially designated lands in Nevada County.</p>	<p>Continue same basic policy/program in 2003</p>
<p>Support and assist private non-profit and for-profit organizations in the development, rehabilitation and conservation of affordable housing units (Policy 8.10)</p>	<p># of units - 317</p> <p># of individual projects - 6</p>	<p>The county has assisted the following non-profit builders:</p> <ul style="list-style-type: none"> Nevada County Housing Development Corporation (NCHCD) Multi-Family – 42 units Habitat for Humanity 6 Sing.Farm.Homes(SFH) Common Ground 22 SFH+20 moderate Dennis Peterson 6 (Rehab-SFH) Units ***** Cascade Housing-Cedar 81 Units 80 Eastridge Units Cascade Housing- 	<p>Continue same basic policy/program in 2003</p>

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<p>Designate the Nevada County Department of Housing and Community Services as the primary agency responsible for the construction, rehabilitation, conservation and management of affordable housing and as the county's housing information center. (Policy 8.11)</p>	<p>Recent awards include \$500,000 in HOME funds, \$1,500,000 CHFA HELP loan (2002) and \$70,000 in CDBG Planning and Technical Assistance Funds (2002).</p>	<p>Olympia Plaza 2-60 Units This department has been so designated and is very aggressive in seeking out funding and other forms of assistance to facilitate the construction, rehabilitation, conservation and management of affordable housing.</p>	<p>Continue this policy approach Successful grant awards in 2004: USDA HPG (Rehab) : \$100,000 CDBG Planning (PW) : \$35,000</p>
<p>Use Section "g" rental assistance housing program (Policy 8.12) Encourage an adequate supply of emergency shelter housing by allowing such housing in the following GP designations: (Policy 8.13)</p>	<p>1,220 vouchers have been issued-</p>		<p>Continue this policy approach</p>
<p>o Community Commercial</p>		<p>Provided as a use-by-right for six or fewer persons. Requires a UP for more than six (Section L-II 2.4.D., Table 2.4.C.2).</p>	<p>Continue this policy approach in the 2003 update.</p>
<p>o Neighborhood Commercial</p>		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.4.D., Table 2.4.C.2).</p>	<p>Continue this policy approach in 2003 update.</p>

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<ul style="list-style-type: none"> ○ Highway Commercial 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> ○ Office-Professional 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.4.D., Table 2.4.C.2.)</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> ○ UHD 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> ○ UMD 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> ○ Public 		<p>Permitted use for six or fewer if that use is part of the responsibility of the public agency or non-profit. ***** HCS continues to collaborate with and provide financial assistance to local non-profits. NCHCD's Manzanita House - Between 1/1996 and 12/2001, provided 351 families with transitional and/or</p>	<p>Continue this policy approach in 2003 update.</p>

Review and Evaluation of the 1995 Housing Element

		<p>emergency shelter assistance. Tahoe Womans Services - Between 1/1996 and 12/2001, provided 932 individuals with transitional and/or emergency shelter assistance.</p>	
<ul style="list-style-type: none"> o Planned Development 		<p>Similar to multiple family residential zones that allow such housing.</p>	
<ul style="list-style-type: none"> o Special Development Area 		<p>May be provided as part of the master plan within applicable base zoning districts to implement IDR zoning</p>	

<p>Encourage an adequate supply of transitional housing (counseling and integration of other social services) by allowing such housing within the following GP designations (Policy 8.14)</p>		<p>Commercial and Office and professions zoning districts also allow transitional housing</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> o UHD 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> o UMD 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> o USF 		<p>Provided as use by right for six or fewer persons.</p>	<p>Continue this policy approach in 2003 update.</p>

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		Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).	
○ Residential		Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).	Continue this policy approach in 2003 update.
○ Estate		Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).	Continue this policy approach in 2003 update.
○ Public		Permitted use for six or fewer if that use is part of the responsibility of the public agency or non-profit. ***** HCS continues to collaborate with and provide financial assistance to local non-profits. NCHCD's Manzanita House - Between 1/1996 and 12/2001, provided 351 families with transitional and/or emergency shelter assistance. Tahoe Womans Services - Between 1/1996 and 12/2001, provided 932 individuals with	Continue this policy approach in 2003 update.

Review and Evaluation of the 1995 Housing Element

		transitional and/or emergency shelter assistance.	
<ul style="list-style-type: none"> o Planned Development 		Allowed in the multiple family residential zones that allow such housing.	Continue this policy approach in 2003 update.
<ul style="list-style-type: none"> o Special Development Area 		May be provided as part of the master plan within multiple family designated areas to implement IDR zoning.	Continue this policy approach in 2003 update.
Use of RVs or mobile homes during construction (Policy 8.15)	53 Units	The county has a well established program for this purpose.	Continue this policy approach in 2003 update.

Review and Evaluation of the 1995 Housing Element

<p>Fund and operate the Nevada County Housing Authority and encourage a Joint Authority with the incorporated cities. (Policy 8.16)</p>	<ol style="list-style-type: none"> 1. HCS has taken steps toward implementation of this policy, such as: <ol style="list-style-type: none"> a) In 1999, Entered into a Memorandum of Understanding (MOU) with the Town of Truckee (incorporated in 1993) to administer its housing grants and programs b) In 2003, entered into an MOU with the City of Nevada City to administer its housing grants and programs c) Proposed on several occasions to the City of Grass Valley to create a Joint Powers Authority to implement the countywide housing agency. To date, Grass Valley has not accepted that proposal d) In 2003, worked with the Grass Valley Community Development Staff on coordinating grant applications and increased efforts to share affordable housing information, and cooperate on annexations to the city. 2. The Board of Supervisors appointed in 1999 a countywide Affordable Housing Task Force that included representation of various community interests including the cities 3. The Board of Supervisors appointed in 2003 a Second Unit Task Force to modify the ordinance adopted the year before to make it more usable and appointed representatives of various community organizations. 4. In 2002, the Director of Housing and Community Services made a formal proposal to merge the Family Services Council (aka the Community Action Committee) with the Affordable Housing Task Force to form a single-body Housing and Community Services Commission that would be a major step toward forming a countywide housing agency joint powers authority (JPA). 	<ol style="list-style-type: none"> 1. The county will continue to work with the Town of Truckee and the City of Nevada City under existing MOU's to work together on affordable housing programs. 2. The county shall request that the City of Grass Valley enter into an MOU to work together on affordable housing programs and issues. 3. The county shall create a Housing and Community Services Commission by merging the Family Services Council and the Affordable Housing Task Force. 4. The county Board of Supervisors shall work with city councils of the three municipalities to form a countywide housing agency joint powers authority.
<p>Nevada County General Plan December 2004</p>	<ol style="list-style-type: none"> 5. Major constraints to implementing this policy have been that it takes the concurrence of the 	<p>Volume 2 Supplemental -Page 16</p>

Review and Evaluation of the 1995 Housing Element

	<p>5. Major constraints to implementing this policy have been that it takes the concurrence of the governing bodies of the four jurisdictions in the county to agree to form the countywide housing</p>	
<p>Provide an adequate supply of land to meet the lower-income needs by providing sites at a capacity to need ratio of 1.2:1. Maximize locations within the Community Regions with the greatest available urban infrastructure capacity (Policy 8.17)</p>	<p>While the 1995 General Plan provides a more than adequate land supply (enough to yield a maximum potential of 3,005 multiple family units), much of the land is not served with public sewer. Those lands that meet the location criterion of the General Plan can only develop to their full potential by connecting to a public sewer system. Most of the lands that meet this criterion are located within the SOI of Nevada City and Grass Valley. In 1998, the City of Grass Valley decided not to extend the 35-year sewer service agreement within the Glenbrook area of the County, instead favoring a policy of annexation before sewer service.</p>	<p>All UMD & UHD lands that are rezoned or otherwise put to a use that precludes the attainment of full buildout shall concurrently rezone an alternative location(s) to accommodate the ultimate density and unit yield potential.</p> <p>State law does not require a higher ratio of multiple-family housing based the RHNP. Nevada County struggles in providing adequate lands due to lack of infrastructure. It is therefore not feasible to require this "oversupply" of sites. This policy will not be carried forward to the 2003 update.</p>
<p>b. Use the UHD and UMD land use designations for the provision of</p>	<p>Not counting the master plan designated lands,</p>	<p>The maximum development potential of</p> <p>Continue this policy approach in 2003 update.</p>

Review and Evaluation of the 1995 Housing Element

<p>lower-income housing</p>	<p>there are 557 acres of vacant multiple family zoned land in the unincorporated area.</p>	<p>these multiple family zoned lands is 2,183 units. In addition, the Interim Development Reserve (IDR) designated lands could yield an additional 137 acres of UMD, the three Special Development Areas around Grass Valley have 693 dwellings with an unspecified density and an additional 265 dwelling units are provided on the IDR zoned property east of Truckee.</p>	<p>Continue this policy approach in 2003 update.</p>
<p>c. Maximize the use of UHD and UMD lands within community regions for the provision of affordable housing, including housing for low- and very-low income households.</p>	<p>Approximately 25 multiple family units have been developed on UMD and UHD designated lands since 1996.</p>	<p>A 35-year sewer service agreement with the City of Grass Valley to serve the Glenbrook area expired in 1998. Most of the unincorporated area's multiple family land use designations are in the Glenbrook area. Lands may now only receive sewer service if they are annexed to the City of Grass Valley.</p>	<p>All UMD & UHD lands that are rezoned or otherwise put to a use that precludes the attainment of full Buildout shall</p>
<p>The County shall strongly encourage development at the maximum density within the UMD and UHD (Policy 8.19)</p>		<p>Some lands have been down zoned and the landowner of another</p>	

Review and Evaluation of the 1995 Housing Element

		<p>40-acre parcel entered into a conservation easement with the Nevada County Land Trust.</p>	<p>concurrently rezone an alternate location(s) to accommodate the ultimate density and unit yield potential.</p> <p>All UMD & UHD shall be developed at a minimum of 90 percent of the zoned density, unless sewage or water facilities/services or other environmental constraints cannot accommodate maximum use.</p> <p>Increase the minimum density to 18 and 10 units per acre, respectively. Deleted due to traffic LOS analysis</p>
<p>d. The County shall strongly encourage the minimum density of 15 upa for UHD and 6 dua for UMD</p>		<p>This policy was not implemented through the zoning regulation and the county has not experienced any development of UHD lands since 1996.</p>	
<p>e. The County shall mitigate constraints rather than underutilize planned build-out</p>		<p>The ability to mitigate the lack of sewer service was beyond the county's financial ability.</p>	<p>Include programs to fund studies to expand service areas of existing County operated sewer zones study the feasibility of developing package sewer treatment plants on designated sites.</p>
<p>The annual monitoring report shall consider ways to increase the efficiency of the development review process (Policy 8.20)</p>		<p>While annual reviews have not taken place, the county has taken a number of steps to facilitate improvement in the development review process. They include actions to streamline the development review process</p>	<p>Expand the categories of uses that may be processed with an administrative permit and Zoning Administrator Development Permit and provide other improvements in permit processing.</p>

Review and Evaluation of the 1995 Housing Element

<p>Consider the development of prescriptive building standards for alternative energy systems, building materials and alternative sewage systems (Policy 8.21)</p>	<p>Section L-II 4.3.9 emphasizes building orientation and subdivision design to take advantage of solar access and passive cooling opportunities.</p> <p>There are a variety of alternative building materials that are now available that are more durable and have lower maintenance requirements.</p> <p>Due to constrained and marginal soils, there are now many engineered alternative sewage disposal systems that can make land that is discounted in value useable and more affordable.</p>	<p>Retain a consultant who can strengthen passive solar and summer cooling design standards. Said standards shall be adopted and applied toward new developments. Deleted</p> <p>The 2003 update will include a program to hire an energy consultant to recommend prescriptive standards for subdivision and building design.</p>
<p>Adopt a solar access ordinance to protect and maximize solar access (Policies 8.21A and 8.23,)</p>	<p>Section L-II 4.3.9 of the zoning regulations emphasizes building orientation and subdivision design to take advantage of solar access and passive cooling opportunities PG&E also includes assistance, pamphlets,</p>	<p>The 2003 update will include a program to hire an energy consultant to recommend prescriptive standards for subdivision and building design.</p>

Review and Evaluation of the 1995 Housing Element

		and energy evaluations upon request.	
<ul style="list-style-type: none"> Encourage innovative design that will assist in the development of low and moderate-cost housing and energy efficient housing (PD, clustered parcels, south-facing parcels, etc) (Policy 8.24) 		<p>Ditto, above. Section L-II 2.2 & 2.3 allow clustering and Planned Developments as a means of providing more affordable and efficient subdivision design.</p> <p>Tables 2.2 C.1 and 2.3. D.1 of the zoning regulations allow a CUP for group housing projects provided that the ultimate density established through the GP and zoning is not exceeded.</p>	
<p>Subject to a CUP, allow construction of more than one primary dwelling, community trust and co-housing and multiple-family residences on residentially designated lands (Policy 8.25)</p>			

Nevada County Housing Element Implementation Status for 2005 December 27, 2005

(Gray backfill denotes policy to be implemented or implementation not completed)					
Goal/Objective/Policy	Implementing Action	Implementing Program	Implementing Agency	Time Frame	Status 1/1/05 to 12/6/05
Goal H.8.1: To provide for a continuing supply of affordable housing for all income segments to meet the needs of existing Nevada County residents, as well as potential future residents desiring to reside in the County.					
Section 1: HOUSING SUPPLY					
Objective H.8.1: Provide an adequate supply of new housing for all economic segments of the community, commensurate with the Regional Housing Needs Plan (RHNP) and the County's quantified objectives					
	Grant Funding		HCS	On Going	Grant funding exhibit, Attachment A
	Amend Zoning Regs	IP H.8.1.9	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program. County reflecting Z.O. revisions to allow a maximum 10% to maximum 20% of all lots in subdivisions of 10 or more within Community Regions be occupied with a second dwelling unit.
Policy H.8.1.1: Utilize conventional Planning tools.	Implemented	Existing	Planning	On Going	Ongoing Implementation
Policy H.8.1.2: Mobile homes and factory built allowed anywhere with permanent foundation pursuant to State law	Implemented	Existing	Planning	On Going	Ongoing Implementation: 80 Mobile Home Permits Issued in 2005, Attachment B
Policy H.8.1.3.a: Amend Z.O. to permit accessory, solo in all zoning districts as a permitted use in AG and RA, consistent with GP and ZD density	Implemented	Existing	Planning		Included in Zoning Ord. 2006 Update Work Program. Amend Zoning Ord. 2006
Policy H.8.1.3.b: Allow second dwelling units for senior and disabled persons as a permitted use regardless of density per State law.	Implemented	Current Zoning Regulations	On Going	On Going	12 Granny Units issued, Attachment B
Policy H.8.1.3.c: 2nd Unit Pilot Program 3rd Year review	Evaluate 2nd Unit Program	IP H.8.1.1	Planning	3 year review	3rd year review: 2006
Policy H.8.1.3.d: All second units shall increase Island Universal Design Standards	Amend Zoning Regs	IP H.8.1.9 (IP H.8.1.9)	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program. Universal design standards for second units and County will work with developers to encourage universal design in new construction.
Policy H.8.1.4: Consistent with density within Community Regions allow duplexes, and four-plexes mixed in with sids in all zoning districts allowing sids/	Existing	IP H.8.1.2	Planning	2004-05	Allow duets/duplexes and four-plexes in SFD subdivisions in R-1 and RA zoning within Community Regions, consistent with density.
Policy H.8.1.5: Increase supply of multi-unit and moderately priced housing, including density multi-family	Rezone 24 Acres, 400 Acres	IP H.8.1.3	Planning	2004-07	County will work with cities to identify 24 acres within cities and counties suitable for development for rezoning to the R-4-B zoning district by January 1, 2006.
Policy H.8.1.6: Increase supply of multi-unit and moderately priced housing, including where infrastructure and services are available within SO's or incorporated cities, consistent with GP Policy 4.3B	Rezone 24 Acres, 400 Acres	IP H.8.1.3	Planning	2004-07	County will work with cities to identify 24 acres within cities and counties suitable for development for rezoning to the R-4-B zoning district by January 1, 2006.

	Policy H 8.1.5.c: Meet a usual 4 units per acre allowed in retail and O/S developments in excess of 10,000 sq ft.	Amend Zoning Regs	IP H 8.1.4	Planning	2004/05	Included in Zoning Ord. 2006 Update Work Program. Allow four units per acre in retail offices and office professional projects. Amend Zoning Regs to clarify that four units per acre is gross lot size, without deducting the portion of the site used for commercial buildings.
	Policy H 8.1.6: 4% Density bonus per Gov Code Sec 65910 B	Amend Zoning Regs	IP H 8.1.6	Planning	2005	Included in Zoning Ord. 2006 Update Work Program. Include revised bonus program per Government Code 65915
		Implemented	IP H 8.1.6	Planning	On Going	
	Policy H 8.1.7: Inclusionary bonus	Existing		Planning	On Going	Wildwood West: 36 units: 10 duplex units and 26 apartments above garages, as 2nd units; In process: Schall: 5 units senior/disabled; 3 very low, 1 moderate; Snow: 24 units (tentative map phase); /senior 7 very low, 3 low, 14 moderate
	Policy H 8.1.8: Pursuant to Gov Code Sec 65539.7, grant priority for Sewer/water to proposed housing developments that meet Co RHNP	Grant Funding	IP H 8.1.7	HCS	On Going	
		Grant Funding	IP H 8.1.8	HCS	2004	Low Income Infrastructure
Section 2: HIGHER DENSITY HOUSING						
	Objective H 8.2: Ensure that appropriate types and higher density housing development are directed to Community Regions and Rural Centers	Ensure higher density housing development directed to Community Regions and Rural Centers	Existing	Existing	On Going	
	Policy H 8.2.1: Provide UHD and UMD are appropriate sites for subsidized housing	Implemented	Existing		On Going	
	Policy H 8.2.2: 20% of publicly funded housing should provide 3-bedrooms	Implemented	Existing		On Going	
	Policy H 8.2.3: Maximize residential density	Establish Minimum Density	IP H 8.2.1	Planning	2003	2006 GP Update
	Policy H 8.2.4: Maximize density of both sites in R-2 and R-3 zoning	Amend Zoning Regs	IP H 8.2.2	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program.
Section 3: COUNTYWIDE HOUSING						
	Objective H 8.3: Coordinate affordable housing efforts with the Town of Truckee, City of Grass Valley, and City of Nevada City			HCS/Planning		
	Policy H 8.3.1: Secure funds with town and cities for land bank for affordable housing	ID Surplus Land/Landbanking	IP H 8.3.1	HCS/Planning	2005-on-going	
	Policy H 8.3.2: Annexation agreements for "big four" annexations to maximize multiple family housing at same or higher than Co zoning	Annexation Agreements	IP H 8.3.2	HCS/Pan	On Going	SDA Discussions with GV
	Policy H 8.3.3: Where mutually agreeable, form countywide housing organizations	Countywide Housing Org	IP H 8.3.3	HCS		Grass Valley maintains own housing authority
	Policy H 8.3.4: Continue MOUs with Town of Truckee and the City of Nevada City and request Grass Valley to enter into an MOU	MOU with cities and towns	IP H 8.3.4	HCS		
Section 4: DEVELOPMENT PROCESS AND INCENTIVES						

Objective H 8.4: Decrease governmental constraints and streamline the processing of housing development to expedite development of affordable housing and reduce the costs of development without compromising other General Plan Objectives								
Policy H 8.4.1: Monitor HE and consider methods to increase efficiency for processing all housing developments	HE Monitoring	IP H 8.11.1	Planning	On Going				
Policy H 8.4.2: Continue function of CDA as Permit Info Center	Permit Streamlining Program	IP H 8.4.1	Planning	On Going				
	One Stop Application Center	IP H 8.4.2	CDA	On Going				
	Master Plan Site Process	IP H 8.4.3	CDA	On Going				
Policy H 8.4.3: Provide better coordination for permit issuance for market rate, affordable, and mixed use housing projects	Expedite Senior/Low Projects	IP H 8.4.4	CDA	On Going				
	Amend Zoning for Regs	IP H 8.4.5	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program			
Policy H 8.4.4: Reduce fee waiver for lower income affordable projects. Work with Special Districts to study similar policy	Permit Fee Waiver/Grants	IP H 8.4.7	SEO/CDA	2004				
	Amend LIR 15.02.06	IP H 8.4.8	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program			
Policy H 8.4.5: Provide better coordination for permit issuance and streamline for low and very-low housing projects	Pre-Application Process		Planning	On Going				
Policy H 8.4.6: Zoning consistent multiple family projects up to 30 units, providing a minimum 30-year guarantee for affordability processed at Z.A. Development permit	Amend Zoning Regs	IP H 8.4.5	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program			
Policy H 8.4.7: Affordable housing advocacy function shall be assigned to CDA	Affordable Housing Expediter	IP H 8.4.6	Planning/HCS	2006				
Section 5: CONSERVATION AND REHABILITATION								
Objective H 8.5: The County shall actively work to conserve, maintain and rehabilitate its existing housing stock								
Policy H 8.5.1: Encourage non-profit organizations in development of affordable housing	Implemented	Existing	Planning	On Going	See Grant program, Attachment B			
Policy H 8.5.3: Co Code Compliance Division shall help assure maintenance of safe and decent housing	Grant Funding/Code Compliance	IP H 8.5.1	HCS	On Going	Code Compliance issued 11 referrals to HCS, 4 participated in weatherization or other grant program			
Policy H 8.5.4: County shall strive to extend the CDBG program to very low, low and moderate income families to rehab through low interest loan program	Grant Funding	IP H 8.6.6	HCS	On Going	See Attachment A			
Section 6: FINANCIAL RESOURCES								
Objective H 8.6: Actively seek out and obtain financial support for a variety of housing programs	ID Financial Institution/grant funding	IP H 8.6.5	HCS	On Going				

Policy H 8.6.1: County shall participate in Section 8 rental program	Section 8 Funding	IP H 8.6.1	HCS	On Going		
Policy H 8.6.2: Fund and operate the NS Housing Authority to address affordable housing issues	Affordable Housing Trust Fund	IP H 8.6.2	HCS		Trust Fund	
Policy H 8.6.3: Housing Authority shall create a non-profit organization to develop affordable housing	Housing Authority Grants	IP H 8.6.3	HCS			
Policy H 8.6.4: Utilize new state homeownership programs for workforce housing	ID Financial Institution	IP H 8.6.4	HCS	On Going	See Grant program, Attachment B	
Policy H 8.6.5: Pursue affordable housing loans and grants	Grant Funding	IP H 8.6.5	HCS	On Going	See Grant program, Attachment B	
Policy H 8.6.6: Continue to secure funds for weatherization and rehabilitation for low and very-low income homes	Grant Funding	IP H 8.6.6	HCS	On Going	See Grant program, Attachment B. The County has completed 186 Weatherization Program Applications, 33 Rehab loans, and 13 Rehab grants	
Policy H 8.6.7: Maintain active involvement in Federal and State housing grant and loan programs.	Grant Funding	Existing	HCS	On Going	See Grant program, Attachment B	
Section 7: SPECIAL HOUSING NEEDS						
Objective H 8.7: Actively recognize and facilitate the needs of special housing groups	Grant Funding	IP H 8.7.1	HCS	On Going		
	Reasonable Accommodations Ord	IP H 8.7.3	CDA	2005		
	Universal Design	IP H 8.7.4	CDA	2004-05		
	Review Zoning Regs	IP H 8.7.5	Planning	2003-Ongoing	Included in Zoning Ord 2006 Update Work Program.	
Policy H 8.7.1: Maintain existing zoning district standards that facilitate the establishment of transitional housing	Implemented	Existing		On Going		
Policy H 8.7.2: Maintain existing zoning district standards that facilitates the establishment of emergency shelters	Implemented	Existing		On Going		
Policy H 8.7.3: Provide a density bonus for affordable multi-family housing for seniors and low or very low income within UMD and UHD	Implemented	Existing		On Going		
Policy H 8.7.4: All senior assisted care/residential developments shall include at least 10% for low-income seniors.	Senior/AG Housing Ord Amended	Amend Zoning Regs	Planning	On Going		
Policy H 8.7.5: Deleted to be revisited by Board of Supervisors)	Staff meeting with Affordable Housing Committee	Amend Zoning Regs	Planning	On Going	Amend Housing Element/Amend Zoning Ord	
Policy H 8.7.6: Continue to provide seasonal or permanent housing above GP density for seasonal based employees with a GUP	Amend Zoning Regs	IP H 8.7.2	Planning	2004-05	Included in Zoning Ord 2006 Update Work Program. Amend parking requirements for homeless shelters or transitional housing	
Policy H 8.7.7: One density bonus available for project	No action required		Planning	On Gong		
Section 8: HOUSING DISCRIMINATION						
Objective H 8.8: Strongly discourage all forms of housing discrimination						
Policy H 8.8.1: County shall refer complaints of housing discrimination to appropriate State or Federal Agency		IP H 8.8.1	HCS	On Going		
Section 9: HOUSING STANDARDS						

Objective H 8.3: Provide for the construction and maintenance of all types of housing based on standards that maintain public health and safety and conserve natural resources without adding unnecessary housing costs.		Existing				
Policy H 8.9.1: Provide for maintenance and improvement of existing housing through enforcement of Ca building standards	Implemented	Existing				
Policy H 8.9.2: Continued affordability shall be ensured in accordance with not less than the State mandates	Implemented	Existing				
Section 10: ENERGY CONSERVATION AND INNOVATIVE DESIGN						
Objective H 8.10: Provide for a variety of alternative housing options and the use of alternate, innovative, and appropriate technology	Provide Energy Info	IP H 8.10.2	Bldg	On going	Information available on-line and at building counter	
Policy H 8.10.1: Adopt a solar access ordinance	Develop Energy Goals	IP H 8.10.1	CDA	2006-07		
Policy H 8.10.2: Encourage innovative design that assist in development of low and moderate cost housing and energy efficient housing	Implemented	Existing				
Policy H 8.10.3: Continue to support weatherization programs and Energy Crisis Intervention Program	Implemented	Existing				
Policy H 8.10.4: Develop specific design lines hands for the development of multi-family housing that encourage such features as energy efficiency, weatherization	Develop Energy Goals	IP H 8.10.1	CDA	2006-07		
Policy H 8.10.5: County shall evaluate prescriptive building standards that supplement existing Building Code for such items as alternative energy systems, building materials, etc.	Develop Energy Goals	IP H 8.10.1	CDA	2006-07		
Policy H 8.10.6: In addition to Title 24, the County shall develop incentives to promote alternative energy sources	Develop Energy Goals	IP H 8.10.1	CDA	2006-07		
Section 11: MONITORING						
Objective H 8.11: Actively monitor the objectives, policies and programs contained in this element	Monitor HE	IP H 8.11.1	Planning	On Going		
Policy H 8.11.1: Annually monitor policies, programs and quantified objectives of the Housing Element	Monitor HE	IP H 8.11.1	Planning	On Going		



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY**

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RECEIVED

December 28, 2005

DEC 30 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Ms. Linda Nichols, Manager
Workforce Housing Reward Program
Department of Housing and Community Development
P.O. Box 952053
Sacramento, CA 94252-2053

**SUBJECT: SUBMISSION OF NEVADA COUNTY'S WORKFORCE HOUSING
ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING
ELEMENT**

Dear Ms. Nichols:

As is required of the Workforce Housing Reward Program, please find enclosed "Attachment D" from the 2005 NOFA and Guidelines entitled, "Workforce Housing Annual Progress Report on Implementation of the Housing Element." The dates covered are January 1, 2004 through December 31, 2004. Additional documents attached include: "Review and Evaluation of the 1995 Housing Element" and "Nevada County Housing Element Implementation Status for 2005." Should you have any questions regarding this report or these documents, please contact Nina Bigley at (530) 265-7256.

Sincerely,

Randy Wilson, Director
Planning Department

Cc: David Nelson, Housing Division
Suzanne Smith, Planning

ATTACHMENT D
WFH Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: Nevada County

Address: 950 Maidu Ave

Nevada City, CA 95959

Contact: Randy Wilson Title: Planning Director

Phone: (530) 2651770

Report Period: 1/1/04 to 12/31/04
(note: previous report covered 7/1/03—6/30/04)

The following information should be included in the report:

A. Progress in meeting Regional Housing Need

1. *Total number of new housing permits issued.*

PERMIT TYPE

Single Family	340
Granny Units	19
Mobile Homes (Inc. Factory Built)	58
Multiple Family	0
Limited Density	6
Rehabilitated	635*
Total Residential Permits	<u>423</u>
<u>Total Residential and Rehab</u>	<u>1058</u>

(Income levels are not available through Building Department Permitting Systems)

*Includes weatherization and rehab grants

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

Nevada County Area Median Income: 63,600	Persons in Household	1	2	3	4	5	6	7	8
	Extremely Low	13,350	15,250	17,150	19,100	20,600	22,150	23,650	25,200
Very Low Income	22,250	25,450	28,600	31,800	34,350	36,900	39,450	42,000	
Lower Income	35,600	40,700	45,800	50,900	54,950	59,000	63,100	67,150	
Median Income	44,500	50,900	57,250	63,600	68,700	73,800	78,850	83,950	
Moderate Income	53,400	61,050	68,650	76,300	82,400	88,500	94,600	100,700	

On May 28, 2004, 41 deed-restricted apartments and one manager’s unit with a 55-year guarantee were “finalized” by the Nevada County Building Department. State requirement that “not less than 40% are very low” income apartments: 16 units are 2 bedroom, and 26 are 3-bedroom.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

**RHNP ALLOCATIONS – NEVADA COUNTY
2001-2008**

	Very Low	Low	Mod	Above	Total
Grass Valley	274	261	333	580	1,448
Nevada City	38	36	46	80	200
Truckee	324	309	408	704	1,745
Cities - Total	636	606	787	1,364	3,393
Unincorporated	937	885	1,117	1,947	4,885
Total County	1,573	1,490	1,904	3,311	8,278

Source: Sierra Planning Organization, 11/2002

On May 28, 2004, 41 deed-restricted apartments and one manager’s unit with a 55-year guarantee were “finalized” by the Nevada County Building Department. State requirement that “not less than 40% are very low” income apartments: 16 units are 2 bedroom, and 26 are 3-bedroom.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.

The Nevada County Board of Supervisors approved the Amended Housing Element on October 5, 2004. A supplemental to the Housing Element entitled, "Review and Evaluation of the 1995 Housing Element" and a document entitled, "Nevada County Housing Element Implementation Status of 2005" are attached for your review. The Review and Evaluation of the 1995 Housing Element includes a quantitative and qualitative review of the county's previous Housing Element. Column 4 is entitled, "Suggested Revisions for 1/2003 through 12/2008," noting revisions included in the October 5, 2004 Board of Supervisors approval. The "Nevada County Housing Element Implementation Status of 2005" provides the status in 2005 of the Housing Element Programs to be implemented.

2. Assess effectiveness of actions and outcomes.

Since the Housing Element was approved in October 2004, there was insufficient time remaining in 2004 to implement the approved Policies and Implementing Programs in calendar year 2004. The document, "Nevada County Housing Element Implementation Status of 2005" is attached for your review, as it covers the progress/status in calendar year 2005 of the amended Housing Element programs to be implemented.

C. Progress toward mitigating governmental constraints identified in the housing element.

As discussed in the "Review and Evaluation of the 1995 Housing Element" and "Nevada County Housing Element Implementation Status of 2005," the County has implemented a common permit tracking program functioning as a one-stop permit approval process. The County has developed and implemented a unified site plan process to be used for the first permit and all successive permits for an individual parcel.

Review and Evaluation of the 1995 Housing Element

Review and Evaluation of the 1995 Housing Element

		Performance/Status		
Policy Review from January 1996 through December 2001	Quantitative Data	Qualitative review	Suggested Revisions for 1/2003 through 12/2008	
<p>1995 QUANTIFIED OBJECTIVES (POLICY 8.1)*</p> <p>a. Demonstrate the actual number of units constructed for each income category</p> <ul style="list-style-type: none"> • Very low 2,048 • Low 992 • Moderate 1,286 • Above moderate 2,195 	<ul style="list-style-type: none"> • Very low – 173 (8.5%) • Low – 198 (20%) • Moderate-645 (50%) • Above moderate 1,438 (66%) 	<p>There were 2,472 single-family dwelling units and 22 multiple family units constructed between 1996 and 2001. The quantified data is based on Table 16a in the 2003 Housing Needs Assessment.</p> <p>During this period of time there were also 111 loans processed for existing homes for low and moderate income families</p>	<ul style="list-style-type: none"> ▪ Increase inclusionary policy from 10% to 25% and apply to all residential districts (Policy # 8.1.6) Revised per 1995 Housing Element ▪ Require density bonus lots incorporated with market rate units (Policy #8.1.7), and make permanent 2nd Unit Pilot Program (Policy #8.1.3) Revised per Government Code Section 65915a 	
<p>b. Demonstrate the actual number of units rehabilitated for each income category</p> <ul style="list-style-type: none"> • Very low 50 • Low 75 • Moderate 127 • Above moderate 127 	<ul style="list-style-type: none"> • Very low 632 • Low – 68 • Moderate 0 • Above moderate 0 	<p>The results include the unincorporated area of the County of Nevada and include weatherized homes.</p>	<p>Estimate for 2003-2008: 845 units will be Rehabilitated</p>	

Review and Evaluation of the 1995 Housing Element

<u>Policy</u>	<u>Quantitative Data</u>	<u>Qualitative review</u>	<u>Suggested Revisions for 1/2003 through 12/2008</u>
<p>c. Demonstrate the actual number of units conserved (Section 8 certificates) for each income category</p> <ul style="list-style-type: none"> • Very low 976 • Low - 244 • Moderate 0 • Above moderate 0 		<p>The results include only the unincorporated area County of Nevada</p>	<p>Estimate for 2003-2008 2050 vouchers 80 % very low 20% low</p>
<p>HOW MANY OF THE FOLLOWING UNIT TYPES HAVE BEEN CONSTRUCTED? (POLICY 8.2)</p>			
<p>a. Granny/second units</p>	<p>182 units</p>	<p>Senior and disable second units are allowed with an Administrative permit. Pilot program allows up to 30 second dwellings per year with an administrative permit.</p>	<p>Eliminate CUP for second dwelling units and expand the existing pilot program for second units per AB 1866</p>
<p>b. Mobile homes</p>	<p>445 units</p>		<p>Continue existing programs</p>
<p>c. Factory built homes</p>	<p>Included in mobile home figure, above</p>		<p>Continue existing programs</p>
<p>d. Single family for low and very low income households</p>	<p>Total # of units- 57</p>		<ul style="list-style-type: none"> ▪ Increase inclusionary housing policy per policies Revised per 1995 HE
<p>e. Multiple family dwellings for low and very low income households</p>	<p>Total # of units -- 32</p>	<p>(Nevada Commons built 1996)</p>	<p>Per H.8.1.7 & H.8.1.7</p>

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Policy	Quantitative Data	Qualitative review	Suggested Revisions for 1/2003 through 12/2008
F. Density bonus units	Total # of units - 14		<ul style="list-style-type: none"> ▪ Increase density bonus from 10% to 25% Revised per 1995 HE ▪ Resort development (Policy 8.1.5(d) requiring housing for 50% of employees Deleted
g. Seasonal and permanent employee housing units for those engaged in resource production (not subdivided from the primary parcel)	No units constructed		
<ul style="list-style-type: none"> ○ Mining ○ Timber 	No units constructed	Timber operators typically provide housing in travel trailers	
<ul style="list-style-type: none"> ○ Agriculture 	No units constructed	Use Permit required.	Bring program into conformance with state law.
h. Density bonus for congregate care and multiple family housing for disabled persons in UMD & UHD	Total # of units-32 (Nevada Commons)		<p>Increase residential density of zoning on lands UMD and UMD per Policy H 8.2.3 Deleted (see Imp. Prog H 8.1.3: 54 acre rezoned)</p>
i. 15% density bonus for very low to medium income households	14 units constructed		Increase inclusionary policy per policy H 8.1.6 and require density bonus per policy H 8.1.7 Revised per 1995 HE

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<p>UTILIZE CONVENTIONAL PLANNING AND ZONING TOOLS TO ENCOURAGE HOUSING PRODUCTION (POLICY 8.3)</p>	<p>Nevada County issued building permits for a total of 2,472 single family and 22 multiple-family units housing units from January 1996 through December 2001</p>		<p>Consider the following programs needed for additional housing production</p> <ol style="list-style-type: none"> 1. All UMD & UHD lands that are rezoned or otherwise put to a use that precludes the attainment of full buildout shall coincidentally rezone an alternate location(s) to accommodate the ultimate density and unit yield potential. All UMD & UHD shall be developed at 90 percent density based on zoning unless sewage or water facilities/services or other environmental constraints cannot accommodate maximum use. Approved as modified
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<p><u>Policy Review from January 1996 through December 2001</u></p>	<p><u>Quantitative Data</u></p>	<p><u>Qualitative review</u></p>	<p><u>Suggested Revisions for 1/2003 through 12/2008</u></p>
<p>REDUCE GOVERNMENTAL CONSTRAINTS (POLICY 8.4)</p> <p>a. Nevada County Planning Dept="Permit Information Center"</p> <ul style="list-style-type: none"> o Function as one-stop permit approval <ul style="list-style-type: none"> • Reduce uncertainty • Reduce costs 		<p>The permit center was established in 1997</p> <p>All permits are received at the permit application center. Site plan review is performed by staff trained in all development requirements (environmental health, building and planning).</p>	<p>Develop and use a common permit tracking program Implemented</p> <p>Develop a unified integrated site plan process to be used for the first permit and all successive permits for an individual parcel. This master site plan will be used to determine all on-site requirements affecting setbacks, septic systems, wells grading, fire requirements and building. Implemented</p>

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<p>b. Planning Director = Zoning Administrator to hear</p> <ul style="list-style-type: none"> ◆ residential variances ◆ “minor” use permits and ◆ development plans 		<p>The Zoning Administrator function has been in place for approximately 20 years. Most permits are processed through an expedited schedule that includes 65 days from acceptance to hearing. Since January of 2002, approximately 65% of all projects processed through the Zoning Administrator have met or exceeded the pre-set hearing schedule. During this same time period, approximately 35% of all projects requiring Planning Commission approval met the pre-set hearing schedule.</p>	<p>Expand number, intensity and type of permits to be reviewed by ZA.</p>
<p>c. Make available approved residential building permit for affordable housing.</p>		<p>Basic residential house plans have been created and are available. Nobody has inquired about or requested the pre-approved house plans. Due to extreme variability in soils (expansive), flood plains, seismic zones, snow loads, etc. a universal building</p>	<p>This program has proven to be ineffective in the production of affordable housing and will not be included in the 2003 update. These plans will continue to be made available to those seeking basic residential building plans.</p>

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		<p>permit is not feasible. In addition, since the greater majority of land within Nevada County is not served with a community sewage system, home site designs are extremely variable</p>	
<p>d. Revise standards for very low and lower income and senior citizen housing projects</p>		<p>Section L-II 3.20 of the LUDC provides for a 10% to 25% density bonus depending on the number of incentives that are met for a senior or disabled living center or apartment.</p> <p>Section L-II 3.16 provides for a 25% density bonus for projects providing a housing for low, very low and seniors.</p> <p>The zoning regulations was also amended to include a 10% inclusionary requirement for subdivisions in the UHD, UMD and USF land use designations.</p>	<p>Maintain existing zoning regulation standards.</p> <p>Provide an affordable housing requirement and density bonus in the development of new subdivisions. Also require that non-residential projects that generate employees be required to provide on or off site housing for employees. Deleted</p>
<p>o Waiver of parking for guest parking per ratio of affordable</p>		<p>Parking may be reduced by 5% to a maximum of</p>	<p>Maintain existing zoning ordinance standards</p>

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<p>units to total units constructed.</p> <ul style="list-style-type: none"> o 25% proportional reduction of landscaping per ratio of affordable units to total units constructed. o Establish setbacks based only on Fire Safe Standards o Reduce by 25% all lot coverage limitations for multiple housing projects 		<p>55% depending on the number of project incentives included in the design (Section L-II 3.20.C.11)</p> <p>Provided in Section L-II 3.16.C.2.b</p>	<p>Maintain existing zoning ordinance standards-Deleted</p>
<ul style="list-style-type: none"> o Lower income o Senior citizen households o Housing for disabled o Second unit residential o Assurance must be made that said units/projects will continue to be made available to the designated income or target groups. 		<p>Section L-II 3.16.C.2.e</p> <p>Not provided</p> <p>Section L-II 3.16.C.2.e</p> <p>Not provided</p> <p>Section L-II 3.16.D.1. & 2. is applicable to very low, low and senior citizens. The assurance is for 30 years.</p>	<p>Maintain existing zoning standards</p> <p>To be included in 2003 update</p> <p>Continue policy/program</p> <p>All such units to be made "Administrative"</p> <p>Maintain zoning standards</p>
<p>e. Reduce all county permit fees by 50% for</p>		<p>Section L-II 3.16.C.2.d.</p>	<p>Maintain existing zoning ordinance standards</p>
<p>f. Multiple-family projects with up to 24 units shall be ministerial.</p>		<p>A maximum of 4 units is ministerial based on Section L-II 5.5.E.5</p>	<p>The administrative permit process should be extended to include at least 24 units for properly zoned land since the County has adopted design guidelines and past discretionary multiple family projects have been met with neighborhood opposition. Revised to 30 units with a 30 year guarantee of affordability.</p>

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<p>o Process all other affordable housing projects within the time limits specified by the Permit Streamlining Act</p>		<p>The Planning Department has developed and subscribes to a pre-set hearing schedule that is in conformity with the Permit Streamlining Act.</p>	<p>The pre-set hearing program will be maintained.</p>
<p>g. All subdivisions creating 20 or more units in UHD, UMD and USF designations shall have a 10% inclusionary housing requirement via a density bonus for very low, low end median income, senior citizen or disabled households.</p>	<p>Total # of units – 28</p>	<p>To date there has only been one such project-- <u>Darkhorse</u>. This project is a 300-unit golf course, market rate subdivision. These units have been required, but have not yet been built.</p> <p>Most residential subdivisions occur in the more rural regions of the county that are devoid of essential public services. Since 1996, there have been only 22 major subdivisions (more than four units) in the unincorporated area of Nevada County. Due to infrastructure limitations, only three of those projects have greater densities than one unit per acre.</p>	<p>Include an affordable housing component in all new subdivisions along with a density bonus in the USF, RES and Estate land use designations. Revised per current HE</p>

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<p>h. Encourage public utility purveyors to reduce connection and associated fees for all residential developments that provide housing for very low, lower- and medium income households and senior citizens.</p>	<p>Accomplished for the Eden Ranch Subdivision and Habitat for Humanity</p>	<p>Special Districts have not been officially requested to consider fee waivers, reductions or deferrals. NID provided reduced fees for water service for the low-income units in Eden Ranch.</p>	<p>Add a program for the county to officially request special districts to adopt a fee reduction program is proposed. Approved</p>
<p>Maintain an active housing grant and loan program with an emphasis on providing loans to senior citizen and lower income families for housing rehabilitation and/or assistance (Policy 8.6).</p>	<p>Units rehabilitated - 23 Families assisted- 23</p>		<p>Continue same basic policy in 2003</p>
<p>Continue to strongly support the housing weatherization programs and Energy Crisis Intervention Program (Policy 8.7)</p>	<p>Weatherization - 669 Energy Assist - 4,443 Families</p>	<p>HCS continues to support weatherization programs. Between 1/1996 and 12/2001, 669 low and very low income residences have been weatherized. Also, during this time span, 4,443 low and very low families received emergency assistance.</p>	<p>HCS will continue the same program</p>
<p>Provide for annual monitoring of Housing Element policies. Take actions to resolve non-attainment of the number of housing units approved, constructed, rehabilitated or conserved. (Policy 8.8)</p>		<p>Funding to the Housing and Community Services Department is through state grants. Grant moneys cannot be used to fund monitoring activities</p>	<p>An active annual monitoring program will be included in the 2003 update.</p>

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<p>Provide that all UHD, UMD and all other residentially designated lands on the land use map are appropriate for subsidized housing (policy 8.9)</p>		<p>The Housing and Community Services Department provides tracking that provides a form of monitoring.</p> <p>The county through its Housing and Community Development Department has encouraged and supported subsidized housing on all residentially designated lands in Nevada County.</p>	<p>Continue same basic policy/program in 2003</p>
<p>Support and assist private non-profit and for-profit organizations in the development, rehabilitation and conservation of affordable housing units (Policy 8.10)</p>	<p># of units - 317 # of individual projects -6</p>	<p>The county has assisted the following non-profit builders: Nevada County Housing Development Corporation (NCHCD) Multi-Family - 42 units Habitat for Humanity 6 Sing.Fam.Homes(SFH) Common Ground 22 SFH+20 moderate Dennis Peterson 6 (Rehab-SFH) Units ***** Cascade Housing-Cedar 81 Units 80 Eastridge Units Cascade Housing-</p>	<p>Continue same basic policy/program in 2003</p>

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<p>Designate the Nevada County Department of Housing and Community Services as the primary agency responsible for the construction, rehabilitation, conservation and management of affordable housing and as the county's housing information center. (Policy 8.11)</p>	<p>Recent awards include \$500,000 in HOME funds, \$1,500,000 CHFA HELP loan (2002) and \$70,000 in CDBG Planning and Technical Assistance Funds (2002).</p>	<p>Olympia Plaza 2-60 Units This department has been so designated and is very aggressive in seeking out funding and other forms of assistance to facilitate the construction, rehabilitation, conservation and management of affordable housing.</p>	<p>Continue this policy approach Successful grant awards in 2004: USDA HPG (Rehab) : \$100,000 CDBG Planning (PW) : \$35,000</p>
<p>Use Section "8" rental assistance housing program (Policy 8.12)</p>	<p>1,220 vouchers have been issued-</p>		<p>Continue this policy approach</p>
<p>Encourage an adequate supply of emergency shelter housing by allowing such housing in the following GP designations: (Policy 8.13)</p>			<p>Continue this policy approach in the 2003 update.</p>
<ul style="list-style-type: none"> o Community Commercial 		<p>Provided as a use-by-right for six or fewer persons. Requires a UP for more than six (Section L-II 2.4.D., Table 2.4.C.2).</p>	<p>Continue this policy approach in the 2003 update.</p>
<ul style="list-style-type: none"> o Neighborhood Commercial 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.4.D., Table 2.4.C.2).</p>	<p>Continue this policy approach in 2003 update.</p>

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<ul style="list-style-type: none"> ○ Highway Commercial 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> ○ Office-Professional 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.4.D., Table 2.4.C.2.)</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> ○ UHD 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> ○ UMD 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> ○ Public 		<p>Permitted use for six or fewer if that use is part of the responsibility of the public agency or non-profit. ***** HCS continues to collaborate with and provide financial assistance to local non-profits. NCHCD's Manzanita House - Between 1/1996 and 12/2001, provided 351 families with transitional and/or</p>	<p>Continue this policy approach in 2003 update.</p>

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		<p>emergency shelter assistance. Tahoe Womans Services - Between 1/1996 and 12/2001, provided 932 individuals with transitional and/or emergency shelter assistance.</p>	
<ul style="list-style-type: none"> o Planned Development 		<p>Similar to multiple family residential zones that allow such housing.</p>	
<ul style="list-style-type: none"> o Special Development Area 		<p>May be provided as part of the master plan within applicable base zoning districts to implement IDR zoning</p>	
<p>Encourage an adequate supply of transitional housing (counseling and integration of other social services) by allowing such housing within the following GP designations (Policy 8.14)</p> <ul style="list-style-type: none"> o UHD 		<p>Commercial and Office and professions zoning districts also allow transitional housing</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> o UMD 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> o USF 		<p>Provided as use by right for six or fewer persons.</p>	<p>Continue this policy approach in 2003 update.</p>

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		<p>Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).</p>	
<ul style="list-style-type: none"> o Residential 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> o Estate 		<p>Provided as use by right for six or fewer persons. Requires a UP for more than six (Section L-II 2.2.C., Table 2.2.C.1).</p>	<p>Continue this policy approach in 2003 update.</p>
<ul style="list-style-type: none"> o Public 		<p>Permitted use for six or fewer if that use is part of the responsibility of the public agency or non-profit. ***** HCS continues to collaborate with and provide financial assistance to local non-profits. NCHCD's Manzanita House - Between 1/1996 and 12/2001, provided 351 families with transitional and/or emergency shelter assistance. Tahoe Womans Services - Between 1/1996 and 12/2001, provided 932 individuals with</p>	<p>Continue this policy approach in 2003 update.</p>

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		transitional and/or emergency shelter assistance.	
<ul style="list-style-type: none"> ○ Planned Development 		Allowed in the multiple family residential zones that allow such housing.	Continue this policy approach in 2003 update.
<ul style="list-style-type: none"> ○ Special Development Area 		May be provided as part of the master plan within multiple family designated areas to implement IDR zoning.	Continue this policy approach in 2003 update.
Use of RVs or mobile homes during construction (Policy 8.15)	53 Units	The county has a well established program for this purpose.	Continue this policy approach in 2003 update.

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Fund and operate the Nevada County Housing Authority and encourage a Joint Authority with the incorporated cities. (Policy 8.16)

<p>1. HCS has taken steps toward implementation of this policy, such as:</p> <p>a) In 1999, Entered into a Memorandum of Understanding (MOU) with the Town of Truckee (incorporated in 1993) to administer its housing grants and programs</p> <p>b) In 2003, entered into an MOU with the City of Nevada City to administer its housing grants and programs</p> <p>c) Proposed on several occasions to the City of Grass Valley to create a Joint Powers Authority to implement the countywide housing agency. To date, Grass Valley has not accepted that proposal</p> <p>d) In 2003, worked with the Grass Valley Community Development Staff on coordinating grant applications and increased efforts to share affordable housing information, and cooperate on annexations to the city.</p> <p>2. The Board of Supervisors appointed in 1999 a countywide Affordable Housing Task Force that included representation of various community interests including the cities</p> <p>3. The Board of Supervisors appointed in 2003 a Second Unit Task Force to modify the ordinance adopted the year before to make it more usable and appointed representatives of various community organizations.</p> <p>4. In 2002, the Director of Housing and Community Services made a formal proposal to merge the Family Services Council (aka the Community Action Committee) with the Affordable Housing Task Force to form a single-body Housing and Community Services Commission that would be a major step toward forming a countywide housing agency joint powers authority (JPA).</p>	<p>1. The county will continue to work with the Town of Truckee and the City of Nevada City under existing MOU's to work together on affordable housing programs.</p> <p>2. The county shall request that the City of Grass Valley enter into an MOU to work together on affordable housing programs and issues.</p> <p>3. The county shall create a Housing and Community Services Commission by merging the Family Services Council and the Affordable Housing Task Force.</p> <p>4. The county Board of Supervisors shall work with city councils of the three municipalities to form a countywide housing agency joint powers authority.</p>
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	<p>5. Major constraints to implementing this policy have been that it takes the concurrence of the governing bodies of the four jurisdictions in the county to agree to form the countywide housing.</p>	
<p>Provide an adequate supply of land to meet the lower-income needs by providing sites at a capacity to need ratio of 1.2:1. Maximize locations within the Community Regions with the greatest available urban infrastructure capacity (Policy 8.17)</p>		<p>While the 1995 General Plan provides a more than adequate land supply (enough to yield a maximum potential of 3,005 multiple family units), much of the land is not served with public sewer. Those lands that meet the location criterion of the General Plan can only develop to their full potential by connecting to a public sewer system. Most of the lands that meet this criterion are located within the SOI of Nevada City and Grass Valley. In 1998, the City of Grass Valley decided not to extend the 35-year sewer service agreement within the Glenbrook area of the County, instead favoring a policy of annexation before sewer service.</p> <p>The maximum development potential of</p>
<p>b. Use the UHD and UMD land use designations for the provision of</p>	<p>Not counting the master plan designated lands,</p>	<p>All UMD & UHD lands that are rezoned or otherwise put to a use that precludes the attainment of full buildout shall concurrently rezone an alternative location(s) to accommodate the ultimate density and unit yield potential.</p> <p>State law does not require a higher ratio of multiple-family housing based the RHNP. Nevada County struggles in providing adequate lands due to lack of infrastructure. It is therefore not feasible to require this "oversupply" of sites. This policy will not be carried forward to the 2003 update.</p> <p>Continue this policy approach in 2003 update.</p>

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<p>lower-income housing</p>	<p>there are 557 acres of vacant multiple family zoned land in the unincorporated area.</p>	<p>these multiple family zoned lands is 2,183 units. In addition, the Interim Development Reserve (IDR) designated lands could yield an additional 137 acres of UMD, the three Special Development Areas around Grass Valley have 693 dwellings with an unspecified density and an additional 265 dwelling units are provided on the IDR zoned property east of Truckee.</p>	<p>Continue this policy approach in 2003 update.</p>
<p>c. Maximize the use of UHD and UMD lands within community regions for the provision of affordable housing, including housing for low- and very-low income households.</p>	<p>Approximately 25 multiple family units have been developed on UMD and UHD designated lands since 1996.</p>	<p>A 35-year sewer service agreement with the City of Grass Valley to serve the Glenbrook area expired in 1998. Most of the unincorporated area's multiple family land use designations are in the Glenbrook area. Lands may now only receive sewer service if they are annexed to the City of Grass Valley.</p>	<p>All UMD & UHD lands that are rezoned or otherwise put to a use that precludes the attainment of full Buildout shall</p>
<p>The County shall strongly encourage development at the maximum density within the UMD and UHD (Policy 8.19)</p>		<p>Some lands have been down zoned and the landowner of another</p>	

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		<p>40-acre parcel entered into a conservation easement with the Nevada County Land Trust.</p>	<p>concurrently rezone an alternate location(s) to accommodate the ultimate density and unit yield potential.</p> <p>All UMD & UHD shall be developed at a minimum of 90 percent of the zoned density, unless sewage or water facilities/services or other environmental constraints cannot accommodate maximum use.</p>
<p>d. The County shall strongly encourage the minimum density of 15 upa for UHD and 6 dua for UMD</p>		<p>This policy was not implemented through the zoning regulation and the county has not experienced any development of UHD lands since 1996.</p>	<p>Increase the minimum density to 18 and 10 units per acre, respectively. Deleted due to traffic LOS analysis</p>
<p>e. The County shall mitigate constraints rather than underutilize planned build-out</p>		<p>The ability to mitigate the lack of sewer service was beyond the county's financial ability.</p>	<p>Include programs to fund studies to expand service areas of existing County operated sewer zones study the feasibility of developing package sewer treatment plants on designated sites.</p>
<p>The annual monitoring report shall consider ways to increase the efficiency of the development review process (Policy 8.20)</p>		<p>While annual reviews have not taken place, the county has taken a number of steps to facilitate improvement in the development review process. They include actions to streamline the development review process</p>	<p>Expand the categories of uses that may be processed with an administrative permit and Zoning Administrator Development Permit and provide other improvements in permit processing.</p>

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<p>Consider the development of prescriptive building standards for alternative energy systems, building materials and alternative sewage systems (Policy 8.21)</p>		<p>Section L-II 4.3.9 emphasizes building orientation and subdivision design to take advantage of solar access and passive cooling opportunities.</p> <p>There are a variety of alternative building materials that are now available that are more durable and have lower maintenance requirements.</p> <p>Due to constrained and marginal soils, there are now many engineered alternative sewage disposal systems that can make land that is discounted in value useable and more affordable.</p>	<p>Retain a consultant who can strengthen passive solar and summer cooling design standards. Said standards shall be adopted and applied toward new developments. Deleted</p> <p>The 2003 update will include a program to hire an energy consultant to recommend prescriptive standards for subdivision and building design.</p>
<p>Adopt a solar access ordinance to protect and maximize solar access (Policies 8.21A and 8.23,)</p>		<p>Section L-II 4.3.9 of the zoning regulations emphasizes building orientation and subdivision design to take advantage of solar access and passive cooling opportunities PG&E also includes assistance, pamphlets,</p>	

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<ul style="list-style-type: none"> Encourage innovative design that will assist in the development of low and moderate-cost housing and energy efficient housing (PD, clustered parcels, south-facing parcels, etc) (Policy 8.24) 		<p>and energy evaluations upon request.</p> <p>Ditto, above.</p> <p>Section L-II 2.2 & 2.3 allow clustering and Planned Developments as a means of providing more affordable and efficient subdivision design.</p>	
<p>Subject to a CUP, allow construction of more than one primary dwelling, community trust and co-housing and multiple-family residences on residentially designated lands (Policy 8.25)</p>		<p>Tables 2.2 C.1 and 2.3. D.1 of the zoning regulations allow a CUP for group housing projects provided that the ultimate density established through the GP and zoning is not exceeded.</p>	

Nevada County Housing Element Implementation Status for 2005

December 27, 2005

Goal/Objective/Policy	Implementing Action	Implementing Program	Implementing Agency	Time Frame	Status 1/1/05 to 12/6/05
(Gray backfill denotes policy to be implemented or implementation not completed)					
Goal H.8.1: To provide for a continuing supply of affordable housing for all income segments to meet the needs of existing Nevada County residents, as well as potential future residents desiring to reside in the County.					
Section 1: HOUSING SUPPLY					
Objective H.8.1: Provide an adequate supply of new housing for all economic segments of the community, commensurate with the Regional Housing Needs Plan (RHNP) and the County's quantified objectives	Grant Funding		HCS	On Going	Grant funding exhibit, Attachment A
	Amend Zoning Regs	IP H. 8.1.9	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program. County initiating Z.O revisions to allow a minimum 10% to maximum 20% of all lots in subdivisions of 10 or more within Community Regions be occupied with a second dwelling unit.
Policy H 8.1.1: Utilize conventional Planning tools.	Implemented	Existing	Planning	On Going	Ongoing implementation
Policy H 8.1.2: Mobile homes and factory built allowed anywhere with permanent foundation pursuant to State law	Implemented	Existing	Planning	On Going	Ongoing implementation: 80 Mobile Home Permits issued in 2005, Attachment B
Policy H 8.1.3.a: Amend ZO to permit accessory units in all zoning districts as a permitted use in AG and AE, consistent with GP and ZO density	Implemented	Existing	Planning		Included in Zoning Ord. 2006 Update Work Program. Amend Zoning Ordinance
Policy H 8.1.3.b: Allow second dwelling units for senior and disabled persons as a permitted use regardless of density per State law.	Implemented	Current Zoning Regulations	On Going	On Going	12 Granny Units issued, Attachment B
Policy H 8.1.3.c: 2nd Unit Pilot Program 3rd year review	Evaluate 2nd Unit Program	IP H. 8.1.1	Planning	3 year review	3rd year review: 2006
Policy H 8.1.3.d: All second units shall include listed Universal Design Standards	Amend Zoning Regs	IP H 8.7.4 (IP H. 8.1.9)	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program. Universal design standards for second units, and County to work with homebuilders to encourage universal design in home construction.
Policy H 8.1.4: Consistent with density within Community Regions allow duplexes, and four-plexes mixed in with sfd's in all zoning districts allowing sfd's/	Existing	IP H. 8.1.2	Planning	2004-05	Allow duets/duplexes and four-plexes in SFD subdivisions I R-1 and RA zoning within Community Regions, consistent with density.
Policy H 8.1.5.a: Evaluate industrial and commercial sites suitable for rezoning to higher density multi-family	Rezone 54 Acres w/in Sphere	IP H. 8.1.3	Planning	2004-07	County will work with cities to identify 54 acres within cities' spheres, land suitable for development for rezoning to the R3-18 zoning district, by January 1006
Policy H 8.1.5.b: Increase supply of multi-family and moderately priced housing sites where infrastructure and services are available within SOT's of incorporated cities, consistent with GP Policy 1.58	Rezone 54 Acres w/in Sphere	IP H. 8.1.3	Planning	2004-07	County will work with cities to identify 54 acres within cities' spheres, land suitable for development for rezoning to the R3-18 zoning district, by January 1006.

Policy H 8.1.5.c: Mixed-use at 4 units per acre allowed in retail and OP developments in excess of 10,000 sq.ft.	Amend Zoning Regs	IP H 8.1.4	Planning	2004/05	Included in Zoning Ord. 2006 Update Work Program. Allow four units per acre in retail, office and office professional projects. Amend Zoning Regs to clarify the four unit per acre as gross lot sizes without deducting the portion of the site used for commercial buildings.
Policy H 8.1.6 a-e: Density bonus per Ca Gov Code 65915	Amend Zoning Regs	IP H 8.1.10	Planning	2005	Included in Zoning Ord. 2006 Update Work Program. Include revised concessions per Government Code 65915
	Implemented	IP H 8.1.6	Planning	On Going	
Policy H 8.1.7: Inclusionary bonus	Existing		Planning	On Going	Wildwood West: 36 units: 10 duplex units and 26 apartments above garages as 2nd units. In process. Schall: 5 units senior/disabled; 3 very low 1 low, 1 moderate; Snow: 24 units (tentative map phase); /senior 7 very low, 3 low, 14 moderate
Policy H 8.1.8: Pursuant to Gov Code Sec 65589.7, grant priority for Sewerwater to proposed housing developments that meet Co RHNP	Grant Funding	IP H 8.1.7	HCS	On Going	
	Grant Funding	IP H 8.1.8	HCS	2004	Low Income Infrastructure
Section 2: HIGHER DENSITY HOUSING					
Objective H 8.2: Ensure that appropriate types and higher density housing development are directed to Community Regions and Rural Centers	Ensure higher density housing development directed to Community Regions and Rural Centers	Existing		On Going	
Policy H 8.2.1: Provide UHD and UMD are appropriate sites for subsidized housing	Implemented	Existing		On Going	
Policy H 8.2.2: 20% of publicly funded housing should provide 3-bedrooms	Implemented	Existing		On Going	
Policy H 8.2.3: Maximize residential density	Establish Minimum Density	IP H 8.2.1	Planning	2008	2008 GP Update
Policy H 8.2.4: Maximize density; prohibit stds in R-2 and R-3 zoning	Amend Zoning Regs	IP H 8.2.2	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program.
Section 3: COUNTYWIDE HOUSING					
Objective H 8.3: Coordinate affordable housing efforts with the Town of Truckee, City of Grass Valley, and City of Nevada City			HCS/Planning		
Policy H 8.3.1: Secure funds with town and cities for land bank for affordable housing	ID Surplus Land/Landbanking	IP H 8.3.1	HCS/Planning	2005-on-going	
Policy H 8.3.2: Annexation agreements for "big four" annexations to maximize multiple family housing at same or higher than Co zoning	Annexation Agreements	IP H 8.3.2	HCS/Plan	On Going	SDA Discussions with GV
Policy H 8.3.3: Where mutually agreeable, form countywide housing organizations	County Wide Housing Org	IP H 8.3.3	HCS		Grass Valley maintains own housing authority
Policy H 8.3.4: Continue MOUs with Town of Truckee and the City of Nevada City and request Grass Valley to enter into an MOU	work with cities and towns	H 8.3.4	HCS		
Section 4: DEVELOPMENT PROCESS AND INCENTIVES					

Objective H 8.4: Decrease governmental constraints and streamline the processing of housing development to expedite development of affordable housing and reduce the costs of development without compromising other General Plan Objectives							
Policy H 8.4.1: Monitor HE and consider methods to increase efficiency for processing all housing developments	HE Monitoring	IP H 8.1.1	Planning	On Going			
Policy H 8.4.2: Continue function of CDA as Permit Info Center	Permit Streamlining Program One Stop Application Center Master Plan Site Process	IP H 8.4.1 IP H 8.4.2 IP H 8.4.3	Planning CDA CDA	On Going On Going On Going			
Policy H 8.4.3: Provide better coordination for permit issuance for market rate, affordable, and mixed use housing projects	Expedite Senior/ Low Projects	IP H 8.4.4	CDA	On Going			
	Amend Zoning Regs	IP H 8.4.5	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program.		
Policy H 8.4.4: Partial fee waiver for lower income affordable projects. Work with Special Districts to adopt similar policy	Partial Fee Waiver/ Grants	IP H 8.4.7	CEO/CDA	2004			
	Amend L-II 3.16 C.2.e	IP H 8.4.8	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program.		
Policy H 8.4.5: Provide better coordination for permit issuance and streamline for low and very-low housing projects	Pre-Application Process		Planning	On Going			
Policy H 8.4.6: Zoning consistent, multiple family projects up to 30 units providing a minimum 30 year guarantee for affordability processed at ZA Development permit	Amend Zoning Regs	IP H 8.4.5	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program.		
Policy H 8.4.7: Affordable housing advocacy function shall be assigned to CDA	Affordable Housing Expediter	IP H 8.4.6	Planning/HCS	2006			
Section 5: CONSERVATION AND REHABILITATION							
Objective H 8.5: The County shall actively work to conserve, maintain and rehabilitate its existing housing stock							
Policy H 8.5.1: Encourage non-profit organizations in development of affordable housing	Implemented	Existing	Planning	On Going	See Grant program. Attachment B		
Policy H 8.5.3: Co Code Compliance Division shall help assure maintenance of safe and decent housing	Grant Funding/Code Compliance	IP H 8.5.1	HCS	On Going	Code Compliance issued 11 referrals to HCS, 4 participated in weatherization or other grant program		
Policy H 8.5.4: County shall strive to extend the CDBG program to very low, low and moderate income families to rehab through low interest loan program	Grant Funding	IP H 8.6.6	HCS	On Going	See Attachment A		
Section 6: FINANCIAL RESOURCES							
Objective H 8.6: Actively seek out and obtain financial support for a variety of housing programs	ID Financial Institution/grant funding	IP H 8.6.5	HCS	On Going			

Policy H 8.6.1: County shall participate in Section 8 rental program	Section 8 Funding	IP H 8.6.1	HCS	On Going	
Policy H 8.6.2: Fund and operate the NC Housing Authority to address affordable housing issues	Affordable Housing Trust Fund	IP H 8.6.3	HCS		Trust Fund
Policy H 8.6.3: Housing Authority shall create a non-profit organization to develop affordable housing	Housing Authority Grants	IP H 8.6.4	HCS		
Policy H 8.6.4: Utilize new state homeownership programs for workforce housing	ID Financial Institution	IP H 8.6.5	HCS	On Going	See Grant program, Attachment B
Policy H 8.6.5: Pursue affordable housing loans and grants	Grant Funding	IP H 8.6.6	HCS	On Going	See Grant program, Attachment B
Policy H 8.6.6: Continue to secure funds for weatherization and rehabilitation for low and very-low income homes	Grant Funding	IP H 8.6.7	HCS	On Going	See Grant program, Attachment B. The County has completed 186 Weatherization Program Applications, 33 Rehab loans, and 13 Rehab grants
Policy H 8.6.7: Maintain active involvement in Federal and State housing grant and loan programs.	Grant Funding	Existing	HCS	On Going	See Grant program, Attachment B
Section 7: SPECIAL HOUSING NEEDS					
Objective H 8.7: Actively recognize and facilitate the needs of special housing groups	Grant Funding	IP H 8.7.1	HCS	On Going	
	Reasonable Accommodations Ord	IP H 8.7.3	CDA	2005	
	Universal Design	IP H 8.7.4	CDA	2004-05	
	Review Zoning Regs	IP H 8.7.5	Planning	2003-Ongoing	Included in Zoning Ord. 2006 Update Work Program.
Policy H 8.7.1: Maintain existing zoning district standards that facilitate the establishment of transitional housing	Implemented	Existing		On Going	
Policy H 8.7.2: Maintain existing zoning district standards that facilitates the establishment of emergency shelters	Implemented	Existing		On Going	
Policy H 8.7.3: Provide a density bonus for affordable multi-family housing for seniors and low or very low income within UMD and UHD	Implemented	Existing		On Going	
Policy H 8.7.4: All senior assisted care residential developments shall include at least 10% for low-income seniors	Senior AC Housing 10% Affordable	Amend Zoning Regs	Planning	On Going	
Policy H 8.7.5: Deleted to be revisited by Board of Supervisors)	Staff meeting with Affordable Housing Committee	Amend Zoning Regs	Planning	On Going	Amend Housing Element/Amend Zoning Ord
Policy H 8.7.6: Continue to provide seasonal or permanent housing above GR density for resource based employees with a CUP	Amend Zoning Regs	IP H 8.7.2	Planning	2004-05	Included in Zoning Ord. 2006 Update Work Program. Amend parking requirements for homeless shelters or transitional housing
Policy H 8.7.7: One density bonus available for project	No action required		Planning	On Going	
Section 8: HOUSING DISCRIMINATION					
Objective H 8.8: Strongly discourage all forms of housing discrimination					
Policy H 8.8.1: County shall refer complaints of housing discrimination to appropriate State or Federal Agency		IP H 8.8.1	HCS	On Going	
Section 9: HOUSING STANDARDS					

Objective H 8.9: Provide for the construction and maintenance of all types of housing based on standards that maintain public health and safety and conserve natural resources without adding unnecessary housing costs.		Existing				
Policy H 8.9.1: Provide for maintenance and improvement of existing housing through enforcement of Ca building standards	Implemented	Existing				
Policy H 8.9.2: Continued affordability shall be ensured in accordance with not less than the State mandates	Implemented	Existing				
Section 10: ENERGY CONSERVATION AND INNOVATIVE DESIGN						
Objective H 8.10: Provide for a variety of alternative housing options and the use of alternate, innovative, and appropriate technology	Provide Energy Info	IP H.8.10.2	Bldg	On going	Information available on-line and at building counter	
Policy H 8.10.1: Adopt a solar access ordinance	Develop Energy Goals	IP H.8.10.1	CDA	2006-07		
Policy H 8.10.2: Encourage innovative design that assist in development of low and moderate cost housing and energy efficient housing	Implemented	Existing				
Policy H 8.10.3: Continue to support weatherization programs and Energy Crisis Intervention Program	Implemented	Existing				
Policy H 8.10.4: Develop specific design thresholds for the development of multi-family housing that encourage such features as energy efficiency, weatherization	Develop Energy Goals	IP H.8.10.1	CDA	2006-07		
Policy H 8.10.5: County shall evaluate prescriptive building standards that supplement existing Building Code for such items as alternative energy systems, building materials, etc.	Develop Energy Goals	IP H.8.10.1	CDA	2006-07		
Policy H 8.10.6: In addition to Title 24, the County shall develop incentives to promote alternative energy sources	Develop Energy Goals	IP H.8.10.1	CDA	2006-07		
Section 11: MONITORING						
Objective H 8.11: Actively monitor the objectives, policies and programs contained in this element	Monitor HE	IP H.8.11.1	Planning	On Going		
Policy H 8.11.1: Annually monitor policies, programs and quantified objectives of the Housing Element	Monitor HE	IP H.8.11.1	Planning	On Going		