

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: COUNTY OF NEVADA

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Reporting Period by Calendar Year: from Jan. 1, 2010 to DEC. 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044



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

Jurisdiction County of Nevada  
Reporting Period January 1, 2010 - December 31, 2010

**Table A**  
**2010 Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

1	Housing Development Information				5	5a	Housing with Financial Assistance and/or Deed Restrictions			8
	2	3	4				6	7		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Housing without Financial Assistance or Deed Restrictions
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
12-010-57										
12-230-45										
11-550-05										
28-370-08										
51-140-34										
39-170-23										
23-530-05	Mobile Home	Unknown	6	7			13			
54-270-10										
11-700-02										
53-140-17										
27-100-03										
38-020-02										
39-170-56										
11-271-03										
12-241-36	Second Units	Assumed Rental		3			3			
12-020-47										
(9) Total of Moderate and Above Moderate from Table A3			6	10	0	71	71			
(10) Total by income Table A/A3			6	10		71	87			
(11) Total Extremely Low-Income Units*										

See General Notes below for justification of affordable determination.

\* Note: These fields are voluntary



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**Table A2  
2010 Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

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

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income	Low-Moderate Income		
(1) Rehabilitation Activity			3		3	
(2) Preservation of Units At-Risk	12	4	1		17	Each unit preserved or rehabilitated were required to meet income and locational (Census Tract) requirements based on the requirements of the Grant (CDBG STBG Rehab Grant; Federal Housing Preservation Grant; and CALHOME Rehab Grant) that funded the program.
(3) Acquisition of Units					0	
(5) Total Units by Income	12	4	4		20	

\* Note: This field is voluntary

**Table A3  
2010 Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	71					71	

\* Note: This field is voluntary



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**Table B**

**Regional Housing Needs Allocation Progress**

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level							
			2007	2008	2009	2010	2011	2012	2013	Year 2014		
Very Low	Dead Restricted	656	18	7	8	6					39	617
	Non-deed restricted											
Low	Dead Restricted	527	40	17	17	10					84	443
	Non-deed restricted											
Moderate	Dead Restricted	593	80	58	40	20					198	395
	Non-deed restricted											
	Above Moderate	1,212	180	135	96	48					459	753
Total RHNA by COG. Enter allocation number:		2,988	318	217	161	84					760	2,208
Total Units												
Remaining Need for RHNA Period												

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



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**General Comments:**

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

Second Units. 2007: 27 applications submitted; 2008: 9 applications submitted; 2009: 7 applications submitted; 2010: Planning applications no longer required for Accessory-Second Dwelling Units 3 building permits finalized.



**Table C  
Program Implementation Status**

<i>Program Description</i>		<i>Housing Programs Progress Report - Government Code Section 65583.</i>		
<i>Program Number</i>	<i>Name of Program</i>	<i>Objective</i>	<i>Timeframe in H.E.</i>	<i>Status of Program Implementation</i>
HD-8.1.1	The Zoning Regulations shall be amended to allow duplexes, duets and four-plexes within single family residential subdivisions in the R1 and RA zoning districts within Community Regions subject to meeting the density of the underlying General Plan Designation and zoning and minimum water and sewage disposal requirements	Increase housing opportunities for lower income residents	FY 2009/10	Amendment drafted, pending public hearing process, anticipated to occur in calendar year 2011.
HD-8.1.2	Amend Zoning Regulations to permit accessory apartments in all residential zoning districts that permit single-family dwellings consistent with General Plan and Zoning density.	Increase housing opportunities for lower income residents	FY 2009/10	Amendment drafted, pending public hearing process, anticipated to occur in calendar year 2011.
HD-8.1.3	To accommodate the unmet housing need of 571 low and very-low income units identified in the 2003-2008 Nevada County Housing Element, the County will rezone at least 29-acres suitable and available for development in the planning period through either: 1) rezones within the cities' sphere of influence to a density of 20 units per acre (R3-20); or 2) rezone a sufficient amount of land outside of the cities' sphere of influence to a minimum density of 16 units per acre; or 3) a combination of rezoned land within and outside of the cities' sphere of influences at the identified densities may also be used to satisfy the unmet need of 571 units. The sites to be rezoned may include, but are not limited to, the 23 candidate sites identified in Table C.1 (previously identified in the 2003-2008 Housing Element) and Table C.2 (Appendix C). A minimum of 50 percent of the 571 units shall be accommodated on sites zoned exclusively for residential uses. Owner occupied and rental multi-family residential uses on these sites shall be allowed by right (without a conditional use permit, planned unit development plan or other discretionary action) as required by Government Code 65583.2(h). The rezoned sites shall provide for a minimum of 16-units per site and require a minimum density of 16-units per acre.	Increase suitable sites for lower income RHNA numbers, per state mandate	FY 2010/11	The County has performed extensive outreach to property owners of sites identified for potential rezone. Intent of the outreach is to obtain property owner consent to proceed with the potential rezoning of their property to higher density. The County has also performed a more detailed analysis of public sewer availability for each for each of the sites that have returned a positive response to proceed with rezoning. The County is now commencing the preliminary site assessment process for each of the candidate sites that provided a positive response.
HD-8.1.4	To accommodate the unmet housing need of 699 low and very-low income units identified in the 2009-2014 Nevada County Housing Element, the County will rezone at least 35-acres suitable and available for development in the Planning Period through either: 1) rezones within the cities' sphere of influence to a density of 20 units per acre (R3-20); or 2) rezone a sufficient amount of land outside of the cities' sphere of influence to a minimum density of 16 units per acre; or 3) a combination of rezoned land within and outside of the cities' sphere of influences at the identified densities may also be used to satisfy the unmet need of 699 units. The sites to be rezoned may include, but are not limited to, the 23 candidate sites identified in Table C.1 (previously identified in the 2003-2008 Housing Element) and Table C.2 (Appendix C). A minimum of 50 percent of the 699 units shall be accommodated on sites zoned exclusively for residential uses. Owner occupied and rental multi-family residential uses on these sites shall be allowed by right (without a conditional use permit, planned unit development plan or other discretionary action) as required by Government Code 65583.2(h). The rezoned sites shall provide for a minimum of 16-units per site and require a minimum density of 16-units per acre.	Increase suitable sites for lower income RHNA numbers, per state mandate	FY 2010/11	
HD-8.1.5	The County shall amend the Zoning Regulations to create a definition and development standards for an Affordable Housing (AH) overlay district that will be attached to R2, R3 and zoning districts that allow Mixed Use sufficient to accommodate the new construction objectives under Programs HD-8.1.3 and HD-8.1.4. The overlay district shall only be applied to sites that can accommodate at least 16-units, shall require a minimum density of 16-units per acre and accommodate higher density housing as a permitted use and meet all requirements (described in Programs HD-8.1.3 and HD-8.1.4) pursuant to Government Code Sections 65583.2(h) and (i).	Increase suitable sites for lower income RHNA numbers, per state mandate	FY 2010/11	The County has drafted a AH overlay section meeting the requirements of Program HD-8.1.5. The draft overlay district is pending review by the Office of County Counsel and is pending the public hearing process.
HD-8.1.6	The County shall amend the Zoning Regulations to create a definition and development standards to allow Continuing Care Residential Communities or Life Care residential facilities in PD and SDA designated areas where it can be determined that the PD/SDA has access to adequate infrastructure (public sewer and water service and adequate ingress/egress).	Increase opportunities for alternative living for senior citizens and persons with disabilities	FY 2010/11	Amendment drafted, pending public hearing process, anticipated to occur in calendar year 2011.
HD-8.1.7	To develop a strategy for extending sewer services to UMD and UHD areas that do not currently have access to sewer facilities, the County shall periodically review and update, the County's Capital Facilities Plan. Future growth would be subject to the General Plan designation and zoning density.	Increase suitable sites for lower income RHNA numbers	Ongoing	The County Department of Public Works, Sanitation is working with a Sanitation Consultant, Kennedy and Jenks, to perform a feasibility analysis of the expansion and/or combination of two regional wastewater treatment plants to accommodate approximately 1,000 new equivalent dwelling units (sewer hook-ups). The study and implementation of the findings of the study is not anticipated to occur until FY 2013/2014.

HD-8.1.8	In order to expand the availability of sites for multi-family development within Community Regions, and to lower the construction costs by providing funding for infrastructure development, the County shall annually apply for grant funding from the Community Development Block Grant and the Water and Waste Disposal Programs, until grant funding is received. If the County receives funding from one or more of these programs, this funding shall be used in the development of infrastructure for housing affordable to lower income households.	Increase affordable housing opportunities	Ongoing	The Planning Department met with the City of Grass Valley on several occasions to discuss CDBG Planning and Technical Assistance (PTA) grants. As a result of these meetings, both jurisdictions were to apply for the maximum grant amount allowable under the CDBG PTA NOFA (\$70,000). If awarded, the grant proceeds were intended to fund a joint feasibility and design study for extending the GV sewer system line to the proposed Loma Rica housing development. The study would also consider extending the sewer line to the Loma Rica commercial/industrial area (Economic Development Allocation). However, in 2010 CDBG did not release any PTA NOFAs.
HD-8.1.9	The next review and comprehensive update of the County General Plan shall evaluate an increase in density for the UMD land use designation and a minimum density for the UMD and UHD land use designations within Community Regions consistent with Policy 1.38, unless environmental health standards cannot be met or other physical and/or environmental constraints exist.	To provide higher density options	Pending Comprehensive General Plan Update	Pending
HD-8.1.10	To avoid the future loss of multi-family sites to single-family construction, the County shall amend the Zoning Regulations to prohibit the development of single-family residential in the R2 and R3 zoning districts unless single-family development would otherwise produce and guarantee low or moderate-income housing.	Increase potential for higher density housing to be built on lands zoned for such use	FY 2009/10	Amendment drafted, pending public hearing process, anticipated to occur in calendar year 2011.
HD-8.1.11	The County shall coordinate with the three cities to identify publicly owned surplus land to determine its suitability for low-and very low-income households and to develop procedures for land swaps, if sites more suitable for affordable workforce housing are identified. Surplus public lands within Community Regions that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation.	Increase higher density affordable housing sites	Ongoing	Pending
HD-8.1.12	Request the City of Grass Valley to enter into a Memorandum of Understanding (MOU) to coordinate with the County on affordable housing programs and issues.	To enhance collaboration with City of Grass Valley on providing affordable housing opportunities to residents of Nevada County	FY 2009/10 and Ongoing	In 2004 the City of Grass Valley and Nevada County established an MOU to work on regional affordable housing issues. The Nevada County LAFCo recently (2/23/11) approved and update to the City of Grass Valley's Sphere of Influence and added an implementation measure to the approval as follows: 1) The City shall continue to participate in discussions with the County regarding regional affordable housing issues and to collaborate in meeting the goal of the Regional Housing Need Allocation, pursuant to Government Code § 65584.07 and the Memorandum of Understanding between the two agencies dated July 13, 2004. The Commission will consider the outcome of such discussions when reviewing proposals for annexation to the City.
HD-8.1.13	Review the feasibility of developing an Affordable Housing Trust Fund Program to be used for affordable housing development. The Board of Supervisors should initiate discussions about appropriate sources for affordable housing trust funds (such as impact fees, in lieu fees, etc.) and affordable housing incentives.	Increase funding opportunities for affordable housing	FY 2010/11	Pending
HD-8.1.14	Where possible, the County will partner with existing non-profit and for-profit corporations that are interested and able to construct and manage very low and low-income households throughout the County. The County may provide technical and/or financial assistance, such as, site identification, site acquisition, and identification of subsidy sources such as Low-income Housing Tax Credits, Proposition 46 bond funds, State Housing Finance Agency, Federal Rural Development Service, HOME funds, CDBG monies, fee waivers, and permit processing assistance.	Increase funding opportunities for affordable housing	Ongoing	Ongoing, as necessary
HD-8.1.15	The County will actively identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate-income housing.	Increase funding opportunities for affordable housing	Ongoing	All banks are required to comply with CRA requirements. Housing has not met with any local, regional or national banks to discuss the development of a specific program for financing low and moderate-income housing.

HD-8.1.16	The County will investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Housing and Community Services Department and the Human Services Agency will continue to assess potential funding sources, such as, but not limited to the Community Development Block Grant (CDBG), HOME, Low-income Housing Tax Credits, Proposition 46 bond funds, State Housing Finance Agency, Federal Rural Development Service and AB 2034 programs.	Increase funding opportunities for affordable housing	Ongoing, depending on funding programs	In 2010/11 CDA-Housing applied for and was awarded/declined the following grants: CDBG, General Allocation, single family owner occupied housing rehabilitation and Public facility new construction, homeless shelter, activity (Declined). CDBG PTA. App partially prepared (No NOFA). CalHOME (Prop 1C) single family owner occupied rehabilitation (Declined). HOME First Time Home Buyers Down Payment Assistance Program (Declined). USDA Sec 533Rural Housing Preservation Grant (HPG) single family owner occupied housing rehabilitation activity (Awarded \$70,000 grant).
HD-8.1.17	The County Planning Department shall review existing workforce housing programs throughout the State of California in an effort to develop a countywide workforce-housing program. Said program will focus on qualifying incomes utilizing demographic patterns based on census tract or block group data, in lieu of applying an overarching countywide qualifying income standard.	To develop regionally specific affordability thresholds for workforce housing funding	FY 2010/11	Pending
HD-8.1.18	The County Planning Department shall facilitate a second dwelling unit design contest intended to create a minimum of three pre-approved plans for second dwelling units that will be housed within the Building Department and could be utilized by citizens wishing to construct second dwelling units.	Reduce cost of building a second unit	One-year from certification of H.E.	County has initiated discussions with the Nevada County Contractor's Association about collaborating, participating or sponsoring the program. Difficulty has been determining an appropriate "prize" for the winning design and having the stock plan work for an area with varied topography.
HD-8.1.19	The County shall review the feasibility of providing incentives to second unit owners and builders who volunteer to maintain their second unit for an unspecified duration as affordable to the low and very low-income groups.	To provide incentives for providing affordable second units	FY 2011/12	Pending
HD-8.1.20	The County shall review the feasibility of providing incentives to second unit owners and builders who volunteer to maintain their second unit for an unspecified duration as transitional or emergency housing.	To provide incentives for providing second units as transitional and emergency housing	FY 2011/12	Pending
HD-8.1.21	The County shall seek and prioritize funding to support the development of Single Room Occupancy units where deemed appropriate by Program EO-8.5.4 and for other programs that support the development and retention of housing for very low and extremely low-income households. Through this funding the County's objective is to provide assistance to 50 very low and extremely low-income households annually.	To provide increased housing opportunities for at least 50 very low and extremely-low households	Annually	In 2010/11 The County did not apply for grant or loans that were specific to the Single Room Occupancy Units. The County however did apply for CSBG and CIF funding provided grants to non-profit service providers. Relevant grants include the Hospitality House (homeless shelter), and The Salvation Army (tenant subsidy program).
MI-8.2.1	Use Code Compliance to maintain and improve livability of homes and enforce Building Codes.	To ensure housing is safe	Ongoing	Program is being implemented, as needed.
MI-8.2.2	The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services to very-low and low-income owner occupied and rental households.	To assist lower income residents with rehabilitation	Ongoing	The County applied for the 2010/11 CDBG, General Allocation, and grant. Funding requests were made for single family owner occupied housing rehabilitation and Public facility new construction, homeless shelter, and was declined.
MI-8.2.3	The County Housing and Community Services Division shall seek funding to conduct a countywide housing condition survey consistent with state criteria. If no funding is available the County Housing and Community Services Division shall prepare and perform the survey either in-house or with the benefit of a consultant.	To get a realistic idea of what the condition of the County's housing stock	FY 2012/13	Should a 2010/11 CDBG PTA NOFA will be released, this will be one of two studies to be considered for grant requests/ applications.
AH-8.3.1	The County will continue to participate and administer the Housing Choice Voucher Program (Section 8 assistance).	To provide funding for lower income residents	Ongoing	County has outsourced its entire two hundred ninety-five (295) units of Section 8 Housing Choice Vouchers described in the Annual Contributions Contract to the Consolidated Area Housing Authority of Sutter County (CAHASC). CAHASC will continue to administer Nevada County's Housing Choice Voucher Program.
AH-8.3.2	Create a housing sharing/matching program to better utilize the existing housing stock for affordable housing, specifically for matching seniors, disabled adults and working individuals with families.	To enhance affordable housing opportunities	Ongoing	Pending
RC-8.4.1	The County will continue to implement the Permit-Streamlining Program for affordable residential projects and follow the established pre-set hearing schedule.	To reduce review times for affordable housing projects	Ongoing	Ongoing, as needed.
RC-8.4.2	The County will expedite the development review process for senior housing, very low, low- and moderate-income housing projects.	To reduce review times for affordable housing projects	Ongoing	Ongoing, as needed

RC-8.4.3	The Department of Housing and Community Services shall work with affordable housing developers, County Departments and other public agencies to help expedited the processing of affordable housing development applications.	To reduce review times for affordable housing projects	Ongoing	Ongoing, as needed
RC-8.4.4	The County shall request that schools, fire districts, park districts, NID and other special districts adopt a policy to allow for deferred payment and/or partial or full waiver of planning, mitigation, building permit and connection fees as incentives to for-profit and non-profit builders of affordable housing for development of five or more units per application. Fee reductions may be backfilled with CDBG or General Fund monies.	To minimize the upfront costs of affordable housing development	FY 2009/10	A formal request was sent to special districts pursuant to this policy on January 28, 2011.
RC-8.4.5	The County shall amend LUDC Section L-II 3.16.C.2.e to include senior citizen housing as eligible for the 50% fee waiver provided for in that section of the County's Zoning Regulations.	To reduce the cost of building senior citizen housing	FY 2009/10	Amendment drafted, pending public hearing process, anticipated to occur in calendar year 2011.
RC-8.4.6	Periodically, review the Zoning Regulations, land use policies, permitting practices, and Building Codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents as needed, for compliance with Federal and State fair housing laws that protect people with disabilities.	To minimize constraints for persons with disabilities	FY 2009/10	Pending
RC-8.4.7	To provide flexible parking standards for homeless shelters or transitional housing, the County shall review parking requirements for these land uses and adopt alternative measures where current requirements would constrain development of emergency, homeless, and transitional housing.	To provide flexibility and remove constraints on the development of homeless shelters and transitional housing	FY 2009/10	Pending
RC-8.4.8	The County shall annually review its land use regulations, policies, practices and development review process to determine areas where constraints can be removed on the development of housing for lower-income, senior citizen and households with persons with disabilities. Special emphasis shall be placed upon removing constraints on the development, retention, and/or rehabilitation of housing affordable to extremely low-income households.	To ensure affordable housing developments can proceed with minimal constraints	FY 2009/10	Pending
RC-8.4.9	The County shall encourage special districts to provide a reduced initial per unit connection or development fee for multi-family housing projects that maintain at least 50% of their units as affordable to extremely, very and low-income households.	To minimize the upfront costs of affordable housing development	FY 2009/10	A formal request was sent to special districts pursuant to this policy on January 28, 2011.
RC-8.4.10	To address potential constraints on housing for persons with disabilities, the County shall amend its definition of "family" to comply with fair housing laws. The County will also adopt a written reasonable accommodation policy to provide exception in zoning and land-use for housing for persons with disabilities. This procedure shall be a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director applying the following decision-making criteria: a. The request for reasonable accommodation will be used by an individual with a disability protected under fair housing law. b. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. c. The requested accommodation would not impose an undue financial or administrative burden on the County. d. The requested accommodation would not require a fundamental alteration in the nature of the County's land-use and zoning program.	To ensure the County compliant with fair housing laws	FY 2011/2012	Amendment drafted, pending public hearing process, anticipated to occur in calendar year 2011.
RC-8.4.11	The County shall evaluate options in meeting the County inclusionary housing requirements, outlined in Policy HD-8.1.7, such as in-lieu fees and/or acquiring affordability terms of the inclusionary housing to facilitate meeting the requirements and mitigating impacts on development costs.	To provide options for meeting the County's inclusionary housing requirements	FY 2013/14	Pending
EO-8.5.1	The County shall work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.	To provide universal design features at lower costs	Ongoing	Ongoing, as necessary
EO-8.5.2	The County shall continue to be the local contact point for the Department of Fair Employment and Housing, and to provide resource and referral information regarding housing and tenant rights through brochures available at the Housing Authority, the Nevada County Library, and other local social services offices. In addition, the County will post this information on the County web site.	To ensure the County compliant with fair housing laws	Ongoing	Ongoing, as needed
EO-8.5.3	The County shall annually review its land use regulations, policies and practices for compliance with fair housing laws.	To ensure the County compliant with fair housing laws	Annually	Pending
EO-8.5.4	The County shall amend its land use regulations to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in certain zones. These zones could include the Urban Medium Density (UMD) and Urban High Density (UHD) land use designations and potentially commercial areas where housing is allowed at a density of 4 units per acre as a part of a mixed- use development.	To allow for increased opportunities for very low and extremely low income households and families	FY 2010/11	Amendment drafted, pending public hearing process, anticipated to occur in calendar year 2011.
EO-8.5.5	The County shall amend its land use regulations to permit emergency shelters without discretionary action, consistent with SB 2, in at least one of the following zoning districts: AG, RA, R1, R2, R3 and C2. Development standards will encourage and facilitate the use and only subject shelters to the same development and management standards that apply to other allowed uses within the identified zone(s).	State mandate	Within one year of the adoption of the H.E.	Amendment drafted, pending public hearing process, anticipated to occur in calendar year 2011.

EO-8.5.6	The County shall amend its land use regulations to permit transitional and supportive housing as a residential use without discretionary action in at least one of the following zoning districts: AG, RA, R1, R2, R3 and C2. The development standards will encourage and facilitate the use and only subject transitional and supportive housing to those restrictions that apply to other residential uses of the same type in the same zone.	State mandate	Within one year of the adoption of the H.E.	Amendment drafted, pending public hearing process, anticipated to occur in calendar year 2011.
EC-8.6.1	The County should develop passive and active energy goals that can be used on a voluntary basis for new residential subdivisions, multiple housing developments and other residential projects.	To promote energy efficiency	FY 2013/14	Pending
EC-8.6.2	The County shall make information available to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction.	To promote energy efficiency	Ongoing	Pending
EC-8.6.3	Adopt an ordinance that provides for a reduction in transportation fees charged to the developer in return for pedestrian-oriented design features and/or transit-oriented design.	To minimize reliance on the automobile	FY 2011/12	Pending
EC-8.6.4	Adopt an ordinance that reduces parking standards for larger subdivisions and planned developments that are located within walking distance of nearby services (generally, one-quarter to one-half mile).	To minimize reliance on the automobile	FY 2012/13	Pending
EC-8.6.5	Adopt a solar access ordinance that establishes development standards for new development to protect the solar access of adjacent properties.	To allow for increased opportunities for very low and extremely low income households and families	FY 2013/14	Pending
EC-8.6.6	Develop specific design thresholds for the development and construction of multi-family housing that encourage such features as increased energy efficiency, weatherization, etc.	To promote energy efficiency	FY 2013/14	Pending
EC-8.6.7	To encourage green building, adopt an resolution that waives or reduces building permit fees for green installations and provides a rebate for the cost of green building certification, not to exceed the cost of the building permit. Under this ordinance, homebuilders who build homes that meet the California Green Builder standard may receive expedited plan checks, guaranteed timelines, and priority field inspection service.	To promote energy efficiency and green building	FY 2013/14	Pending
EC-8.6.8	Prioritize funding for affordable housing for projects that provide cost-effective energy efficiency measures that exceed State standards and reduce greenhouse gases, such as the use of recycled and green building materials.	To promote energy efficiency and green building	Ongoing	Pending