# COUNTY OF NEVADA
# COMMUNITY DEVELOPMENT AGENCY
## PLANNING DEPARTMENT
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Housing Policy Department
Received on:
MAR 28 2013

March 28, 2013

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

**Subject: Calendar Year 2012, Nevada County Annual Housing Element Progress Report**

To Whom It May Concern:

Consistent with Government Code Section 65400, enclosed is the "Calendar Year 2012, Nevada County Annual Housing Element Report". Should you have any questions or wish to discuss the contents of the Annual Report please contact Tyler Barrington, Principal Planner at (530) 470-2723 or via email at tyler.barrington@co.nevada.ca.us.

Sincerely,

Brian Foss
Planning Director

Enclosure: Calendar Year 2012 Nevada County Annual Housing Element Progress Report

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

**Jurisdiction** County of Nevada

**Reporting Period** January 1, 2012 - December 31, 2012

### Table A

### 2012 Annual Building Activity Report Summary - New Construction
### Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| 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 | Deed Restricted Units | 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. |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | | See Instructions | See Instructions | |
| | Mobile Home | Unknown | 3 | 4 | | | 7 | | | | See General Notes below for justification of affordable determination. |
| 01-200-14<br>34-030-21<br>62-150-35<br>21-690-15 | Second Dwelling Unit | Assumed Rental | | 5(1) | | | 5 | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► ► ► ► | | | | | 11 | 27 | 38 | | | | |
| (10) Total by income Table A/A3 ► ► | | | 3 | 4 | 11 | 27 | 50 | | | | |
| (11) Total **Extremely Low-Income** Units* | | | | | | | | | | | |

* Note: These fields are voluntary. (1) Fifth Second Dwelling Unit was a conversion of an existing structure, could not readily find an APN number for that permit.

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

**Jurisdiction** County of Nevada

**Reporting Period** January 1, 2012 - December 31, 2012

### Table A2
### 2012 Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

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

| Activity Type | Affordability by Household Incomes | | | | (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 | TOTAL UNITS | |
| (1) Rehabilitation Activity | | | 4 | 4 | Each unit preserved or rehabilitated were required to meet income and locational (Census Tract) requirements based on the requirements of the Grant (CDBG STBG Rehab Grant; Federal Housing Preservation Grant; and CALHOME Rehab Grant) that funded the program. |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 0 | 0 | 4 | 4 | |

* Note: This field is voluntary

### Table A3
### 2012 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** | 11 | | | | | 11 | |
| No. of Units Permitted for **Above Moderate** | 27 | | | | | 27 | |

* Note: This field is voluntary

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

**Jurisdiction** County of Nevada

**Reporting Period** January 1, 2012 - December 31, 2012

### 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. | | | | | | | | | | | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Income Level** | | RHNA Allocation by Income Level | Year 2007 | Year 2008 | Year 2009 | Year 2010 | Year 2011 | Year 2012 | Year 2013 | Year 2014 | Year 9 | | | |
| Very Low | Deed Restricted | 656 | | | | | | | | | | | | 613 |
| | Non-deed restricted | | 18 | 7 | 8 | 6 | 1 | 3 | | | | | 43 | |
| Low | Deed Restricted | 527 | | | | | | | | | | | | 432 |
| | Non-deed restricted | | 40 | 17 | 17 | 10 | 2 | 9 | | | | | 95 | |
| Moderate | Deed Restricted | 593 | | | | | | | | | | | | 370 |
| | Non-deed restricted | | 80 | 58 | 40 | 20 | 14 | 11 | | | | | 223 | |
| Above Moderate | | 1,212 | 180 | 135 | 96 | 48 | 35 | 27 | | | | | 521 | 691 |
| Total RHNA by COG. Enter allocation number: | | 2,988 | 318 | 217 | 161 | 84 | 52 | 50 | | | | | 882 | 2,106 |
| Total Units ► ► ► | | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | | |

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

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

| | | | |
|---|---|---|---|
| **Jurisdiction** | County of Nevada | | |
| **Reporting Period** | January 1, 2012 | - | December 31, 2012 |

**General Comments:**

Note: Unless a housing unit is deed restricted Nevada County does not tract 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 met 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 achieveable 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 finaled; 2011: 4 Second Unit Building Permits applied for; 2012 5 Second Unit Building Permits applied for.

## Table C
## Program Implementation Status- 2012 Housing Element Annual Report

| *Program Description* | | *Housing Programs Progress Report - Government Code Section 65583.* | | |
|---|---|---|---|---|
| *Program Number* | *Name of Program* | *Objective* | *Timeframe in H.E.* | *Status of Program Implementation* |
| HD-8.1.1 | The Zoning Regulations shall be amended to allow duplexes, duets and four-plexs 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 early spring 2012. Staff is completed environmental review for implementing this program, which is out for public review until March 20, 2013. |
| 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 early spring 2012. Staff is completed environmental review for implementing this program, which is out for public review until March 20, 2013. |
| 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 is working with RBF Consulting to perform professional planning services and for the preparation of an EIR to implement programs HD-8.1.3 and HD-8.1.4. To date a Notice of Preparation (NOP) has been prepared and a scoping meeting for the NOP was held in October 2012. As a result of comments received during the NOP process the County's consultant has prepared the first Administrative Draft of the EIR. The County reviewed the first Administrated Draft EIR in early 2013. As a result of the County's review the Consultant is currently preparing a second Administrative DEIR prior to commencing the official public review process. |
| 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 | Amendment drafted, pending public hearing process, anticipated to occur in early spring 2012. Staff is completed environmental review for implementing this program, which is out for public review until March 20, 2013. |
| 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 early spring 2012. Staff is completed environmental review for implementing this program, which is out for public review until March 20, 2013. |
| 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 annually updates its CIP and as a part of this update looks at potential future needs for accommodating medium and high density housing. |

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| 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 County is applying during the FY 2013-14 funding cycle for the Super NOFA of up to $2 million, requesting funding of $1,302,326 for wastewater/sewer improvements for either Penn Valley or Cascade Shores. The funds will help to offset the costs of necessary repairs to one of the respective sewer treatment systems. As a requirement of the application, we worked to complete a community survey regarding household composition and income that helped us determine which of the two potential projects we would fund |
| 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 early spring 2012. Staff is completed environmental review for implementing this program, which is out for public review until March 20, 2013 |
| 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 | Ongoing |
| 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. |
| 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 | Ongiong |
| 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 meet with any local, regional or national banks to discuss the development of a specific program for financing low and moderate-income housing. Status is unchanged. Housing has not met with any financial institutions to discuss CRA opportunities. The Housing Division's staffing limitations and workloads have not allowed time to pursue this activity |

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| 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 | Grant application and status:<br>-CDBG The County is applying during the FY 2013-14 funding cycle for the Super NOFA of up to $2 million and expects to support following activities:<br>• Public Improvements: Either Penn Valley or Cascade Shores Wastewater/Sewer<br>• Public Services: Hospitality House Homeless Shelter programs, Gold Country Community Senior Services Food programs and Sierra Senior Services Food programs<br>• Planning projects: North San Juan Fire Flow Water Feasibility Study and a Biomass Feasibility Study<br><br>*The 2009-STBG-6413 Grant funds of $789,200 were successfully allocated to implement the payment water assessment assistance program in the Cement Hill Community Facilities District (Cement Hill CFD). The program was designed to assist low-income owner occupied home owners living the Cement Hill CFDT with an annual special tax. Twenty-six households met the targeted income group qualification of CDBG and the special tax liens were paid to NID on behalf of these households, totaling $470,677<br>-CalHOME: The County is still working on 06-CalHOME-0188 and the contract will expire August 28, 2013. Of the $500,000 awarded, $56,000 is in the process of being loaned to assist low-income home owners install lateral lines to the Cement Hill CFD water supply line enabling them to access clean water. The rehabilitation project was awarded $500,000. Thus far, rehab loans have totaled approximately $30,000.<br>-HOME: The 2011 HOME First Time Homebuyers and Tenant Based Rental Program (TBRA) grants were received and the County is continuing to utilize the funds. The County has loaned $180,000 of the $549,295 in its First Time Homebuyers' down payment assistance program. Of the $99,000 TBRA grant, $92,445 has been spent, serving 92 households.<br>-USDA Sec 533 Rural Housing Preservation Grant (HPG): In 2012, the Housing Division applied for the HPG single family owner occupied housing rehabilitation activity. In October 2012, the Division executed the grant contract with an $85,000 award. This award is applicable through |
| 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. | The County initiated discussions with the local contractor's association about collaborating, participating or sponsoring the program. The difficulty has been in determining an appropriate "prize" for the winning designs and having the stock plan work in an area with varied topography At this time there seems to be little appetite to move forward with this project, it shall be reviewed during the next housing element update cycle. |
| 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, second unit development has been slow in 2012. |

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|---|---|---|---|---|
| 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, second unit development has been slow in 2012. |
| 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 2012, the County did not apply for grant or loans that were specific to Single Occupancy Units. The recently awarded HOME grant includes the Tenant Based Rental (TBRA) assistance activity. This program provides a one-time security deposit to very low-income residents to allow them to move into an apartment or rental house. This is not restricted to single room occupancy units. The 2012 CSBG county grant award includes Hospitality House (homeless shelter). The weatherization program serves very-low to low-income households to address health and safety issues. |
| 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 current down turn in the real estate market and general poor economy has resulted in very low activity in the County's rehabilitation program. The main reason for this is due to the fact that most of our rehab grant programs require equity in the applicant's home to be eligible for rehabilitation. It has been the Division's experience that very few low-income home owners have adequate equity in their homes. Also, there is a general reluctance, barring emergency cases, for people to encumber their home and/or increase their loan to value to 100%. Utilizing the HPG program which grants funds to homeowners has proven modest success. The County is extremely limited to CDBG qualified areas for which housing rehab activities may be implemented. Locations in the unincorporated areas of the County that may be CDBG eligible for housing rehab would score low in the "need" category of CDBG application because of the County's demographics. This makes it very difficult to present a competitive application with little chance of receiving funding. The new Super NOFA grant application process has increased the difficulty of qualifying eligible targeted service areas and, again, the County's census track data does not substantiate quantifiable need for eligibility for the application rating and ranking process. The reasons stated above have caused the Division to seek other potentially eligible projects or programs to apply for under the CDBG funding opportunity. |
| 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 | Not eligible under CDBG requirements. The Division has not pursued preparing or conducting a housing condition survey because of the lack of financial and staff resources. Independent contracting for this activity is not available without adequate financial resources. |
| AH-8.3.1 | The County will continue to participate and administer the Housing Choice Voucher Program (Section 8 assistance) | To provide funding for lower income residents | Ongoing | The County has outsourced its entire two hundred ninety-five (295) units of the Section 8 Housing Choice Voucher Program to the Consolidated Area Housing Authority of Sutter County (CAHASC). According to CAHASC staff, 270 vouchers were utilized by Nevada County families in 2012 and CAHASC staff anticipate that they will open the waiting list for applications in April |
| 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 |

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|---|---|---|---|---|
| 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. The Planning Department received responses from all special agencies indicating that they did not desire to reduce their fees. |
| 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 early spring 2012. Staff is completed environmental review for implementing this program, which is out for public review until March 20, 2013. |
| 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 | Ongoing |
| 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 | Ongoing |
| 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. The Planning Department received responses from all special agencies indicating that they did not desire to reduce their fees. |
| RC-8.4.10<br>a.<br>b.<br>c.<br>d. | 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:<br>The request for reasonable accommodation will be used by an individual with a disability protected under fair housing law.<br>The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.<br>The requested accommodation would not impose an undue financial or administrative burden on the County.<br>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 early spring 2012. Staff is completed environmental review for implementing this program, which is out for public review until March 20, 2013 |
| 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 | Ongoing |

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| 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 early spring 2012. Staff is completed environmental review for implementing this program, which is out for public review until March 20, 2013. |
| 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 early spring 2012. Staff is completed environmental review for implementing this program, which is out for public review until March 20, 2013. |
| 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 early spring 2012. Staff is completed environmental review for implementing this program, which is out for public review until March 20, 2013. |
| 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 |