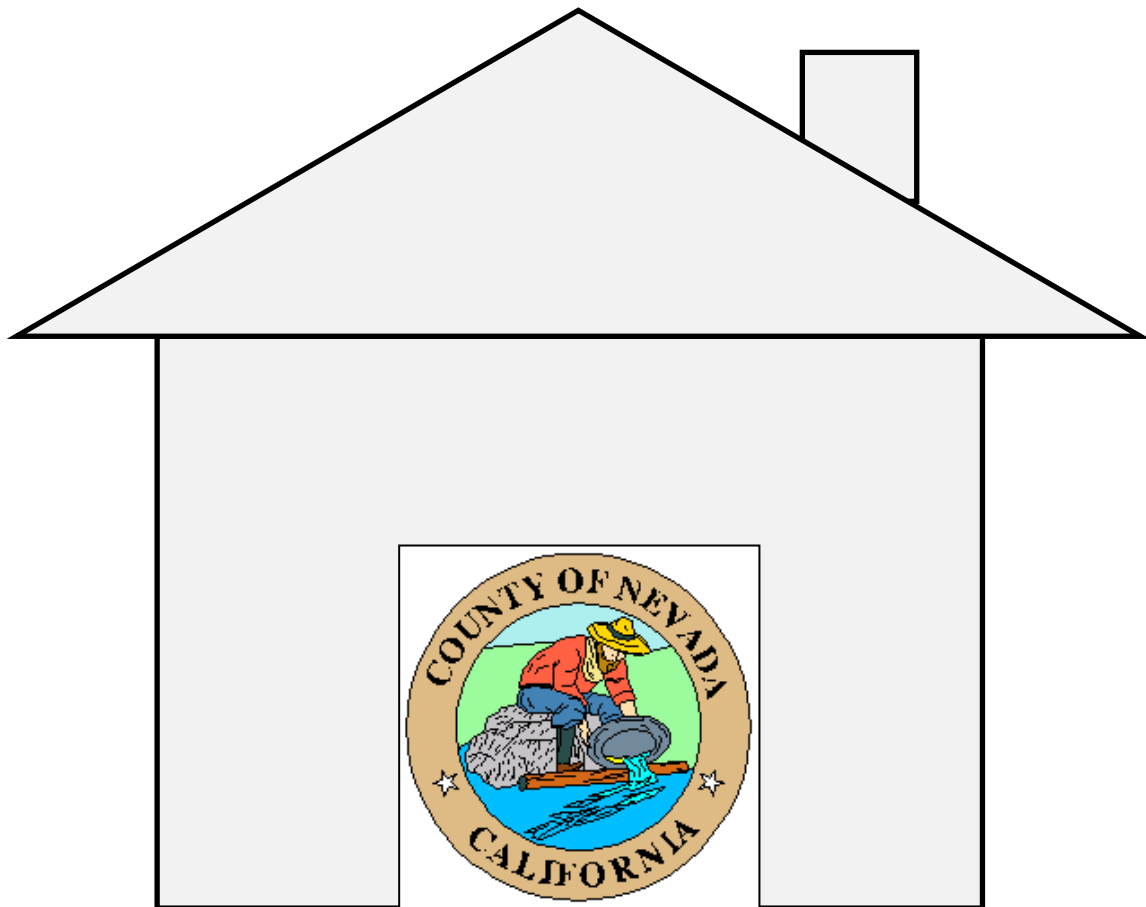


2014-2019 HOUSING ELEMENT UPDATE
NEVADA COUNTY, CALIFORNIA



Adopted: June 24, 2014

**ACKNOWLEDGEMENTS FOR THE 2014-2019 NEVADA COUNTY
HOUSING ELEMENT UPDATE**

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Chapter 8: Housing Element

Introduction

Authorization

Section 65302(c) of the California Government Code requires every county and city in the State to include a Housing Element as part of its adopted general plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of “identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing.” This legislation further states that the element “shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

Purpose of Content

This updated Housing Element has been prepared in compliance with Section 65302(c) and Article 10.6 of the Government Code. The 2003 State of California, Office of Planning and Research’s (OPR) *General Plan Guidelines* were used as the guiding principles for this document. This Housing Element examines Nevada County’s housing needs, as they exist today, and projects future housing needs. It sets forth statements of community goals, objectives, and policies concerning those needs and it include housing programs that respond to current and future needs within the limitations posed by available resources. The housing program details a five-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives. Upon its adoption by the Nevada County Board of Supervisors, this updated Housing Element will serve as a comprehensive statement of the County’s housing policies and as a specific guide for program actions to be taken in support of those policies.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that the County’s quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of uncertainties in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private marketplace has undergone substantial changes. As a result, the methods for achieving Nevada County’s objectives, or the ability to meet them at all, as stated today, may be less relevant tomorrow or a year from tomorrow. Therefore, it is intended that this Housing Element be reviewed annually and updated and modified not less than every five years in order to remain relevant and useful to decision makers, the private sector, and the residents.

Chapter 8: Housing Element

It should be pointed out that State law explicitly indicates that Nevada County is not expected to spend any of its own funds in carrying out the objectives of this element. It is not the County's responsibility to guarantee or ensure that the housing units that are needed to accommodate anticipated population growth are constructed. Instead, the County's obligations under State law are to: 1) provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community; 2) eliminate any constraints to the private development of a supply of housing to meet the needs of all economic segments of the community; and 3) otherwise facilitate the actions required of the development industry in providing an adequate supply of housing.

Relationship to Other Elements and Plans

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise of an integrated and internally consistent and compatible statement of goals. County staff has reviewed the other elements of the general plan and has determined that this element is consistent therewith. The County will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all elements of the general plan.

Compliance with SB244 (Wolk) and SB1241 (Kehoe)

SB244, passed in 2011, requires the County, on or before the next adoption of its housing element, to review and update the land use element to include an analysis of the presence of legacy unincorporated communities, and requires the updated general plan to include specified information regarding infrastructure needs and potential funding sources to address identified infrastructure needs. The County completed an update of the Land Use Element in 2013/2014 that identified five legacy communities. The Board of Supervisors adopted the Land Use Element update on January 28, 2014 pursuant to Resolution No. 14-046 and therefore the County has met the requirements of this Senate Bill.

SB1241, passed in 2012, revises the safety element requirements for state responsibility areas and very high fire hazard severity zones, and requires the safety element, upon the next revision of the housing element on or after January 1, 2014, to be reviewed and updated as necessary to address the risk of fire in state responsibility areas and very high fire hazard severity zones. The County has reviewed our current Safety Element and finds it to be compliant with this law; however since the County has already initiated an update to the Safety Element to be completed in summer 2014, additional review will occur to confirm that it meets the intent of SB1241.

Use of Relevant and Current Data

Unlike previous Housing Element cycles, the 5th revision to the County's Housing Element utilized data for the Community Profile section that was provided by the State Department of Housing and Community Development (HCD) through a variety of sources including but not limited to the 2010 Census, 2007-2012 American Communities Survey and the State Department of Finance. HCD has provided this information to the County because the short form questionnaire utilized for Census 2010 data collection was not as comprehensive as the data collected in the past. The intent was to provide the County with a comprehensive set of data to

ensure the Community Profile section met the requirements of State Housing Element law, even though it was not as comprehensive as past versions of the Housing Element.

Citizen Participation

This Housing Element was developed through the combined efforts of County staff, the County's Planning Commission, the office of the County Counsel, and the County's Board of Supervisors. Citizen input was received through workshops and public hearings, conducted by County Staff, the Planning Commission and Board of Supervisors. To ensure that all economic segments of the community were involved in the Housing Element update, all local non-profit housing groups and other social service organizations serving the County's special needs groups were provided notice of public hearings and workshops. Public hearings and workshops were subsequently advertised in the local newspaper, at the County Offices (Eric Rood Center in Nevada City), local public libraries and invitations were circulated to community non-profit housing and special needs groups serving the County's population, local homeowners associations, special interest groups who focus on housing issues, the Board of Realtors, as well as Planning Commissioners and Board of Supervisors members.

In early October 2013, the County sent out a request for comments and Housing Element update kick-off letter that was sent to all agencies, homeowner and special interest groups on the Planning Departments distribution list. In all, one-hundred and forty two different groups were sent this letter. In addition to this outreach, the County also sent local Native American tribes a request for consultation letter pursuant to Senate Bill 18 (Burton) in September 2013. Following this outreach, the Planning Department held a series of evening public workshops to go over the Housing Element update. The same groups that were sent the "kick-off" letter were sent a notice of this workshop and legal notice of the workshops was provided in the local newspaper. Prior to the second workshop, the Union newspaper included an article about the Housing Element workshop and one of the County's local AM news stations, KNCO, ran a story about the workshop, both of which served as additional notification of the County hosted workshops. The first public workshop was conducted on the evening of January 14, 2014 and provided an introduction to the key components of a Housing Element. A second workshop was held on February 11, 2014, which focused on the draft updated Goals, Policies and Programs. Both workshops were lightly attended and neither resulted in any recommendations or changes to be incorporated into the draft update.

A public review draft of the updated Housing Element was posted on the County's website on April 4, 2014 and a notice of availability was sent to the individual agencies and groups mentioned above. Additional revised drafts were also posted on the website. Written feedback that included recommendations for potential changes was received from the County Behavioral Health Department (BHD), the Nevada-Placer Continuum of Care (CoC), Homeless Resource Council of the Sierras, and a private citizen. The County also received letters from the Truckee Sanitation District, stating they had no comment and a standard letter from the California Water Boards Central Valley Regional Water Quality Control Board outlining when their agency requires a permit. The public comments that were received which requested revisions are discussed below.

Chapter 8: Housing Element

The County Behavioral Health Department (BHD) reviewed the draft Housing Element update and requested several minor revisions to clarify the information that was contained with the Element specifically regarding the programs they facilitate and to fix typos or other clerical errors that they found in their review. In addition, as a result of the feedback received from BHD, a new program was added that directed the County to provide notification to property owners about potential incentives associated with maintaining a second dwelling as affordable or transitional housing. This new program (HD-8.1.14) is tied directly to two other unimplemented programs that were carried over from the prior Element (HD-8.1.12 and HD-8.1.13) that recommend the County develop incentives for property owners who utilize their second dwelling unit for these purposes.

The County also received a letter from the Nevada-Placer Continuum of Care (CoC), Homeless Resource Council of the Sierras. This letter outlined the programs and policies that they were particularly supportive of that were contained with the Element. This letter also recommended that the County add a program consistent with the recommendation of BHD, to notify second dwelling unit owners of potential future incentives that would be developed as a result of the implementation of Programs HD-8.1.12 and HD-8.1.13. Also recommended was the adoption of stock floor plans for second dwelling units to cut down on the cost of developing this type of housing unit. This recommendation was similar to that which was provided by a member of the public which has been discussed in the following paragraph. Finally the CoC recommend that the County consider restricting a percentage of the units that will be rezoned as a result of Program HD-8.1.1 as affordable to extremely low, very low and low income residents. Since this program is a carryover from the previous element and because affordability restrictions were not included as a part of the original program nor were they something that was desired by the majority of property owners who have agreed to participate in the rezoning program, staff did not add a program requiring this. The CoC letter however, will be included as a part of the public record and the County Planning Commission and Board of Supervisors will have an opportunity to consider this request as a part of the Housing Element update adoption process.

Finally, in addition to the feedback discussed above, recommendations were received from a County resident who is working towards building affordable housing for very low and low income residents, and specifically to provide permanent housing opportunities for the County's homeless population. This commenter has created housing plan for an approximately 500-foot house that could later be converted to an accessory structure such as a garage. As a result, he requested that the County consider allowing stock housing plans, potentially deferring mitigation fees for this type of housing, and overriding adopted covenants, conditions and restrictions (CC&R's) for specific communities that restricted smaller households. To accommodate his request, the County added Program HD-8.1.16 which directs the County to consider the adoption of stock housing plans for a variety of housing types and reintroduced an unsuccessful program from the 2009-2014 Housing Element that required the County to request deferral or partial payment of mitigation fees from special districts for developers of affordable housing. This reintroduced program was also modified to add that the County should also consider a similar deferral or partial payment for this type of housing. In addition to these changes, Policy RC-8.4.9 was modified so smaller affordable single-family units could be considered for a reduction of development permit fees (previously only multi-family development was included in the policy) and Program HD-8.1.8 was revised to include deferral of mitigation fees as a possible

incentive for non- and for-profit corporations who construct or manage very low and low income housing. The only request that the Planning Department did not add any policy/program language for was the request to override existing CC&Rs. Since the County is not typically involved in the enforcement of CC&Rs, the Department did not feel it was appropriate to dictate that these established subdivisions must change their adopted covenants, conditions and restrictions. Based on the public input received appropriate revisions were made to the Element that were the result of these outreach efforts.

The County Planning Commission held a public meeting on June 12, 2014 to review and consider the proposed 2014-2019 Housing Element update. After the closing of the public comment period Nevada County Planning Commission provided a recommendation to the Board of Supervisors to adopt the Housing Element update. This meeting was advertised as a public hearing and the Commission took public testimony on the proposal prior to taking action. With a recommendation for approval from the Nevada County Planning Commission, the Nevada County Board of Supervisors held a public hearing to consider the update on June 24, 2014. At the June 24, 2014 Board of Supervisors Meeting, the Board adopted a resolution approving the proposed Housing Element update.

Review of Previous Housing Element

When preparing an updated Housing Element, each local government is required to evaluate its progress toward achieving the goals contained in the previous Housing Element. This evaluation should include a discussion of the following: 1) the effectiveness of the Housing Element in the attainment of the State housing goal; 2) an analysis of the significant differences between the projected outcome and what was achieved; and 3) a description of how the goals, objectives, policies and programs of the updated element incorporated what has been learned from the results of the previous element.

Objectives

The objectives for the construction of new housing units contained in the previous Housing Element were a direct reflection of the housing needs estimates contained in the *Sierra Planning Organization Regional Housing Needs Plan (RHNA) for Nevada and Sierra Counties*, adopted May 2008. As indicated in the 2009-2014 Housing Element, 2,988 housing units needed to be accommodated within the County between 2009 and 2014, based on a “fair share” allocation of regional housing needs, as determined by the Sierra Planning Organization. The breakdown of these units by household income category was as follows: 656 extremely low/very low-income (less than 50 percent of the median family income); 527 low-income (50 to 80 percent of the median); 593 moderate-income (80 to 120 percent of the median); and 1,212 above moderate (120 percent or more of median family income). The County, in developing the 2009-2014 Housing Element update, projected its own breakdown of quantified objectives to meet its regional housing need. These objectives included providing suitable sites for the unit breakdown discussed above through existing zoning and a robust rezoning program(s) (2009-2014 Housing Element Programs HD-8.1.3 and HD-8.1.4). In addition the 2009-2014 Housing Element anticipated that approximately 66% of the RHNA would be achieved through new construction with 432 extremely low/very low-income units, 347 low-income units, 391 moderate-income units and 799 above moderate-income units being constructed over the five year planning period. In addition to providing suitable sites for the construction of 1,969 new units, the previous element anticipated that at least 636 (223 extremely low/very low and 413 low) housing units would be rehabilitated between 2009 and 2014 and 82 extremely low/very low units would be conserved.

Results

As shown in Table 8.1, a total of 443 new housing units were constructed in the County between 2009 and January 2014, or approximately 88 units per year. While detailed information regarding the cost of each of the units is not readily available, it has been estimated that 56 of these units are very low and low-income units, and the remainder, or 386 are moderate or above moderate units. The estimated 56 units affordable to very low and low-income households is a result of building permit issuance data from the County Building Department. Between 2009 and January 2014, 7 building permits for new mobile homes and 49 building permits for multi-family housing, including second dwelling units were issued by the County, making up 56-units affordable to lower income households. Through the prior planning period, the County did not

experience a great deal of residential growth in either the single family or multi-family development sectors.

The total number of new housing units constructed in the County over the prior planning period fell well short of the total projected need, and the number of units rehabilitated were much less than what was expected to be rehabilitated. The County did not identify an objective for the number of housing units to be conserved from becoming market rate within the 2003-2008 Housing Element. The County’s 2009-2014 Housing Element did not provide a quantified objective regarding the

issuance of Section 8 Vouchers, but did have a goal of maintaining the existing service level of service of the Section 8 Program (295-units annually). Table 8.1 shows that the County through the Sutter/Nevada County Housing Authority was very close to meeting this goal by issuing Section 8 voucher to provide affordable housing for 270 units annually. The shortfall in new housing starts was due to a variety of reasons, not the least of which was the nature of investment decisions being made in the private marketplace and the fact that the States RHNA may have been overly ambitious. Additionally, the County like much of the state and country has felt the impacts of the global economic downturn experienced over the last few years.

**TABLE 8.1
HOUSING OBJECTIVES AND ACUTAL ACCOMPLISHMENTS
2009-2014**

<i>New Construction</i>			
<i>Income Category</i>	<i>Number of New Units Needed</i>	<i>Number of Units Actually Constructed</i>	<i>Surplus/Deficit</i>
Very Low	656	56	-1,127
Low	527		
Moderate	593	386	-1,419
Above Moderate	1,212		
TOTAL	2,988	443	-2,545
<i>Rehabilitation and Affordable Housing Assistance Programs</i>			
Objective: 636 units			
Actually Rehabilitated/Assistance Provided: 19 units			
<i>Conservation</i>			
Objective		82	
Actually Conserved*		No Information Available	
Section 8 Objective		295 (annually)	
Section 8 Actually Issued		270 (annually)	

Source: Regional Housing Needs Plan for Nevada and Sierra Counties, 2014-2019; Nevada County Building, Social Services and Planning Department, 2013.

The lack of new construction in the very low and low-income categories was at least partially attributable to County funding and staffing limitations, as well as a lack of interest from affordable housing developers to propose affordable housing projects in the unincorporated area. While the County has been active in pursuing the use of State and Federal housing assistance programs, the funds that are available have been limited and the competition among agencies for those funds has been intense. At the same time, the limited County staff that is available to focus on local housing needs has affected the County’s administrative capacity to formulate and carry out programs for facilitating new construction. Further the County does not have a real property division that would facilitate the development and maintenance of publicly funded affordable housing projects.

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A summary of the progress made in carrying out each of the programs contained in the prior element is presented in Table 8.2. In addition, Table 8.2 provides a brief review of the County's accomplishments and failures in regards to the Programs of the 2009-2014 Housing Element and outlines the County's anticipated action that it will undertake as a part of the 2014-2019 Housing Element update.

**TABLE 8.2
STATUS OF PROGRAMS CONTAINED IN PRIOR ELEMENT**

<i>Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
HOUSING DEVELOPMENT			
HD-8.1.1	Complete	Program Implemented. Board of Supervisors adopted County Ordinance No. 2366 on August 13, 2013.	Remove Program
HD-8.1.2	Complete	Program Implemented. Board of Supervisors adopted County Ordinance No. 2366 on August 13, 2013.	Remove Program
HD-8.1.3	In Progress	The County is working with RBF Consulting to perform professional planning services and for the preparation of an Environmental Impact Report (EIR) to implement programs HD-8.1.3 and HD-8.1.4. The County has released the draft EIR for public comment and the close of the public comment period was November 12, 2013. For additional information regarding the EIR and the project please see the section titles "County Rezone Program" following Table 8.2.	Retain Program

<p>HD-8.1.4</p>	<p>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.</p>	<p>In Progress</p>	<p>The County is working with RBF Consulting to perform professional planning services and for the preparation of an Environmental Impact Report (EIR) to implement programs HD-8.1.3 and HD-8.1.4. The County has released the draft EIR for public comment and the close of the public comment period was November 12, 2013. For additional information regarding the EIR and the project please see the section titles "County Rezone Program" following Table 8.2.</p>	<p>Retain Program</p>
<p>HD-8.1.5</p>	<p>The County shall amend the Zoning Ordinance 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).</p>	<p>Complete</p>	<p>Program Implemented. Board of Supervisors adopted County Ordinance No. 2343 on September 27, 2011, creating Land Use and Development Code Section L-II 2.7.11 "Regional Housing Need" Combining District.</p>	<p>Remove Program</p>
<p>HD-8.1.6</p>	<p>The County shall amend the Zoning Ordinance 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).</p>	<p>Complete</p>	<p>Program Implemented. Board of Supervisors adopted County Ordinance No. 2363 on April 9, 2013 creating Land Use and Development Code Section L-II 2.7.12 "Continuing Care Residential Community" Combining District.</p>	<p>Remove Program</p>
<p>HD-8.1.7</p>	<p>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.</p>	<p>Ongoing</p>	<p>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.</p>	<p>Retain Program</p>

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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.	Ongoing	The County has been awarded \$1,953,750 for the FY 2013-14 funding cycle through the CDBG Super NOFA, including funding of \$1,302,326 for wastewater/sewer improvements in Penn Valley. 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.	
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.	Pending Comprehensive General Plan Update	The County has adopted a Regional Housing Need Combining District that allows for an increase in density in all general plan designations, under limited circumstances, when it can be demonstrated that this increase is needed to address an unmet Regional Housing Need Allocation.	Retain Program
HD-8.1.10	To avoid the future loss of multi-family sites to single-family construction, the County shall amend the Zoning Ordinance 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.	Complete	Program Implemented. Board of Supervisors adopted County Ordinance No. 2366 on August 13, 2013.	Remove Program
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.	Pending	Ongoing	Retain Program
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.	Pending	In 2004 the City of Grass Valley and Nevada County established an MOU to work on regional affordable housing issues. The County and City are collaborating to expand on this MOU as a result of the implementation of Programs HD-8.1.3 and HD-8.1.4.	Retain Program
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.	Pending	Ongoing	Retain Program

<p>HD-8.1.14</p>	<p>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.</p>	<p>Ongoing</p>	<p>Ongoing, as necessary</p>	<p>Retain Program</p>
<p>HD-8.1.15</p>	<p>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.</p>	<p>Unimplemented</p>	<p>With outsourcing of the County's Housing and Community Services division, implementation of this program is not feasible.</p>	<p>Remove Program</p>
<p>HD-8.1.16</p>	<p>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, CalHOME, Low-income Housing Tax Credits, Proposition 46 bond funds, State Housing Finance Agency, Federal Rural Development Service and AB 2034 programs.</p>	<p>Ongoing, depending on funding programs</p>	<p>Grant application and status: -CDBG The County has been awarded \$1,953,750 for FY 2013-14 funding cycle through the Super NOFA to support the following activities: • Public Improvements: Penn Valley Wastewater/Sewer. \$1.3M • Public Services: Hospitality House Homeless Shelter programs, Gold Country Community Senior Services Food programs and Sierra Senior Services Food programs. \$465K • Planning projects: North San Juan Fire Flow Water Feasibility Study \$50K</p> <p>*The 2009-STBG-6413 Grant funds 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-two households were served that met the targeted income group qualification of CDBG and the special tax liens were paid to NID on behalf of these households, totaling \$537,198. -CalHOME: The County is still working on 06-CalHOME-0188 and the contract will expire August 28, 2014. Of the \$1,000,000 awarded, \$381,821 has been loaned to assist 16 income qualified homeowners with health and safety rehabilitation home improvements. -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 made 5 loans totaling \$300,000 of the \$546,975 available in its First Time Homebuyers' down payment assistance program. All of the \$99,000 TBRA grant has been spent, serving 98 households with rental deposit assistance. -USDA Sec 533 Rural Housing</p>	

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			Preservation Grant (HPG): In 2012, the Housing Division applied for the HPG single family owner occupied housing rehabilitation activity. In October 2012, Retain Program the Division executed the grant contract with an \$85,000 award. To date, three homeowners have received grants for health and safety rehabilitation repairs to their homes totaling \$21,794. This award is will continue through September 2014.	
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.	Ongoing	Pending	Retain Program
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.	Completed/ Unsuccessful	The County initiated discussions with the local contractors association about collaborating, participating or sponsoring the program. Desire to participate in such a contest was only minimal and very little progress was made to actually implement the program.	Remove Program
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.	Pending	Pending, second unit development has been slow.	Retain Program
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.	Pending	Pending, second unit development has been slow.	Retain Program
HD-8.1.21	The County shall seek and prioritize funding to support the development of Single Room Occupancy units were 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.	Annually	The County has not applied 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 2013 CDBG county grant award includes funding for Hospitality House (homeless shelter). The weatherization program serves very-low to low-income households to address health and safety issues.	Modify/ Retain Program
MAINTENANCE AND IMPROVEMENT OF EXISTING HOUSING				
MI-8.2.1	Use Code Compliance to maintain and improve livability of homes and enforce Building Codes.	Ongoing	Program is being implemented, as needed.	Convert Program to Policy

MI-8.2.2	The County will utilize its CDBG rehab program income from repaid loans as well as apply when feasible for additional CDBG rehabilitation grant funds to provide housing rehabilitation services to very-low and low-income owner occupied and rental households.	Ongoing	The recent down turn in the real estate market and general poor economy 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.	Implement and Modify Program
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.	Completed/ Unsuccessful	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.	Retain Program
RETENTION OF EXISTING AFFORDABLE HOUSING				
AH-8.3.1	The County will continue to participate and administer the Housing Choice Voucher Program (Section 8 assistance).	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 anticipates that they will open the waiting list for applications in April 2013.	Retain 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.	Pending	Pending	Retain Program
REMOVING CONSTRAINTS				

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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.	Ongoing	Ongoing, as needed.	Convert Program to Policy
RC-8.4.2	The County will expedite the development review process for senior housing, very low, low- and moderate-income housing projects.	Ongoing	Ongoing, as needed	Convert Program to Policy
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.	Ongoing	Ongoing, as needed	Retain Program
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.	Completed/ Unsuccessful	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.	Modify and Retain Program
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 Ordinance.	Complete	Proposed zoning code amendment was presented to the County Board of Supervisors on August 13, 2013. The Board elected not to implement this program.	Remove Program
RC-8.4.6	Periodically, review the Zoning Ordinance, land use policies, permitting practices, and Building Codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents as needed, for compliance with Federal and State fair housing laws that protect people with disabilities.	Ongoing	As a part of County Ordinance No. 2366 the Board of Supervisors adopted formal policy language for requests for reasonable accommodations. This policies allows the County Planning Director to waive certain land use and development criteria for persons with disabilities as a ministerial action.	Convert Program to Policy
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.	Complete/ Ongoing	As a part County Ordinance No. 2366 additional reference to flexible parking standards for SRO's and Emergency/Transitional Housing was added to the County Parking Standards	Convert Program to Policy
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.	FY 2009/10	Ongoing	Retain Program

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.	Completed/ Unsuccessful	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.	Remove Program
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: The request for reasonable accommodation will be used by an individual with a disability protected under fair housing law. a. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. b. The requested accommodation would not impose an undue financial or administrative burden on the County. c. The requested accommodation would not require a fundamental alteration in the nature of the County's land-use and zoning program. d.	FY 2011/2012	Program Implemented. Board of Supervisors adopted County Ordinance No. 2366 on August 13, 2013.	Remove Program
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.	Unimplemented	As a result of direction from the Board of Supervisors, the County is proposing to remove the County's inclusionary housing policy as a part of the 2014-2019 Housing Element update, rendering this program unnecessary	Remove Program
<i>EQUAL OPPORTUNITIES IN HOUSING</i>				
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.	Ongoing	Ongoing, as necessary	Convert Program to Policy
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.	Ongoing	Ongoing, as needed	Convert Program to Policy
EO-8.5.3	The County shall annually review its land use regulations, policies and practices for compliance with fair housing laws.	Annually	Ongoing	Retain Program

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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.	FY 2010/11	Program Implemented. Board of Supervisors adopted County Ordinance No. 2366 on August 13, 2013.	Remove Program
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).	Within one year of the adoption of the H.E.	Program Implemented. Board of Supervisors adopted County Ordinance No. 2366 on August 13, 2013.	Remove Program
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.	Within one year of the adoption of the H.E.	Program Implemented, as written. Board of Supervisors adopted County Ordinance No. 2366 on August 13, 2013. Based on feedback from HCD it has been determined that the County misinterpreted Senate Bill 2 and therefore additional revisions are required to address transitional and supportive housing.	Modify and Retain Program
ENERGY CONSERVATION				
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.	FY 2013/14	Pending	Retain Program
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.	Ongoing	In addition to emergency efficiency information provided within the California Building Code, adopted by the County, the County Building Department has information available at the front counter to assist developers with constructing emergency efficient housing.	Convert Program to a Policy
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.	FY 2011/12	Pending	Retain Program
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).	FY 2012/13	Pending	Retain Program
EC-8.6.5	Adopt a solar access ordinance that establishes development standards for new development to protect the solar access of adjacent properties.	FY 2013/14	Pending	Retain Program
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.	FY 2013/14	Pending	Retain Program

EC-8.6.7	To encourage green building, adopt a 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.	FY 2013/14	Pending	Retain Program
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.	Ongoing	Pending	Retain Program

County Rezone Program

The 2009-2014 Nevada County Housing Element contained two specific Programs that required the County to rezone sufficient acreage to high density residential or the equivalent to accommodate an unmet need for zoning for 1,270-units (Programs HD-8.1.3 and HD-8.1.4). This was a result of an unimplemented program from the 2003-2008 Housing Element (571-units) and the lack of available undeveloped sites that had a density of 15-units per acre or greater identified in the 2009-2014 Housing Element (699-units). In addition the previous Housing Element also contained a Program to develop an “Affordable Housing” Combining District that would create standards for how the County would achieve the mandated 16-units minimum per acre on the rezone sites and allow those sites to develop as a “by-right” or allowed use not subject to future discretionary action (Program HD-8.1.5). As outlined in Table 8.2 above, the County adopted a Regional Housing Need (formerly Affordable Housing) Combining District in September 2011, which has acted as a guide for the rezone project. As of March 2014, the County has completed a Draft Environmental Impact Report (EIR) that analyzes the environmental impacts of the rezoning efforts and is reviewing the administrative draft of the Final EIR. The County has held four public meeting on this project and has managed a webpage dedicated to the rezone through the life of the project. The next step for the rezone Programs is to release the Final EIR and schedule public hearings for the certification of the EIR and the adoption of the Zoning Map and General Plan Land Use Designation Amendments that are necessary to implement the Rezone Programs.

Implications for New Element

In preparing this updated element, the County reexamined the goals and policies that give direction to the County’s housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the Board of Supervisors in May 2010 are responsive to State housing goals and continue to reflect the desires and aspirations of the local community. Hence, through the adoption of this updated element, Nevada County has reaffirmed its commitment to these goals, while augmenting the supporting policies. This new element has updated the housing goals and policies for Nevada County; however, it has not changed the substance of these goals and policies as established by the Board of Supervisors in 2010. In establishing its current objectives and programs, the County once again considered its experience over the past five-year period. Based on this experience, certain programs contained in the prior element have been deleted or modified and if deemed appropriate new programs

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have been added. Implemented Programs, such as Programs that were implemented by County Ordinance No. 2366 (see Table 8.2 above) will be removed in their entirety. Finally, several programs that were not initiated, but are still pertinent have been carried over with the intention of implementation during the current planning period.

Community Profile

In order to effectively determine the present and future housing needs of Nevada County, demographic and socioeconomic variables such as population, numbers of households, current housing stock, and household incomes are analyzed. The following information was primarily provided by the HCD and derived from the 2010 Census, the State Department of Finance, the California Employment Development Department, the three incorporated cities in Nevada County, the Nevada County Community Development Agency, and various other sources.

Population Growth Trends

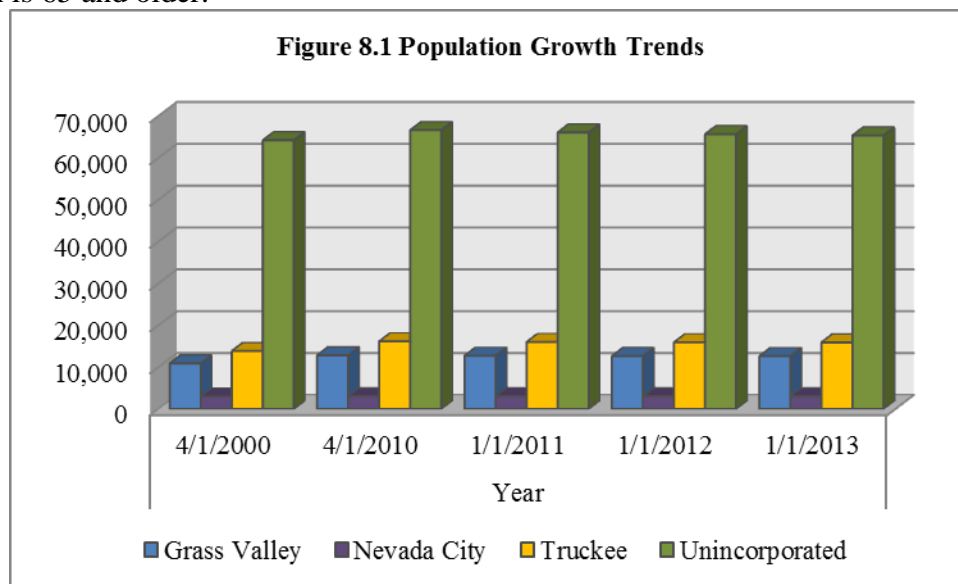
Since 2000, the County has seen an increase in its overall population by approximately 5,000 people. Consistent with population trends in the three incorporated areas within the County, the unincorporated area of Nevada County has seen a slight decline in population over the last three years. In 2013, the State of California Department of Finance estimated that Nevada County had a population of 97,012 and has experienced an annual percent change of approximately -0.50 percent over the last three years. This declining population can be attributed to several factors including social and economic factors and the fact that a large portion of Nevada County's population is 65 and older.

TABLE 8.3

POPULATION GROWTH TRENDS 2000-2013

Year	Jurisdiction				Total
	Grass Valley	Nevada City	Truckee	Unincorporated	
2000	10,922	2,996	13,864	64,251	92,033
2010	12,860	3,068	16,180	66,656	98,764
2011	12,736	3,081	16,021	66,106	97,944
2012	12,662	3,068	15,949	65,687	97,366
2013	12,657	3,069	15,918	65,375	97,019
Average Annual Change					
Number	-56	0	-73	-356	-485
Percent	-0.40%	0.00%	-0.50%	-0.50%	-0.50%

Source: State of California, DOF, E-4 Population Estimates for Cities, Counties, and the State, 2011-2013, with 2010 Census Benchmark, May 2013.



Employment Trends

Employment by Industry

The American Communities Survey provides estimates of employment by industry for the jurisdictions in California including Nevada County. Table 8.4 shows the unincorporated area’s civilian labor force 16 years and older in comparison to the overall County’s labor force, including the incorporated areas. The comparison also shows the overall distribution of labor force by industry. Consistent with past years data, educational services, and health care and social services was the largest employer of persons countywide, followed closely by retail trade and construction. Conversely, in the unincorporated area retail trade holds a slight edge over educational services, and health care and social assistance as the top employment industry with construction filling in the third largest employment segment.

**TABLE 8.4
EMPLOYMENT BY INDUSTRY**

	<i>Nevada County</i>		<i>Unincorporated Area</i>	
	<i>Estimate</i>	<i>Percent</i>	<i>Estimate</i>	<i>Percent</i>
Civilian employed population 16 years and over	48,654	100%	33,149	- 15,504
Agriculture, forestry, fishing and hunting, and mining	514	1.1%	367	1.1%
Construction	6,603	13.6%	5,033	15.2%
Manufacturing	2,584	5.3%	2,098	6.3%
Wholesale trade	844	1.7%	593	1.8%
Retail trade	8,084	16.6%	5,878	17.7%
Transportation and warehousing, and utilities	1,300	2.7%	885	2.7%
Information	1,850	3.8%	1,311	4.0%
Finance and insurance, and real estate and rental and leasing	3,465	7.1%	2,159	6.5%
Professional, scientific, and management, and administrative and waste management services	4,885	10.0%	3,081	9.3%
Educational services, and health care and social assistance	8,107	16.7%	5,450	16.4%
Arts, entertainment, and recreation, and accommodation and food services	4,475	9.2%	2,227	6.7%
Other services, except public administration	3,161	6.5%	2,132	6.4%
Public administration	2,782	5.7%	1,935	5.8%

Source: ACS DP-03 2007-2011

Household Size and Vacancy Rates

Household size and the residential vacancy rate is a good indicator of the balance between housing supply and demand in the community. Table 8.5 below provides information related to number of housing units per jurisdiction, vacancy rates and person per household data.

Household Size

Households can form or decrease in number even in periods of static population growth, as adult children leave home, through divorce and with the aging of the general population. The ratio between population and households is referred to in the U.S. Census as persons per household. As shown in Table 8.5 the number of persons per households slightly declined in all jurisdictions from 2000 to 2010. This decline is consistent with the decline in population that the County has also experienced over the last three years as reflected in Table 8.3.

Vacancy Rates

When the demand for housing exceeds the available supply, the vacancy rate will be relatively low. However, a low vacancy rate can also drive the cost of housing upward and increase the tolerance for substandard units. In a healthy market, the vacancy rate is between 5 and 8 percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges and locations throughout the County, there tends to be an adequate selection of housing for all income levels.

**TABLE 8.5
CITY AND COUNTY POPULATION AND HOUSING ESTIMATES 2000 AND 2010**

		Nevada County		Grass Valley		Nevada City		Truckee		Unincorporated	
		2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Housing	Total Housing Units	44,282	52,590	5,266	6,637	1,414	1,510	9,757	12,803	27,845	31,640
	Single	37,198	44,383	2,706	3,164	1,147	1,276	8,561	10,961	24,784	28,982
	Multiple	3,385	5,093	500	3,034	72	223	297	1,401	545	435
	Mobile Homes	3,385	3,114	500	439	72	11	297	441	2,516	2,223
	Occupied	36,894	41,527	5,016	6,077	1,312	1,356	5,149	6,343	25,417	27,751
	Vacant Units	7,388	11,063	250	560	102	154	4,608	6,460	2,428	3,889
Units	Vacancy Rate	16.7%	21.1%	4.8%	8.4%	7.2%	10.2%	47.2%	50.5%	8.7%	12.3%
	Persons Per Household	2.471	2.350	2.126	2.041	2.141	2.086	2.685	2.544	2.513	2.386

Source: [DOF E8 2000-2010 By geography](#)

Information from the Department of Finance, as presented in Table 8.5 above, shows the overall housing vacancy rate in Nevada County, including incorporated areas at 21.1 percent which is an

Chapter 8: Housing Element

increase of approximately 4.4 percent over 2000 levels. Each jurisdiction in the County has seen a similar increase in the overall number of vacant units within their jurisdiction with the unincorporated area going from 8.7 percent in 2000 to 12.3 percent in 2010.

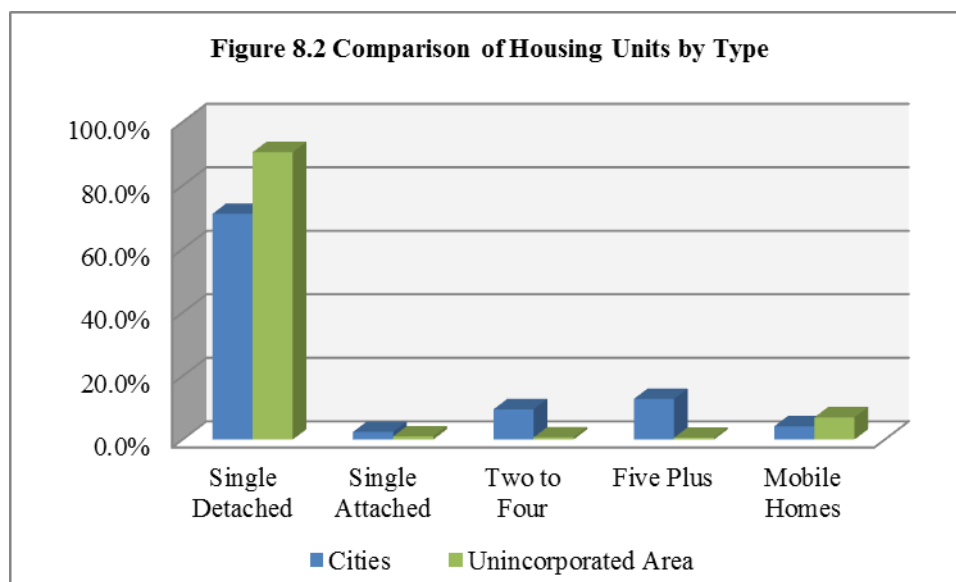
Housing Units by Type

Table 8.6 details housing characteristics for Nevada County and the percentage represented by each category. A review of the housing characteristics for 2013 shows both attached and detached single-family units constitutes over 84.0 percent of the housing stock in the County. In the unincorporated area over 90 percent of the housing stock is considered single family homes. The statistics for the incorporated areas show a greater number of multifamily units however the incorporated areas percentage of single family homes remain relatively high at 73.5 percent. Multiple housing units (apartments with five or more units) account for only 5.5 percent of the total housing stock in the County, whereas duplexes, triplexes, and quadplexes constitute 4.2 percent of the County's housing units.

TABLE 8.6
HOUSING UNITS BY TYPE

Housing Type	Countywide		Cities		Unincorporated Area	
	2013	Percent	2013	Percent	2013	Percent
Total	52,879	100.0%	21,110	100.0%	31,769	100.0%
Single Detached	43,771	82.8%	15,005	71.1%	28,766	90.5%
Single Attached	840	1.6%	511	2.4%	329	1.0%
Two to Four	2,234	4.2%	2,001	9.5%	233	0.7%
Five Plus	2,903	5.5%	2,701	12.8%	202	0.6%
Mobile Homes	3,131	5.9%	892	4.2%	2,239	7.0%

Source : State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2013. Sacramento, California, May 2013



Housing Units by Type of Vacancy

The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low vacancy rate sometimes drives the cost of housing upward and increases tolerance for substandard units.

In a healthy market, the vacancy rate is between five and eight percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the County, there should be an adequate selection for all income levels.

Information in the Department of Finance 2010 Census, as presented in Table 8.7, shows the overall housing vacancy rate in Nevada County is near 21.0 percent, where the City of Nevada City and Grass Valley have seemingly more reasonable rates of 10.2 and 8.4 percent respectively. As shown in Table 8.5, the unincorporated area’s vacancy rate is 12.3%. The Town of Truckee has a very high vacancy rate at 50.5 percent. This can be attributed to the Town’s very large percent of vacation and/or second homes, which are typically of resort communities such as Truckee.

**TABLE 8.7
HOUSING STOCK BY TYPE OF VACANCY**

	<i>Geography</i>							
	<i>Nevada County</i>	<i>Grass Valley</i>	<i>Nevada City</i>	<i>Town of Truckee</i>	<i>Alta Sierra CDP</i>	<i>Lake of the Pines CDP</i>	<i>Lake Wildwood CDP</i>	<i>Penn Valley CDP</i>
Total housing units	52,590	6,637	1,510	12,803	3,030	1,768	2,641	666
Occupied housing units	41,527	6,077	1,356	6,343	2,830	1,567	2,225	628
Vacant housing units	11,063	560	154	6,460	200	201	416	38
For rent	775	266	29	175	23	8	27	5
Rented, not occupied	101	15	3	39	4	2	2	2
For sale only	791	101	31	147	59	41	61	13
Sold, not occupied	147	22	5	16	7	10	7	2
For seasonal, recreational, or occasional use	8,333	55	52	5,989	50	115	281	8
All other vacants	916	101	34	94	57	25	38	8
Vacancy rate	21.0%	8.4%	10.2%	50.5%	6.6%	11.4%	15.8%	5.7%
Homeowner vacancy rate	2.6%	4.0%	3.8%	3.3%	2.4%	3.2%	3.2%	2.6%
Rental vacancy rate	6.2%	6.7%	4.8%	7.8%	5.1%	2.3%	6.8%	3.3%

Source: DOF Census 2010 Demographic Summary Profile

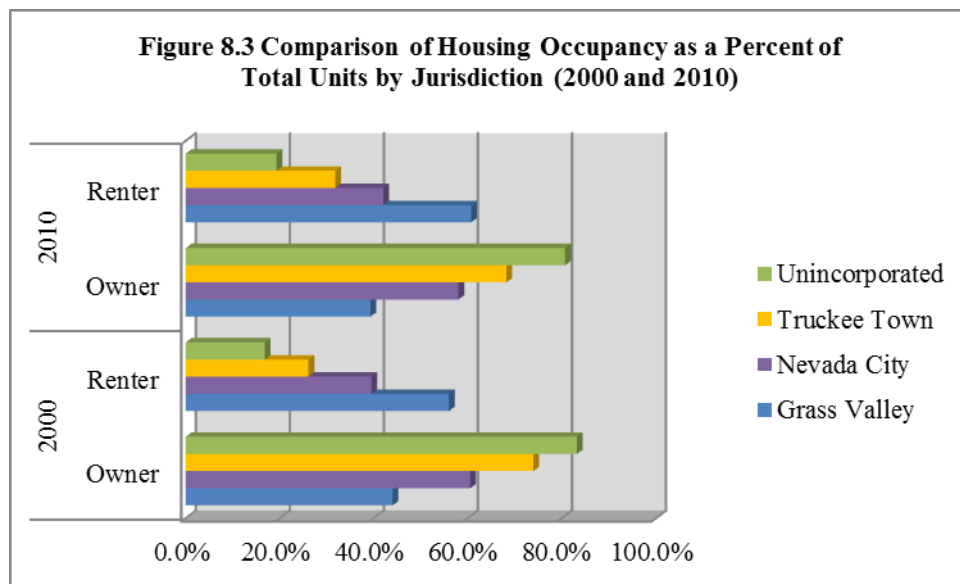
Housing Occupancy

Housing occupancy rates provides a good indicator as to the distribution of housing stock between owner and rental occupied units. As shown in Table 8.8, occupancy rates from 2000 and 2010 have shown an increase in the percentage of renter occupied units throughout Nevada County by an average of approximately 3.8% through each jurisdiction in Nevada County. Between 2000 and 2010, the Town of Truckee experienced the greatest growth of renter occupied units with an increase of 5.7%, Grass Valley experienced an increase of 4.7% and both Nevada City and the Unincorporated Area saw a growth of renter occupied units of 2.5%. This growth in the overall percentage of occupied renter units is likely attributed to economic recession experienced throughout the nation.

**TABLE 8.8
HOUSING OCCUPANCY**

	2000			2010		
	<i>Existing Households</i>	<i>Owner</i>	<i>Renter</i>	<i>Existing Households</i>	<i>Owner</i>	<i>Renter</i>
Nevada County	36,894	27,958	8,936	41,527	29,890	11,637
Grass Valley City	5,016	2,209	2,807	6,077	2,391	3,686
Nevada City	1,313	794	519	1,356	786	570
Truckee Town	5,149	3,805	1,344	6,343	4,326	2,017
Unincorporated Area	25,416	21,150	4,266	27,751	22,387	5,364

Source : DOF_ Census 2010 Demographic Summary Profile



Household Tenure and Age

A household formation rate is the prime determinant for housing demand. Households can form or decrease in number even in periods of static population growth, as adult children leave home, through divorce, and with the aging of the general population. The ratio between population and households is reflected in the household size, referred to in the U.S. Census as persons per household. The 2010 Census states that the number of persons per household in the County is 2.35, which is just slightly below the 2.47 person per household reported in 2000. As shown in Table 8.9, over 50% of the County’s home owners in the unincorporated area are over the age of 60-years old. Comparatively, approximately 34% of householders countywide are over the age of 60 years old.

**TABLE 8.9
HOUSEHOLDS BY TENURE AND AGE (2007-2011)**

	<i>Nevada County</i>	<i>Grass Valley</i>	<i>Nevada City</i>	<i>Truckee</i>	<i>Unincorporated Area</i>
	<i>Estimate</i>				
Total:	41,561	5,783	1,296	6,333	28,149
Owner occupied:	30,473	2,412	745	4,454	22,862
Householder 15 to 24 years	179	35	0	35	109
Householder 25 to 34 years	1,342	185	49	400	708
Householder 35 to 44 years	3,281	150	46	1,086	1,999
Householder 45 to 54 years	6,984	349	84	1,484	5,067
Householder 55 to 59 years	4,558	276	194	595	3,493
Householder 60 to 64 years	3,964	358	163	345	3,098
Householder 65 to 74 years	5,451	403	112	377	4,559
Householder 75 to 84 years	3,518	384	69	91	2,974
Householder 85 years and over	1,196	272	28	41	855
Renter occupied:	11,088	3,371	551	1,879	5,287
Householder 15 to 24 years	988	429	0	193	366
Householder 25 to 34 years	2,775	659	234	586	1,296
Householder 35 to 44 years	2,522	686	55	551	1,230
Householder 45 to 54 years	1,730	407	138	233	952
Householder 55 to 59 years	1,058	298	79	109	572
Householder 60 to 64 years	506	163	34	43	266
Householder 65 to 74 years	814	228	11	138	437
Householder 75 to 84 years	339	237	0	0	102
Householder 85 years and over	356	264	0	26	66

Source: ACS 2011, 5 Year (B25007)

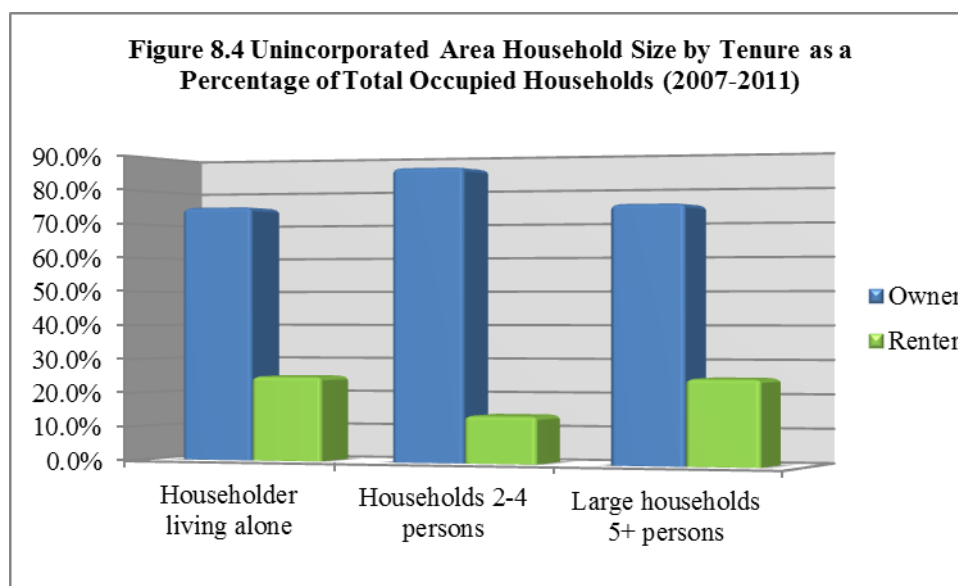
Household Size by Tenure

Large households are defined as those containing five or more persons. According to the 2007-2011 American Communities Survey, 2,614 or approximately 6.2 percent of all occupied households countywide contained five or more people as reflected in Table 8.10. By comparison in the unincorporated area, 1,994 or 7.0 percent of all occupied households contained five or more people and are considered to be large households. Conversely the 2007-2011 American Communities Survey found that over 25% of all occupied households in Nevada County were householders living alone and approximately 23% of all occupied households in the unincorporated area were householders living alone. Figure 8.4 displays household size by tenure in the unincorporated area the percentage of total occupied housing units.

TABLE 8.10
HOUSEHOLD SIZE BY TENURE (INCLUDING LARGE HOUSEHOLDS) (2007-2011)

	Countywide		Grass Valley		Nevada City		Truckee		Unincorporated	
	#	%	#	%	#	%	#	%	#	%
Owner										
Householder living alone	6,844	64.5%	898	40.7%	198	47.4%	880	58.5%	4,868	75.0%
Households 2-4 persons	22,071	81.2%	1,485	51.0%	508	71.0%	3,442	81.3%	16,636	86.0%
Large households 5+ persons	1,558	59.6%	29	9.0%	39	58.2%	132	32.3%	1,538	74.9%
Rental										
Householder living alone	3,775	35.5%	1,311	59.3%	220	52.6%	623	41.5%	1,621	25.0%
Households 2-4 persons	5,120	18.8%	1,426	49.0%	207	29.0%	790	18.7%	2,697	14.0%
Large households 5+ persons	1,056	40.4%	295	91.0%	28	41.8%	277	67.7%	456	25.1%
Total										
Total Householder living alone	10,619	100.0%	2,209	100.0%	418	100.0%	1,503	100.0%	6,489	100.0%
Households 2-4 persons	27,191	100.0%	2,911	100.0%	715	100.0%	4,232	100.0%	19,333	100.0%
Large households 5+ persons	2,614	100.0%	324	100.0%	67	100.0%	409	100.0%	1,994	100.0%

Source ACS B25009



Overcrowding

According to the 2007-2011 American Communities Survey, approximately 3.0 percent of all occupied households in Nevada County are classified as "overcrowded." Overcrowding is defined as households with more than 1.01 persons per room. Of these households, 408 of the 30,473 (1.3 percent) owner-occupied households are overcrowded and 844 of the 8,944 (7.6 percent) renter-occupied households are overcrowded. By comparison in the unincorporated area, Table 8.11 shows that 403 (1.7 percent) of the total 22,862 owner occupied housing units were overcrowded and 323 (6.1 percent) of the total 5,287 renter occupied housing units were overcrowded. Additional information regarding the overcrowding rates in the incorporated areas is shown in Table 8.11.

**TABLE 8.11
OVERCROWDED HOUSEHOLDS (2011)**

			<i>Nevada County</i>	<i>Grass Valley</i>	<i>Nevada City</i>	<i>Truckee</i>	<i>Unincorporated</i>
Total:			41,561	5,783	1,296	6,333	28,149
Owner occupied:			30,473	2,412	745	4,454	22,862
0.50 or less occupants per room			23,850	1,863	693	2,988	18,306
0.51 to 1.00 occupants per room			6,311	544	52	1,466	4,249
1.01 to 1.50 occupants per room			216	5	0	0	211
1.51 to 2.00 occupants per room			48	0	0	0	48
2.01 or more occupants per room			48	0	0	0	48
Renter occupied:			11,088	3,371	551	1,879	5,287
0.50 or less occupants per room			6,248	1,948	287	966	3,047
0.51 to 1.00 occupants per room			4,157	1,116	190	856	1,995
1.01 to 1.50 occupants per room			522	224	74	57	167
1.51 to 2.00 occupants per room			161	83	0	0	78
2.01 or more occupants per room			0	0	0	0	0
Owner Occupied	Overcrowded	1.01 or more	312	5	0	0	307
Renter occupied	Overcrowded	1.01 or more	683	307	74	57	245
Total overcrowded		1.01 or more	995	312	74	57	552
Owner Occupied	Severely Overcrowded	1.5 or more	96	0	0	0	96
Renter occupied	Severely Overcrowded	1.5 or more	161	83	0	0	78
Total severely overcrowded		1.5 or more	257	83	0	0	174

Source: ACS 2007-2011 Table B25014

Households Overpaying

A household is considered to be “overpaying” if its monthly housing cost or gross rent exceeds 30 percent of its annual gross income. As reflected in Table 8. 49.3 percent of all households in Nevada County spent more than 30 percent of their gross income for housing and approximately 62.1 percent of all renters and 45.0 percent of all owner households in the County “overpay” according to the 2007-2011 American Communities Survey. For comparison, Table 8.13, on the following page, provides data on overpayment in the unincorporated area. Table 8.13 shows that 48.3% of all households are overpaying for housing, 60.7 percent of all renter households are overpaying and 42.9 percent of all owner occupied housing are overpaying. Overpayment is a significant problem for owner and renter-occupied households and, as Table 8.12 and 8.13 shows, especially for households earning less than 50 percent of the 2013 median household income for Nevada County (i.e., less than \$36,300). An even greater housing issue is for households that fall within the extremely low-income category or those that earn 30% or less than the median income. Approximately 87 percent of all extremely low-income households are overpaying for housing on already limited budgets. Due to the magnitude of households overpaying for housing countywide and specifically in the unincorporated area, the County shall provide policies and programs that will assist these households where possible.

**TABLE 8.12
HOUSEHOLDS OVERPAYING- COUNTYWIDE**

<i>Area Median Income (AMI) \$72,600</i>	<i>Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost (Overpayment By Income Category)</i>						
	<i>Nevada County</i>						
<i>Household</i>	<i>Extreme Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>	<i>Lower income</i>
Ownership Households	3,497	3,627	5,442	4,097	13,523	30,187	12,566
Overpaying owner households	2,882	2,060	2,149	3,163	3,316	13,570	7,091
Percentage of overpaying owners	82.4%	56.8%	39.5%	77.2%	24.5%	45.0%	56.4%
Renter Households	2,838	1,956	2,179	1,389	1,925	10,287	6,973
Overpaying renter households	2,628	1,615	959	959	231	6,392	5,202
Percentage of overpaying renters	92.6%	82.6%	44.0%	69.1%	12.0%	62.1%	74.6%
Total Households	6,335	5,583	7,621	5,486	15,449	40,474	19,539
Overpaying households	5,510	3,675	3,108	4,122	3,547	19,962	12,293
Percentage of overpaying households	87.0%	65.8%	40.8%	75.1%	23.0%	49.3%	62.9%

Source: ACS 2007-2011 B25106

TABLE 8.13
HOUSEHOLDS OVERPAYING- UNINCORPORATED AREA

<i>Area Median Income (AMI)</i> \$72,600	<i>Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost (Overpayment By Income category)</i> <i>Unincorporated Area</i>						
<i>Household</i>	<i>Extreme Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>	<i>Lower income</i>
Ownership Households	2,622	2,696	4,047	3,072	10,198	22,635	9,365
Overpaying owner households	2,195	1,475	1,481	2,182	2,369	9,702	5,151
Percentage of overpaying owners	83.7%	54.7%	36.6%	71.0%	23.2%	42.9%	55.0%
Renter Households	1,040	801	1,222	748	992	4,703	2,963
Overpaying renter households	1,006	609	613	561	68	2,857	2,228
Percentage of overpaying renters	96.7%	76.0%	54.6%	75.0%	6.9%	60.7%	75.2%
Total Households	4,462	4,278	6,250	4,549	14,059	33,598	14,989
Overpaying households	3,987	2,698	2,664	3,542	3,327	16,218	9,349
Percentage of overpaying households	89.4%	63.1%	42.6%	77.9%	23.7%	48.3%	62.4%

Source: ACS 2007-2011 B25106

Income Characteristics and Poverty Status

Standard income groups are established by HUD and are based on the median income of the area, which can either be the entire county or a Metropolitan Statistical Area (MSA). The groups are defined as follows:

- Extremely Low.....Households Earning Less Than 30% of the Median Income
- Very Low Households Earning Less Than 50% of the Median Income
- LowHouseholds Earning Between 50% and 80% of the Median Income
- ModerateHouseholds Earning Between 80% and 120% of the Median Income
- Above Moderate Households Earning Above 120% of the Median Income

For all housing programs in Nevada County, eligibility is based on the median income for the County, which was \$57,382 in 2008-2012 according the Bureau of Census, American Communities Survey. For comparison the State of California median income over the same time period was to be \$61,400. According to statistics provided by the State Department of Housing

**TABLE 8.14
HOUSEHOLDS BY INCOME GROUP⁽¹⁾**

<i>Income Group</i>	<i>Related Income Range</i>	<i>Households in Income Range</i>	<i>Percent in Income Range</i>
Extremely Low	\$0-\$17,214	4,246 ⁽²⁾	10.2%
Very Low	\$17,215-\$28,691	4,246 ⁽³⁾	10.2%
Low	\$28,692-\$45,905	9,865 ⁽⁴⁾	23.7%
Moderate	\$45,906-\$68,858	7,576 ⁽⁵⁾	18.2%
Above Moderate	\$68,859-and above	15,693 ⁽⁶⁾	37.7%
TOTAL	n/a	41,626	100%

Source: ACS-S2503 2008-2012

⁽¹⁾Based on 2008-2012 Census area median income of \$57,382.

⁽²⁾Number of household is representative of 50% of the very low-income group.

⁽³⁾Number of household is representative of 50% of the \$24,999 and below income group.

⁽⁴⁾Number of household is representative of \$25,000-49,999 income group.

⁽⁵⁾Number of households is representative of \$50,000-\$74,999 income group.

⁽⁶⁾Number of households is representative of \$75,000 and above income group.

and Community Development (HCD) the “Area Median Income as reflected in Tables 8.12 and 8.13 above was 72,600, which is drastically higher than the information provided by the U.S. Bureau of Census. Table 8.14, is based upon the County’s median income of \$57,382 and shows that approximately 44 percent of Nevada County’s population has an income that is within the low or lesser income categories. Additional, data from the 2010 Census indicates that approximately 11.6 percent of individuals of the County’s population are living below the poverty level.

Historic Residential Construction Trends

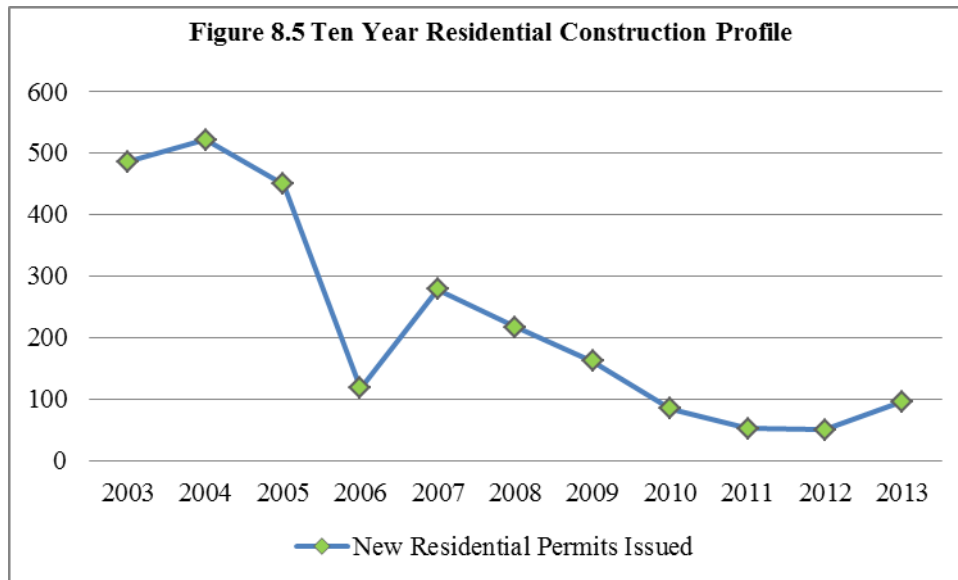
Between 2003 and 2013, housing construction within the County has averaged approximately 227 single-family units per year. During the same reporting period, only 79 multi-family building permits were issued in Nevada County, if second dwelling units are counted within this number. As shown in Table 8.15, the number of housing units constructed is broken down annually into the categories of single family, multi-family, and mobile units. As evident in Table 8.15, a major slowdown in building permit issuance occurred between 2005 and 2006 with only 117 single-family building permits issued with a slight uptick in 2007 before the major downward trend began in 2008. As reflected in Table 8.15, new construction activity in the unincorporated area has experienced dramatic annual decreases from 2008 to 2012. 2013 was the first year in the last 5 years that the County has issued more permits for new single family construction than the prior year. With only one year to judge upon, it is too early to tell if this uptick in building permit activity is reflective of economic recovery or just a slightly “better” year. The drop-off in building permits issued for residential construction over the last ten years and specifically the last five years continues to be a reflection of an overall uncertainty in the local, regional and national economy.

**TABLE 8.15
TEN YEAR RESIDENTIAL
CONSTRUCTION PROFILE**

Year Built	Single-Family	Multi-Family ⁽¹⁾	Mobile Home
2003	370	12	104
2004	491	3	28
2005	440	8	2
2006	117	1	0
2007	278	0	0
2008	193	17	7
2009	136	17	9
2010	68	10	6
2011	49	2	1
2012	38	9	3
2013	95	0	1
TOTAL	2,275	79	161

Source: Nevada County CDA, 2014.

⁽¹⁾ Includes Second Dwelling Units.



Housing Affordability

Homeowners

According to the Bureau of Census 2008-2012 American Community Survey, the median value of a single-family home in Nevada County was \$379,900 in the year 2012. As shown in Table 8.16 and Figure 8.6 on the following page, the median home value in the County compared favorably with the median home value in California and was quite a higher than the City of Grass Valley, but lower than the median home value in the City of Nevada City and Town of Truckee. The 2008-2012 American Community Survey collected and reported selected monthly costs for owner-occupied dwellings. In Nevada County, homes with a mortgage had a median monthly cost of \$2,192 and those without a mortgage; the monthly cost was \$557.

**TABLE 8.16
HOME VALUES**

<i>Home Values</i>	<i>Number of Units (% of Total Owner-occupied Units)</i>				
	<i>Nevada City</i>	<i>Grass Valley</i>	<i>Town of Truckee</i>	<i>Nevada County</i>	<i>California</i>
Less than \$50,000	29 (3.7%)	216 (8.6%)	123 (2.7%)	1,552 (5.1%)	254,752 (3.7%)
\$50,000 to \$99,999	0 (0%)	114 (4.5%)	108 (2.4%)	616 (2.0%)	282,124 (4.0%)
\$100,000 to \$199,999	39 (5.0%)	430 (17.1%)	131 (2.9%)	2,367 (7.9%)	906,796 (13.0%)
\$200,000 to \$299,999	126 (16.1%)	543 (21.5%)	415 (9.2%)	5,185 (17.1%)	1,110,236 (15.9%)
\$300,000 to \$499,999	289 (36.9%)	840 (33.3%)	1,746 (38.5%)	11,712 (38.7%)	1,959,116 (28.1%)
\$500,000 to \$999,999	287 (36.6%)	293 (11.6%)	1,854 (40.9%)	7,766 (25.7%)	1,913,154 (27.4%)
\$1,000,000 or more	89 (3.5%)	89 (3.5%)	158 (3.5%)	1,056 (3.5%)	552,219 (7.9%)
Median Value	\$420,900	\$292,200	\$471,700	\$379,900	\$383,900

Source: U.S. Census Bureau, 2008-2012 American Community Survey.

Mortgage interest rates are a prime determinant of home affordability. Current interest rate of approximately 4.5 percent (as of March 2014 according to WellsFargo.com), a household earning the Nevada County median income of \$57,382 annually could potentially qualify for the median value home in the County based on 2010 Census data, but would likely be overpaying for this housing (spending more than 30% of their income towards housing, see Households Overpaying on Pages 8-26 and 8-27). While a family earning the median income could potentially qualify for a median value home based on Census data, it is more realistic to assume that a family earning the median income would seek out more affordable options to lessen monthly costs. A household that earns the County median income would be able to afford to pay approximately \$1,434 per month towards housing without overpaying. Assuming 4.5 percent interest, 20 percent down, monthly taxes and insurance around \$110, and a monthly payment around \$1,434 with approximately 30 percent of any given households gross income going towards shelter, a family earning the County median income could afford to purchase a home for approximately \$290,000 without overpaying.

Based on the previous information and as provided in Table 8.17, it can be concluded that new single family housing in Nevada County is catering to the needs of primarily the moderate and more realistically the above moderate-income groups. These assertions assume that the household does not have a large outstanding consumer debt (i.e. credit cards, revolving loans or car loans), which could otherwise disqualify them. Subsequently, the overall cost of housing could be considered a constraint to provide housing opportunities for all income segments of Nevada County’s population, although the County’s median household value is in line with and slightly lower than the statewide median home value.

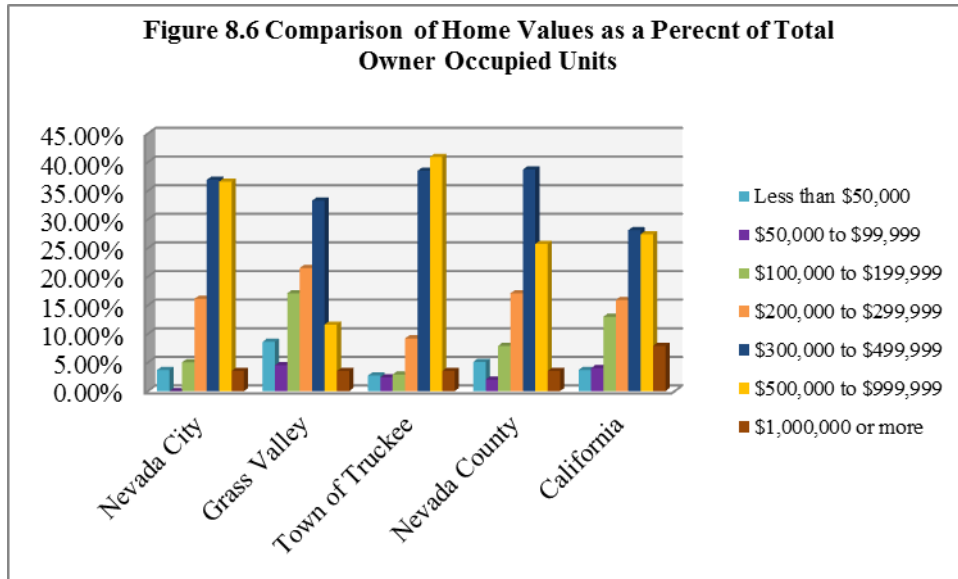
**TABLE 8.17
HOUSING AFFORDABILITY BY INCOME**

<i>Income Group</i>	<i>Income Range⁽¹⁾</i>	<i>Affordable Monthly Payment⁽²⁾</i>
Extremely Low	\$0-\$17,214	\$0-\$430.35
Very Low	\$17,215-\$28,691	\$430.38-\$717.28
Low	\$28,692-\$45,905	\$717.30-\$1,147.63
Moderate	\$45,906-\$68,858	\$1,147.65-\$1,721.45
Above Moderate	\$68,859-and above	\$1,721.48 and up

Source: ACS-S2503 2008-2012.

⁽¹⁾ Based on the area median income of \$57,382

⁽²⁾ Assumes 30 percent of income for shelter.



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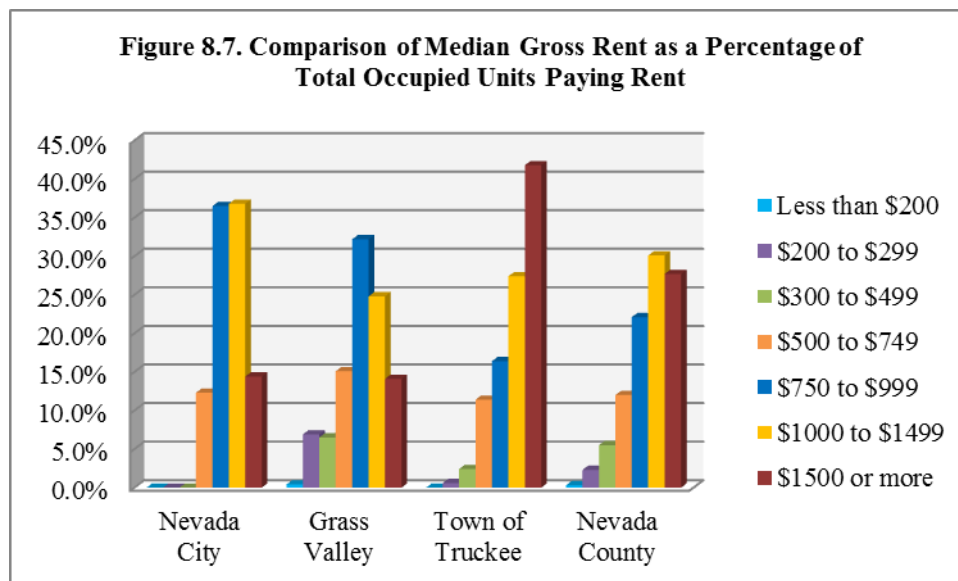
Renters

The Bureau of Census 2008-2102 American Community Survey provides information on median gross rent in Nevada County, as displayed in Table 8.18. As shown in Table 8.18, the median gross rent for Nevada County was \$1,135, which is slightly higher than both the City of Grass Valley and Nevada City but is lower than the median gross rents in the Town of Truckee. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, 6,603 households or approximately 62.3 percent of all rental units were overpaying for their housing according to the American Community Survey with 53.2 percent of those units paying over 35 percent or more of their income towards rent.

**TABLE 8.18
MEDIAN GROSS RENT**

<i>Rent</i>	<i>Number of Households</i>			
	<i>Nevada City</i>	<i>Grass Valley</i>	<i>Town of Truckee</i>	<i>Nevada County</i>
Occupied units paying rent	513	3,423	1,849	10,725
Less than \$200	0	12	0	30
\$200 to \$299	0	235	12	252
\$300 to \$499	0	224	45	585
\$500 to \$749	63	517	210	1,283
\$750 to \$999	187	1,101	304	2,374
\$1000 to \$1499	189	850	506	3,228
\$1500 or more	74	484	772	2,973
Median (Dollars)	\$1,017	\$925	\$1,390	\$1,135
No rent paid	10	78	70	647

Source: ACS 2008-2012.



Special Housing Needs

Within the overall housing need estimates are segments of the population which require special consideration. These are generally made up of people who are low-income and do not have easy access to housing choices. These groups include the elderly, persons with disabilities, large households, female-headed households, farmworkers, extremely low-income households and the homeless.

Female Head of Households

In the unincorporated area of Nevada County, 2,014 (10.2 percent) of households are female-headed households. In comparison, the City of Nevada City had 24.7 percent of all occupied housing units were female-headed households, 28.0 percent of housing units in Grass Valley were female-headed households, and 15.0 percent of housing units in Truckee were female-headed households. A summary of this information is contained in Table 8.19.

All single parent households and single female householders, in particular, often experience the full range of housing problems: affordability, since they are often on public assistance; overcrowding, because they cannot afford units large enough to accommodate their families; insufficient housing choices; and sometimes, discrimination. Nevada County recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination to all segments of the population.

**TABLE 8.19
FEMALE HEADED HOUSEHOLDS (2011)**

<i>Householder Type</i>	<i>Grass Valley</i>		<i>Nevada City</i>		<i>Town of Truckee</i>		<i>Nevada County</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Female Headed Householders	814	28.0%	156	24.7%	648	15.0%	2,014	10.2%
Female Heads with Own Children	631	21.7%	119	18.9%	257	6.0%	1,124	12.6%
Female Heads without Children	183	6.3%	37	5.9%	391	9.1%	890	4.0%
Total Householders	2,912	100.0%	631	100.0%	4,321	100.0%	19,825	100.0%
Female Headed Householders Under the Poverty Level	316	10.9%	13	2.1%	24	0.6%	462	3.0%
Total families Under the Poverty Level	515	17.7%	26	4.1%	295	6.8%	1,224	9.0%

Source: ACS 2007-2001 B17012.

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Persons with Disabilities

Persons with disabilities in Nevada County face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income which severely limits their ability to pay for housing. The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States lives in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

TABLE 8.20
PERSONS WITH PHYSICAL DISABILITY BY EMPLOYMENT STATUS* (CENSUS 2000)

	Grass Valley		Nevada City		Town of Truckee		Nevada County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 5-64, Employed Persons with a Disability	216	16.18%	48	18.39%	198	30.89%	1,092	18.74%
Age 5-64, Not Employed Persons with a Disability	438	32.81%	84	32.18%	270	42.12%	2,021	34.68%
Persons Age 65 Plus with a Disability	636	47.64%	129	49.43%	159	24.80%	2,599	44.60%
Total Persons with a Physical Disability	1,335	100%	261	100%	641	100%	5,828	100%
% of Total Population Over Age 5 (Civilian Non-institutional)	13.12%		9.88%		4.92%		3.07%	

Source: 2000 Census PCT028.

*Employment data for all disabilities not considered physical is not available for all jurisdictions.

Physical and Mental Disabilities

A disability is a physical or mental impairment that substantially limits one or more major life activities. As reflected in Table 8.20, an estimated 8.9 percent or 5,828 of Nevada County's residents who live in the unincorporated area have one or more physical disabilities according to

the 2000 Census. Additionally as shown in Table 8.21, approximately 34.7 percent of the unincorporated area’s disabled population have mobility/self-care limitations and require assistance in daily living. Of the County’s senior population, approximately 44 percent have one or more types of disabilities.

Persons with a mental disability make up approximately 15.3 percent of all disabilities in the unincorporated area. Persons with mental disabilities are a critically under-served population with respect to housing. Many of these people are capable of living semi-independently in their own supported housing unit with assistance in maintaining their dwelling, the provision for meals and obtaining transportation, as do other persons with disabilities.

**TABLE 8.21
PERSONS WITH PHYSICAL DISABILITY BY DISABILITY TYPE AND AGE (CENSUS 2000)**

	<i>Grass Valley</i>		<i>Nevada City</i>		<i>Town of Truckee</i>		<i>Nevada County</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Total Disabilities Tallied	4,570	100%	959	100%	2,900	100%	20,771	100%
Total Disabilities for Ages 5-64	2,712	59.34%	614	64.03%	2,463	84.93%	13,668	65.80%
Sensory Disability	215	4.70%	47	4.90%	166	5.72%	1,236	6.00%
Physical disability	699	15.30%	132	13.76%	482	16.62%	3,229	15.50%
Mental disability	451	9.87%	132	13.76%	298	10.28%	2,206	10.60%
Self-care disability	182	3.98%	25	2.61%	72	2.48%	822	4.00%
Go-outside-home disability	322	7.05%	45	4.69%	336	11.59%	1,790	8.60%
Employment disability	843	18.45%	233	24.30%	1109	38.24%	4,385	21.10%
Total Disabilities for Ages 65 and Over	1,858	40.66%	345	35.97%	437	15.07%	7,103	34.20%
Sensory Disability	321	7.02%	127	13.24%	101	3.48%	1,577	7.60%
Physical disability	636	13.92%	129	13.45%	159	5.48%	2,599	12.50%
Mental disability	202	4.42%	30	3.13%	45	1.55%	967	4.70%
Self-care disability	233	5.10%	19	1.98%	39	1.34%	555	2.70%
Go-outside-home disability	466	10.20%	40	4.17%	93	3.21%	1,405	6.80%

Source: 2000 Census P041.

The State Department of Social Services’ Community Care Licensing Division identifies seven adult residential facilities in Nevada County that provide 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs and one facility that provides residential care to the elderly. These facilities provide capacity for 359 adults ages 18-59 and 488 elderly citizens.

The County abides by Senate Bill 520 (SB 520), which states that no city, county, city and county, or local governmental agency shall, in the enactment or administration of ordinances pursuant to this title, prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, family status, disability, or age of owners or intended occupants of the residential development of the emergency shelter. The County has Housing Element Goals, Policies and Programs that discourage discrimination to ensure that the County is in compliance with SB 520.

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Persons with Developmental Disabilities

The passage of SB812 in 2011, amended State Housing Element law to require the analysis of the special housing needs of the disabled to include persons with developmental disabilities for all Housing Elements submitted to HCD after March 31, 2011.

A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The US Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services (DDS) maintains an accounting of the number of persons served by zip code or city. This information can be used to estimate the number of persons residing in the jurisdiction which have developmental disabilities. As shown in Table 8.22 and 8.23, there are approximately 483 persons that have a developmental disability in the unincorporated area of Nevada County. While, there are a few different options for housing for persons with developmental disabilities in Nevada County, including Community Care, Intensive Care, Independent Living and Skilled Nursing Facilities, the majority of the County's developmentally disabled population (approximately 73%) find their housing in the home of their parent or legal guardian regardless of their age.

TABLE 8.22
PERSONS WITH DEVELOPMENTAL DISABILITIES BY AGE (UNINCORPORATED AREA)

<i>Age in Years</i>											
<i>0 to 2</i>	<i>3 to 5</i>	<i>6 to 9</i>	<i>10 to 13</i>	<i>14 to 17</i>	<i>18 to 21</i>	<i>22 to 31</i>	<i>32 to 41</i>	<i>42 to 51</i>	<i>52 to 61</i>	<i>62 and Older</i>	<i>Total</i>
5	25	28	39	54	55	121	50	48	42	16	483

Source: Department of Developmental Services, December 2013 Quarterly Report.

TABLE 8.23
**PERSONS WITH DEVELOPMENTAL DISABILITIES BY TYPE OF HOUSING
(UNINCORPORATED AREA)**

<i>Community Care Facility</i>	<i>Home of Parent or Guardian</i>	<i>Intensive Care Facility</i>	<i>Independent Living Facility</i>	<i>Other</i>	<i>Skilled Nursing Facility</i>	<i>Total</i>
40	350	0	84	2	7	483

Source: Department of Developmental Services, December 2013 Quarterly Report.

The development of affordable and accessible homes is critical to expand opportunities for persons with developmental disabilities to live in integrated community settings. One of the biggest obstacles to living independently in the community is a lack of financial resources. Income is often limited and affordable housing where people can rent homes, apartments, duplexes, or mobile homes is crucial to the long term stability of a person with developmental disabilities. In addition, access to various types of supported living services is critical for persons with developmental disabilities to live as independently as possible.

Strategies and Programmatic Responses to Meet Projected Needs

Appropriate housing for persons with mental or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of 5 units under construction after September 15, 1985, would conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act; also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued “California Multifamily Access Requirements” based upon the Act. Unfortunately, the actual increase in the number of handicapped-accessible units available on the current rental market has been small.

The County does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The County amended its Land Use and Development Code Zoning Regulations in 2013 to establish a ministerial process for requesting reasonable accommodations (LUDC Section L-II 3.20 Senior Citizen and Disabled Housing Facilities). This allows homeowners with disabilities to request exceptions to the Zoning Regulations without going through a more onerous variance process. Additional discussion regarding the types of constraints that are posed to persons with disabilities and the County’s approach to lessen those constraints is found in the Housing Constraints Section of the document and specifically in Table 8.37.

The County also makes rehabilitation funds available to income qualified households for accessibility improvements. In 2012, the County was awarded a USDA Section 533 Rural Housing Preservation Grant (HPG) that assists qualified homeowners with health and safety rehabilitation repairs to their homes. This grant will continue through 2014 and it is anticipated that the County will continue to seek similar grant programs throughout the duration of the 5th Housing Element cycle (2014-2019). In addition to County initiated programs, there are other local programs that assist seniors and persons or households with disabilities in the rehabilitation of their homes. Specifically, one of these programs is provided by the FREED Center for Independent Living and is called the FREED Fix-It Program. This program provides volunteers to make minor home repairs or modifications which are health or safety related. The minor home repairs and modifications support people with disabilities, including seniors to continue to live in their own homes and not become institutionalized. The Fix-It Program can perform the following repairs: install grab bars; install and repair hand rails; repair or replace broken electrical switches, plugs and fixtures; repair leaking drains and faucets; help with ramps; repair

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steps and porches; and more. These services are provided to residents living in Nevada, Sierra, Yuba and Sutter Counties.

The housing need of several other categories of disabled persons, including developmentally disabled persons and the mentally ill are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group- living quarters; other are capable of living independently if affordable units are available.

Group-home living quarters for a variety of specific disabled clientele groups have traditionally been found intermixed within Nevada County residential and rural residential neighborhoods. Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zones. Care facilities, including transitional housing and emergency shelters with more than six persons are also permitted in most zoning districts, including the rural, residential and commercial districts, subject to a conditional use permit. Consistent with SB2, the County amended its Land Use and Development Code Zoning Regulations (LUDC Section L-II 2.4) in 2013 to allow for transitional housing and emergency shelters for more than six persons in at least one zoning district subject only to those standards that are applicable to other residential development in that same zone (County Ordinance No. 2366).

Farmworkers

Farmworkers are traditionally defined as persons whose primary income is from seasonal agricultural work. Since Nevada County’s local economy is not tied to an agricultural base there is a limited need for housing for farmworkers. As shown in Table 8.24, in 2007 there are 132 farms in Nevada County that employ 511 people. This information was provided by HCD as a part of the 5th Housing Element Cycle data package and seems to be inconsistent with statistics provided by directly from the 2007 Census of Agriculture prepared by the United States Department of Agriculture (USDA). Information from the 2007 Census of Agriculture for Nevada County details that there are 690 farms in Nevada County with an average size of 102-acres. Additionally, the Census shows that there were approximately 70,167-acres of “land in farms” in Nevada County in 2007, which was down from the 82,336 acres that was reported in 2002. The USDA is also in the process of completing a 2012 Census of Agriculture that will provide statistics on agricultural at the federal, state and county level. At the time of preparing this Housing Element update, USDA was projecting the release of this report in May of 2014. Subsequently this information was not available to include within this analysis.

On a local level, the Nevada County’s Department of Agriculture prepares an annual crop and livestock report pursuant to the provisions of Section 2279 of the California Food and Agriculture Code. This report provides information on the volume and value of agricultural activity in a given year. The most recent crop and livestock report was completed in 2012. This report indicates that the total value of Nevada County’s 2012 agricultural crop production was \$16,897,000. This amount represents a decrease of \$1,248,000 from the 2011 crop value. The timber industry had the largest decrease in value of \$2,647,700. This change reflects both a decreased amount harvested and a decreased dollar value. Nursery products show decreased revenue of \$32,200. This decrease is primarily from lower nursery sales, although some of the difference also resulted from lower Christmas tree sales. Retail nursery production was significantly down which growers attributed to the continued downturn in the economy. Wine grapes showed a 24% gain from 2011. While the total acres harvested was down slightly, price per ton increased significantly. The 2012 crop report shows that the top six crops in value in Nevada County are as follows: #1 Cattle; #2 Timber; #3 Pasture/Rangeland; #4 Wine Grapes; #5 Fruits and Vegetables; and #6 Nursery Stock.

The County’s Land Use and Development Code Zoning Regulations provide for two types of employee housing. This employee housing is broken up between state regulated farmworker housing for 5 or more employees and locally regulated resource based employee housing for 1-4 employees. Both types of employee housing are permitted through an administrative process that considers both seasonal and permanent farmworker housing as a residential use not requiring

**TABLE 8.24
FARMWORKERS AND DAYS WORKED**

<i>Hired Farm Labor</i>	
<i>Farms</i>	<i>Workers</i>
132	511
<i>Days Worked</i>	
150 Days or More	
Farms	42
Workers	143
<i>Farms with 10 or More Workers</i>	
Farms	2
Workers	N/A
<i>Fewer than 150 Days</i>	
Farms	113
Workers	368

Source: USDA Census of Farmworkers 2007Atlas by County Or ACS S2403 (for agriculture, forestry and hunting/fishing without mining)

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discretionary review. The County's Employee Housing Ordinance was updated in 2009, to ensure that County is allowing and permitting farmworker and employee housing consistent with Health and Safety Code Sections 17021.5 and 17021.6.

Extremely Low Income Households

Extremely low-income is defined as households with income less than 30 percent of the area median income. The area median income of \$57,382 utilized for analysis within this document is based on Bureau of Census 2008-2012 American Communities Survey statistics. For extremely low-income households, this results in an income of \$17,214 or less as shown in Table 8.14. Households with extremely low-income have a variety of housing situations and differing needs. For, example most families or individuals receiving public assistance, such as social security or disability insurance are considered extremely low-income households. At the same time, a minimum wage worker with a household larger than one and earning the State of California 2013 minimum wage of \$8.00 per hour would be considered an extremely low-income household at \$16,440 or less annually. It is worth noting that on July 1, 2014 the California minimum wage will be increased to \$9.00 per hour, which would increase the annual salary based on a 40-hour work week to \$18,720, which would be just outside of the extremely low income category, but still at the bottom tier of the very low income category. Based on information provided by the Bureau of Census the approximately 4,246 extremely low-income households within Nevada County are either working at a rate below the minimum wage or more likely are not employed on a full time basis.

As represented in Table 8.14, approximately 4,426 extremely low-income households resided in Nevada County, which represents 10.2 percent of the total households. It would be safe to assume that the majority of extremely low-income households are renters and experience a high incident of housing problems. As evident in Table 8.13, in the unincorporated area approximately 82 percent of all extremely low income owner occupied housing units and approximately 92 percent of extremely low income renter occupied housing units were overpaying for housing (paying more than 30% of their income towards housing costs). Collectively approximately 87 percent of all extremely low income households are overpaying for housing compared to the approximately 48 percent of all households that are overpaying for housing in the unincorporated area. Tables 8.12 and 8.13 provide additional information about households that are overpaying for housing by income categories.

To calculate the projecting housing needs, the County assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from the very-low income need of 174 units, the County projects a need of 87 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing overpayment, overcrowding or substandard housing conditions. It is possible that some of these extremely low-income households will also face other special housing needs, because in many cases extremely low-income households have persons with mental or physical disabilities living in them. To address the range of these needs, the County provides a variety of housing programs, such as rental assistance and first time home buyers programs. To meet the needs of the extremely low-income population of Nevada County, the County's Zoning Ordinance was amended in 2013 to create a definition and standards for allowing single-room occupancy units (County Ordinance No. 2366). Additionally, this Housing Element update also

contains a program that encourages the County to seek and prioritize funding to support the development of single-occupancy units or other potential housing options affordable to the extremely low-income category.

Homeless Persons and Families

In conjunction with various county and city agencies, a “Point in Time” homeless count was conducted in January 2013, to better determine homeless needs in Nevada County. The count was done for both western Nevada County and the Tahoe Truckee area. The County found that there were approximately 223-people in western Nevada County and 34-people in the Tahoe-Truckee area that were permanently displaced or homeless. This count included both sheltered and unsheltered persons. The County relies on the Health and Human Services Agency that is comprised of the Behavioral Health, Social Services and Health Departments, as well as local nonprofit and faith based organizations for assistance in dealing with the homeless. Data provided by HCD as a part of the 5th Housing Element Cycle Data Package, as shown in Tables 8.25 and 8.26, provide more information on the County’s homeless population. Please note that Table 8.26 includes population statistics for the total Continuum of Care area which includes Nevada and Placer counties, and the Rocklin/Roseville areas. As a result, the “Point in Time” statistics likely are more accurate in quantifying homelessness in Nevada County.

**TABLE 8.25
HOMELESS NEEDS⁽¹⁾**

	<i>Individual</i>		<i>Persons in Families</i>		<i>2011</i>	<i>2012</i>
	<i>2011</i>	<i>2012</i>	<i>2011</i>	<i>2012</i>		
Total Homeless	544	508	277	234		
Total Sheltered	227	191	239	196		
Total Unsheltered	317	317	38	38		
Total Chronically Homeless					101	107
Total Chronically Sheltered					25	31
Total Chronically Unsheltered					76	76

Source: Continuum of Care or HUD; www.hudhre.info

⁽¹⁾ Numbers are provided for the CoC #515 Roseville/Rocklin/Placer, Nevada Counties CoC for which Nevada County is a participating member. Numbers represent homeless needs for the total Continuum of Care area.

This Housing Element update contains specific programs that are focused on meeting the housing needs of the homeless. The County Zoning Ordinance currently allows a home in a residential zone to be used for a variety of group care facilities, including community care facilities and transitional housing as long as the occupancy is for six or fewer guests without a discretionary use permit or other discretionary action. Consistent with Program EO-8.5.6 (2009-2014 Housing Element), the County amended its Zoning Regulations in 2013, to create at least one zoning district where transitional housing and emergency shelters could be allowed as a by-right use only subject to those standards that are applicable to similar residential development within that zone (County Ordinance No. 2366). To be consistent with SB2 (Cedillo) however, the County must permit transitional and supportive housing as a residential use in all zoning districts that allow residential use subject to those restrictions and permitting requirements that are applicable to other residential

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uses in the same zone. The County has retained and modified Program EO-8.5.6 (now Program EO-8.5.4) to address this inconsistency. Additionally, the County continues to allow for a variety of community care and transitional/emergency shelter housing for over six persons in several zoning districts subject to approval of a use permit. As a part of the implementation of Program EO-8.5.4, the County will review its regulations and permitting requirements for all transitional and supportive housing to ensure the Zoning Regulations are in compliance with State law.

Table 8.26 shows that there are approximately 644 total year round beds that are available to assist homeless persons.

**TABLE 8.26
HOMELESS FACILITIES**

<i>Facility Type</i>	<i>Family Beds</i>	<i>Adults Only Beds</i>	<i>Child Only Beds</i>	<i>Total Year Round Beds</i>	<i>Seasonal</i>
Emergency Shelter	95	100	0	195	0
Transitional Housing	189	121	0	310	0
Permanent Supportive Housing	43	96	0	139	n/a
TOTAL	327	317	0	644	0

Source: Continuum of Care or HUD: www.hudhre.info

As discussed above, the County has amended its Zoning Regulations to allow transitional housing and emergency shelters for more than six persons without discretionary action as required by SB2. To be fully compliance with SB2 additional revision to the County’s Zoning Regulations will be necessary to ensure the County is allowing transitional and supportive Housing as a residential use. SB2 also requires that the Housing Element identify sufficient capacity to accommodate the need for emergency shelters and transitional or supportive housing. As evident in the Resource Inventory section and more specifically in the detailed suitable sites tables contained in Appendix A, the County has sufficient vacant lands within the zoning districts outlined above to meet this need. There are approximately 9,946 undeveloped acres of RA zoned property ranging from 0.26 to 136.58-acres in size (Table A.1); approximately 625.37 undeveloped acres of R1 zoned property ranging from 0.26 to 25.00-acres in size (Table A.2); approximately 142.34 undeveloped acres of R2 zoned property ranging from 0.26 to 34.60-acres in size (Table A.3); approximately 8.50-acers of undeveloped R3 property ranging from 1.01 to 5.61-acres in size (Table A.4); and approximately 36.73-acres of undeveloped lands zoned for mixed uses ranging from 0.31-acres to 5.95-acres in size (Table A.8). The County has identified that there is a wide range of undeveloped property options that could accommodate both emergency shelters and transitional/supportive housing. The referenced tables show that these properties have a variety of acreages both large and small that can accommodate these uses. It is without a doubt, that there is sufficient acreage and variety of parcels sizes that can accommodate emergency shelters and transitional/supportive housing for over six persons during the current planning cycle. These parcels are located throughout the County, which will assist in meeting the needs of both the community and rural center regions.

Several local programs and agencies provide emergency shelter and transitional housing programs in Western Nevada County as discussed in the following section titled “Transitional

Housing/Emergency Shelter and Other Related Programs.” There are however, currently no known homeless shelters or transitional shelters located in the unincorporated area of Eastern Nevada County nor are there any located within the Town of Truckee. According to the Town of Truckee Housing Element the number of visible homeless persons in Truckee is based on weather conditions. As reflected above the “point in time” homeless count conducted in January 2013 found that there were approximately 34 homeless persons in and around the Town of Truckee. It is worth noting that staff from the Placer/Nevada County Continuum of Care found that there were many more people counted in the Tahoe Truckee area in 2011 than in 2013. It is believed that this is because the weather in late 2010-early 2011 was fairly mild. December 2012 was very cold and people left the area if they had a warmer place they could live.

To assist those that are homeless in or around the Town of Truckee, there are programs that provide assistance to Eastern Nevada County’s homeless populations. Primarily these programs are within the neighboring City of Reno or are administered by Nevada County. The City of Reno and Washoe County are a part of a Continuum of Care consortium, which provides emergency shelter assistance, transitional housing and permanent housing to the homeless. This service would be a benefit to any homeless located in either Hirshdale or Floriston as they are located east of the Town of Truckee. Any homeless living in the community of Soda Springs would most likely go to the Town of Truckee to obtain shelter or food or rely upon Nevada County services for assistance.

Transitional Housing/Emergency Shelter and Other Related Programs

Emergency shelters and transitional housing are a key element in providing temporary housing to those displaced due to unforeseen circumstances such as domestic violence, drug abuse, job loss and the like. Nevada County Behavioral Health Department and the Nevada County Housing Development Corporation have been active the last couple of years by facilitating a supportive housing grant that has assisted 21 individuals get into homes that were homeless prior to the program getting started. This is just one example of the activities and programs that are provided by the County Behavioral Health Department and the Nevada/Placer Counties Continuum of Care to End Homelessness. The information below provides brief details on programs and agencies in Western Nevada County that were in existence at the time of this Housing Element update and provide support to homeless persons.

Homeless Housing Grant. The Behavioral Health Department (BHD), as part of the Nevada/Placer Counties Continuum of Care to End Homelessness, has been awarded two US Department of Housing and Urban Development (HUD) Continuum of Care Homeless Assistance Program grants:

- **Shelter plus Care (S+C):**
S+C is a program designed to provide housing and supportive services on a long-term basis for homeless persons with mental health disabilities. The BHD’s project is providing permanent supportive housing to a minimum of four (4) individual adults who are homeless and enrolled in or eligible for Mental Health Services Act (MHSA) Full-Service Partnership (FSP) services. The grant of \$134,160 is for five years. Grant funds are used for rental assistance vouchers for four project-based rental units (bedrooms).

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The BHD is utilizing MHSA service providers and community based organizations to provide supportive services to program participants.

- **Supportive Housing Program (SHP):**
SHP is a program designed to provide housing and supportive services on a long-term basis for homeless persons with mental health disabilities. The BHD's project is providing permanent supportive housing to a minimum of 13 individual adults who are homeless and enrolled in or eligible for Mental Health Services Act (MHSA) Full-Service Partnership (FSP) services. The grant of \$109,244 is for one year. The grant has been approved to be renewed for FY 13/14 and the County will apply for renewals yearly. Grant funds are used for a master lease of 13 rental units (bedrooms), operational costs and project administration. The BHD is utilizing MHSA service providers and community based organizations to provide supportive services to program participants.

Other BHD Housing programs funded with MHSA, Medi-Cal and Realignment funds:

- **Self-Sufficient Support (S³):**
Residents are capable of living independently successfully with minimum support are classified as "self-sufficient." These participants receive support on an "as needed" basis from Personal Service Coordinators (PSC). The residents are able to handle and problem solve most basic daily situations of independent living. In FY2011/2012 New Directions had eight participants living in S³ housing.
- **Supported Independent Living (SIL):**
Residents need regularly scheduled support to remain successful in independent living. In FY 11/12 BHD had six shared housing units supporting 15 residents. Identified shared houses are supported by Nevada County Behavioral Health in the following manner:
 - Deposits are paid by MHSA flex funds.
 - If a room is vacant, MHSA funds are used to pay the monthly rent to maintain stability of the house until residents can locate a new housemate.
 - A "basic needs" list for residents are created by staff and obtained by either clients' resources, donations and/or MHSA flex funds.
 - PSC provides support with medication, housemate conflict resolution, money management skills, paying bills, meal planning, budget planning, shopping, leisure skill planning and other daily living skills.
 - PSC works with landlords to ensure support for both the resident and the landlord.
- **The Catherine Lane House:**
A joint venture with Turning Point: The Catherine Lane house offers 24/7 support services to support residents with challenges to their independent living skills. This non-licensed house includes a focus on single room occupancy that facilitates residents in achieving their maximum level of independence. This house enables residents to live independently and keep their current community support network intact. The Catherine Lane House can have up to six (6) participants living there.

- **The Willo House:**
The Willo House is a program house which provides intensive support services for participants who are on conservatorship or in need of one or more staff contacts per day. This setting provides participants an opportunity to live in the community with greater independence than an IMD (Institute for Mental Disease) or Board and Care. The Willo House is a three bedroom unit.
- **Odyssey House:**
Odyssey House is a program that provides social rehabilitation and transitional housing for County mental health participants. The Odyssey House consists of ten beds and allows stays up to 18-months with an average stay of 3-months. Programs at Odyssey House are focused on developing the life skills necessary for participants to transition into society. Once patients have reached a baseline where they are able to perform daily tasks, Odyssey house staff assists in finding permanent housing and provides follow-up support as necessary.

In addition to those discussed above, the following resources provide some type of transitional housing, emergency shelter or other related support for those in need.

- **Booth Family Center:**
The Salvation Army provides transitional housing services in Nevada County at the Booth Family Center. The Booth Family Center consists of 9 total units. It takes in families with children for a period of six months that can be extended an additional three months if the person is entered into the drug and alcohol free program. The Booth Family Center is a drug and alcohol free facility that requires participants to submit to drug testing and maintain a drug and alcohol free lifestyle. There is currently a waiting list for the units at the Booth Family Center and the Center is typically full throughout the year. Initial costs include a \$150 deposit and a monthly cost of 1/3rd of the participants' monthly income. The rent and deposit under certain circumstances may be returned, when a resident of the Booth Family Center successfully completes the drug and alcohol free program. The Booth Family Center provides services, which assist in getting homeless and displaced families off the streets and into permanent housing at the end of their stay at the Center.
- **Community Recovery and Resources (CoRR):**
Provides supportive transitional housing for individuals who are currently abstinent and need a supportive and supervised environment. CoRR currently has six houses, four for women and two for men. CoRR focuses on those recovering from drug and alcohol abuse. To qualify for CoRR transitional housing, a person must be enrolled in CoRR's outpatient program, submit to random drug testing and pay a minimum monthly fee that is based on a sliding scale (typically \$500, but can be adjusted based on income). Both men and women are allowed to stay in CoRR sponsored transitional housing for a maximum of six months and within the program there is a high level of accountability.

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- **Domestic Violence and Sexual Assault Coalition:**
For 35 years the Domestic Violence and Sexual Assault Coalition has been the primary resource for victims and survivors of domestic violence, sexual assault, trafficking, stalking, and teen dating violence in western Nevada County. The mission of DVSAC is to offer resources for building healthy relationships and to work with community partners to provide services for healing the effects of interpersonal violence. Services include a 24-hour crisis line, emergency shelter, crisis counseling and intervention, advocacy and accompaniment and legal assistance. Clients in crisis are provided emergency food, clothing, transportation, gas vouchers, and therapy. DVSAC offers 7 weekly groups that include DV 101/Life Skills, Children’s Healing Art Group, Adults Molested as Children, and Restorative Yoga. The agency also has a strong prevention and outreach program in western Nevada County schools.

During the 12-13 fiscal year, the DVSAC emergency shelter provided over 2,000 bed nights for 97 domestic violence and sexual assault survivors and their children. The Shelter is a 30 day facility with possible extensions up to a total of 90 days. Advocate/Counselors work with victims fleeing a violent home to locate safe accommodations, which can include nights in a local motel since the 6-bed Shelter is usually at capacity.

The Client Service Center, located at 960 McCourtney Road, Grass Valley, is open for walk-in Clients Monday through Friday, 9 am – 5 pm. The 24-hour crisis line includes immediate response to law enforcement and hospital call-outs.

- **Emergency Assistance Coalition (EAC):**
Is a faith-based organization that primarily provides gas and food vouchers to homeless, but at times has provided temporary housing for the duration of one or two nights. An example of the type of assistance provided by the EAC comes from their July 2013 report, which shows that 10 vouchers were granted for qualifying persons with 4 of the vouchers for food, 3 for lodging and 3 for transportation. According to this same report, in July 43% of all assistance requests were for housing, 17% were for food assistance, 12% were for transportation, 10% are for gas vouchers and the remaining 18% were for other assistances.
- **Hospitality House:**
Hospitality House was originally a seasonal guest services program in Western Nevada County that operated in cooperation with 22 faiths based organizations. Hospitality House opened its doors to meet the needs of homeless individuals in November 2005. On a rotating basis three local churches in the City participate in caring for homeless guests as part of a larger western Nevada County effort to feed, clothe and shelter the homeless during the inclement periods (October 15 through April 30) of each winter season. The nomadic program included the use of a building on the grounds of the United Methodist Church in Grass Valley as a welcome center. In addition to providing a daily lunch, the welcome center provided a variety of social and health services to homeless guests. It was staffed with over 300 volunteers, approximately 10 part time staff and one full time staff member. The goal of the welcome center was to connect guests with a variety of social

and health services to help them transition back as productive members of society. In addition, the welcome center provided lunches provided by a variety of community-based organizations, shower facilities and social interaction in a warm comfortable setting.

In 2013 the Hospitality House provided the following services:

- Provided emergency shelter to 385 unduplicated individuals (260 males, 124 females, 36 children).
- Provided 15,228 bed-nights.
- Volunteers provided 45,084 meals and 21,000 hours of service.
- Outreach Case Managers (who connect with homeless individuals not staying at HH) made 2,707 contacts with 176 homeless individuals.
- Over 500 medical exams provided at our weekly onsite medical clinic.

In late 2013, Hospitality House moved from being a nomadic homeless shelter to a permanent site shelter. The new permanent shelter and the services that are provided there are described below under “Hospitality Housing- Utah’s Place”.

- Hospitality House- Utah’s Place:

In November 2013, Hospitality House opened “Utah’s Place,” named after local musician and homeless advocate Utah Phillips. Utah’s Place serves homeless individuals and families in the community by providing a place to shower, do laundry, have meals and receive case housing management. Upon sign-in guests sign up for daily chores and adults must consent to an alcohol breath-test or random or suspicion-based drug testing as a condition of admittance to the shelter. Utah’s place is a zero- tolerance shelter. Guests can leave their belongings for the night in a bin underneath their assigned bed. Guests must agree to the Hospitality House Mutual Respect Agreement while at the Shelter and can utilize services for up to 180 cumulative days. Services provided include:

- Emergency Overnight Shelter
- Hot Meals
- Weekly Medical Clinic and Referral Services
- Mobile Dental Clinic
- Free Eye Exams/Glasses Referrals
- On site TB Testing and Flu Shots
- Onsite Mental Health and Substance Abuse Screenings
- Housing Case Management
- Public Assistance Applications
- Showers and Laundry
- Free Clothing, Bedding, Coats, Hygiene Products
- Recreation and Community-Building such as Daily House Meetings, Movies, Games, and Cards
- Life Skills and Personal Life-Enhancing Activities/Plans
- Job Counseling with Assistance Preparing Resumes, Interview Skills and Job Search.
- Crisis Support

- KARE Crisis Nursery of Nevada County:

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KARE Crisis Nursery of Nevada County is a private non-profit agency established to provide safe and nurturing care for the small children of families experiencing a stressful situation. KARE Crisis Nursery provides respite care in emergencies for children from birth to age six for up to 30 days as the need defines while their parents receive help to resolve their stressful situation.

- **Nevada County Housing Development Corporation:**
Formed in 1982, the Nevada County Housing Development Corporation (NCHDC) is a non-profit organization that seeks to help meet the housing needs of low income households in Grass Valley, Nevada City and unincorporated Nevada County. NCHDC accomplishes its goals by facilitating the construction or rehabilitation of housing for low income families. This is done through the purchase or construction of real properties. NCHDC has purchased and/or developed three major housing projects. The NCHDC facilitated the construction of the first self-help housing program in Nevada County located on La Marque Court in Grass Valley. This development consists of thirty two homes. From 1987-1994 NCHDC operated the Section 8 Housing Program, under contract with the State of California for Nevada County. Amongst other projects, NCHDC was responsible for the establishment of both the Booth Center (then called the Manzanita Family Center) and the creation of the Emergency Assistance Coalition. In 2008, NCHDC assumed the role of lead agency for the Nevada County Continuum of Care, a role that NCHDC current serves today. In this role, NCHDC through the Continuum of Care works to collaboratively prevent homelessness and to assist homeless individuals and families to move into self-sufficiency and permanent housing.
- **Sierra Forever Families, Transitional Housing Program-Plus:**
The THP-Plus program consists of six total beds. The beds are split between two providers. Sierra Forever Families has 2 beds and they use the host site model, which means that the youth lives with a family of their choosing, usually their previous foster family, or a neighbor, relative, friend, or other caring adult. Environmental Alternatives FFA has four beds using the scattered site model, which means that they place youth in apartments. The program is for youth between the ages of 18-24 who have aged out of foster care. Participants are expected to be employed or in school, or looking for employment. They must follow house rules, which vary by provider, but are pretty standard (no drugs or illegal activities). They may be in the program for up to 2-years. The program has had all the beds filled most of the time for the past two years, with a few brief exceptions of a month or two.

Participants are provided housing and case management, including, but not limited to: 24-hour crisis intervention and support, individual and group therapy, support for pregnant and parenting youth, educational advocacy and support, job readiness training and support, public benefits advocacy, long-term adult mentoring services, support building relationships with community and family, life skills training (including but not limited to nutrition, shopping, cooking, self-advocacy, money management, roommate mediation, economic literacy, regular housing, advocacy, tenancy training, and other topics as needed for self-sufficiency), transportation assistance, and aftercare services. Youth are provided with rent, furnishings, and a stipend for food, utilities, and other necessities with

the goal of youth self-sufficiency at the end of 24-months. As the youth begin to earn and save more, they gradually increase their contribution to rent and utilities. They are given a certain amount in savings each month, which increases as they begin to contribute more toward their living expenses. They then have money in savings when they leave the program. Participants receive support in finding a place to live, moving expenses, and security deposit. They have a savings account and an emancipation fund when they leave.

Housing Needs Assessment

The housing needs of a community revolve around: (1) the extent to which housing units are and will be available; (2) the degree to which available housing is and will be affordable; and (3) the extent to which the housing stock of the County is in sound or standard condition.

This section sets forth the housing needs in Nevada County and identifies the needs of special population groups in the community (i.e., the elderly, persons with disabilities, large families, female-headed households, farm laborers, and the homeless).

Regional Housing Needs Plan

State Housing Element law (Section 65583 of the Government Code) requires that the Housing Element of each jurisdiction include an estimate of its "fair share" of the regional housing needs. In the case of Nevada County, the regional allocation is developed by HCD and distributed

**TABLE 8.27
UNINCORPORATED AREA RHNA COMPARISON**

Income Category	Year		
	2003-2009	2009-2014	2014-2019
Very-Low	937	656	174
Low	885	527	126
Moderate	1,117	593	150
Above Moderate	1,947	1,212	314
TOTAL	4,886	2,988	764

Source: Sierra Planning Organization, 2014-2019 Regional Housing Need Plan

through the Sierra Planning Organization (SPO). Projections of future households are as depicted in Tables 8.27 and 8.28, with Table 8.27 providing a breakdown of the previous and current RHNA for Nevada County and Table 8.28 providing a comparison of the current RHNA between each jurisdiction in Nevada County.

**TABLE 8.28
PROJECTED NEEDS (REGIONAL HOUSING NEED ALLOCATION)**

Jurisdiction	Very-Low	Low	Moderate	Above-Moderate	Total
Grass Valley ⁽¹⁾	122	88	100	220	530
Percentage of Total	23.0%	16.6%	18.9%	41.5%	100.0%
Nevada City	19	14	16	36	85
Percentage of Total	22.4%	16.5%	18.8%	42.3%	100.0%
Truckee	108	75	78	199	460
Percentage of Total	23.5%	16.3%	16.9%	43.3%	100.0%
Unincorporated Nevada County ⁽¹⁾	174	126	150	314	764
Percentage of Total	22.8%	16.5%	19.6%	41.1%	100.0%
County/Region Total	423	303	344	769	1,839
Percentage of Total	23.0%	16.5%	18.7%	41.8%	100.0%

Source: Sierra Planning Organization, 2014-2019 Regional Housing Need Plan

⁽¹⁾ Grass Valley and the Unincorporated Nevada County allocations reflect transfer of 172 units from the County to the City due to the annexation per Loma Rica Ranch Transfer Agreement, City Agreement #2012-07 and County Resolution 12-106.

Need for Replacement Housing

The most recent survey of the condition of housing units conducted in Nevada County provides a 3 percent sample that identified 108 dilapidated units in the County (6.7 percent of the total sample). If this sample was a true representative of the County's housing conditions, then the Nevada County housing conditions sample suggest that, over the next five years, 6.7 percent of the housing units in Nevada County will need replacement. As discussed in the Housing Conditions section of this document, the County finds that the sample taken does not provide an accurate representation of housing conditions in Nevada County. Yet, this sample is the most comprehensive condition survey done within the County over the last ten years. If the 6.7 percent did actually provide a true representation however, it would mean that 2,119-units in unincorporated Nevada County would be dilapidated. Therefore, these units would need to be replaced at a rate of 423 per year over the next five years. The Nevada County Building Department issued 57 single family and multifamily demolition permits between 2009 and 2013, which is an average of just over 11 demolition permits per year. For comparison, from 2003-2008 the County issued 107 demolition permits or approximately 23 annually. This low number of demolition permits issued over the last 5 years supports the County's assumption that the Housing Condition survey does not provide a realistic sample of the conditions of housing in Nevada County. The rural nature of the County and expansive territory that Nevada County covers (approximately 1,000 sq. miles) makes performing a true comprehensive housing condition survey cost prohibitive and unlikely during the course of this five year planning period.

At-Risk Housing Analysis

The *California Government Code* (Section 65583) requires that this element include a study of all low-income rental-housing units, which may at some future time, be lost to the affordable inventory by the expiration of some type of affordability restrictions. This analysis must address a ten-year period, which is divided into two five-year segments coinciding with the updating of the Housing Element.

In the case of Nevada County, certain types of HUD and State sponsored projects, and any locally financed projects with specified time and use restrictions, must be evaluated. The analysis must contain the following components as required by HCD:

- A comprehensive inventory of all subsidized rental-housing units.
- A cost comparison of replacing or preserving any units, which will become at-risk in the ten-year period.
- Identification of non-profit entities qualified to acquire and manage rental housing.
- Identification of possible sources and potential funds for preserving housing units.
- Inventory of existing and proposed County programs for preserving at-risk units.

The first segment for analyzing at-risk units is 2014-2019 and the second segment is 2019-2024.

Inventory of Affordable Rental Housing Units

The inventory prepared for this study is comprehensive, in that it identifies all of the low-income rental units in the unincorporated area of Nevada County, regardless of restrictions and time

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frames. Over time, this will serve as a list to be regularly monitored, to evaluate the possible loss of affordable units and also as planning information for use in analyzing the distribution and concentrations of lower income units in the County. Based on information gathered from the California Housing Partnership Corporation (CHPC), it has been determined that none of the units in the existing subsidized complexes and/or subdivisions, namely Eden Ranch, and the Courtyards at Penn Valley will be at-risk prior to the year 2024. While outside of the scope of this Housing Element, which focuses on the unincorporated area it is worth noting that there are eighteen different apartment complexes in the incorporated areas that make up 1,157-units of varying levels of affordability. Eleven of those complexes are within the City of Grass Valley, several of which developed in the County and then were subsequently annexed into the City, one is located in the City of Nevada City and the remainders are in the Town of Truckee. According to the CHPC, the affordability of at least three of those complexes are likely to expire in the next 10 years.

Applicable public and private agencies were contacted to determine how many at risk units assisted by the Federal, State, and local governments exist in unincorporated Nevada County. This survey revealed the following:

- The only HUD-funded program in unincorporated Nevada County is the Section 8 Rental Assistance program. This program provides 295 monthly vouchers to assist lower-income families, however funding is usually only provided for approximately 270 vouchers per month. According to the Housing Authority for Sutter and Nevada Counties, this program is ongoing and will remain an effective affordable housing tool. Additionally, the Housing Authority indicated that they opened up the waiting list in early 2013. It is possible that some units may be at risk to the extent that, even with assistance, rents can exceed the ability of low-income families to pay.
- Housing projects in unincorporated Nevada County that are effected by federal, state or local revenue bond programs, local in-lieu fee or inclusionary programs, density bonus programs, or other direct government assistance programs are as follows:

Eden Ranch – a planned 42 unit low and moderate income, partially self-help, ownership. At present 31 units are completed of which 18 were purchased by low-income families and 1 was constructed with assistance of Habitat for Humanity. The 18 units are controlled by deed restrictions, which require that the subject units must be sold to low-income qualified households for a period of thirty years. Such deed restrictions do allow for sale of units to non-low income applicants, and then only under severe emergency conditions, such as change of employment that requires a move or a critical medical condition of a family member. The Director of Housing and Community Services of the County of Nevada (now Health and Human Services Agency) must approve such emergency removal of the deed restriction. Consequently, the opportunities for removal of these affordability restrictions are very minimal.

Habitat for Humanity – Nevada County Habitat for Humanity is currently developing a project, called “Heritage Oaks” with the City of the Grass Valley

limits. The project consists of 16-units of “green” development using sustainable, energy efficient building methods and materials. Two of the units have been LEED certification and Habitat is potentially seeking certification on the remaining 14-units. All of the units are affordable and will be owner occupied. To qualify a family must earn 30-60% of the area median income and contribute a minimum of 500 sweat equity hours to help build their homes. This project is an example of the type of projects that Habitat for Humanity provides. As a result, Nevada County Habitat for Humanity is a valuable resource to the community by assisting lower income families with home ownership. It would be beneficial for the County to support Nevada County Habitat for Humanity and encourage the non-profit to continually look for sites outside of the incorporated areas where possible to develop affordable home ownership opportunities.

Courtyards at Penn Valley Apartments - a 42 unit planned Low-Income Tax Credit funded apartment complex in the county unincorporated area, was completed in 2004. The project is also funded by CDBG, HOME and tax-exempt mortgage revenue bond funds. With these multiple layers of state and federal funding and associated long term affordability (+40 years) restrictions, there is virtually no opportunity for conversion of these low-income units to market rate rents during this planning cycle.

Summary of At-Risk Rental Conversion

For the 2014-2019 Period – 0 Units
For the 2019-2024 Period – 0 Units

For the ten-year period of this Housing Element a total of 0 out of the identified 84 affordable units are considered to be at-risk to become market rate. Fortunately, the two affordable housing developments outside of the incorporated areas have long-term affordability restrictions. It should be noted that the City of Grass Valley and the Town of Truckee accommodate much of the County’s affordable housing needs with their existing affordable housing stock.

Cost Analysis

In order to provide a cost analysis of preserving at-risk units, cost must be determined for rehabilitation, new construction or tenant-based rental assistance. This analysis determines whether replacement (new construction) or preservation (acquisition and rehabilitation, and/or direct rental subsidy commitments) will be the most economical approach to preserving at-risk units.

Rehabilitation

The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The financing for the rehabilitation of low-income housing could come from sources such as MHP, HUD, HOME, AHP, and CDBG funds. The total cost per unit to preserve a low-income housing unit in Nevada County would have a lower per unit cost, if a Federal or

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State rehabilitation program covers the financing than would a privately financed rehabilitation project. Rehabilitating low-income housing should be one of the first options considered for preserving those units over other more costly options such as new construction/replacement.

New Construction/Replacement

New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on and off site improvements. Due to the high cost of planning, environmental analysis and providing infrastructure new construction is more expensive than the preservation of existing units. Additionally, the cost of land acquisition is a primary deterrent for choosing new construction over other resources such as rehabilitation of tenant-based rental assistance. A former Housing and Community Services Department Director, estimates that the cost of replacement housing to be at least 20% more expensive than acquiring and rehabilitating existing units.

The rehabilitation of existing units is the most cost effective approach towards the preservation of at-risk units in Nevada County and new construction/replacement is the least cost effective approach towards the preserving at-risk units in Nevada County. It should be noted however, that at-risk units may also be preserved through other preservation resources such as tenant-based rental assistance.

Tenant-Based Rental Assistance

Tenant-based rental assistance (TBRA) primarily depends on the income of the family, the shelter costs of the apartment, and the number of years the assistance is provided. To be eligible for TBRA programs a family's annual income must fall in the very-low/low income category which is 80-percent or less than the median income. If the typical family that requires rental assistance earns \$45,905 (maximum allowed for qualifying for TBRA) then that family could afford approximately \$1,147 per month for shelter costs. Nevada County's TBRA program is used primarily to provide deposit assistance for rental housing and does not provide assistance for month to month rents. Information provided by the County's Health and Human Services Agency (HHS) shows that 98 households were provided assistance between 2011 and 2014. This grant provided the County with \$99,000 in assistance dollars that had been expended at the time of the completion of this Housing Element update. In addition, the County and the developer of the Cascade Crossing housing development established a project specific affordable housing fee when approving amendments to their original approved project. This fee has the potential to generate between \$40,000-70,000 in funds that are anticipated to be used to augment the County's TBRA and/or Down Payment Assistance program.

Preservation Resources

Efforts by the County to retain low income housing in the future must be able to draw upon two basic types of resources: organizational and financial. Qualified non-profit entities should be made aware of the future possibilities of units becoming at-risk. Demonstrated management and, perhaps, development abilities should be assessed. Groups with whom the County has an ongoing association are the logical entities for future participation. The only non-profits, which

have an established association with the County or have sought the right of first refusal status with the California Department of Housing and Community Development, are provided below:

Christian Church Homes of Northern California, Inc.
202 Hegenberger Road, Suite 201
Oakland, CA 94621-1419

Regional Housing Authority of Sutter and Nevada County
1455 Butte House Road
Yuba City, CA 95993

Nevada County Housing Development Corporation
P.O. Box 1164
Grass Valley, CA 95945

Nevada County Health and Human Services Agency
Housing and Community Services
950 Maidu Avenue
Nevada City, CA 95959

Project Go, Inc.
801 Vernon St.
Roseville, CA 95678

Rural California Housing Corporation
3120 Freeboard Drive, Suite 202
West Sacramento, CA 95691

Recommended Procedures

When these resources are not available through a previously identified entity, such as the Regional Housing Authority of Sutter and Nevada County or others shown above, the County should consider establishing local procedures for monitoring, disseminating tenant counseling, and identifying potential funding sources.

- Regularly monitor the complexes, which are on State or Federal inventories of at-risk units, and any other new units, which are built in the future.
- Coordinate informational meetings with public agencies, non-profit organizations, and other entities with previous experience or chartered responsibilities, to deal with housing related issues.
- Establish review procedures for determining adequacy, and selecting designated groups to collaborate with the County in addressing the preservation of units that might become at-risk.

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- Develop a Request for Qualifications (RFQ) format, which solicits the background as well as organizational structure of interested entities with no previous experience with housing preservation programs.
- Adopt a Preservation Strategies Plan, which will focus on the methods of evaluation and processes to address in retaining various types of affordable housing.
- Explore, review, and amend if necessary, the housing programs for the County, with the intention of further expanding the effort and dedication to maintaining the existing affordable housing stock as a source of continuing lower income housing in the County.
- Utilize the Housing Needs Assessment section of this element as a guideline for directing efforts to preserve and create units for targeted needs groups in the community.

Financing Resources for Housing Preservation

The potential resources that could become a part of the County's overall financial plan for retaining affordable units, which might become at-risk in the future, include the following:

- Down-Payment Assistance for First-Time Homebuyers- Nevada County's Down Payment Assistance Program can provide a loan of up to \$60,000 to income qualified first-time homebuyers. A potential first-time homebuyer is someone who has not owned a home in the last three years or is a displaced homemaker who is now a single parent. The maximum purchase price for a home is \$246,000 and the home must be located in the unincorporated areas of Nevada County. Loans terms are 3 percent interest with no monthly payment required. Between 2001 and 2013 down payment assistance was provided to 5 first-time homebuyers in Nevada County. In addition, the County and the developer of the Cascade Crossing housing development established a project specific affordable housing fee when approving amendments to their original approved project. This fee has the potential to generate between \$40,000-70,000 in funds that are anticipated to be used to augment the County's Down Payment Assistance and/or TBRA program.
- Housing Rehabilitation Loan Program- Nevada County's housing rehabilitation loan program is intended to provide assistance to lower income households to fix unsafe, unhealthy or unsanitary conditions. The home rehabilitation program provides 3 percent simple interest loans that can be deferred for 15 years. Loans can be as high as \$60,000 as needed to replace foundations, roofs, siding, windows, doors, plumbing, electrical; heating system repairs or installation or any needed interior renovations. Homes must be located in certain target areas within the unincorporated boundaries of Nevada County. Landlords may qualify if they agree to rent to low income tenants during the term of the loan. Homeowners may qualify for the home rehabilitation program if their income is within specific low-income guidelines. Between 2006 and 2013, Nevada County had provided housing rehabilitation loans to 16 homes.

- Home Energy and Weatherization Program- Nevada County's Home Energy and Weatherization Programs are administered by Project Go, Inc. The Energy Program provides one-time per year direct payment to the utility company that will help defer the cost of heating and cooling bills; or a propane or wood subsidy that will assist in heating a home; or a one time per year direct payment to the utility company when there is a 24 or 48 hour shut-off notice, providing the payment is under the maximum allowable. The Weatherization Program includes services such as: weather stripping, insulation, caulking, water heater blankets, heating/cooling system repairs, and energy efficient refrigerator replacement is available to improve home energy efficiency. To qualify an applicant must be able to demonstrate that they fall within the "low"-income group. Each component of the program has eligibility criteria specific to that component.
- HUD Programs - Future funding for new projects is unpredictable and perhaps even unlikely, given the recent policy of the Federal government. Project-based Section 8 contracts with HUD-subsidized rents must be sufficient to permit owners a reasonable return and/or to cover debt service on acquisition for new purchasers is a realistic and probable tool which should assist in retaining units.
- Community Development Block Grant Funds – Nevada County, not being an "entitlement" community for these funds, obviously cannot rely on annual appropriations to sustain eligible programs, including housing-related activities. In 2013, the County received State CDBG funds and designated it for a variety of projects including supporting public services, such as the Hospitality Housing Shelter Programs, Gold Country Community Senior Services and Sierra Senior Services food programs. These funds have also been allocated towards the Penn Valley to Lake Wildwood Wastewater Pipeline project which could result in the potential to support future commercial and residential development in this area.
- Mortgage Revenue Bonds - The County should analyze its capacity to provide credit support for issuing revenue bonds, designated for the purpose of creating or conserving affordable housing units. As a primary sponsor for this type of bond-funded activities, the County would have the ability to require and enforce the use and retention of units for lower income households for specific periods of time.
- Community Reinvestment Act - Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. Part of the County's efforts in developing preservation programs should be meeting with local lenders to discuss future housing needs, which may be within the guidelines of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

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Quantified Objectives for "At Risk" Analysis

There are no rental units at-risk for the first five-year period 2014-2019; and there are also no units in that category for the second five-year period, 2019-2024.

The County's focus during the 2014-2019 planning period should be to establish programs that encourage affordable housing development. During the second five-year period possible funding sources for preservation should be investigated or developed. The process of monitoring, negotiating, and possibly financially assisting the preservation of affordable units in Nevada County will be an ongoing program function for County staff. A successful plan for dealing with the future need for affordable rental housing should include: (1) continuous monitoring of any and all existing complexes with some type of affordability restrictions; (2) the development of new programs and incentives to entice the construction of additional units; and (3) designating potential resources for operating as well as financing the preservation of units.

Programs for Preservation and Construction of Affordable Housing

A combination of existing and new policies and programs in Nevada County will improve the ability to preserve and expand the affordable housing choices.

Current Programs

The following summarizes current programs that Nevada County is aware of and if applicable could be used to help meet the County's goals towards remedying its affordable housing needs.

- Project Development: The County's Planning and Building Department's should provide technical assistance and administrative support for housing development efforts that are similar to Eden Ranch and the Penn Valley Gardens. The County has contracted with the Housing Authority of Sierra and Nevada Counties to facilitate the County's Section 8 voucher program. In addition to providing this service, the Housing Authority rehabilitates, owns and manages affordable housing complexes in neighboring counties. Nevada County should consider the potential of partnering with the Housing Authority to provide similar services.
- Housing Rehabilitation: Through funding derived from the CDBG program, the County has supported a residential rehabilitation program in Nevada County. Qualified lower income homeowners and landlords who rent to lower income households have been and will continue to be assisted with low interest loans for basic improvements to residential dwellings.
- Non-Profit Support: The County should continue its cooperative relationships with qualified non-profit groups which may play a role in assisting in the preservation and expansion of affordable housing in the community.
- Policy and Ordinance Review: Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the County. When necessary, changes or additions to the County's guiding policies and ordinances should be adopted.

- Housing Referral Service: The County should continue to maintain a listing of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.
- Density Bonus Ordinance: The County should continue the Density Bonus Ordinance, which encourages future residential development for lower income and elderly households.

State Programs

The following summarizes other State of California programs that Nevada County is aware of and if funding is available could contribute towards remedying the County's affordable housing needs.

- The Jobs-Housing Balance Incentive Grants: This program has been revised by legislation (Senate Bill 423). The revised Jobs Housing Balance Incentive Grant (JHB) is a twenty-five million dollar, one-time grant funding for cities and counties that met the terms and conditions of the previous JHB program for the 2001 calendar year. The program rewards the production of residential units by permit activity that exceeded the threshold as established in the guidelines. The program goal is to encourage new housing construction, primarily in high job growth areas where housing has not kept pace with job growth. Incentive awards will be made on a per unit cash grant for production at and above the established threshold level.
- The Downtown Rebound Program: (DRPG) provides financing to assist in the revitalization of downtowns and neighborhoods, reduce development pressure of agricultural and open space resources and provide viable live/work linkages. Funding will be offered through the Multifamily Housing Program, and will be administered by the Housing Policy Development Division (HPD). The DRPG Program will provide planning grants to local governments to promote infill housing development, housing near transit and adaptive reuse, assisting owners of qualified buildings in obtaining seismic and structural feasibility studies specifically related to the purpose of adaptive reuse (California Statutes 2000, Chapter 83, (AB 2870)). According to the HCD website, there was no current funding being offered for project loans or predevelopment grants through this program as of February 2014.
- The Interregional Partnership Program: encourage state land-use patterns that balance the location of employment-generating uses so that employment-related commuting is minimized," and to provide a forum for impacted regions to deal collaboratively on issues regarding jobs, housing, and transportation. The Program provided grant funding to regional planning agencies such as Council of Governments (COGs), sub-regional planning agencies and counties and involved collaboration with the federal and State governments. These organizations partnered to evaluate the effects of disproportional economic and residential development, to create strategies to address these effects, and design realistic implementation plans

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involving affected jurisdictions within the region where the jobs-housing imbalances exist. The Department of Housing and Community Development (Department) awarded \$3.2 million in IRP Program funds to the COGs to develop mitigation strategies, addressing the negative effects of substantial imbalances between jobs and housing.

Resource Inventory

Land Inventory

The Nevada County General Plan, in accordance with the central themes of the Plan, is based upon the concept of a balanced, self-sustaining community. This concept implies a balance between the types of land uses that provide housing, commercial services and employment, as well as the amount and location of land areas designated for development of these uses. Also implied by the concept of a balanced community is an appropriate range and distribution of the different types of housing, which vary from Urban High Density (multiple-family development at 15/20 dwelling units per acre) to Rural-640 (single-family development at one dwelling unit per 640 acres). The residential criteria used to establish a balanced land use pattern is contained in the Land Use Element of Volume I of the 1995 General Plan.

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this element, State Law, Government Code Section 65583(c)(1), requires that this element contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. This inventory must identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. Accordingly, in preparing this updated element, all vacant residentially zoned parcels within the County were inventoried (See Table 8.29, Figures 8.8 through 8.15 and Tables A.1-A.11 in Appendix A).

As can be seen in Table 8.29 on the following page, the County has determined that approximately 9,662 additional housing units could be constructed on the available sites. The following approximations for the distribution of the additional 9,621 housing units were developed as outlined in the Methodology section below. Of these units, 176 could be affordable to very low-income households (assumed 50% would be affordable to extremely low income households), 216 could be affordable to low-income households, 4,016 could be affordable to moderate-income households, and the balance, or 5,214 units, would be affordable for above moderate-income households. These allocations of very low, low, moderate, and above moderate housing units are approximations and may change once developed. The sites identified in Table 8.29 shows that the County has determined that it can support housing development in excess of the estimated needs, by income category, through 2019.

**TABLE 8.29
INVENTORY OF SITES SUITABLE TO ACCOMMODATE THE 2014-2019 REGIONAL HOUSING
NEED**

<i>Base Zoning</i>	<i>General Plan Designation</i>	<i>Acres</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>TOTAL</i>
Residential Agriculture (RA)	RES, RUR, EST	9,946.74	0	0	1,151	1,897	3,048
Single Family Residential (R1)	USF, PRC, RES, EST	625.37	0	0	1,207	958	2,165
Medium Density Residential (R2)	UMD	142.34	0	0	425	402	827
Medium Density Residential (R2)- Mobile Home (MH)	UMD	2.72	8	8	0	0	16
High Density Residential (R3)	UHD	8.50	77	50	0	0	127
Interim Development Reserve (IDR)	SDA, PD	6,479.97	0	0	1,117	1,651	2,768
Planned Development (PD)- Continuing Care Retirement Community (CCRC)	PD	214.56	12	52	46	235	345
Office Professional (OP); Business Park (BP); Neighborhood Commercial (C1); Community Commercial (C2); Highway Commercial (CH)	MIXED-USE	36.73	0	0	70	71	141
Approved but not Built Affordable Inclusionary Units	USF, UMD, UHD	varies	33	50	0	0	83
Manufactured/Mobile Homes	Varies	n/a	23	28	0	0	51
Second Dwelling Units	Varies	n/a	23	28	0	0	51
TOTAL		17,456.93	176	216	4,016	5,214	9,622

Source: Nevada County Assessor's Data c/o Nevada County GIS Parcel Layer, 2014.

In addition to showing suitable undeveloped sites based solely on zoning, the County has also included the potential for manufactured homes on a permanent foundation and second units to assist in meeting the needs of the very low and low income categories. The County has reviewed its building permit history of permitting manufactured homes on a permanent foundation and second dwelling units to assist in identifying the potential of these unit types to meet some of the unmet need in the low and very low-income groups.

From 2000-2008 the County Building Department averaged the issuance of approximately 52-building permits annually for manufactured homes on permanent foundations. From 2009-2014, this number dropped significantly, consistent with all building activity, yet it is assumed that with signs of economic recovery, primarily being the recent uptick in building activity, some of the lower density and single density sites (RA/R1 zoning) will be developed with manufactured homes, which are typically more affordable than the traditional stick built home. Taking a very conservative approach to the utilization of manufactured homes to meet the low and very low

income category, it is anticipated that approximately 1 percent of all RA and R1 units will be manufactured or mobile homes. This equals a total of 51-manufactured/mobile home units over the next five years or about 10 annually. Additionally, the vacant land inventory found that there are 2.72-acres of undeveloped Medium Density Residential-Mobile Home (R2-MH) zoned property in the County that is available for the placement of an additional 16-manufactured/mobile homes which further assists in meeting the housing needs of the extremely low, very low and low income categories.

Similar to the discussion above, the County also assumed that second dwelling units provide an additional opportunity for housing that could accommodate the extremely low, very low and low income categories and therefore the County assumed that some of the lower density and single density sites (RA/R1 zoning) will be developed with second units. Between 2000 and 2008, the Building Department averaged the issuance of 11-building permits annually for second dwelling units. From 2009-2013, the Building Department averaged the issuance of 13-building permits annually for second dwelling units. This increase is tied to 2009 revisions to the County's Second Unit Ordinance making it less onerous to receive approval of a second dwelling unit. Should the County continue to average the same number of second dwelling units over the next five years, it could expect to permit approximately 65 new second dwellings by 2014. But, to be conservative, the Planning Department has estimated that approximately 1 percent of all of the potential units (properties) in the RA and R1 zoning districts will build a second unit, providing 51-units or about 10-per year that should be affordable to the low and very low-income households. Affordable assumptions for both manufactured homes and second dwelling units are contained in the Land Inventory Methodology section below.

In addition to the sites shown within Table 8.29, Tables A.1-A.11 in Appendix A, it should also be noted that during the vacant land inventory, the Planning Department identified 2,365-parcels consisting of approximately 50,586.69-acres that were zoned General Agriculture (AG) that were considered vacant (\$0 of improved value). The AG zoning district allows for single-family residential and second dwelling development subject to only those residential standards that are required in other more traditional residential zoning districts. The AG zone could be assumed to accommodate the moderate and above moderate-income categories but, the AG parcels were not included as a part of the overall vacant land inventory because those vacant lands identified within the Residential Agriculture (RA), Single Family Residential (R1), Medium Density Residential (R2), High Density Residential (R3), Interim Development Reserve (IDR), Planned Development (PD)- Continuing Care Retirement Community (CCRC), and those with Mixed-Use potential (Commercial, Business Park and Office Professional allow for 4-units per acre as a part of a mixed use development), as shown in Table 8.29 have more than adequate potential to provide residential sites suitable to the moderate and above moderate categories. There are also a significant amount of additional acreage in the Agriculture Exclusive (AE) and Forest (FR) zoning districts that also allow single family home construction as a by-right use that were not inventoried for the reasons discussed above.

The current zoning for potential housing sites will allow for the development of a full range of housing types, including single-family homes and condominiums, apartments, manufactured housing, subdivisions, emergency shelters and supportive or transitional housing. The development standards that apply to the County's various residential zones are reasonable and

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will not inhibit the production of lower-income housing. As shown in Table 8.29, the County has adequate appropriately zoned sites, with supporting public services and facilities and a lack of environmental constraints, to accommodate its housing needs over the current planning period (2014-2019) as estimated by the 2014-2019 Regional Housing Need Plan for Sierra and Nevada Counties. Due to the County's diverse set of physical and environmental constraints all sites designated as suitable for the very-low and low-income categories were comprehensively reviewed for potential environmental constraints. The results of this review are shown in Appendix C of this document. Sites deemed too constrained were removed from suitable sites inventory. To further mitigate potential environmental constraints, the Land Use Element of the General Plan includes policies and programs that provide direction for minimizing impacts to environmental resources in regards to residential development and will be referred to with each individual development application.

It should be noted that, the Dutra Bill, AB 2292 prohibits a locality from reducing the density of a parcel below the density used to determine compliance with the Housing Element, unless the locality makes written findings, supported by substantial evidence, that the reduction is consistent with the Housing Element; AB 2292 also requires a court to award attorney fees to a plaintiff-developer if the court finds that the locality violated those provisions. Additionally, as with past Housing Elements, this Housing Element update contains a policy that requires a person who proposes to rezone an R3 property to lesser density to concurrently up-zone a second property to ensure that available high density sites are not lost through site specific and project developer initiated rezoning.

The following section provides the methodology and assumptions utilized for conducting the inventory of sites suitable for residential development.

Land Inventory Methodology

The following assumptions were utilized to develop the methodology for the 2014-2019 Nevada County Housing Element Vacant Land Inventory:

General

- The County's GIS database was the primary source of information.
- All site included within the vacant land use inventory were considered undeveloped and available for development as of March 2014.
- The Planning Department searched the following Zoning Designations which allow both single-family and/or multi-family residential development:
 - Residential Agriculture (RA)
 - Planned Development (PD)
 - Planned Development (PD)- Continuing Care Retirement Community (CCRC)
 - Interim Development Reserve (IDR)
 - Single-Family Residential (R1)
 - Medium Density Residential (R2)
 - Medium Density Residential (R2)- Mobile Home (MH)
 - High Density Residential (R3)
 - All Commercial, Office Professional and Business Park Zoning Designations (Mixed-Use) that allow for 4-units per acre as a part of a mixed-use development.

- Parcels with \$20,000 improved value were considered to be vacant in all land use designations. This figure was utilized because it is assumed that sites could have some improvements, such as a well or septic system that provides some assessed value to the property without being it considered developed.
- All parcels less than 0.25-acres were removed from the inventory.
- Potential units are based on lot area multiplied by maximum allowed units per acre under existing zoning, with the exception of IDR and PD-CCRC properties, which is explained under Unit Distribution below.
- Non-vacant and/or underutilized lands were not inventoried because the County has more than adequate vacant residential sites, as demonstrated in Table 8.29 and Appendix A, and mapped in Figures 8.8-8.15, to accommodate all income categories allocated by the 2014-2019 RHNA for Nevada County.

Unit Distribution

- The unit distribution for Residential Agriculture (RA) were split in the following fashion based on minimum parcels sizes/density per the base zoning district (Table A.1):
 - Parcels with a potential for 10 or more units, were broken down between moderate and above moderate with 40 percent of the maximum allocated units to the moderate income category and the remaining 60 percent were allocated to the above moderate income group (all fractions were rounded up and allocated to the higher income category). If the property had access to public sewer than 100 percent of the units were assigned to the moderate-income group.
 - RA zoned parcels with less than 10 potential units that were less than 1-acre in size were allocated to the moderate-income group. Those above 1-acre were allocated to the above moderate-income group, unless they had access to public sewer at which point all potential units were allocated to the moderate-income group.
 - Based on the County's history of issuing building permits for manufactured homes on permanent foundations annually, the County assumed that this trend would continue and therefore conservatively estimated that 1% of the units allocated to the RA zoning district would potential be manufactured homes affordable to the very low and low-income groups with 50 percent going to the very low and 50 percent to the low income group (30-units).
 - Based on the County's history of issuing building permits for second dwelling units, the County assumed that this trend would continue and therefore conservatively estimated that 1 percent of the vacant sites identified in the RA zoning district would include second units affordable to the very low and low-income groups with 50 percent going to the very low and 50 percent to the low income group (30-units).
- The unit distribution for Single-Family Residential (R1) zoned parcels were split in the following fashion based on minimum parcels sizes/density per the base zoning district (Table A.2):
 - Parcels with a less 10 potential units.
 - Those less than 1-acre in size were assigned to the moderate income group.

- Those greater than 1-acre in size were assigned to the above moderate income group.
 - Parcels with more than 10 potential units.
 - Units were districted with 40 percent to the moderate income group and 60 percent to the above moderate group.
 - Based on the County's history of issuing building permits for manufactured homes on permanent foundations annually, the County assumed that this trend would continue and therefore conservatively estimated that 1 percent of the units allocated to the R1 zoning district would potential be manufactured homes affordable to the very low and low-income groups with 50 percent allocated to the very low and 50 percent to the low income group (21-units).
 - Based on the County's history of issuing building permits for second dwelling units, the County assumed that this trend would continue and therefore conservatively estimated that 1 percent of the vacant sites identified in the RA zoning district would include second units affordable to the very low and low-income groups with 50 percent going to the very low and 50 percent to the low income group (21-units).
- The unit distribution for Medium Density Residential (R2) zoned parcels were split in the following fashion based on minimum parcels sizes/density per the base zoning district (Table A.3):
 - Parcels were broken down between the moderate and above moderate income categories with 50 percent of the units to the moderate category and the remaining 50 percent allocated to the above moderate-income group. When an even 50/50 split was not achievable the remaining unit was allocated to the moderate income category.
- The unit distribution for Medium Density Residential (R2)-Mobile Home (MH) zoned parcels were split in the following fashion based on minimum parcels sizes/density per the base zoning district (Table A.4):
 - Parcels were broken down between the very low and low income categories with 50 percent of the units to the very low category and the remaining 50 percent allocated to the low-income group. When an even 50/50 split was not achievable the remaining unit was allocated to the low income category.
- The unit distribution for UHD zoned parcels were split in the following fashion based on minimum parcels sizes/density per the base zoning district:
 - Parcels were broken down between the very low and the low income categories with 60 percent of the maximum allocated units to the very low category and the remaining 40 percent allocated to the low-income group.
- The unit distribution for the identified IDR properties was predetermined during the 1995 General Plan update and therefore the assigned density is consistent with those outlined by the General Plan (Table A.5).
- The PD-CCRC site has an approved project for 345-units with a mix of housing types including single-family, multi-family, duplexes, four-plexes, cohousing, group housing, assisted, lodge and village housing (Table A.9).
 - The income breakdown for this project was as follows:
 - Very-Low Income- Cohousing 4-plex (8-units) and Group House (4-units).

- Low Income- 4-plexes (40-units) and Cohousing Duplexes (12 units).
- Moderate- Duplexes (46-units)
- Above Moderate- Cottages (78-units), Lodge (28-units), Hospice (4-units), Group House Memory Care (6-units), Lodge Nursing Care (21-units); Village Center (98-units).
- The unit distribution for Mixed Use (Commercial, Office Professional and Business Park zoning) properties allowing up to 4 units per acre were split in the following fashion (Table A.10):
 - Only vacant sites that are within an existing county or private sanitation district were considered suitable for residential mixed-use development.
 - Parcels were broken down between the very low and low-income with 50 percent went to the moderate income category and 50 percent to the above moderate income group. If the allocation did not result in a 50/50 split, any additional units were assigned to the above moderate-income group.
- Also included within Table 8.29 is a category titled “Approved by not Built Affordable Inclusionary Units.” These are units that are required to be restricted as affordable that were approved as a part of a previously approved development project but have not yet been built (Table A.11). For the purposes of this Housing Element update, the units are broken up with 50 percent allocated to the very-low income group and 50 percent to the low income group.

Affordability Assumptions for Manufactured Homes and Second Dwelling Units

State statute requires a Housing Element to include an analysis that demonstrates the affordability of these units to lower-income households when utilizing manufactured homes on a permanent foundation to accommodate the Regional Housing Needs. This analysis should include current sale prices, mortgage availability and all other applicable costs such as taxes, utilities and land costs. Based on these criteria the County has performed a review of the Nevada County Multiple Listing Service (MLS) to determine current sales prices. On March 25, 2014, there were fifteen manufactured homes listed with a sales price below \$100,000 and two above \$100,000 but below \$150,000. The lowest was listed at \$7,500 and was a 1 bedroom, 1 bath 624 square foot unit. Ten of the units listed in this price range were 2 bedroom, 2 bath units ranging from 1,040 to 1,536 square feet in size. One was a 2 bedroom, 1 bath unit that was 815 square feet and was listed at \$10,000. There were three 3 bedroom, 2 bath units and two 4 bedroom, 2 bath units. The highest priced manufactured home found during this search was listed at \$145,000 and is a 1,600 square foot two bedroom, two bath unit that was building in 1996. The average cost was approximately \$41.01 per square foot, with a range of \$12.02 to \$90.63 per square foot.

To determine if financing is available for manufactured homes on a permanent foundation, the County interviewed a Mortgage Officer with Wells Fargo Home Mortgage and conducted a mock financing search on Tri-Counties Bank Home Mortgage website. According to the Wells Fargo Mortgage Officer, there is financing available for manufactured homes, with 100% financing available for purchasing modular or manufactured home. There are loans available from the Federal Department of Housing and Urban Development (HUD), Federal Housing Administration (FHA) that apply to new or used manufactured or modular homes. According to the Mortgage Officer, FHA loans are available to manufactured home buyers with a credit score

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of 640 or better and FHA loans applicants are required to put a minimum of 3.5% down. The Wells Fargo Mortgage Office did state that the more you put down (i.e. 20% is preferred) the more likely an applicant would be able to be approved for financing. The County's First Time Homebuyers program can help when the applicant meets the eligibility requirements for the First Time Homebuyers program. The search of Tri-Counties Bank Home Mortgage website found that financing was available for manufactured homes, with interest rates for a 30-year loan ranging from 4.25 to 5.125 percent, 4.125 to 4.625 percent for a 20-year loan and 3.25 to 4.25 percent for a 15-year loan. The information provided by both the Wells Fargo Mortgage Officer and from the Tri-Counties Bank website indicated that financing for a manufactured home on a permanent foundation is not a constraint to the purchase of such a home.

Manufactured homes are subject to the same formula for establishing property/home taxes costs as other single-family dwellings in Nevada County. According to the Nevada County Tax Collector's Office, annual taxes are based upon 1-percent of the valuation of the structure with the valuation based primarily on sale price. Based on records from the Nevada County Assessor's Office, manufactured homes in Nevada County typically have lesser valuations than stick-built single-family homes. An example is demonstrated based on records from the Nevada County Assessor's Office that was conducted in 2009. This comparison looked at the sale price of two similar units, one a 1,425 square foot stick-built single-family home on five acres and the other a 1,440 square foot manufactured home on five acres, both 3 bedrooms and 2 bath units showed a difference of \$241,000 in sale price, with the manufactured home's sale price at \$144,000 and the stick-built home's sale price at \$385,000. While several other factors could have influenced the sales cost, it is evident that the annual taxes based on the 1-percent of valuation discussed above would be significantly less to for the manufactured home (\$2,410 less annually) than the stick-built home in this example. There are several other examples of similar differences shown in the County Assessor's Records.

Although not always the case, the land cost for manufactured homes can be less than a stick-build home and the County Assessor's records show that manufactured home prices within mobile home parks are significantly less than those on properties outside of a park. Additionally, manufactured homes that are located within a mobile home park have the option of a much smaller minimum lot size standard (minimum 3,500 square feet) than areas outside of these parks (the County's smallest allowed lot size outside of mobile home parks is 10,000 square feet when public water and sewer are available to the site).

Another factor that leads to the affordability of manufactured homes on a permanent foundation is the reduction of building permit plan check and inspection fees charged to those units. Both inspection fees and plan check fees are approximately 50% of those charged to a single-family dwelling of the exact same size. While, this is not considered a major reduction, it does assist in maintaining the affordability of manufactured homes. The factors discussed above, including but not limited to: availability of financing, low unit costs, and significantly lesser annual taxes, indicate that manufactured homes are a viable source of affordable housing in Nevada County to meet the needs of lower income residents.

In summary, the average cost for a used 1,440 square foot manufactured home on a permanent foundation within a mobile home park, based factors above, including land cost, price per square

foot, financing and taxes would result in a down payment cost of approximately \$2,066 at 3.5% (based on the average of \$41 per square foot), depending on the program being utilized to finance the structure. Additional costs include annual taxes of approximately \$590 annually (\$50 per month) and monthly mortgage of \$287 to \$297 to per month, a space lease fee of approximately \$400, and utilities costs for gas, electricity and water around \$150 per month. The total average cost for this hypothetical manufactured home would be approximately \$907 monthly, which would be affordable to the lower income households during the current planning period. The average cost of a manufactured home on a permanent foundation outside of a mobile home park is anticipated to be similar because while it would be anticipated to have a higher overall purchase price it would not have monthly space rental or lease fee. This cost analysis is support by figures provided by the Nevada County Assessor's Office for one of the mobile home parks in the unincorporated County. The data provided shows that 15 manufactured homes on a permanent foundation sold in 2003, 5 sold in 2004, 8 in 2005, 9 in 2006, 6 in 2007 and 4 in 2008 with a sale price range all over the spectrum from as low as \$55,000 to as high as \$245,000. Of the total 47 manufactured homes that sold during this time period in this particular park, 21 sold for \$100,000 or less. While this data is a few years old, prices of all housing over the last five years have dropped near the bottom and therefore these statistics are still relevant to this discussion.

As briefly discussed above, Planning Department conservatively anticipates approximately 5-second dwelling units to be built annually during the current planning cycle, providing approximately 25-units that should be affordable to the low and very low-income households. The primary factor in maintaining second units as affordable to low and very low-income residents is the current limitation on the size of the dwelling. Accessory second dwelling units are not allowed to exceed 1,200 square foot in size by County ordinance, which does assist in maintaining lower rental costs for these units. In many cases, accessory second dwelling units are well below the 1,200 square foot size, further reducing estimated month costs of these units.

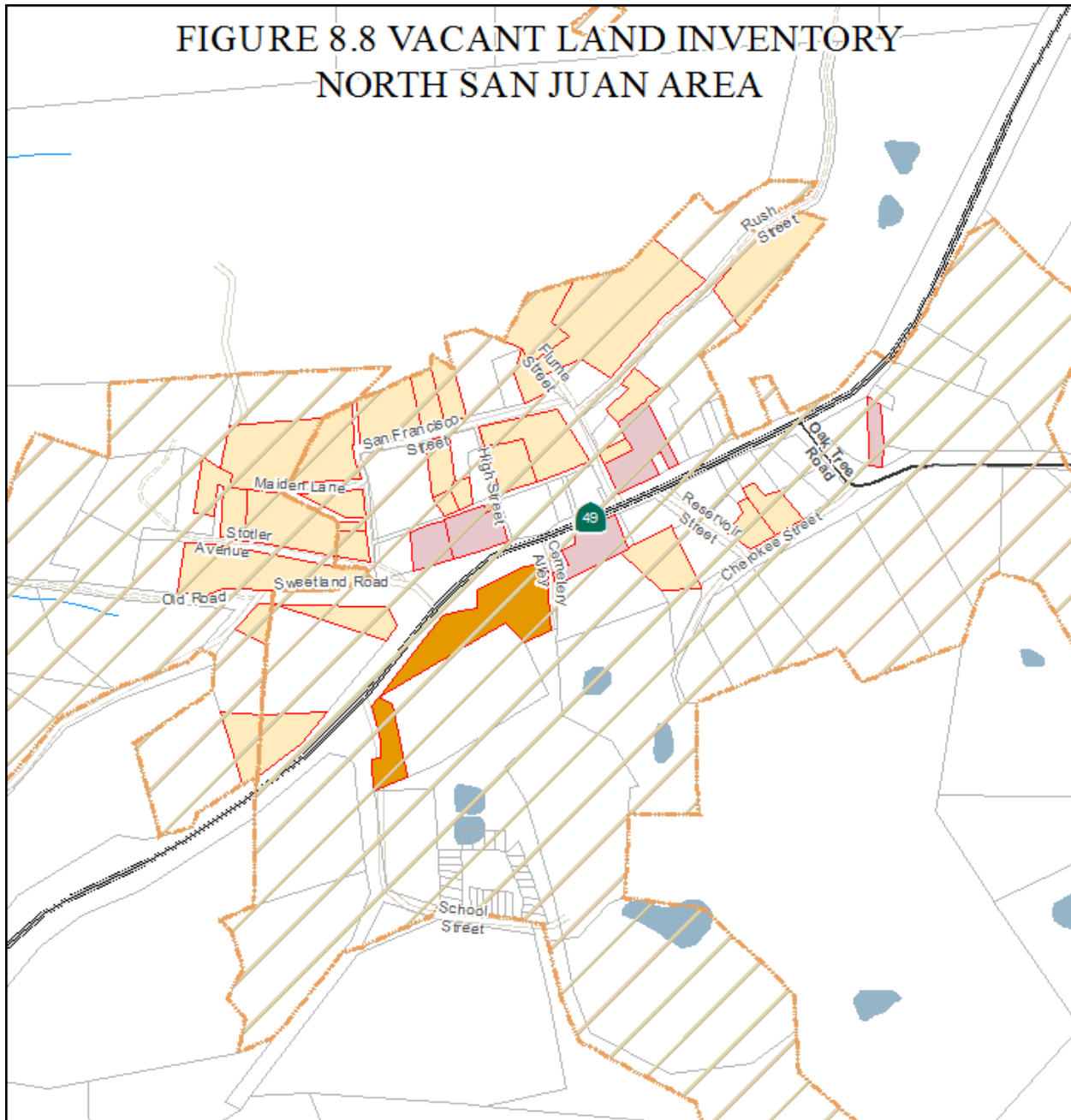
A search of the local newspaper (*the Union March 21, 2014*), shows two listing for second dwelling units, one is listed as a 1 bedroom with a carport with utilities paid for \$725 a month and the other is listed as a 600 square foot 1 bedroom 1 bath with a deck with all utilities paid at \$850 per month. This rent cost exceeds what is considered affordable to extremely low and very low renters but would be affordable to low-income renters. As a result, the County anticipates that not all second dwelling units built during the current planning cycle will be affordable to lower income residents. But, due to the conservative estimate of 5-second dwelling units annually, the County is confident that with sites will be available for second dwelling units to meet lower income needs as shown in Tables 8.29 and Table A.1, A.2 and A.4. There currently is not a County mechanism in place to ensure that rents for second dwelling units remain affordable to lower income residents and the County does not regulate the amount of rent charged on second dwelling units or other residential structures. Yet, due to second dwelling units usually being smaller than a typical single-family dwelling, the rents are usually lower than those charged for larger units and therefore these units are more affordable to lower income households.

4th Planning Cycle Unmet Need

The previous Housing Element contains two unachieved programs intending to rezone to accommodate approximately 1,270 higher residential densities. These programs identified 39-candidate sites that had the potential to be rezoned. As a result of the County's work on implementing the rezone programs, the 39-sites have been reduced to 17. The County has allocated approximately \$265,104 towards the completion of an Environmental Impact Report (EIR) to support the rezoning effort and the by-right development criteria associated with accommodating an unmet need. The site analysis and EIR process officially began in March of 2012 and as of March 25, 2014 the County has paid the County's consultant approximately 85 percent of the original contract, not including two additional work requests for approximately \$31,000 more. The amount of staff time and financial resources that the County has committed to this project reflects the County's commitment to seeing the rezone project through. The County is in the final stages of completing the EIR and bringing a rezone project to the County Planning Commission and ultimately the Board of Supervisor's for consideration. Due to the amount of effort that is required to analyze the impact of up-zoning over 17-different sites and to allow those sites to develop as a by-right use with minimum density requirements, this project has been more complex and time consuming than originally anticipated. Subsequently the completion of this project is over 1-year beyond the original estimated timeline for completion (April 2013) and because there are still critical tasks to be completed it is unlikely that this project will be finalized prior to the expiration of the 4th Planning Cycle.

Consistent with State Housing Element Law, the County's Housing Element must identify suitable sites to accommodate the Regional Housing Need Allocation for the current and previous Housing Element cycles. Therefore, as outlined in Table 8.29, Figures 8.8-8.15 and Tables A.1-A.9 in Appendix A, the County has identified adequate vacant sites with appropriate zoning and availability of infrastructure to provide a variety of housing types that can meet the needs of all income segments of the County's population as shown in the 2014-2019 Regional Housing Need Plan for Sierra and Nevada Counties. Consistent with AB1233, this Housing Element identifies that the 4th Housing Element contained an unmet regional housing need of 699-units. Therefore former program HD-8.1.4 is carried over to address the previous unmet need from the 2009-2014 Nevada County Housing Element update (4th Planning Cycle). Appendix B includes site specific information on the seventeen sites that are being considered for rezoning and includes a map of the location of each site.

FIGURE 8.8 VACANT LAND INVENTORY
NORTH SAN JUAN AREA



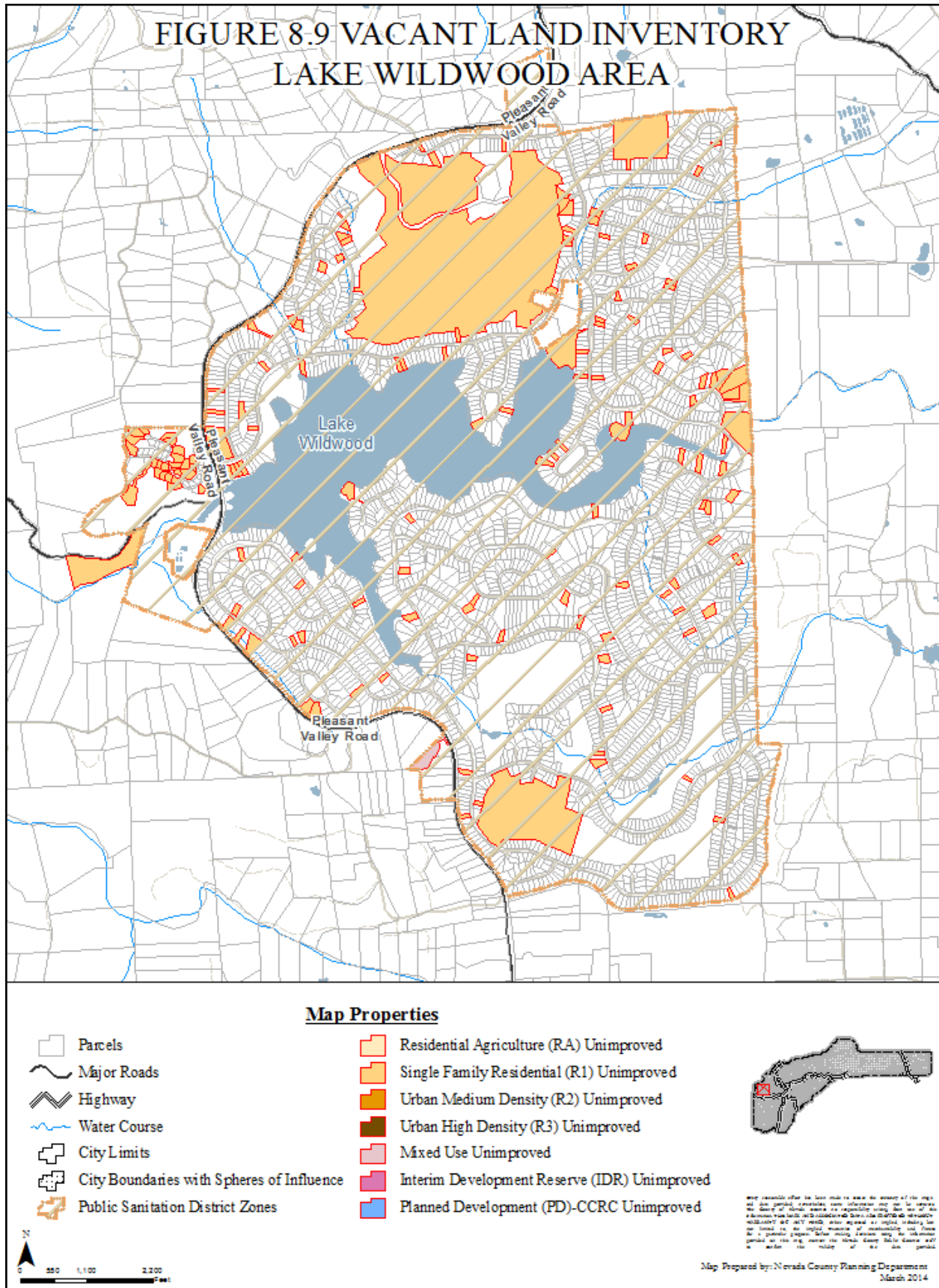
Map Properties

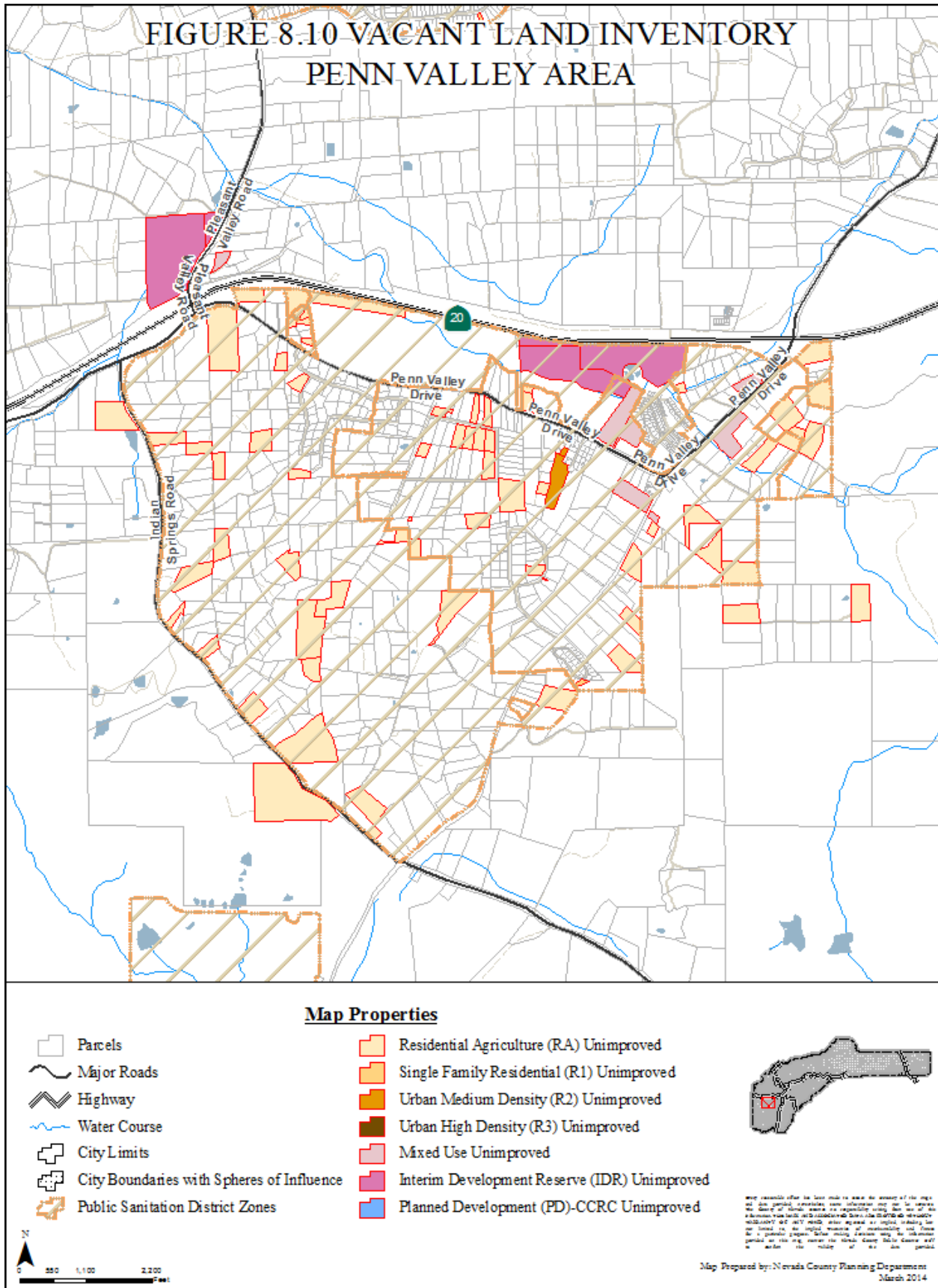
- | | |
|---|--|
| Parcels | Residential Agriculture (RA) Unimproved |
| Major Roads | Single Family Residential (R1) Unimproved |
| Highway | Urban Medium Density (R2) Unimproved |
| Water Course | Urban High Density (R3) Unimproved |
| City Limits | Mixed Use Unimproved |
| City Boundaries with Spheres of Influence | Interim Development Reserve (IDR) Unimproved |
| Public Sanitation District Zones | Planned Development (PD)-CCRC Unimproved |

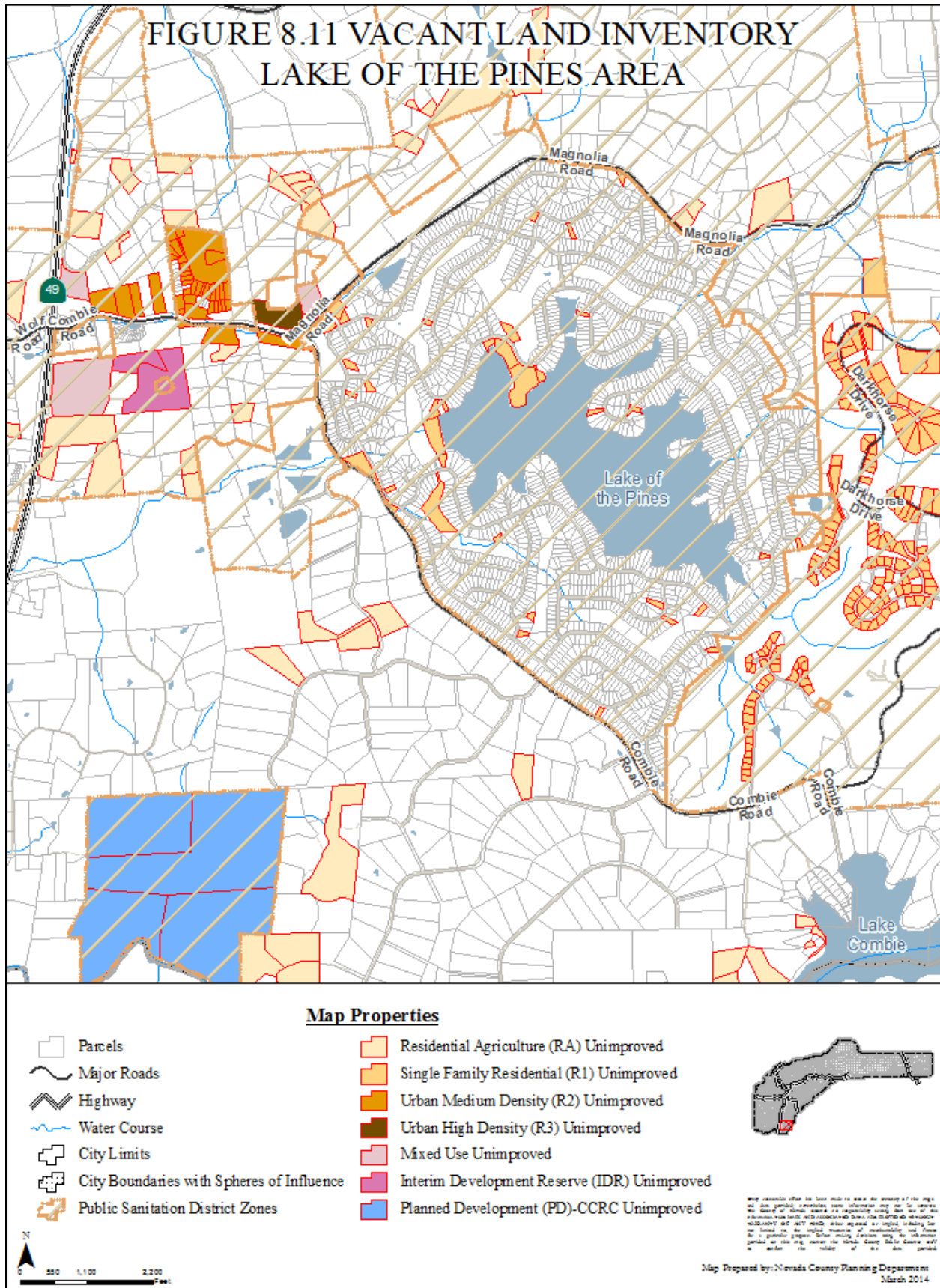


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Map Prepared by: Nevada County Planning Department
March 2014







**FIGURE 8.12 VACANT LAND INVENTORY
GRASS VALLEY/NEVADA CITY AREA**

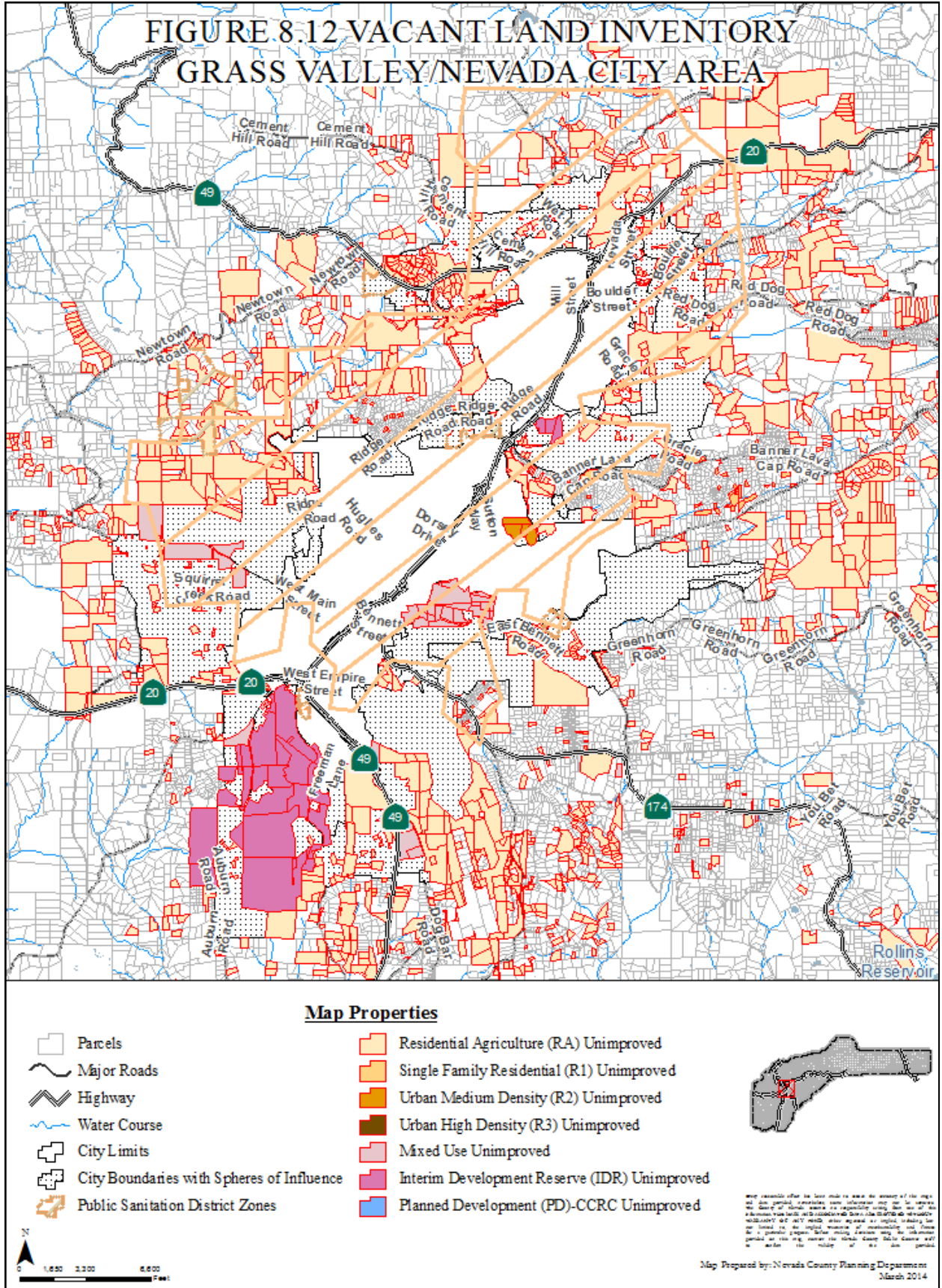
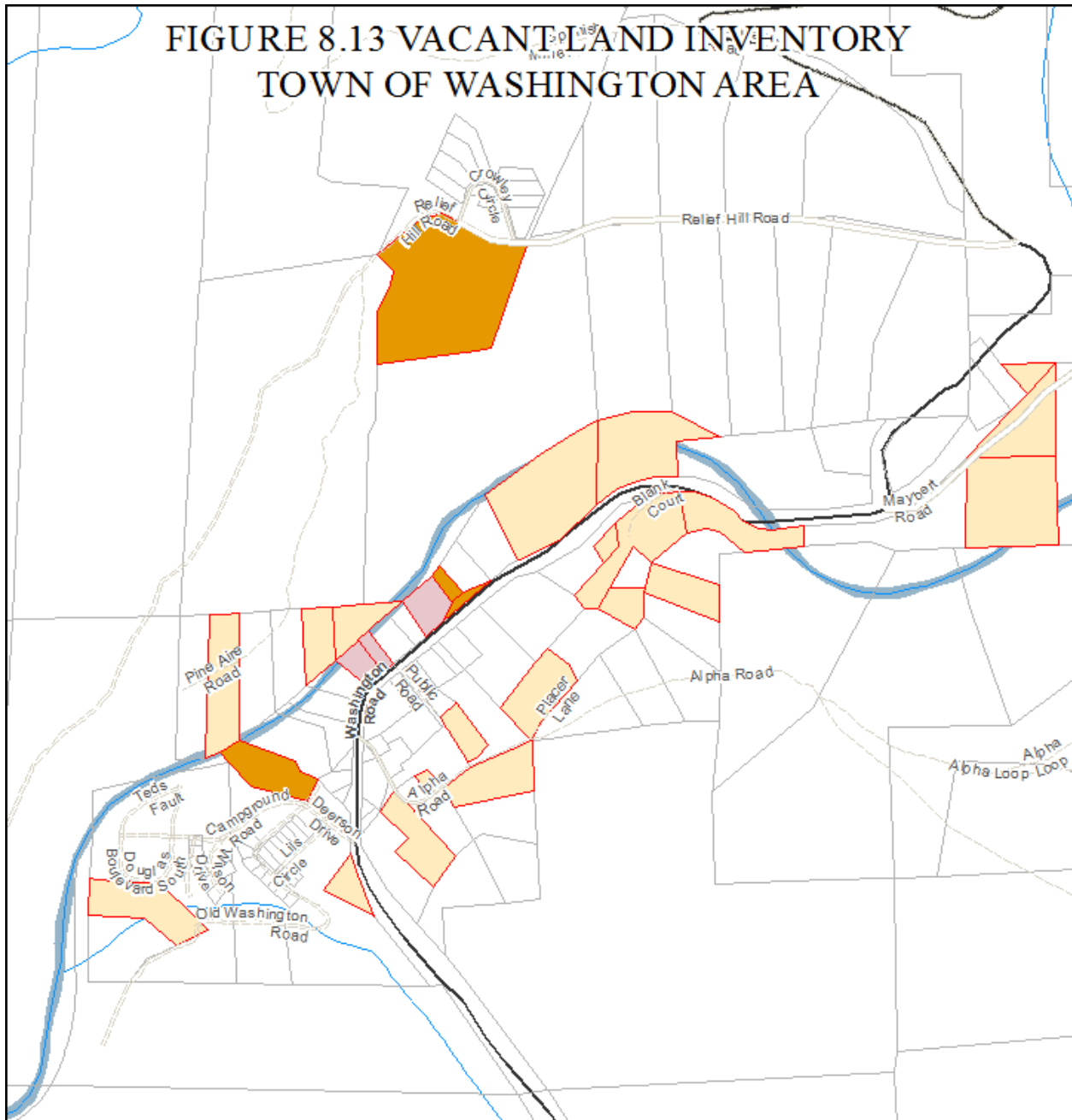
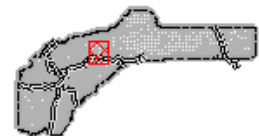


FIGURE 8.13 VACANT LAND INVENTORY
TOWN OF WASHINGTON AREA



Map Properties

- | | |
|---|--|
| Parcel | Residential Agriculture (RA) Unimproved |
| Major Roads | Single Family Residential (R1) Unimproved |
| Highway | Urban Medium Density (R2) Unimproved |
| Water Course | Urban High Density (R3) Unimproved |
| City Limits | Mixed Use Unimproved |
| City Boundaries with Spheres of Influence | Interim Development Reserve (IDR) Unimproved |
| Public Sanitation District Zones | Planned Development (PD)-CCRC Unimproved |



Users responsible after the date made to view the accuracy of the map and the period, sometimes some information may be to verify the source of the data, users are responsible for the use of the information provided and not responsible for the accuracy of the information provided. The map is provided as a reference only and does not constitute a guarantee of accuracy or reliability. The information provided on this map is for informational purposes only and does not constitute a guarantee of accuracy or reliability. The information provided on this map is for informational purposes only and does not constitute a guarantee of accuracy or reliability.



Map Prepared by: Nevada County Planning Department
March 2014

FIGURE 8.14 VACANT LAND INVENTORY
SODA SPRINGS AREA

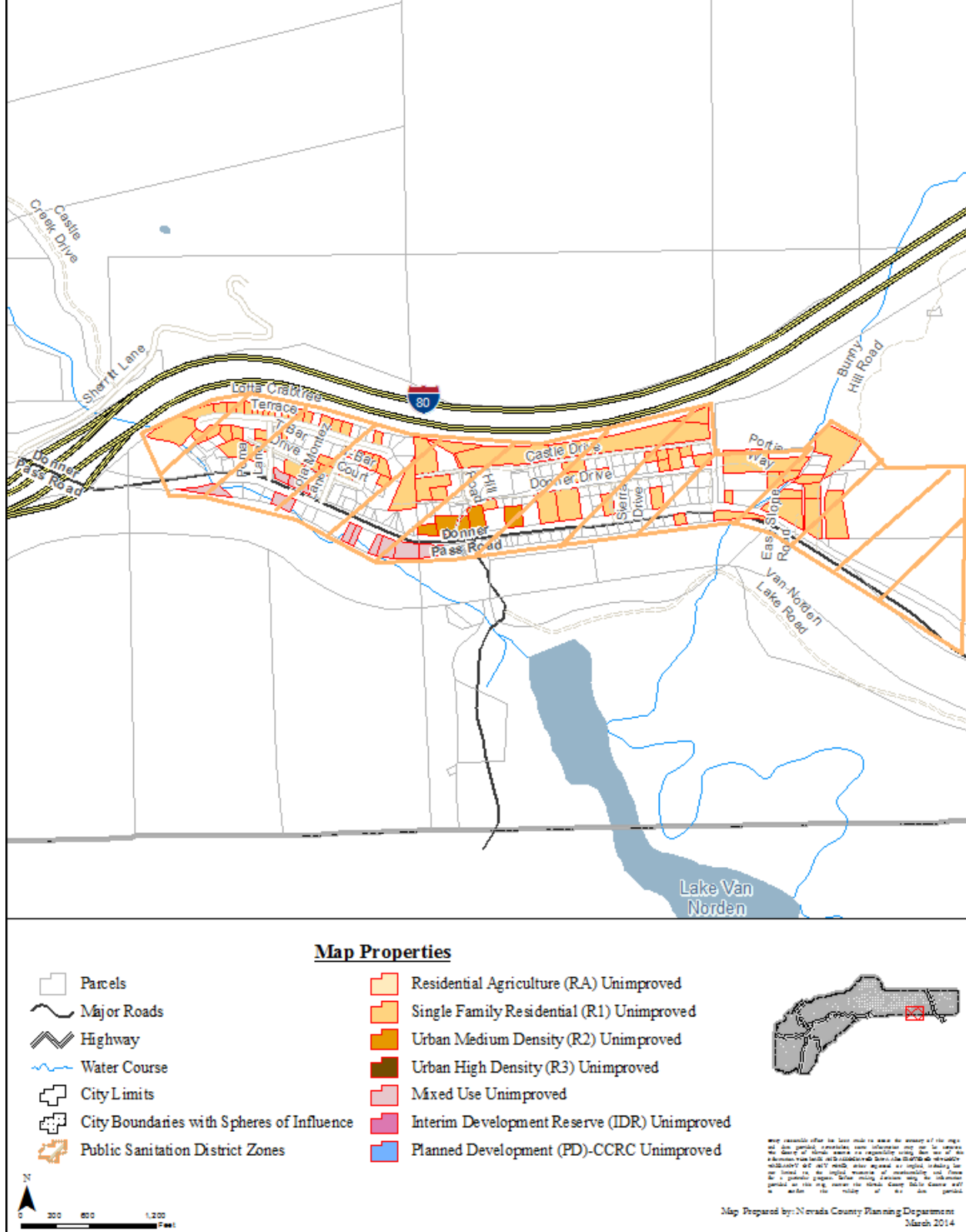
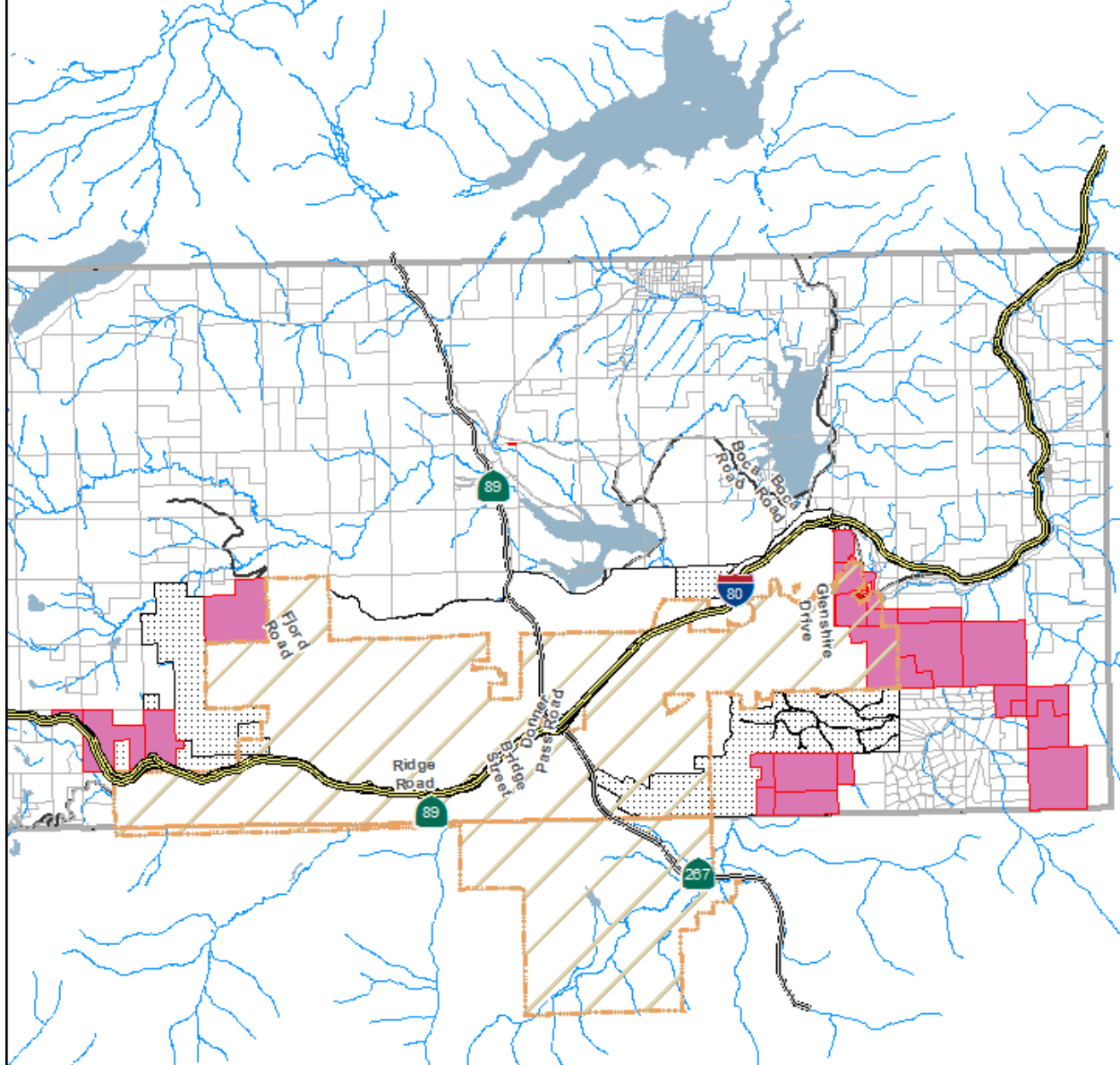


FIGURE 8.15 VACANT LAND INVENTORY
TOWN OF TRUCKEE AREA



Map Properties

- | | |
|---|--|
| Parcels | Residential Agriculture (RA) Unimproved |
| Major Roads | Single Family Residential (R1) Unimproved |
| Highway | Urban Medium Density (R2) Unimproved |
| Water Course | Urban High Density (R3) Unimproved |
| City Limits | Mixed Use Unimproved |
| City Boundaries with Spheres of Influence | Interim Development Reserve (IDR) Unimproved |
| Public Sanitation District Zones | Planned Development (PD)-CCRC Unimproved |



Users responsible for the data used to create the inventory of the map. The County Planning Department does not warrant the accuracy of the data. The County Planning Department is not responsible for any errors or omissions in the data. The County Planning Department is not responsible for any errors or omissions in the data. The County Planning Department is not responsible for any errors or omissions in the data.

Map Prepared by: Nevada County Planning Department
March 2014

Funding Availability

Approximately 11.6 percent of the employed population in Nevada County is below the poverty level and in need of affordable housing. The County has been committed to providing new housing and maintaining and preserving existing housing for all residents of the County. Through this commitment, the County has availed itself of some available Federal, State, and local programs, the results of which are discussed in other sections of this Housing Element.

The following data is a listing of available programs, which can be considered potential resources for the County.

Rehabilitation Local Programs

- FREED, Fix-It Program: Home Modification and Repair for People with Disabilities including Seniors

CalHOME Program

The County was awarded \$1,000,000 in 2006 through the CalHOME program, which the contract is set to expire in 2014. Of the \$1,000,000 awarded, \$381,821 has been expended to assist 16-families with health and safety rehabilitation home improvements.

Other State Programs

- California Housing Rehabilitation Program (CHRP-R)
- Special User Housing Rehabilitation Program (SUHRP)
- Deferred Payment Rehabilitation Loan Program (DPRLP)
- Housing Assistance Program (HAP)
- CalHOME Program
- Disaster Recovery Initiative (DRI)/Disaster Recovery Enhancement Fund (DREF)
- Predevelopment Loan Program (PDLP)

USDA Section 533 Rural Housing Preservation Grant Program

In 2012, the County was awarded \$85,000 for single-family owner occupied housing rehabilitation activity. Three homeowners have benefited from this grant to rehabilitate their homes. The award will expire in September 2014.

Other Federal Programs

- Section 8 Moderate Rehabilitation
- Homeownership Zone Program
- Weatherization Assistance Program (WAP)

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New Construction

There are several loan and grant programs that apply to both new construction, as well as rehabilitation in the State of California. However, Federal funding for new construction is limited to the programs shown below.

Local Programs

- Density Bonus

HOME First Time Homebuyers Grant

In 2011, the County was awarded a HOME First Time Homebuyers Grant for \$546,975. To date, five qualified first time home buyers received down payment assistance expending \$300,000 of the total \$546,975 available, leaving a balance of \$246,975 for eligible first time homebuyers.

Other State Programs

- Affordable Housing Innovation Program (IHP)
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHOME Program
- California Self-Help Housing Program (CSHHP)
- Rental Housing Construction Program (RHCP-O and RHCP-B)
- Families Moving to Work Program (FMTW)
- Family Housing Demonstration Program (FHDP)
- HOME Investment Partnership Program (HOME)
- American Recovery and Reinvestment Program (CDBG)
- Housing-Related Parks Program (HRPP)
- Emergency Housing and Assistance Program (EHAP)
- Joe Serna, Jr. Farmworker Housing Grant Program: Owner (Serna)
- Mobilehome Park Resident Ownership Program (MPROP)
- Multifamily Housing Program (MHP)- Several
- Transit Orientated Development Housing (TOD)

Federal Programs

- HOME Investment Partnership Program
- Self-Help Homeownership Opportunity Program (SHOP)
- Federal Housing Administration Loans (FHA)

Rental Assistance*HOME Tenant Based Rental Assistance Grant*

In 2011, the County was awarded a HOME Tenant Based Rental Assistance (TBRA) Grant for \$99,000 (TBRA). All of the funds have been expended with ninety-eight qualified households receiving rental deposit assistance through the program.

State Programs

- HOME Investment Partnerships Program (HOME)
- Housing Assistance Program (HAP)
- Rental Housing Construction Program (RHCP-O and RHCP-B)
- Joe Serna, Jr. Farmworker Housing Grant Program: Rental (Serna)
- Office of Migrant Services (OMS)

Federal Programs

- National Shared Housing Resource Center- Senior H
- Rental Assistance Demonstration (RAD)
- Renewal of Section 8 Project-Based Rental Assistance
- American Recovery and Reinvestment Program (CDBG-R)

Housing Constraints

The ability of the private and public sectors to provide adequate housing to meet the needs of all economic segments of the community can be constrained by various interrelated factors. For ease of discussion, these factors have been divided into two categories: non-governmental constraints and governmental constraints. The extent to which these constraints are affecting the supply and affordability of housing in Nevada County is discussed below.

Governmental Constraints

Potential constraints on the provision of housing, which could be attributed to governmental actions, including land use controls, building codes, permit fees, review procedures, and funding limitations. Each potential constraint and its effect on housing are discussed below.

Land Use Controls

The Land Use Element of the Nevada County General Plan sets forth the County's policies for guiding local development. These policies, together with existing zoning, establish the amount and distribution of land to be allocated for various uses throughout the County. Residential development in Nevada County is permitted in accordance with the Zoning Ordinance, under the land use districts shown in Table 8.30.

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. Residential land use categories and their

**TABLE 8.30
LAND USE DISTRICTS AND DENSITIES**

<i>Land Use District</i>	<i>Gross Allowable Density</i>	
	<i>Maximum Impervious Surface</i>	<i>Units per Acre</i>
Forest (FR)	5%	Equivalent to minimum parcel size
Timber Production Zone (TPZ)	5%	Equivalent to minimum parcel size
General Agriculture (AG)	40%	Equivalent to minimum parcel size
Residential Agriculture (RA)	30%	Equivalent to minimum parcel size
Low Density Residential (R-1)	40%	4
Medium Density Residential (R-2)	50%	6
High Density Residential (R-3)	60%	15/20 ⁽¹⁾

Source: Nevada County Zoning Ordinance.

⁽¹⁾ Twenty dwelling units per acre for areas within incorporated areas Sphere of Influence. Elsewhere, 15 dwellings units per acre.

consistent zoning designations are described in the Land Use Element including Residential Agriculture (RA); Low Density Residential (R-1); Medium Density Residential (R-2); High Density Residential (R-3). Nevada County also allows single-family residential development as a by-right or allowed use in the General Agriculture (AG), Forest (FR) and Timber Production Zones (TPZ). In addition to the base zoning districts shown in Table 8.30, the County has created two new Zoning Combining District's that provide additional opportunities for

a variety of housing types. These districts are the Regional Housing Need (RH) combining district adopted in 2011 that is required to be attached to any property that is rezoned to accommodate an unmet Regional Housing Need and the Continuing Care Retirement Community (CCRC) combining district adopted in 2013 that provides for new opportunities for a variety of housing types for the County’s aging population. Further detail regarding the specifics of each new combining district is discussed under the Permit Requirements for Residential Zones discussion later within this document.

The Planning Department may allocate “density bonuses” for the development of affordable housing. These bonuses are specified in the Nevada County LUDC Section L-II 3.16. Density bonuses can be used to offset standards that may reduce residential density potential on a development site. The Planning Department also allows second units in compliance with Nevada County LUDC Sec. L-II 3.19 as a means to achieve higher densities and meet affordable housing needs.

Residential Development Standards and Site Improvements

Nevada County has set development standards and site improvements that are required before consideration of a final map for a subdivision. The development standards and site improvements are inspected and approved by the County Engineer and appropriate conditioning agency before approval of the final subdivision map. The site improvements are vital to provide adequate infrastructure for circulation, safety, water and sewer service, etc. and to retain the existing character of Nevada County. The County’s site improvements are discussed in more detail in Table 8.31 below. The site improvements required for the approval of a subdivision in Nevada County are not seen as overly restrictive and should not act as a constraint to residential development in the County.

**TABLE 8.31
SUBDIVISION SITE IMPROVEMENTS**

<i>SITE IMPROVEMENTS</i>	<i>EXPLANATION*</i>
<i>STORM DRAINAGE</i>	
Hydrology	Drainage design calculations are determined for the hydraulic loads of both 10-year and 100-year design storms. Watershed areas of 640 acres and less are analyzed utilizing the Rational Method. Watershed areas larger than 640 acres are analyzed utilizing the Soil Conservation Service Unit Hydrograph Method.
Hydraulics	The drainage facilities are designed to contain the entire run-off flows for the 10-year design storm and to pass the 100-year design storm with slight inundation of roadways. Structures are protected by a 2-feet of freeboard above the 100-year design storm floodplain.
Structures	Drainage detention facilities are used to reduce the peak discharge to pre-project levels. They are designed such that the water surface elevation returns to the base elevation within 24 hours of the end of the storm event. Cross culverts are designed to carry the design flows and are a minimum of 18-inches in diameter for roadways and 12-inches in diameter for driveways.

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Materials	Culverts can be reinforced concrete, corrugated steel, corrugated aluminum or high-density polyethylene plastic pipe. Other drainage structures are typically constructed from reinforced concrete or steel.
SANITARY SEWER	
General	Sewage disposal for any subdivision is subject to review by the County Department of Public Works, Sanitation Division for projects proposing use of public sewer systems and by the County Department of Environmental Health for subdivisions proposing to utilize septic systems for sewage disposal. In Nevada County, subdivisions typically utilize septic systems to serve the newly created lots. All newly created lots are subject to Chapter VI of the Nevada County Land Use and Development Code (Sewage Disposal). Chapter VI requires: for, subdivisions, all proposed parcels shall have a site approval report as specified in Section L-VI 1.10 prior to recordation of the map. This requirement may be waived by the Department for creating parcels 40-acres or greater as provided in the Sewage Disposal Regulations. For subdivisions with on-site systems proposed, a minimum usable disposal area shall be delineated on each lot of the map to be recorded. Minimum usable sewage disposal area requirements for subdivisions proposing centralized systems will be considered on a case-by-case basis in accordance with Chapter VI.
WATER SYSTEM	
General	Water supply and distribution improvements required in conjunction with any subdivision of land under the provisions of the Nevada County Subdivision Ordinance shall be completed consistent with the requirements of Chapter X of the Nevada County Land Use and Development Code (Water Supply and Resources). See Chapter X for specifics.
ROADS	
Conformity	The design, alignment, width, grade, and location of all new roads are in conformance to Chapter XVII, Road Standards, of the Nevada County Land Use and Development Code. New roads are considered in relationship to the volume of traffic, existing and planned roads, topographical conditions, public convenience and safety, and the appropriate standard for the potential land uses of the area served by such roads.
Continuity	The alignment and location of new roads make provisions for continuing roads from adjoining areas and projecting roads into adjoining areas when those areas are undeveloped. Secondary routes are required where long dead-end roads serve newly developed areas.
Dead-end Roads	The length of dead-end roads is limited according to the zoning of the area. The maximum length of dead-end roads varies from 800 feet, in areas zoned for less than 1 acre, to 5280 feet, in areas zoned for 20 acres or larger. Cul-de-sacs are provided with a turnaround radius of 40 feet at a minimum.
Fire Safe Roads	The minimum standard for a road, defined as serving more than two parcels, is a Fire Safe Road, consisting of two 9-foot wide lanes. Surfacing requirements vary by parcel size. Fire Safe Roads can provide access to areas with traffic volumes of up to 100 Average Daily Trips (ADT).
Local Roads	A Local Road provides access for areas with traffic volumes between 101 ADT and 2000 ADT. Local Roads have lane widths that vary from 9-feet to 12-feet wide, depending on ADT.

Collector Roads	A Collector Road serves to carry traffic from Local Roads to Arterial Roads or community areas. Collector Roads have lane widths that vary from 9-feet to 12-feet wide.
Arterial Roads	An Arterial Road serves a regional area and is not typically constructed as part of a residential development.
Intersections	Roads intersect one another at an angle as near to a right angle as possible, and do not intersect at angles of less than seventy degrees. Off-set intersections are discouraged.
Private Roads	Privately maintained roads conform to the same standards as publicly maintained roads.
Structural Design of Roads	See Chapter XVII, Road Standards, of the Nevada County Land Use and Development Code.
Signage	The developer is responsible for placement of all regulatory and street name signs.
Utilities	The developer is responsible for placement of all utilities.
Driveways	Driveways are constructed by the property owner at the time of home construction and conform to the Driveway Standards established by the Building Department.
Grading Plan	Lot grading conforms to the latest adopted edition of the Uniform Building Code, the County's Grading Standards and the County's Land Use and Development Code.
LANDSCAPING	
General	Landscaping if appropriate must be included on all project sites, excluding single-family dwellings. The Nevada County Land Use and Development Code, Zoning Ordinance Sec. L-II 4.2.7 Landscaping requires that all Development Permits, Use Permits, and Subdivisions adhere to the County Landscaping Standards. For specifics refer to the Land Use and Development Code.

Source: Nevada County Zoning and Subdivision Ordinances.

The County's residential development standards, both on-site and off-site, are not overly or unnecessarily restrictive, when compared to surrounding communities. They are not so onerous as to be considered a constraint on the development of housing. The high-density residential designation is consistent with the high-density designations found in the surveyed communities. Yard setback requirements and other standards regulating development within the County are consistent with those being utilized in the surveyed communities, as documented in Table 8.32 on the following page.

Since Nevada County's development standards are not more restrictive than those of the surrounding communities, they will not inhibit the development of a range of housing types within the County. Furthermore, through the use of tools such as clustering options and Planned Development, the County can encourage innovative planning design that among other benefits may translate into lower housing costs. Many of the standards that could be viewed as restrictive towards the development of affordable housing are the direct result of State mandated codes such as those utilized by the County Building and Environmental Health Departments.

**TABLE 8.32
DEVELOPMENT STANDARDS**

Jurisdiction	Maximum Density (Units/Acre)	Yard Setbacks			Off Street Parking Spaces/Unit	Maximum Height
		Front	Side	Rear		
GENERAL AGRICULTURE (AG)						
Nevada City		Not applicable				
Grass Valley		Not applicable				
Truckee		Not applicable				
Nevada County	Equivalent to minimum parcel size based on Zoning District Map	20' from road ROW or 45' from ROW centerline	Exterior: 15' from road ROW or 40' from ROW centerline and Interior: 30'	30'	2 spaces per unit	45' or 3 stories, whichever is less
RESIDENTIAL AGRICULTURE (RA)						
Nevada City ⁽¹⁾	1	50'	Exterior: 15' and Interior: 6'	25'	2 spaces per unit	35'
Grass Valley ⁽¹⁾	1	50' from a local street centerline; 20' plus 1/2 the ultimate ROW from the centerline of a street shown in the Circulation Element or a specific plan.	Exterior: 40' from a local street centerline; 10' plus 1/2 the ultimate ROW from the centerline of a street shown in the Circulation Element or specific plan and Interior: 5'	20'	2 spaces at least 1 covered	35'
Truckee ⁽¹⁾	1 single-family unit per lot; and one secondary residential unit	20'; 20' on parcels 3 acres or larger	Exterior: 15'; 30' on parcels larger than 3 acres and Interior: 10'; 30' on parcels 3 acres or larger	20'; 30' on parcels 3 acres or larger	2 spaces	35' or 3.5 stories whichever is less
Nevada County	Equivalent to minimum parcel size based on Zoning District Map	20' from road ROW or 45' from ROW centerline	Exterior: 15' from road ROW or 40' from ROW centerline and Interior: 30'	30'	2 spaces per unit	35' or 3 stories, whichever is less
LOW DENSITY RESIDENTIAL (R1)						
Nevada City	4	30'	Exterior: 10' and Interior: 5'	25'	2 spaces per unit	35'
Grass Valley	1	15' for the building facade, 5' for a front porch; or the average of the two adjacent primary dwellings; or the same as the adjacent primary dwelling if only one adjacent lot is developed	Same as RA	20% of lot depth, to a maximum requirement of 15'	2 spaces at least 1 covered	35'; 2 stories
Truckee ⁽²⁾	Same as RA	Same as RA	Same as RA	Same as RA	2 spaces	35' or 3.5 stories whichever is less
Nevada County	4	20' from road ROW or 45' from ROW centerline	Exterior: 10' from road ROW or 35' from ROW centerline and Interior: 30'	30'	2 spaces per unit	35' or 3 stories, whichever is less
MEDIUM DENSITY RESIDENTIAL (R2)						

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Nevada City	1/acre for first unit and 1/6,000 sf. for successive units	25'	9'	25'	2 spaces per unit	35'
Grass Valley	8 units/acre, 5,400 sf. of site area per unit	Same as R1	Same as R1	Same as R1	2 covered spaces per each unit, plus 1 space for each units of guest parking	35', 2 stories
Truckee ⁽³⁾	Equivalent to minimum parcel size based on Zoning District Map	Same as RA	Same as RA	Same as RA	Studio and 1 bedroom units- 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage. Spaced not required to be in garage for affordable housing units; and 2 bedroom or more- 2 spaces per unit, with 1 space per unit in a fully enclosed garage. Spaces not required to be in a garage for affordable housing units	35' or 3.5 stories whichever is less
Nevada County	6	20' from road ROW or 45' from ROW centerline	Exterior: 15' from road ROW or 40' from ROW centerline and Interior: 30'	30'	1 space per bedroom unit; 1.5 spaces for 2 bedroom units; and 2 spaced for 3 bedroom units, plus 1 guest space per each 2 units.	35' or 3 stories, whichever is less
<i>HIGH DENSITY RESIDENTIAL (R3)</i>						
Nevada City	Not applicable					
Grass Valley ⁽⁴⁾	3,500 sq. ft. of site area per unit/ 2,000 sf of site area per unit	Same as R1	Exterior: 20% of lot width to a maximum requirement of 15' and Interior: 5'	N.A./ 20% of lot depth, with a minimum of 10' and a maximum requirement of 20'	Same as R2	35', 3 stories
Truckee ⁽⁵⁾	Equivalent to minimum parcel size based on Zoning District Map	15'	Exterior: 10' and Interior: 5'/10'	20'/25'	Same as R2	35' or 3.5 stories whichever is less
Nevada County ⁽⁶⁾	15/20 with 20 being allowed in incorporated areas sphere of influences	20' from road ROW or 45' from ROW centerline	Exterior: 10' from road ROW or 35' from ROW centerline and Interior: 30'	30'	Same as R2	35' or 3 stories, whichever is less

Source: Nevada City Municipal Code; Grass Valley Development Code; Truckee Development Code; and Nevada County Zoning Ordinance.

⁽¹⁾ Nevada City's Rural Residential, Grass Valley's Rural Estate and Truckee's Rural Residential Zoning Districts were used for this row.

⁽²⁾ Truckee's RS (Residential Single-Family) District was used for this row.

⁽³⁾ Truckee's RM (Residential Multi-Family) District was used for this row.

⁽⁴⁾ Grass Valley's R-2A and R-3 Zoning Districts were used for this row.

⁽⁵⁾ Truckee's DRM (Downtown Medium-Density Residential)/DRH (Downtown High-Density Residential) Districts were used for this row.

⁽⁶⁾ Nevada County does not have an R4 Zoning District.

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Building Codes and Enforcement

Building standards are essential to ensure safe housing. Nevada County has adopted the Model Codes consisting of the 2013 California Building Code (2012 IBC), 2013 California Plumbing Code (2012 UPC), 2013 California Mechanical Code (2012 UMC), 2013 California Electrical Code (2011 NEC), 2013 California Fire Code (2012 IFC), 2013 California Energy Code, 2013 California Existing Building Code, 2013 California Historical Building Code, 2012 International Property Maintenance Code, 2012 International Swimming Pool, Spa and Hot Tub Code and the Nevada County Land Use and Development Code. There is no ongoing systematic enforcement of the State Housing Code (Title 25, CCR) in Nevada County. Existing units are inspected only when complaints are received by the County or when an owner seeks a permit for additional construction.

Building permits are required for all construction not specifically exempted. This includes houses, garages, most decks, commercial projects, installation of propane appliances, grading, projects requiring framing, electrical, mechanical, plumbing, etc. Building permits are valid for six-months and are eligible for six-month extensions based upon justifiable cause. Permits for properties above 3,500-foot elevation are valid for one year and extensions are automatically granted for 180-days when there has been construction progress with an approved building inspection, up to final inspection. As shown in Table 8.32 Nevada County's Residential Development Standards are not unnecessarily restrictive as compared to other localities and do not act as a constraint to housing development throughout the County. Additionally, these standards are necessary to maintain basic health and safety and therefore should remain intact.

Development Fees and Taxes

Development fees can pose a constraint on the production of housing units in a county when they are higher than those found in the surrounding communities. A survey of the incorporated jurisdictions in Nevada County was conducted to determine the development fees and taxes charged by these jurisdictions in comparison to those charged by Nevada County. In Nevada County, the anticipated development fees and taxes for a typical 1,500 square foot housing unit are just under \$16,500 (See Table 8.33). This figure compares favorably with those found in the surveyed communities. It should be noted that County building permit fees are shown to be much lower than the incorporated areas primarily due to the fact that a home-owner is responsible for paying for connection to municipal water and sewer. Only limited areas within Nevada County have access to public sewer and water and the analysis in Table 8.33 assumes a rural residential parcel that would provide its own water supply by well and have to install a septic system designed to accommodate the appropriate number of bedrooms. As a result, the cost of fees for building a new single family dwelling in the unincorporated area are relatively similar when you factor in the hard costs associated with the development of onsite water and sewage disposal resources. In light of the competitiveness of the development fees and taxes charged by Nevada County, when compared to the surrounding jurisdictions, development fees and taxes are not

**TABLE 8.33
RESIDENTIAL DEVELOPMENT FEE/TAX COMPARISON FOR A
TYPICAL SINGLE FAMILY RESIDENCE**

<i>Fee/Tax Category</i>	<i>Nevada City⁽¹⁾</i>	<i>Grass Valley⁽²⁾</i>	<i>Town of Truckee⁽³⁾</i>	<i>Nevada County</i>
Building Permit	\$1,600.00		\$131/hr.	\$1,600.00
Plan Checking	\$1100.00	\$2,047	\$131/hr.	\$1,100.00
Mechanical Permit	-	-	\$153	-
Electrical	-	-	\$153	-
Plumbing	-	-	\$153	-
SMIP Fees- Residential	\$16.54	\$.10 per \$1000 Valuation	Planning	\$16.54
General Plan Update	-	-	PUD	-
Architectural Review	\$800.00	-	-	-
Water Supply/Dist	\$2,115.00	\$8,125.00	\$4,500.00	-
Sewer Hook-up	\$1,230.00	\$8,604.00	\$1,650.00	-
Wastewater Recycle	-	-	-	-
Regional Traffic Fees	\$4,201.00	\$6,320.00	\$5,544.00	\$5,761.00
Local Traffic Fees	\$3,023.98.00			
Flood Protection	-	-	-	-
Fire Protection	\$205.02	\$165.00	\$1,900.00	\$800.00
Police Protection	\$589.35	-	-	-
Park and Recreation	\$918.09	- see other Mitigation Fees	\$2,620.00	\$350.00-900.00
City Administration	\$101.62	-	-	-
School Mitigation	4,752.00	\$4,158.00	\$5,260.00	\$4,500.00
Other Mitigation/Building Permit Fees	Approx. \$5,384	\$4,480	-	\$800-1,300.00
Septic Permit	-	-	-	\$800-1,300.00
Well Permit	-	-	-	\$470.00
TOTAL	\$26,037.00⁽¹⁾	\$33,899.00	\$29,020⁽³⁾	\$16,447.54

Source: City of Grass Valley, Nevada City, Town of Truckee, and Nevada County, 2009 and 2014.

- (1) Build Permit, Plan Review and SMIP Fees are based on a 1,500 sq. ft. single family dwelling (SFD), all other fees for Nevada City are based on a 1,600 sq. ft. SFD. Total cost of permit fees was obtained from the City's 2014-2019 Housing Element update.
- (2) Based on a 1,400 sq. ft. SFD and permit fee information was obtained from the City's 2009-2014 Housing Element.
- (3) Based on a 2,000 sq. ft. SFD and total permit fee and other permit information was obtained from the Town's 2007-2014 Housing Element.

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considered to be a significant constraint on the production of single-family housing within the County.

Multi-Family Development Fees

Development fees imposed on multi-family development can cause a constraint on the production of housing units affordable to lower-income households. Table 8.34, shows the estimated fees charged to a multi-family development in Nevada County. The fees are for a hypothetical two-story apartment complex consisting of eight 1,256 square foot two-bedroom apartments. This hypothetical apartment building was used as an example as it is reflective of a past Planning Commission approval of a project in south Nevada County. That particular project was a mixed-use development that provided approximately 75,000 of mixed office and

**TABLE 8.34
RESIDENTIAL DEVELOPMENT FEE COMPARISON: SINGLE
FAMILY/MULTI-FAMILY DEVELOPMENT**

<i>Fee/Tax Category</i>	<i>Single-Family⁽¹⁾</i>	<i>8-Unit Multi-Family⁽²⁾</i>	<i>Multi-Family by Unit</i>
Building Permit	\$1,600.00		
Plan Checking	\$1,100.00		
Mechanical Permit	-	\$5,715.00	\$625.00
Electrical	-		
Plumbing	-		
SMIP Fees- Residential	\$16.54		
Water Supply/Dist	-	\$37,107.26 ⁽³⁾	\$4,638.38
Wastewater Collection	-	\$83,496.00 ⁽⁴⁾	\$10,437.00
Traffic Circulation	\$5,761.00	\$46,088.00	\$5,761.00
Flood Protection	-	-	-
Fire Protection	\$800.00	\$5,032.00	\$629
Police Protection	-	-	-
Park and Recreation	\$350.00-900.00	\$3,896.00	\$487.00
School Mitigation	\$4,500.00	\$29,842.56	\$3,730.32
Septic Permit	\$800-1,300	-	-
Well Permit	\$470.00	-	-
TOTAL	\$16,447.54	\$211,176.26	\$26,397.03

Source: Nevada County Building Department; Department of Public Works, Sanitation; and Nevada Irrigation District.

⁽¹⁾ Assumes a typical 1,500 square foot single-family residence with an individual septic system and well.

⁽²⁾ Assumes a single two story 10,048 sq. ft. multi-family building consisting of eight 1,256 sq. ft. two bedroom units on public water and sewage disposal located within the Bear River Park and Recreation District, Higgins Fire District and County Sanitation Zone #1.

⁽³⁾ Based on the Nevada Irrigation District, \$1,043 2" meter connection fee plus \$4,508 per unit fee. For senior citizen apartments the per unit fee is reduced to \$1,917 per unit.

⁽⁴⁾ Assumes initial sewer capacity increase cost of \$14,700 per equivalent dwelling unit (EDU) x0.71 (reduced due to multi-family). Additional costs would be incurred if the project required an extension of the mainline and annexation into the County Sanitation Zone. The annual fee for a single EDU is \$1,085.

commercial space and 28 residential units that met the profile described above. This example utilized development fees for the construction of one of the four approved residential buildings. In addition to the development fees shown within Table 8.34, a multi-family housing development would be subject to Environmental Health, Planning and Department of Public Works review fees as shown in Table 8.34.

As evident in Table 8.34 a major cost of development fees for multi-family housing is the initial cost of hooking up to public sewer and water services. The overall building permit review and development impact fees associated with approving this type of project are consistent with the development fees imposed on a typical 1,500 square foot single-family home. As an incentive to promote multi-family development, the County allows a reduced cost for multi-family housing (see note⁽⁴⁾ in Table 8.34). Due to expanding operating costs and regulatory requirements for the operation of a public sewer system, however it is unlikely that

these connection fees will go down in the near future.

The County does not provide public water service. The Nevada Irrigation District (NID) usually provides public water service in Nevada County where available. NID is a special district within Nevada County and establishes its own set of development and monthly operating fees. The County will encourage NID to provide reduced development fees as a program within this Housing Element. As a note, NID does provide a significantly reduced rate for senior citizen housing. The program within this Housing Element will encourage NID to reduce their initial per unit fee on apartment complexes that maintain at least 50% of their units as affordable to the low, very low or extremely low income groups. Overall, the development fees charged to multi-family housing could be viewed as a constraint to the development of affordable multi-family housing units. This Housing Element proposes policies and programs that focus on minimizing multi-family development fees as a constraint for the development of affordable housing in Nevada County.

Land Use Permit Fees

The amount that Nevada County charges for permit fees are generally higher than those charged by the City of Nevada City and Grass Valley, but overall are lower than the Town of Truckee. Table 8.35 shows a breakdown of typical planning fees for residential development in Nevada County and the County’s incorporated areas. The permit fees charged in the County can be attributed to the rural setting that Nevada County provides.

**TABLE 8.35
COMPARISON OF PERMIT FEES**

<i>Fee Category</i>	<i>Nevada City</i>	<i>Grass Valley</i>	<i>Town of Truckee</i>	<i>Nevada County⁽¹⁾</i>
General Plan Amendment (map)	\$2,000	\$5,786	\$6,500	\$2,962.16
Rezone	\$2,000	\$3,962	\$6,500	\$2,883.90
Tentative Parcel Map (4 parcels or less)	\$595+\$385/lot	\$2,738	\$3,000	\$4,331.36
Tentative Final Map (5 or more lots)	\$1,295+\$210/lot	\$3,804-\$10,234 ⁽²⁾	\$6,500	\$6,565.88
Use Permit for Multi-Family	\$2,000	\$2,373	\$6,500	\$4,453.86 ⁽³⁾
Development Permit for Multi-Family	\$2,000	\$2,566	\$6,500	\$2,801.28
Variance	\$500	\$1,589	\$3,000	\$1,725.08

Source: Nevada County, Nevada City, Town of Truckee and City of Grass Valley Planning Departments, 2014.

⁽¹⁾ Nevada County fees are a minimum deposit that will be billed for actual costs that exceed the minimum paid at submittal. Planning fees are billed at \$129.54/hour; DPW fees at \$136.58/hour; EH fees at \$156.52/hour; and Bldg. fees at \$136.28/hour.

⁽²⁾ City of Grass Valley Tentative Map (5 to 10 lots)= \$3,804; (11 to 25 lots)= \$5,095; (26 to 50 lots)= \$6,989; and (51 lots or more)= \$10,234.

⁽³⁾ Multi-family developments are allowed in most zoning districts subject to a use permit and a development permit in the R2 and R3 Zoning Districts.

The planning permit fees that are charged per multi-family unit are generally less than those charged for single-family residential development. These fees do not represent a constraint on the production of a range of housing types. The County will continue to conduct periodic surveys (both formal and informal) of other communities in the Nevada County area to ensure that local processing fees do not inhibit housing construction.

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Permit Requirements for Residential Zones

To promote higher densities and mixed land use, Nevada County allows various land uses within its residentially zoned districts. Many of these land uses are required to obtain a Use Permit (UP), Development Permit (DP) or an Administrative Development Permit (ADP). The size and type of use typically dictates the type of permit required. The land uses and the type of permit required are shown in Table 8.36. Many of the areas that show a DP required refer to an ADP, however there are some uses that show a DP required that are actually referring to a discretionary Development Permit. For specifics, refer to the County’s Land Use and Development Code.

**TABLE 8.36
RESIDENTIAL ZONES AND PERMIT REQUIREMENTS**

<i>Land Use</i>	<i>AG</i>	<i>RA</i>	<i>RI</i>	<i>R2</i>	<i>R3</i>
<i>Residential</i>					
Community Care Facilities for less than 6 people including, but not limited to, residential care and social rehabilitation facilities, and alcoholism and drug abuse recovery or treatment facilities and where the facility is federally funded, registered sex offenders are excluded as clients.	A	A	A	A	A
Community Care Facilities for more than 6 people, including, but not limited to, residential care and social rehabilitation facilities, and alcoholism and drug abuse recovery or treatment facilities where the facility is federally funded and where registered sex offenders are excluded as clients.	UP	NP	UP	UP	UP
Day Care Home, small family (8 or fewer children)	A	A	A	A	A
Day Care Home, large family (9 to 14 children)	DP	DP	DP	DP	DP
Day Care Center (more than 14 children)	UP	UP	UP	UP	UP
Dwelling, Single-Family	A	A	A	A	UP
Dwelling, Second Unit	A	A	A	A	A
Dwellings, Second Units consistent with allowed density	DP	DP	DP	DP	DP
Dwellings, Multiple-Family	UP	UP	UP	DP	DP
Dwelling Groups, consistent with allowed density	UP	UP	UP	DP	DP
Employee Housing	A	A	A	NL	NL
Emergency Shelter Housing for 6 or fewer people	NL	NL	NL	A	A
Emergency Shelter Housing for more than 6 people	NL	NL	NL	UP	UP
Mobilehome Parks (must include “MH” District)	UP	UP	UP	UP	UP
Residential accessory uses and structures including, but not limited to, private greenhouses, private garages or carports, private kennels, swimming pools, fences, walls, and owner/address signs.	A	A	A	A	A
Residential Guest Quarters	A	A	A	NL	NL
Transitional Housing (6 or fewer people)	A	A	A	A	A
Transitional Housing (more than 6 people)	UP	UP	UP	UP	UP
Temporary Model Homes	A	A	A	A	A
Temporary use of a mobile home or an RV during construction of a properly permitted dwelling unit.	A	A	A	A	A
Rooming and Boarding Houses	NL	NL	NL	UP	UP
Senior Citizen and Disabled Housing Facilities	NL	NL	NL	UP	UP

<i>Commercial</i>					
Bed & Breakfast Inns	UP	UP	UP	UP	UP
Cemetery	UP	UP	NP	NL	NL
Community Meeting and Social Event Facilities	UP	UP	UP	UP	UP
Home Businesses	DP	DP	DP	DP	DP
Medical Clinics and medical support services, non-profit	UP	UP	UP	UP	UP
Nursery, Retail Plant	UP	NL	NL	NL	NL
<i>Industrial</i>					
Temporary Staging Areas for public road projects	UP	UP	UP	UP	UP
<i>Agricultural, Resource, and Open Space</i>					
Agricultural uses and structures including, but not limited to, barns, temporary and permanent stands for the sale of products grown on-site, packing facilities for products grown on-site, wholesale plant nurseries, private stables.	A	A	NP	NL	NL
Agricultural support uses and structures including, but not limited to, farm equipment sales and service, feed stores, feedlots, processing/slaughtering facilities, packing facilities for products grown off-site, custom farming services, and waste handling and disposal services.	UP	NL	NL	NL	NL
Airstrips heliports, private	UP	NL	NL	NL	NL
Animal Keeping and Raising	V	V	V	V	V
Crop and Tree Farming	A	A	A	A	A
Certified Growers/Farmer's Market	DP	DP	DP	DP	DP
Development & processing natural resources (lumber mills)	UP	NL	NL	NL	NL
Kennels, commercial	UP	NL	NL	NL	NL
Mining, Mineral Exploration	A	V	V	V	V
Mining, Subsurface	UP	UP	UP	UP	UP
Mining, Surface vent and escape shafts (subsurface mining)	UP	UP	UP	UP	UP
Power plants, private, non-commercial bio-mass, cogeneration, and small hydroelectric.	UP	UP	UP	NL	NL
Stables, commercial	UP	UP	NP	NL	NL
Wineries	A	A	NP	NL	NL
Wildlife Rehabilitation Facilities	DP	DP	NP	NL	NL
Woodyard	UP	UP	NP	NL	NL
<i>Institutional and Public</i>					
Airports	UP	NL	NL	NL	NL
Churches	UP	UP	UP	UP	UP
Communication Towers	UP	UP	NP	NL	NL
Certain Non-commercial and Minor Antennae	A	A	A	A	A
Emergency services (fire and ambulance stations)	UP	UP	UP	UP	UP
Public Utility Uses and Structures	V	V	V	V	V
Schools, Academic	UP	UP	UP	UP	UP
<i>Recreational</i>					
Camp, Low Intensity	UP	NL	NL	NL	NL
Campgrounds, Low Intensity	UP	NL	NL	NL	NL
Parks and Playgrounds	UP	UP	UP	UP	UP

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Trails, Pedestrian and Equestrian	A	A	A	A	A
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Source: Nevada County Zoning Ordinance.

KEY TO TABLE

A= Allowed Use

DP= Development Permit (Administrative and Discretionary)

NL = Not Listed

NP= Not Permitted

UP= Use Permit

V= Varies

As evident in Table 8.36 Nevada County has zoning that supports a variety of housing types. Many of which, including single family dwellings, second units, residential guest quarters, emergency shelters for 6 or fewer, community care facilities for less than 6 people, transitional housing for 6 or fewer are permitted as an allowed use in all County residential zoning districts. The County also allows modular, mobile or factory built housing in all residential districts subject to specific standards of the County's adopted building codes and allows accessory-second dwelling units as an allowed use in all zoning districts that allow single-family uses as such. In addition to the uses shown in Table 8.36, the County Zoning Ordinance allow multi-family development in the RA and R1 zones subject to a Use Permit and in the R2 and R3 zoning districts subject to a Development Permit. The Zoning Ordinance require review/approval by the Zoning Administrator for any multi-family development less than 10-units and review/approval by the Planning Commission for any multi-family development greater than 10-units.

In addition to the allowed/by-right uses mentioned above the County currently allows community care facilities for more than six persons in the AG, R1, R2 and R3 residential zoning districts subject to a Use Permit; emergency shelters for more than six persons in the R2 and R3 zoning districts subject to a Use Permit; and transitional or supportive housing for more than six persons in all residential zoning districts subject to a Use Permit. Consistent with Program EO-8.5.6 (2009-2014 Housing Element), the County amended its Zoning Regulations in 2013, to establish the Community Commercial (C2) zoning district as the district that transitional housing and emergency shelters are allowed as a by-right use (County Ordinance No. 2366). To be consistent with SB2 (Cedillo) however, the County must permit transitional and supportive housing as a residential use in all zoning districts that allow residential use subject to those restrictions and permitting requirements that are applicable to other residential uses in the same zone. To achieve this, the County has retained and modified Program EO-8.5.6 (now Program EO-8.5.4). In implementing Program EO-8.5.4, the County will also review its regulations and permitting requirements for all transitional and supportive housing to ensure the Zoning Regulations are in compliance with State law. As documented on Page 8-44, there are adequate undeveloped residentially zoned lands throughout the unincorporated area of Nevada County to support the creation of new emergency shelters and transitional or supportive housing. Also within the C2 zoning district alone, there are at 18 undeveloped sites consisting of 397.42-acres that are available which could be developed for transitional or supportive housing. These sites vary in location with areas in both eastern and western Nevada County. Since there are more than adequate sites with appropriate zoning that allow for the development of emergency shelters and transitional or supportive housing, the availability of land is not considered a constraint on the development of such housing especially after the implementation of Program EO-8.5.4.

In recognition of the State Employee Housing Act, the County's Zoning Ordinance allows when for both seasonal and permanent agricultural and resource based employee housing. The Zoning Ordinance permits seasonal or permanent farmworker housing for up to four units to be constructed regardless of density as an allowed use. The County's Employee Housing Ordinance rely upon State permitting requirements for all farmworker housing proposals that exceed four employee units consistent with the State Employee Housing Act. The provisions of the County's Zoning Ordinance permitting seasonal or permanent farmworker housing as an allowed use for as many as four employee units is a major step to remove constraints for providing permanent or temporary housing for farmworkers in Nevada County.

In regards to multi-family residential housing, the County current requires a Use Permit in the AG, RA, and R1 zoning districts and a Development Permit in the R2 and R3 zoning districts. Multi-family rental housing is also allowed within all Commercial, Office Professional and Business Park zoning districts as a part of a mixed use project with a density not to exceed four units per acre. This type of use is reviewed subject to either a Use Permit or a Development Permit depending on the extent of the proposed commercial, office, or business park use, which accompanies the housing. In all cases, the purpose of both the Use Permit and the Development Permit is to ensure that all application standards of the County's Zoning Ordinance, including design review are met. In 2013, the County's Zoning Ordinance was amended to define and create development standards for allowing single-room occupancy units in the R2 and R3 zoning districts. To meet the expanding needs of the very low and more importantly the extremely low-income population of Nevada County, this Housing Element update contains a program that encourages the County to seek and prioritize funding to support the development of single-occupancy units.

In 2011, the County created and adopted the Regional Housing Need (RH) Combining District which implemented the 2009-2014 Housing Element Program HD-8.1.5. The purpose of the RH combining district is to increase the supply of affordable and multi-family housing for persons and families within the extremely-low, very-low and low income categories by designating sites for development to meet the requirements of the Regional Housing Need Allocation (RHNA) as required by State Government Code Section 65584. The RH combining district provides the standards to allow for the by-right development of multi-family housing at 16-units minimum per acre as required by the County's Rezone Programs. It outlines the process for establishing realistic minimum densities and ensuring sites that are rezoned with the RH Combining District do not result in significant impacts to environmental resources. The RH Combining District is one of the new tools available to the County to remove constraints on providing for high density and affordable housing.

In 2013, the County adopted the Continuing Care Retirement Community (CCRC) Combining District which implemented the 2009-2014 Housing Element Program HD-8.1.6. The purpose of the CCRC Combining District is to provide for housing and care services in an age-restricted setting that includes independent living, assisted living, nursing care, physical rehabilitation, and memory-impairment housing. The concept of CCRC's is to support "aging in place" communities that promote and encourage a wide range of living arrangements for senior citizens that includes physical and programmed social connectivity, and supportive health-related and

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similar services. CCRC's are required to be combined with the Planned Development (PD) district. The creation of the CCRC provides a type of housing/community that was not available to the citizens of the County prior to its adoption.

Table 8.36 demonstrates that the County has most of the necessary provisions in place to allow for a variety of housing types, the majority of which are allowed as a by right or allowed use. As demonstrated above and with the recent amendments to the Nevada County Zoning Ordinance to implement programs of the previous Housing Element (2009-2014), the County has appropriate provisions within its' Zoning Ordinance to support a variety of housing types. Therefore a lack of appropriate provisions within the County Zoning Ordinance to support a variety of housing types could not be considered a constraint towards the development of housing in Nevada County.

Permit Processing

The processing time needed to obtain approval of required development permits is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. Unnecessary delays will add to the cost of construction by increasing land holding costs and interest payments.

A single-family unit only requires review by Nevada County's Building, Environmental Health, and Planning Departments. The County does not require that a project of this nature be presented to any review board or commission. Therefore, since most single-family projects are Categorically Exempt from the California Environmental Quality Act (CEQA), the project can be processed usually within thirty days, depending on the number of projects under review at the time of submission.

Multiple-family projects, which consist of more than two dwelling units per lot, require a longer permit review process. Currently multi-family projects require a Use Permit within the RA, R1, AG, AE, FR and TPZ zoning districts and a discretionary Development Permit in the R2 and R3 zoning districts. These developments are considered projects pursuant to the CEQA and require the Zoning Administrator or the Planning Commission to make a discretionary action for entitlements to be received for construction. For projects requiring Zoning Administrator, Planning Commission, or Board of Supervisors approval (i.e. Tentative Maps, Zone Changes, General Plan Amendments or other discretionary permits) the average processing time is approximately eighty-four days when the application is deemed complete within the first thirty days of submittal. When an application does not contain all of the required information, the processing time is typically extended. Table 8.37, on the following page, provides the permitting authority and typical permit processing times for development projects in Nevada County.

TABLE 8.37
PERMITTING AUTHORITY AND TYPICAL PERMIT PROCESSING TIMES

<i>Permit Type</i>	<i>Staff</i>	<i>Zoning Administrator (ZA)</i>	<i>Planning Commission (PC)⁽¹⁾</i>	<i>Board of Supervisors (BOS)</i>	<i>If Appealed, Goes To</i>	<i>Typical Processing Time⁽⁸⁾</i>
Zoning Compliance	X				BOS	45-days
Admin. Development Permit ⁽⁴⁾	X				BOS	45-days
Development Permit ⁽⁴⁾		X ⁽²⁾	X ⁽²⁾		BOS	84-days
Use Permit		X ⁽³⁾	X ⁽³⁾		BOS	84-days
Design Review		X ⁽⁴⁾	X ⁽⁴⁾		BOS	84-days
Variance		X			BOS	30-days
General Plan/Zoning Amendment			X ⁽⁵⁾	X	BOS	84-days
Boundary Line Adjustment	X		X ⁽⁶⁾		BOS	45-days
Parcel Map (4 parcels or less)		X	X ⁽⁷⁾		BOS	84-days
Final Map (5 or more lots)			X		BOS	84-days
Site Plan Review	X				BOS	30-days

Source: Nevada County Planning Department, 2014.

⁽¹⁾ Whenever multiple project applications are processed concurrently, such applications shall be considered by the PC.

⁽²⁾ The PC shall consider commercial, industrial, and other non-residential Development Permits of 10,000 square feet or more.

⁽³⁾ The PC shall consider Use Permits for mining and reclamation plans, mobile home parks, campgrounds and camps, and commercial, industrial, and other non-residential development of 10,000 square feet or more

⁽⁴⁾ Design Review shall be conducted by the Planning Agency with permitting authority for the project as a whole, e.g., the PC shall conduct design review for all projects being considered by the PC and the ZA shall conduct design review for all projects being considered by the ZA. Administrative permits subject to design review will also be reviewed by the ZA.

⁽⁵⁾ The PC recommends amendments to the BOS for final decision.

⁽⁶⁾ The PC shall consider Boundary Line Adjustments between five or more parcels.

⁽⁷⁾ The PC shall consider Tentative Parcel Maps only if required by the County Subdivision Ordinance.

⁽⁸⁾ Estimated processing time for a complete application. Incomplete applications typically take additional time to process.

In order for a Use Permit or Development Permit to be approved the appropriate decision making body must make a predetermined set of findings as outlined in the County Zoning Ordinance. These findings have been codified as a part of the Zoning Ordinance since 1995 and are available for developers to review prior to submitting their development proposal. This allows for an amount of consistency and certainty for developers who propose commercial and residential development in Nevada County. If a project is designed to adequately meet the minimum site development standards including but not limited to height, landscaping, parking, signage and setbacks required by the County's Land Use and Development Code, and the project can be found to be consistent with the sites General Plan and Zoning designations, there is relative certainty and consistency that the development will be approved. An additional part of the permit review process is to ensure that all project impacts are adequately mitigated so a given project does not result in a significant impact to public health and safety. Depending on the location and type of project other findings or slight project specific modifications to the findings may be required. These findings are as follows:

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1. The proposed use is consistent with the General Plan and its goals, objectives, and policies, with the General Plan Land Use Maps and with any Area or Specific Plan or development agreements in effect within the project area;
2. The proposed use is allowed within and is consistent with the purpose of the zoning district within which it is located;
3. The proposed use and any facilities meet all applicable provisions of this Code, including without limitation, design and siting to meet the intent of the Site Development Standards mitigating the impact of development on environmentally sensitive resources;
4. The design of any facilities for the proposed use are consistent with the intent of the design goals, standards, and elements of this Chapter and will be compatible with the design of existing and anticipated future on-site uses and the uses of the nearby surrounding area;
5. The site for the proposed use is adequate in size and shape and location to accommodate the proposed use and all facilities needed for that use and reasonable expansion thereof, if any and to make appropriate transitions to nearby properties and permitted uses thereon, without compromising site development standards;
6. The proposed use and facilities are compatible with, and not detrimental to, existing and anticipated future uses on-site, on abutting property and in the nearby surroundings neighborhood or area;
7. Adequate provisions have been made for water and sanitation for the proposed use, and if available, for transition to public water and/or sewer;
8. Highways, streets, and roads on and near the site are adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed use and adequate provision has been made for project specific impacts and the cumulative effect traffic generated by the proposed use so that it will not create or add to an identified problem before construction or needed improvements for with a development fee has been established and imposed upon the project;
9. Adequate provisions have been made for emergency access to the site;
10. Adequate public facilities and public services exist or have been provided for within the project area which will be available to service the project without decreasing services levels to other areas to ensure that the proposed use is not detrimental to the public welfare;
11. All feasible mitigation measures have been imposed upon the project; and

12. The conditions provided in the decisions are deemed necessary to project the public health, safety, and general welfare. Such conditions may include, but are not limited to:
 - a. Regulations of use, setbacks, buffers, fences, walls, vehicular ingress and egress, signs, noise, vibration, odors, the time of certain activities, duration of use, and time period within which the proposed use shall be established.
 - b. Require the surfacing of parking areas subject to County specifications, street, service road, or alley dedications and improvements or bonds, and landscaping and the maintenance thereof.
 - c. Such other conditions as will make possible the development of the County in an orderly and efficient manner and ensure conformity with the purpose of this Article.

In most cases, all multi-family Development Permit and Use Permit projects not requiring an Environmental Impact Report are still considered a project pursuant to CEQA and must be approved subject to a Negative or Mitigation Negative Declaration. Therefore, these projects also require that the decision-making body approving the project make specific CEQA findings. These findings include but may not be limited to the following:

1. That there is no substantial evidence in the record supporting a fair argument that the proposed project, as mitigated and conditioned, might have any significant adverse impact on the environment;
2. That the proposed (Mitigated) Negative Declaration reflects the independent judgment of the Zoning Administrator or Planning Commission; and that the mitigation measures, as agreed to by the applicant, will reduce potentially significant impacts to less than significant levels.

Occasionally, a project will require the preparation of an Environmental Impact Report (EIR) and the time required to secure approval may be up to one year. However, the majority of the housing projects that Nevada County reviews are single-family units, Categorically Exempt from CEQA, single-family lot subdivisions or on the rare occasion multi-family residential projects that usually require the issuance of a Mitigated Negative Declaration. One of the major constraints facing larger developments (projects in excess of 50-lots) in the unincorporated areas of Nevada County is providing adequate water and sewage disposal to areas that are typically served by wells and septic systems.

The amount of time required to process permits in Nevada County is not a constraint on the production of housing in the County, as evident in Table 8.37, unless the project requires the preparation and certification of an EIR. The Housing Element contains policies and programs that are focused on minimizing review time of affordable housing projects. The projects mentioned above that were subject to the EIR process were primarily market rate projects. The

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Nevada County permit review time frames for projects as noted above, with the exception of projects that require an EIR, are considered very conducive to housing production.

Housing for Persons with Disabilities

As part of the governmental constraints analysis, the Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities. The County must also demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The County has taken the appropriate steps to comply with the State requirement through a zoning ordinance amendment enacted in 2013. In addition, the County as a common practice and as a policy of this Housing Element update is committed to reviewing not only the Land Use and Development Code, but also land use policies, permit practices, and building codes to comply with State and fair housing laws. Additional analysis of current regulations and practices is included in Table 8.38. The analysis in Table 8.38 is based on guidance for constraints analysis developed by HCD.

**TABLE 8.38
CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES**

<i>OVERARCHING AND GENERAL</i>	
Does Nevada County have a process for persons with disabilities to make requests for reasonable accommodation?	The County has established a process for making requests for reasonable accommodation. Located at the kiosk area of the Building, Planning, Health and Human Services Agency and Environmental Health Departments office is an information sheet about the American Disabilities Act, as well as a compliant form for anyone how has a compliant about accessibility regarding County operations. This information can also be obtained on the County's website. Also, the County refers complaints to the County Attorney, the California Department of Fair Employment and Housing, and the US Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity. In addition, in 2013 the County amended the Zoning Ordinance to include specific provisions for requesting reasonable accommodations in the application of zoning standards. These provisions are contained in Section L-II 3.20 of Article 3 of Chapter 2 of the Land Use and Development Code and provide a ministerial process for making such requests.
Has the County made efforts to remove constraints on housing for persons with disabilities?	Yes. In addition to the analysis here, the County shall review land use regulations and practices for compliance with fair housing laws and has performed recent amendments to the zoning ordinance to establish a process for requesting reasonable accommodations.
Does the County make information available about requesting reasonable accommodations?	The County places, in the front office public lobby and on meeting agendas, information relating to making requests for reasonable accommodations.
<i>ZONING AND LAND USE</i>	
Has the County reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	In addition to the analysis here, the County shall review land use regulations and practices for compliance with fair housing laws. This definition is as follows: FAMILY - One or more persons, related or unrelated, living together as a single integrated household in a dwelling unit.

<p>Are residential parking standards for persons with disabilities different from other parking standards? Does the County have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?</p>	<p>Yes, disabled access standards are those mandated for local enforcement by the State. Disabled parking spaces are usually required to be slightly larger than traditional spaces, provide a clear unloading area and be located as close to the front door of a commercial or residential building as physically possible.</p>
<p>Does the locality restrict the siting of group homes?</p>	<p>The County does not restrict the siting of Community Care Facilities, Emergency Shelters and Transitional Housing for 6 or fewer people in all residential zoning districts. For those types of facilities desiring to accommodate over 6 persons the County currently requires a discretionary Use Permit in most zoning districts but does allow these types of facilities as an allowed use in the Community Commercial (C2) zoning district consistent with the requirements of SB2.</p>
<p>What zones allow group homes other than those allowed by State law? Are group homes over six persons allowed?</p>	<p>The County does not restrict the siting of Community Care Facilities, Emergency Shelters and Transitional Housing for 6 or fewer people in all residential zoning districts. For those types of facilities desiring to accommodate over 6 persons the County allows these facilities in the Community Commercial (C2) zoning district as an allowed use and also allows these types of facilities in other zoning districts subject to a use permit.</p>
<p>Does the County have occupancy standards in the Zoning Ordinance that apply specifically to unrelated adults and not to families?</p>	<p>The County Zoning Ordinance was amended in 2013 to establish a new definition of “family” that is consistent with fair housing law.</p>
<p>Does the land use element regulate the siting of special housing in relationship to one another?</p>	<p>No. There is not local minimum distance required between two or more special needs housing.</p>
<p>Does the County have provisions for temporary or permanent special housing to support persons with disabilities?</p>	<p>The County Zoning Ordinance allow for “Temporary Urgent Medical Care” to be housed in a recreational vehicle for a period of six months subject to an administrative development permit that is renewable every six months. The use of a recreational vehicle as temporary/permanent housing in most circumstances is not an allowed use. However if a person is able to meet all provisions of the County’s Temporary Urgent Medical Care ordinance, then a recreational vehicle can be used as housing for a person providing medical support and assistance to persons with disabilities as well as those with other debilitating illnesses.</p>
<p>PERMITS AND PROCESSING</p>	
<p>How does the County process a request to retrofit homes for accessibility?</p>	<p>Through an application for a building permit from the County Building Department. The County has adopted the State Building Code administered by the County Building Department. No local amendments affect disabled access. The County has also adopted provisions for allowing requests for reasonable accommodations in the application of zoning and land use standards as a ministerial process.</p>

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Does the County allow group homes with fewer than six persons by right in single-family zones?	Yes
Does the County have a set of particular conditions or use restrictions for group homes with greater than six persons?	The County Zoning Ordinance allow for group homes for greater than 6 persons in the Community Commercial (C2) zoning district as an allowed use and also allow the use in other zoning districts subject to a Use Permit. As a part of the Use Permit review, conditions may be applied to the proposed development.
What kind of community input does the County allow for approval of group homes?	Anyone may comment to County staff during normal working hours. Both the Planning Commission (PC) and Board of Supervisors (BOS) accept general comments at the beginning of each meeting. An individual may request an item to be placed on the agenda of the PC and/or BOS. Projects, which require a Use Permit, are also subject to the public hearing process which provides for community input.
Does the County have particular conditions for group homes that will be providing services on site?	The County Zoning Ordinance requires that Social Rehabilitation, Community Care, and Residential Care facilities are State licensed. Such facilities are allowed as a by-right use for fewer than 6 persons in almost all zoning districts. For facilities that cater to more than 6 people, they are allowed as a by-right use in the C2 zoning district and are allowed with a Use Permit in almost all other zoning districts. With the exception of the current Use Permit requirement and State licensing no other specific conditions apply to group homes that provide services on site.
<i>BUILDING CODES</i>	
Has the County adopted the Uniform Building Code?	The County has adopted the California Building Code as its Model Code.
Has the County adopted any universal design element into the code?	The County has not adopted additional universal design element other than those required by the adopted Model Code. The County does however, strongly encourage that universal design standards for accessibility be provided when constructing Accessory-Second Dwelling Units.
Does the County provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	The County's Building, Environmental Health and Planning front counter area is designed to accommodate persons with physical disabilities by providing wheelchair accessible ramps into the building, ADA accessible bathrooms on the first floor, an elevator to the second floor, automatic doors, and lowered countertops. In regards to providing reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits the County Building Department upholds Title 24, allows the retrofit of existing residential or non-residential structures to accommodate accessibility design features through the building permit process, will assist in facilitating the review of building permits proposing accessibility design features, will investigate any complaints about not providing reasonable accommodations to persons with disabilities and if necessary will conduct a hearing of the County Board of Appeals. In addition, Section L-II 3.20 contains recently added standards for allowing requests for reasonable accommodations as a ministerial process.

Service and Facility Infrastructure

Before a development permit is granted, it must be determined that public or private services and facility systems are adequate, to accommodate any increased demand generated by a proposed project. Information about the adequacy of public or private services and facilities is presented below.

Wastewater Collection and Treatment

The County does not comprehensively provide wastewater collection and treatment to all areas of the County. Primarily there are eight Community Regions, two Rural Regions, one Rural Area and two districts in Eastern Nevada County that have access to public sewage disposal. Much of Nevada County is served by onsite sewage disposal/septic systems. Lack of extensive public sewage disposal can be viewed as the primary limiting factor to the development of affordable housing in Nevada County. All other services are viewed to be adequate to accommodate planned higher density multi-family housing. Seven different sewer service areas within the unincorporated area are identified as adequate to serve all types of housing development in Nevada County. These sewer areas include: City of Grass Valley near and long term Sphere of Influence areas; City of Nevada City five year Sphere of Influence areas; Truckee Sanitation District Boundaries; Donner Summit Public Utility District (PUD); and the Lake of the Pines, Lake Wildwood, and Penn Valley Sanitation Districts. Of these seven sanitation districts, the County of Nevada is the sole operator of the Lake of the Pines, Lake Wildwood and the Penn Valley Sanitation Districts only. The County also provides wastewater collection and treatment for the North San Juan and Cascade Shores Sanitation Districts.

In 2013, the LWW Treatment plant was upgraded to reduce the use of chemicals in the effluent as part of the Waste Discharge Requirements. An ultra violet light disinfection system was installed and the use of Chlorine was virtually eliminated. The County Department of Public Works, depending on funding, has also identified further upgrades to the Penn Valley and Lake Wildwood treatment zones. The project would include the decommissioning of the Penn Valley treatment facility and the installation of a pipeline and lift station(s) that would transfer sewage from the Penn Valley zone to the Lake Wild Wood treatment facility. The pipeline from Penn Valley to Lake Wild Wood would free up EDU's in Penn Valley by eliminating the capacity issues at the current Penn Valley facility and would also provide for future growth in the Penn Valley area. This project, encompassing two of the five largest zones is dependent on funding. The County applied for and is in the final approval stages of receiving a \$1.3M CDBG Grant and a State Revolving Fund loan in the amount of \$5.1M from the Regional Water Quality Control Board to accomplish these upgrades. If funding is received, this project is expected to occur in the next 2 to 4 years. With or without these anticipated expansions and/or projects, it should be noted that there are areas throughout Nevada County that do have access to public sewage disposal and therefore affordable housing projects would be appropriate in these areas. The anticipated expansions/projects however, will allow for a greater range of areas where affordable housing could be located and would assist the County in achieving its affordable housing goals.

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Statistics for the five largest Nevada County Sanitation District Zones, from April 2014 provided

TABLE 8.39
SEWER AVAILABILITY DATA FOR THE COUNTY
SANITATION DISTRICT'S FIVE LARGEST ZONES

<i>Zone</i>	<i>Connected EDUs</i>	<i>Standby EDUs</i>	<i>Unallocated EDUs</i>
Lake Wildwood	2,916	652	732
Lake of the Pines	2,090	97	0
Penn Valley	347	111	0
North San Juan	85	29	0
Cascade Shores	86	19	0
TOTAL	5,524	908	732

Source: Department of Public Works, Sanitation Division, 2014.

by the County Department of Public Works, Sanitation Division indicate that there are approximately 908 Standby EDUs and 732 unallocated EDUs in those zones. The current charge for acquisition of an unallocated EDU of Zone 2 sewer capacity is \$14,700. Once connected each new EDU would pay an annual sewer service charge (currently \$1,185 per year). Table 8.39, breaks out each of the five zones showing connected, standby and unallocated EDUs.

Water Service

The County does not act as a domestic water supplier. Residential uses are typically served by groundwater, the Nevada Irrigation District, Truckee-Donner PUD or by a smaller community water districts. The Nevada Irrigation District (NID) makes up the largest water purveyor in western Nevada County. NID supplies nearly 20,000 homes, farms and businesses with treated water in Nevada and Placer counties in the foothills of Northern California's Sierra Nevada Mountains. NID collects water from the mountain snowpack and stores it in an extensive system of 10 reservoirs. As water flows to customers in the foothills, it is used to generate clean hydroelectric energy and to provide public recreational opportunities. NID supplies both treated drinking water and irrigation water. Adequate water supply is not seen as a constraint to the development of housing during the current planning period.

Police and Fire Protection

Adequate levels of police and fire protection service will be maintained with the additional housing units projected for construction in the County over the current planning period. The projected housing production in the County is not of the magnitude that is expected to adversely affect the delivery of these services to the citizens of Nevada County. Moreover, by closely monitoring new development, any improvements that are needed to maintain adequate service levels can be readily identified and carried out. Any new houses contribute property tax and sales tax to the County General Fund, which is used to fund these emergency services. Therefore, police and fire protection are not constraints on the production of housing in the County.

School Facilities

With the assessment of school mitigation fees on all new developments, the Nevada County Elementary and High School districts are collecting funds that will maintain the level of service that is currently provided. Developers are required to participate in a fee program that collects funds based on the square footage for a project, at a rate of \$2.97 per square foot. While this constraint is not considered significant for market rate housing, it may be significant to the production of affordable housing units. However, as school impactation is mitigated and these fees are eventually reduced or eliminated, they will no longer be constraints on the construction of affordable housing in the County.

Basic Infrastructure

At present, most of the vacant residentially designated lands within Nevada County are not located in proximity to required infrastructure systems (e.g. streets, water and sewer mains, gas and electrical distribution systems, etc.). Improvements required will be the extension of roadways and sewer mains and laterals onto the sites and hook-ups to the service lines. When the basic infrastructure is in place in the County, this will not be a constraint to the production of housing. Developers are required to pay their fair share to extend basic infrastructure. Due to the lack of availability to adequate infrastructure and most specifically water and sewage disposal, lack of basic infrastructure could be viewed as constraint to the development of affordable housing in Nevada County. To combat this potential constraint, the County's General Plan specifically directs higher density residential development to the Incorporated Areas Sphere of Influences and to areas identified as Community Regions or Village Centers. This was intentionally done due to the fact that these areas typically have adequate streets to serve the development and either has access to or is in close proximity to water and sewer mains and other infrastructure necessary to support higher density residential development. It should also be noted that Government Code Section 65589.7 requires that sewer and water providers establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households.

State and Federal Assistance Programs

The availability of future government funding for the provision of affordable housing in Nevada County is difficult to determine. The County has successfully applied for State and Federal housing assistance funds in the past and intends to continue to seek such funding in the future. Indicators such as, the percentage of lower-income residents and the age and condition of the housing stock are used by HUD and HCD to determine whether a community is qualified to participate in their respective housing and community development programs. Referencing the information provided in the Community Profile section of this element, the characteristics of the existing population and housing stock within the County could pose a constraint on Nevada County's participation in State and Federal housing assistance programs. Primarily, only limited areas of Nevada County meet minimum Target Income Groups that are required to be eligible for grant funding. Additionally, the limited availability of funds from these sources and the vigorous competition among communities for the funds that are available represent an actual constraint on the County's ability to utilize such programs to improve the condition and expand the supply of affordable housing in Nevada County. The County however, will continue to apply for State and Federal housing assistance programs to serve the areas and populations that meet the eligibility criteria of those programs. The applicability of various housing programs to Nevada County is examined in the Resource Inventory section.

Non-Governmental Constraints

Non-governmental constraints on the provision of housing include the availability of land, the price of land and the cost of construction. These and other constraints are discussed below.

Land Availability/Environmental Constraints

Approximately 100 miles north by northeast of the City of Sacramento, Nevada County is situated at the heart of the California Gold Country (See Figure 8.16). Nevada County is bordered by Sierra County to the north, Yuba County to the west, Placer County to the south and the State of Nevada to the east. The topography of Nevada County can be described as very diverse from just above sea level in the west to approximately 9,000 above mean sea level at its



highest point (Mt. Lola). Located within Nevada County are three incorporated cities including the City of Grass Valley, Nevada City and the Town of Truckee. Nevada County is also made up of several smaller unincorporated Community Regions and Rural Centers. These areas include communities such as Alta Sierra, Penn Valley, Bitney Springs, Cedar Ridge, Rough and Ready, Chicago Park, Lake of the Pines, Lake Wildwood and North San Juan in the western portion of the County and the Town of Washington and Soda Springs moving to the east. The most current State Department of Finance population estimates show that just over 97,000 people reside in Nevada County, with approximately 65,000 within the unincorporated areas.

Visually, Nevada County provides spectacular rolling vistas of foothills, valleys, mountains with green meadows, extensive forests, wetlands and habitats unique to the Sierra Nevada Mountains. The natural environment predominates, with spectacular

views of mountain peaks such as Castle Peak, vistas of Donner Lake and the gorge of the South Fork of the Yuba River. The terrain provides a significant watershed, which drains into the Bear, Middle and South Yuba and Truckee rivers. Due to the vast amount of diverse sensitive environmental resources throughout Nevada County, there are portions of properties that may not be suitable for residential development. The County's General Plan and Zoning Ordinance provide for the protection of these resources primarily through avoidance, density averaging and clustering, and by establishing mandatory setbacks from an identified environmental resource. The Zoning Ordinance however, does provide for some disturbance of sensitive resources, if there is no other feasible alternative for the reasonable development of the site. This process, referred to as a Management Plan within the Zoning Ordinance, requires that an appropriate

professionals prepare an analysis of the proposed development, its potential impacts to the specific sensitive resources, and provide adequate mitigation that is in adherence to local, state and federal environmental protection laws to ensure that a proposed development project or proposed housing unit does not result in a significant environmental impact. The opportunity to prepare Management Plans to encroach into sensitive resources, the County's policy allowing density averaging, and requiring residential development to be clustered to avoid sensitive resources will ensure that environmental constraints do not limit available land for residential development.

A significant appeal of Nevada County is its rural character and the sense that each resident lives in or near a small town. The County is rich in history. The Hill Nisenan (Southern Maidu) and Washoe tribes occupied what is now Nevada County until placer gold was found in Wolf Creek in 1848. The Hill Nisenan generally occupied Western County and the Washoe occupied eastern county. With the onset of the Gold Rush in 1848 Euroamericans settled permanently in the County. Much of the construction from the late 1800s in Nevada City and Grass Valley remain today making them two of California's better-preserved historic towns.

Throughout the 1990s up to around 2005, Nevada County experienced a significant amount of growth, primarily within the single-family residential sector. Residential building activity peaked in 2003-2005 with 486 building permits issued in 2003 (387 single-family, 12 multi-family and 104 mobile home building permits), 522 building permits in 2004 (491 single-family, 3 multi-family and 28 mobile home building permits), and 450 building permits in 2005 (440 single-family, 8 multi-family, and 2 mobile home building permits). In 2006, Nevada County experienced a 10-year low in building permits issued for residential construction (117 single-family, 0 multi-family and 0 mobile home building permits issued). This was just a sign of things to come. Following 2006, the County saw a small spike in single family home building permit issuance (278) and then drop in 2008 (193 single-family permits). After 2008, new housing starts in the County dropped each year until 2012 where the County issued a total of 38-single-family, 9-multi-family, and 3 mobile home permits. This is significantly lower than number of building permits that were issued during the boom period of the early 2000's.

As residential building permit activity was booming, Nevada County saw a steady increase in population, with the greatest growth within the incorporated areas. As the County's construction industry has slowed over the last 9-years a reciprocal effect has also occurred within the County's population growth, with the County experiencing a reduction in the unincorporated areas population over each of the last three years. Countywide population has been declining at about 0.5 percent annually. In the unincorporated area population estimates show a drop in approximately 2,000 residents between 2012 and 2013. Several factors can be attributed to the County's loss in population, but conventional wisdom can tie it to two primary factors, one a significant aging population and two the weakening of the local, regional, state and federal economy.

A large majority of the easily developable lots (i.e. lack of environmental or topographical constraints, ease of access to county/publicly maintained roads, and availability to sewage disposal and water resources) within Nevada County have been developed. The County does however have a vast amount of undeveloped, residentially zoned land that is available to

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adequately meet local housing needs over the next five years. These lands included a wide range of lands zoned for lower densities that could accommodate the moderate and above moderate segments of the population, undeveloped commercial and business park properties that allow for up to 4 units per acre as a part of a mixed use project, areas of underutilized and undeveloped R2 zoned properties that allow up to 6 units per acre and some smaller areas of R3 property that allow 15/20 units per acre to accommodate the very low and low income categories. During the 1995 General Plan update, the County also identified several Special Development Areas (SDAs)/Interim Development Reserves (IDRs)/Planned Developments (PDs) that are anticipated to be developed with a mix of uses, including low, moderate and higher density housing during the life of the General Plan. The majority of these SDA/IDR/PDs have a predetermined density that area anticipated to assist in providing affordable and market rate housing upon development.

An important factor that will guide development within Nevada County is the County's General Plan which directs larger development to community regions, village centers and the incorporated areas which typically have infrastructure better suited to support higher density housing. From the County's perspective there is an abundance of available land that can accommodate all income segments of the County. Requirements of state housing law are contrary to the County's logic and require that the County has adequate undeveloped land that is zoned for 15-units per acre in order to accommodate the low and very-low income categories of the Regional Housing Need Allocation. As a result, the County has invested a significant amount of time and resources towards rezoning approximately 80-acres of land to high density residential, consistent with the requirements of state law. With the implementation of the rezoning project and application on the County's General Plan and Zoning Ordinance which allow for flexibility in the design of housing, land availability is not foreseen as a constraint to the development of housing in Nevada County.

Financing Availability

One of the most significant components to overall housing cost is the cost of financing. After decades of slight fluctuations in the prime rate, the 1980s saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. However, as the decade drew to a close and the Nation's economy weakened, the prevailing interest rate was around 10 percent. By mid-1993, the interest rate was lowered to approximately 6.8 percent. In 2003, the interest rate for a 30-year home loan in the State of California was 5.62 percent. In an effort to stimulate the economy, interest rates in California have continued to fall. In 2009, the typical interest rate for a 30-year home loan was under 5 percent, with some as low as 4.75 percent. In 2014, the interest rate lingered around 4.5 percent according to WellsFargo.com. Therefore, for credit-worthy projects, residential construction loan rates are not seen as a constraint to the development of housing. Since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board however, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period (2014-2019), but rates are not expected to go lower than the historic lows experienced in the last few years. If interest rates rise, not only will it make new construction more costly (since construction period loans are short term and bear a higher interest rate than amortized mortgages), but it will also lower the sales price that buyers can afford to pay.

With mortgage interest rates at historic lows, it makes it easier for households to finance house purchases. However, due to the recent collapse of the “sub-prime” mortgage market, loan qualification standards are considerably stricter and the availability of financing is considerably reduced. Recent changes in the mortgage industry also require larger down-payments when purchasing a home. But overall, availability of financing is not an existing constraint on the availability of housing.

Land Cost

In the early 1980’s, the average cost of developable land in California was nearly \$190,000 per acre, compared to \$55,000 per acre for the remainder of the country. According to a data compiled by the Nevada County Association of Realtors for 2012 (not including December 2012), the average cost of raw land sold in western Nevada County in 2012 was \$104,670, based on the sale of 120 properties that met this criteria. In 2011, 72 properties were sold as land/lot with an average price of \$152,138. A search of the Nevada County Multiple Listing Service (MLS) conducted in March of 2014, showed over 250 undeveloped properties were available for purchase. The least expensive of these properties was approximately 1.3-acres in the Alta Sierra subdivision and was priced at \$15,000. There were 28 properties that were priced below \$50,000 and varied in size from 0.3-acres to as large as 8.8-acres. These properties were spread-out in a variety of locations from Penn Valley to Nevada City. This search found that there were 108 undeveloped properties below the 2012 average cost of \$104,670. This simple search of the Nevada County MLS leads the County to the conclusion that there is sufficient raw land to meet projected housing needs at costs that would be affordable to most income segments of the County’s population and therefore land cost is not considered a constraint in Nevada County.

Development Costs

Construction costs vary widely depending on the type, size, location, and amenities of the development. According to the Nevada County Contractors Association (NCCA), in 2009 construction “hard costs” for a typical single-family residential buildings range from approximately \$130 to \$250 per square foot; however construction costs can run as high as \$300 per square foot on lots with environmental constraints or located on steep slopes. Multi-family residences such as apartments can generally be constructed for slightly less than single-family housing units. In the last five years, the cost of materials have raised dramatically due to increased fuel costs. However, overall construction costs have remained within the range reported above. The cost of constructing a hypothetical standard 1,600 square foot home with a 480 square foot attached garage was estimated on “Building-Cost.net” for this update. This estimate was based on mid-grade construction in the Sacramento region (closest available area to Nevada County in the cost estimator program) and was based on the 2014 National Building Cost Manual published by Craftsman Book Company. The estimate found that the hypothetical home would cost approximately \$208 per square foot.

Vacancy Rates

The minimum desirable vacancy rate in a community is considered to be between five and eight percent. When the vacancy rate falls below this level, as the demand for housing exceeds the available supply, perspective renters and buyers typically experience an increase in the cost of housing. As shown in Table 8.4, the California Department of Finance estimates that Nevada

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County in 2010, including the incorporated areas, had a vacancy rate of 21.1 percent. When taking into account just the unincorporated area the vacancy rate is much lower at 12.3 percent. This drastic difference is most likely attributed to the Town of Truckee's abundant inventory of vacation and second homes, which has led to a 50.5 percent vacancy rate in 2010. For comparison, Grass Valley's vacancy rate was 8.4 percent and Nevada City's vacancy rate was 10.2 percent in 2010. The 12.3 percent vacancy rate that was reported for the unincorporated area of Nevada County could be considered a market constraint on the supply of housing in Nevada County and therefore should be looked at as a constraint to new residential development.

Quantified Objectives

Quantified Objectives

As shown in Table 8.40, the County expects approximately 455 new dwelling units to be constructed in Nevada County during the current (2014-2019) planning period. Focusing on the quantified objectives for new construction, these objectives are compared to the projected new construction needs estimated by the HCD Regional Housing Needs Plan in Table 8.40. As seen in this table, the County expects to meet approximately half of the estimated need in each income category through new construction. These anticipated shortfalls are due to a variety of factors but primarily, the continuing recession that grips the State and the limited funding and staffing resources that are available.

From 2009-2013, the County issued building permits for 451-units that were considered new construction. Therefore, for this Housing Element update the County is taking a very conservative approach and is estimating that approximately 455-units will be built over the next five year planning period. This objective is realistic and is based upon recent new residential construction building permit activity in the County. To further demonstrate how is this is a realistic goal, Table 8.15 shows that the County experienced very little building permit activity between 2009 and 2012 with an average of approximately 111 new construction permits per year. This average is skewed by statistics from 2009, a year which the County issued 162 new construction permits near the beginning of the recession experienced on the local, state and federal level. Removing 2009, the County was issuing approximately 62 new construction permits from 2010 to 2012. In 2013, the County experienced a slight spike in the issuance of building permits for new construction where the data shows that the County issued 96 new construction building permits. The building permit activity that was experienced in Nevada County during the 4th Housing Element cycle (2009-2014), fails in comparison to the sheer

TABLE 8.40

QUANTIFIED OBJECTIVES BY INCOME CATEGORY 2014-2019 AS A PERCENT OF NEED FILLED

<i>Income Category</i>	<i>Additional Units Needed by 2014</i>	<i>New Construction</i>	<i>Percent of Need Filled by New Construction</i>	<i>Rehabilitation</i>	<i>Conservation</i>	<i>Percent of Need Filled by Rehabilitation and Conservation</i>
Extremely Low	87	43	50%	10	25	40%
Very Low	87	43	50%	10	75	98%
Low	126	63	50%	10	100	87%
Moderate	150	99	66%	5	70	50%
Above Moderate	314	207	66%	0	0	0%
TOTAL	764	455	60%	35	270	40%

Source: Regional Housing Need Allocation for Nevada and Sierra Counties, 2014-2019, Nevada County Building Department, Nevada County HHS&A and the Regional Housing Authority of Sierra and Nevada Counties.

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volume of building activity that occurred prior to 2008. For example from 2003-2008, the County was averaging over 400 new building starts per year with a peak of 522 building permits issued in 2004. In today's economy, it is highly unlikely that the County will see this type of robust building activity in the near future and therefore this Housing Element is makes a conservative estimate of how many units will be accommodated through new construction from 2014 to 2019.

Based on the trends over the last three years the objective of 455 new units by 2019 represents the most feasible effort the County can make to address the needs forecasted by the RHNA. To make up the deficit the County anticipates providing rehabilitation assistance to 35 families which is an increase over the 19 families that were assisted during the prior planning cycle but significantly less than were assisted during the 3rd planning cycle (2003-2008) where 907 families were provided some form of rehabilitation assistance. The County also anticipates conserving approximately 270 affordable housing units through rental assistance primarily Section 8 (Housing Voucher Program) and other similar programs. The 270 units is reflective of the number of housing vouchers issued annually by the Regional Housing Authority of Sierra and Nevada Counties who facilities the County's Section 8 program. Many of the homes anticipated to be affordable to the extremely low, very low and low-income categories are anticipated to be a result of second unit construction and by the continued allowance of manufactured homes on a permanent foundation in all residential zoning districts that allow single-family dwelling units. This County's General Plan and Land Use and Development Code contain provisions to support lower income households, such as allowing single room occupancy units in appropriate zoning districts, the creation of the Continuing Care Retirement Community land use and zoning designation and the efforts the County has made to rezone property to accommodate higher density affordable housing development.

Housing Goals, Policies and Programs

Introduction

This section of the element sets forth the County's goals, policies and programs relative to its previously identified housing needs. Goals are general statements of the desires and aspirations of the community with regard to the future supply of housing within the County and represent the ends to which housing efforts and resources are directed. Policy statements are even more specific and provide well-defined guidelines for decision-making. Programs are intended to be actions or procedures that carry out the specific goals and policies.

The proper basis for any plan of action is a well-integrated set of goals. The Nevada County Board of Supervisors adopted a series of formal housing goals in 2010. Some of these goals have been retained and expanded in preparing this updated element, some have been modified and, while the supporting policies and programs have been revised and augmented as necessary. Additional goals, policies and objectives related to housing are located in Chapter 1: Land Use; Chapter 2: Economic Development; Chapter 3: Public Facilities and Services; and Chapter: Noise. The framework within which these goals, policies and programs are presented below reflects the seven major issue areas identified in State law. As required by State law, this section provides the following information to describe a program and how and when it will be implemented:

1. Brief statement of program, including specific County actions, which will be taken to implement program.
2. County department or agency responsible for implementation. It should be noted that the County Department or Agency listed is expected to take a lead role in implementing the program based on direction from the Board of Supervisors. Ultimate responsibility for approving and directing all County implementation measures rests with the Board of Supervisors.
3. Financing or funding source. The availability of funding resources is often beyond the control of the County. If resources prove not to be available, implementation of some programs and achievement of objectives will not be feasible.
4. Quantified objectives. State law requires Housing Elements to include quantified objectives, where appropriate. While the County will strive to meet the objectives identified in this Element, achieving them is often dependent on resources, which are outside the control of the County. The County will do all it can to seek necessary resources. The following chart represents the County's overall objective based on income categories.

Goals, Policies and Programs Definitions

A **goal** is a general expression of community values and an ideal future condition or direction the community is trying to achieve. A goal is not time dependent or quantifiable.

A **policy** is a specific statement that guides decision-making. For a policy to be effective it should be clear and understandable. Policies are put into action through corresponding programs.

A **program** is an action or procedure that carries out the goals and policies of the Housing Element.

Goals, Policies, and Programs Subject Categories

This Housing Element attempts to group the specific goals, policies, and programs by subject categories. These categories include:

- Housing Development (HD)
- Maintenance and Improvement of Housing (MI)
- Retention of Existing Affordable Housing (AH)
- Removing Constraints (RC)
- Equal Opportunity (EO)
- Energy Conservation (EC)
- Implementation and Monitoring (IM)

Summary of Goals

The following list outlines the goals of this Housing Element. The detailed information on each of the goals along with corresponding policies and programs can be found in the following pages of this document.

- **Housing Development**

- GOAL HD-8.1

- To provide for a variety of housing types by tenure and price in all residential areas for all income segments, special needs groups, and the County's workforce for both existing Nevada County residents, as well as potential future residents, commensurate with the Regional Housing Need Allocation (RHNA) Plan and the County's quantified objectives.

- GOAL HD-8.2

- Attempt to achieve the HCD RHNA goals for the 2014-2019 planning cycle. These allocations include providing adequately zoned sites for: 174-units affordable to very-low income households; 126-units affordable to low-income households; 150-units affordable to moderate-income households; and 314-units affordable to above moderate-income households.

GOAL HD-8.3

Ensure that appropriate types and higher density housing development are directed to Community Regions and Rural Centers.

GOAL HD-8.4

Coordinate affordable housing efforts with the Town of Truckee, City of Grass Valley and City of Nevada City.

GOAL HD-8.5

Actively seek out and obtain financial support for a variety of housing programs.

- **Maintenance and Improvement of Existing Housing Stock**

GOAL MI-8.1

The County shall actively work to conserve, maintain and rehabilitate its existing housing stock.

GOAL MI 8.2

Ensure that the quality, safety, affordability, and livability of the housing stock in the County of Nevada is continually maintained or upgraded and that dilapidated housing that cannot be improved is replaced or rehabilitated.

GOAL MI-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.

- **Retention of Existing Affordable Housing**

GOAL AH-8.1

The County shall actively work towards the retention of existing affordable housing.

- **Removing Constraints**

GOAL RC-8.1

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.

GOAL RC-8.2

Mitigate non-governmental constraints on the maintenance, improvement and development of housing to the extent possible.

- **Equal Opportunity**

GOAL EO-8.1

Actively recognize and facilitate the needs of special housing groups.

GOAL EO-8.2

Strongly discourage all forms of housing discrimination.

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- **Energy Conservation**

GOAL EC-8.1

Provide for a variety of alternative housing options and the use of alternative, innovative, and appropriate technology.

GOAL EC-8.2

To the extent feasible, encourage the reduction of Greenhouse Gas Emissions during the design phase of construction projects.

- **Implementation/Monitoring**

GOAL IM-8.1

Actively monitor the goals, policies, programs and quantified objectives contained in this Housing Element.

Housing Goals, Policies and Programs

Housing Development (HD)

The following section describes the County's strategy for meeting the housing development needs of its existing and future residents. There are many factors outside the County's control which constrain the development of housing especially housing affordable to low and very low income households, as discussed in the Constraints section. This section describes the County's policies for addressing those constraints in order to promote development of sufficient housing to meet the needs of all Nevada County residents. This section is intended to provide goals, policies and programs to ensure that there are adequate sites that will facilitate housing development for all income groups within the County.

Because State and Federal subsidies available to assist households are very limited, efforts to meet the needs of low and very low-income households will often involve local programs and the use of highly constrained local sources of funding. The County does not generally build housing itself but relies on the private market to meet housing needs. Many programs therefore focus on providing incentives and inducement to the private home building industry to meet housing needs.

Goals for the Development of Housing (HD)

GOAL HD-8.1

To provide for a variety of housing types by tenure and price in all residential areas for all income segments, special needs groups, and the County's workforce for both existing Nevada County residents, as well as potential future residents, commensurate with the Regional Housing Need Allocation (RHNA) Plan and the County's quantified objectives.

GOAL HD-8.2

Attempt to achieve the HCD RHNA goals for the 2014-2019 planning cycle. These allocations include providing adequately zoned sites for: 174-units affordable to very-low income households; 126-units affordable to low-income households; 150-units affordable to

moderate-income households; and 314-units affordable to above moderate-income households.

GOAL HD-8.3

Ensure that appropriate types and higher density housing development are directed to Community Regions and Rural Centers.

GOAL HD-8.4

Coordinate affordable housing efforts with the Town of Truckee, City of Grass Valley and City of Nevada City.

GOAL HD-8.5

Actively seek out and obtain financial support for a variety of housing programs.

Policies for the Development of Housing (HD)

- Policy HD-8.1.1** Utilize conventional planning and zoning tools to encourage the production of housing for all income segments and special housing needs groups in Nevada County.
- Policy HD-8.1.2** Mobile homes and factory-built housing built to Federal standards shall be allowed anywhere in the County that conventionally built housing is allowed, provided that such housing is installed on a permanent foundation pursuant to State law.
- Policy HD-8.1.3** Provide for a variety of second dwelling unit programs, as follows:
- a. Continue to allow second dwelling units as a permitted use regardless of General Plan or zoning density to the extent they are identified for preferential treatment under State law.
 - b. Encourage all second units to consider during the design phase Universal Design Standards for accessibility including but not limited to: accessible bathroom, reinforced bathrooms walls, 36" doors and hallways, lever door handles, and faucets.
- Policy HD-8.1.4** Within Community Regions, allow duplexes, duets and four-plexes mixed-in with single-family residential developments in all zoning districts that permit single-family dwellings as a listed permitted use when consistent with the underlying density.
- Policy HD-8.1.5** Ensure an adequate supply of land to meet the County's share of regional lower-income housing needs during the period from July 2014 to July 2019 through the following:

- a. Evaluate existing non-residential land uses that are suitable for rezoning for higher density multi-family residential, while maintaining the County jobs/housing balance goals.
- b. Increase the supply of sites zoned for multiple-family and low and moderately priced new multi-family developments where infrastructure and services are available. Where possible, analyze residential sites within the Spheres of Influence of the incorporated cities that could be candidates for increased residential density. All potential changes in General Plan and zoning designations within a Sphere of Influence shall be generally consistent with that jurisdiction's planned residential densities.
- c. Continue to allow mixed-use residential development, at a density of four units per gross acre, with a Use Permit in all new and existing retail (C1, C2, C3 and CH) and office (OP) developments that are in excess of 10,000 square feet.

Policy HD-8.1.6

The County shall continue to implement California Government Code Section 65915 by encouraging the construction of multi-family and single-family housing units within Community Regions for very-low and low-income households and senior citizens by providing (1) a bonus of at least 25% over density allowed by the General Plan land use map and implementing zoning and (2) at least one concession or incentive consistent with the provisions of California Government Code Section 65915:

- a. Waiver of parking lot standards for guest parking by a ratio equal to the number of affordable units to total units within a given project;
- b. Reduction by 25 percent in the proportional site and parking lot landscaping standards by a ratio equal to the number of affordable housing units to total housing units within a given project;
- c. Establishment of site and building setbacks that do not exceed the Fire Safe Standards required by the State Department of Forestry;
- d. Reduction by 25 percent in all limitations on lot coverage for multi-family housing projects;
- e. Provide other incentives of equal financial value.

These bonuses and other incentives equal or exceed those required by Government Code Section 65915a. Additional units created pursuant to this policy shall be maintained as affordable to low and/or very low-income owner occupied and/or renters of such units through long-term deed restrictions.

- Policy HD-8.1.7** Seek funding to expand existing sanitary sewer systems within the unincorporated Community Region areas to increase the potential for additional affordable housing. Each public agency or private entity providing water services at retail or sewer services, shall grant a priority for the provision of these available and future resources or services to proposed housing developments which help meet the County's share of the regional housing need for lower income households, pursuant to Section 65589.7 of the State Housing Law.
- Policy HD-8.1.8** Encourage subsidized housing in all residential areas of the County that have densities appropriate to support higher density housing.
- Policy HD-8.1.9** Twenty percent of all rental housing in new publicly funded or subsidized housing development of 10 or more units should be three-bedroom.
- Policy HD-8.1.10** Maximize utilization of projected residential density on lands designated as Urban High Density (UHD), 15-units per acre, 16-units per acre when combined with the Regional Housing Need (RH) Combining District and 20-units per acre within Sphere of Influence areas and Urban Medium Density (UMD), 6-units per acre, after considering environmental and public service constraints upon and County development standards for each proposed project. Where legally and fiscally possible, the County shall make every effort possible to mitigate constraints upon multi-family development projects rather than under-utilize planned build-out.
- Policy HD-8.1.11** The applicant for any residential rezone that proposes the rezoning of R3 zoned lands or development project that precludes the attainment of the minimum zone densities, shall concurrently process a rezone for an alternate site to ensure no net loss of housing within the County jurisdiction. This policy shall also apply to County-initiated rezoning of multi-family residential properties.
- Policy HD-8.1.12** Coordinate with the town and cities to secure funds to land bank parcels for future development of affordable housing and utilize public sources of excess land such as Bureau of Land Management, State of California, schools, special districts, etc.
- Policy HD-8.1.13** Coordinate with the cities to maximize the development potential of sites that will eventually be annexed to the cities by increasing the number of sites that are legally permissible, physically possible, and economically feasible for development through the

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provision of high density zoning and supporting infrastructure. Annexation agreements with the cities should be used to assure that sites zoned by the County for multiple-family housing will remain zoned at the same or higher density once annexed to the cities.

- Policy HD-8.1.14** Continue the existing MOU's with the Town of Truckee and the City of Nevada City and request the City of Grass Valley to enter into an MOU to work together on affordable housing programs and issues.
- Policy HD-8.1.15** To the degree feasible, encourage the construction of multi-family, single-family and second dwelling unit housing affordable to professionals within the regions they live by utilizing state homeownership programs that are targeted to teachers, deputy sheriffs, firefighters and other public service employees.
- Policy HD-8.1.16** The County shall encourage a streamlined and affordable building permit review process for second dwelling units.
- Policy HD-8.1.17** The County shall encourage the development and retention of alternate housing types, such as single-room occupancy units, for very low and extremely low-income households and those with special needs.
- Policy HD-8.1.18** To the extent feasible, the County shall provide technical and financial support to private non-profit and for-profit groups that provide emergency and transitional housing opportunities for those with special needs.
- Policy HD-8.1.19** To the extent feasible, the County should continue to work with the Regional Housing Authority of Sutter and Nevada Counties to promote the rehabilitation, development and management of affordable housing complexes in Nevada County.

Programs for the Development of Housing (HD)

Program HD-8.1.1

To accommodate the unmet housing need of 699 low and very-low income units identified in Program HD-8.1.4 of the 2009-2014 Nevada County Housing Element, the County will rezone at approximately 43.7-acres suitable and available for development in the planning period through either: 1) rezones within the cities' sphere of influence to a density of 20 units per acre (R3-20); or 2) rezone a sufficient amount of land outside of the cities' sphere of influence to a minimum density of 16

units per acre; or 3) a combination of rezoned land within and outside of the cities' sphere of influences at the identified densities may also be used to satisfy the unmet need of 699 units. The sites to be rezoned may include, but are not limited to, the candidate sites identified in Table B.1 (Appendix B). A minimum of 50 percent of the 699 units shall be accommodated on sites zoned exclusively for residential uses. Owner occupied and rental multi-family residential uses on these sites shall be allowed by right (without a conditional use permit, planned unit development plan or other discretionary action) as required by Government Code 65583.2(h). The rezoned sites shall provide for a minimum of 16-units per site and require a minimum density of 16-units per acre.

Responsible Agency: Planning Department
Timeframe: FY 2014/15
Funding: General Fund

Program HD-8.1.2

The County shall periodically review and update the County's Capital Facilities Plan to develop a strategy for extending sewer services to UMD and UHD areas that do not currently have access to sewer facilities. Future growth would be subject to the General Plan designation and zoning density.

Responsible Agency: Department of Public Works, Sanitation Division
Timeframe: Every 5-years, next CIP update is scheduled for 2019
Funding: General Fund

Program HD-8.1.3

In order to expand the availability of sites for multi-family development within Community Regions, and to lower the construction costs by providing funding for infrastructure development, the County shall annually apply for grant funding from the Community Development Block Grant and the Water and Waste Disposal Programs, until grant funding is received. If the County receives funding from one or more of these programs, this funding shall be used in the development of infrastructure for housing affordable to lower income households.

Responsible Agency: Health and Human Services Agency and Department of Public Works, Sanitation Division.
Timeframe: Ongoing
Funding: Appropriate grants.

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Program HD-8.1.4 The County shall evaluate an increase in density for the UMD land use designation and a minimum density for the UMD and UHD land use designations within Community Regions consistent with Policy 1.8.3, unless environmental health standards cannot be met or other physical and/or environmental constraints exist.

Responsible Agency: Planning Department
Timeframe: FY 2016/17
Funding: General Fund

Program HD-8.1.5 The County shall coordinate with the three cities to identify publicly owned surplus land to determine its suitability for low-and very low-income households and to develop procedures for land swaps if sites more suitable for affordable workforce housing are identified. Surplus public lands within Community Regions that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation.

Responsible Agency: Health and Human Services Agency, County Facilities Management Divisions, CEO's Office and Planning Department
Timeframe: Bi-annually (FY 2015/16 and FY 2018/19)
Funding: General Fund

Program HD-8.1.6 Request the City of Grass Valley to enter into a Memorandum of Understanding (MOU) to coordinate with the County on affordable housing programs and issues.

Responsible Agency: Planning Department and Health and Human Services Agency
Timeframe: Prior to expiration of 5th planning cycle (FY 2018/19)
Funding: General Fund

Program HD-8.1.7 Review the feasibility of developing an Affordable Housing Trust Fund Program to be used for affordable housing development. The Board of Supervisors should initiate discussions about appropriate sources for affordable housing trust funds (such as impact fees, in lieu fees, etc.) and affordable housing incentives.

Responsible Agency: Health and Human Services Agency, and Regional Housing Authority of Sutter and Nevada County

Timeframe: FY 2015/16
Funding: General Fund, grants

Program HD-8.1.8

Where possible, the County will partner with existing non-profit and for-profit corporations that are interested and able to construct and manage very low and low-income households throughout the County. The County may provide technical and/or financial assistance, such as, site identification, site acquisition, and identification of subsidy sources such as Low-income Housing Tax Credits, Proposition 46 bond funds, State Housing Finance Agency, Federal Rural Development Service, HOME funds, CDBG monies, fee waivers, and permit processing assistance.

Responsible Agency: Health and Human Services Agency
Timeframe: Ongoing, list of applicable subsidy sources shall be completed by end of FY 2016 (June 2016)
Funding: General Fund, State and Federal funds

Program HD-8.1.9

The County will actively identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate-income housing.

Responsible Agency: Health and Human Services Agency, and Regional Housing Authority of Sutter and Nevada County
Timeframe: FY 2016/17
Funding: General Fund

Program HD-8.1.10

The County will investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Regional Housing Authority of Sutter and Nevada and the Health and Human Services Agency will continue to assess potential funding sources, such as, but not limited to the Community Development Block Grant (CDBG), HOME, Low-income Housing Tax Credits, Proposition 46 bond funds, State Housing Finance Agency, Federal Rural Development Service and AB 2034 programs.

Responsible Agency: Health and Human Services Agency
Timeframe: Annually, depending on funding programs
Funding: General Fund, Grants

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<u>Program HD-8.1.11</u>	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.
Responsible Agency:	Planning Department and Health and Human Services Agency
Timeframe:	FY 2017/18
Funding:	General Fund, State or Federal Grant funding if applicable.
<u>Program HD-8.1.12</u>	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.
Responsible Agency:	Planning, Health and Human Services Agency, Building Department, Tax Collector's Office
Timeframe:	FY 2016/17
Financing:	General Fund
<u>Program HD-8.1.13</u>	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.
Responsible Agency:	Planning, Health and Human Services Agency, Building Department, Tax Collector's Office
Timeframe:	FY 2016/17
Financing:	General Fund
<u>Program HD-8.1.14</u>	Once feasible incentives have been developed and adopted for the use of Second Dwelling Units as housing for low and very-low income residents or transitional/emergency housing pursuant to Programs HD-8.1.12 and HD-8.1.13, the County should send notification to homeowners, potentially through tax bills or other annual mailings, outlining these incentives and providing a contact for more information.
Responsible Agency:	Planning, Health and Human Services Agency, Tax Collector's Office, and County Assessor's Office

Timeframe: Following implementation of Programs HD-8.1.12 and HD-8.1.13.

Financing: General Fund, State or Federal Grant funding if available.

Program HD-8.1.15 The County shall seek and prioritize funding to support the development of Single Room Occupancy units as allowed by the Nevada County Zoning Ordinance and for other programs that support the development and retention of housing for very low and extremely low-income households. Through this funding the County’s objective is to provide assistance to 50 very low and extremely low-income households annually.

Responsible Agency: Housing Authority of Sutter and Nevada / Health and Human Services Agency

Timeframe: Annually

Funding: State and Federal Grant and Loan programs

Program HD-8.1.16 To reduce the cost of housing, the County Building Department should consider the potential of adopting “stock” housing plans for a variety of housing sizes, including smaller housing that could later be converted to an accessory structure, where said plans could be utilized by residents of Nevada County for little or no cost.

Responsible Agency: Building Department

Timeframe: FY 2016/17

Funding: State or Federal Grant funding if applicable.

Maintenance and Improvement of Existing Housing (MI)

State housing law requires Housing Elements to establish programs for the “improvement of housing.” The major source of new housing for future residents and especially low and moderate-income residents is turnover in the existing housing stock. Maintenance of that stock is therefore not only important to the character and quality of each neighborhood and the County as a whole, but also an important strategy for retaining a sufficient supply of good quality housing for low and moderate income households. Programs that assist qualified property owners to maintain property or rehabilitate dilapidated property are a relatively low cost means to maintain and expand the stock of relatively affordable housing. In the following section, the County proposes to continue most past activities and has included additional detail on the implementation measures to achieve the goal of maintaining and improving existing housing.

Goals for the Maintenance and Improvement of Housing (MI)

GOAL MI-8.1

The County shall actively work to conserve, maintain and rehabilitate its existing housing stock.

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GOAL MI-8.2

Ensure that the quality, safety, affordability, and livability of the housing stock in the County of Nevada is continually maintained or upgraded and that dilapidated housing that cannot be improved is replaced or rehabilitated.

GOAL MI-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.

Policies for the Maintenance and Improvement of Housing (MI)

Policy MI-8.2.1 The County's Code Compliance Division shall help assure the maintenance of safe and decent housing through the enforcement Building Codes, as adopted by Nevada County, and help preserve the existing housing stock for the longest possible time and to maintain and improve the livability of homes. Staff shall avail all property owners subject to code compliance efforts of various low interest assistance through the CDBG rehabilitation and weatherization programs.

Policy MI-8.2.2 The County shall strive to extend the CDBG program to very low, low and moderate-income families to rehabilitate housing through low interest loan programs and/or first time home ownership program.

Policy MI-8.2.3 To the extent feasible, the County shall continue to provide technical and financial support to private non-profit and for-profit groups that provide rehabilitation services, such as FREED's Fix-it Program, to lower-income, senior citizen, and households with persons with disabilities.

Programs for the Maintenance and Improvement of Housing (MI)

Program MI-8.2.1 The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services to very-low and low-income owner occupied and rental households.

Responsible Agency: Health and Human Services Agency

Timeframe: Ongoing

Funding: CDBG

Program MI-8.2.2 The County Health and Human Services Agency shall seek funding to conduct a countywide housing condition survey consistent with state criteria. If no funding is available the County Health and Human Services Agency Division shall prepare and perform

the survey either in-house or with the benefit of a consultant.

Responsible Agency: Health and Human Services Agency
 Timeframe: FY 2018/19
 Funding: State and Federal Grants or General Fund.

Retention of Existing Affordable Housing (AH)

It is generally much less expensive to conserve and retain existing affordable housing stock than to build new housing and seek to make it affordable to low and very low-income residents. Existing affordable housing can be lost in many ways, including: lack of maintenance, conversion from rental housing to ownership (e.g. condominium conversion), by conversion from residential to commercial uses, and by “upgrading” an existing affordable housing unit to the degree that it is no longer affordable. While “upgrading” and existing unit is often desirable, there are means available to ensure that some smaller, more affordable units are conserved. As discussed in the At-Risk Analysis section, the County has 0 units of affordable housing which could be lost from the stock of below-market rate housing.

Goals for the Retention of Existing Affordable Housing (AH)

GOAL AH-8.1

The County shall actively work towards the retention of existing affordable housing.

Policies for the Retention of Existing Affordable Housing (AH)

- Policy AH-8.3.1** Recognize, encourage, and assist all private non-profit and for-profit organizations in the development, rehabilitation, and conservation of affordable housing within Nevada County.
- Policy AH-8.3.2** Continue to actively participate in and use the Section 8 rental assistance-housing program.
- Policy AH-8.3.3** Continued affordability shall be ensured in accordance with not less than the State mandates.

Programs for the Retention of Existing Affordable Housing (AH)

Program AH-8.3.1 The County will continue to participate and administer the Housing Choice Voucher Program (Section 8 assistance).

Responsible Agency: Regional Housing Authority of Sutter and Nevada /Health and Human Services Agency
 Timeframe: Ongoing
 Funding: Section 8/Federal Choice Voucher Funds/U.S. Department of Housing and Urban Development (HUD)

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.

Responsible Agency: Health and Human Services Agency
Timeframe: Ongoing
Funding: General Fund/CDBG

Removing Constraints (RC)

Governmental and non-governmental constraints such as land-use controls, building codes, permit fees and extractions, permit procedures and processes, and site improvements can hinder a jurisdiction's ability to provide affordable housing for all income groups. An important factor in retaining the character of a given community, while maintaining the existing and future housing stock at an affordable level, is to mitigate or remove governmental and non-governmental constraints. The County recognizes this need and addresses this issue in the following policies and programs.

Goals for Removing Constraints (RC)

GOAL RC-8.1

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.

GOAL RC-8.2

Mitigate non-governmental constraints on the maintenance, improvement and development of housing to the extent possible.

Policies for Removing Constraints (RC)

Policy RC-8.4.1 As part of the annual monitoring of housing policy implementation, consider methods to increase the efficiency of the development review and permit issuance process for all market rate, affordable, senior, and mixed-use multi-family housing projects. Where applicable, incorporate recommendations for improvements in the annual action programs.

Policy RC-8.4.2 The County shall continue to provide a partial fee waiver for lower income affordable projects and incentives to for-profit and non-profit builders of affordable housing for development of five or more very low or low-income units per application. Fee reductions may be backfilled with CDBG funds or other revenue sources.

Policy RC-8.4.3 Provide affordable housing pre-application meetings, accurate and consistent processing information and priority processing. Pre-application fees may be credited toward application fees, subject to "backfill" by alternative revenue sources.

- Policy RC-8.4.4** All zoning-consistent multiple-family projects, up to 30 units in size, that provide a minimum 30-year guarantee that all units of housing will be affordable to very low and low-income residents shall be processed as a Zoning Administrator Development Permit.
- Policy RC-8.4.5** Health and Human Services Agency and Regional Housing Authority of Sutter and Nevada County shall perform the function of the affordable housing development advocacy function to work with for-profit and non-profit housing developers and County Departments to improve the affordable housing development process.
- Policy RC-8.4.6** Continue the function of the Nevada County Community Development Agency as the County’s “Permit Information Center.” This center will facilitate the one-stop permit application process to reduce the uncertainty and costs associated with the development permit process.
- Policy RC-8.4.7** Continue to allow the flexibility and relaxation of certain development standards as incentives for multi-family affordable housing developments that provide housing for very-low and low-income households. The specific standards can include but are not limited to:
- a. Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;
 - b. Reduction in street widths;
 - c. Reduction in turning radius on cul-de-sacs;
 - d. Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness;
 - e. Limiting the requirement for sidewalks to one side of the street and reducing the width requirement;
 - f. Reduction in the open space/recreational area requirements by 25 percent, notwithstanding Recreation Mitigation Fee (AB1600) requirements; and
 - g. Increased flexibility in evaluating a project’s architectural conformity to the Western Nevada County Design Guidelines or other applicable design guidelines. The County shall keep on file examples of projects built at below market rate to assist in development of attractive developments within the County. Projects proposed within a Sphere of Influence shall be consistent with the respective jurisdiction’s Design Guidelines.

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- Policy RC-8.4.8** To the extent feasible, the County shall remove governmental constraints on the development of affordable housing for lower-income, senior citizen and households with persons with disabilities. Special emphasis shall be placed on removing governmental constraints for households falling within the extremely low-income group or those that earn 30% or less than the median income.
- Policy RC-8.4.9** To the extent feasible, the County shall encourage the reduction of development permit fees for multi-family and single-family housing projects—that are affordable to qualified extremely-low, low and very-low income residents.
- Policy RC-8.4.10** Pursuant to Government Code Section 65589.7, the County shall encourage water and sewer providers to establish specific procedures and require that those agencies grant priority water and sewer service to developments with units affordable to lower-income households.

Programs for Removing Constraints (RC)

- Program 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.
- Responsible Agency: Planning Department
Timeframe: Ongoing
Funding: General Fund, Application Fees
- Program RC-8.4.2 The County will expedite the development review process for senior housing, very low, low- and moderate-income housing projects.
- Responsible Agency: Planning Department, Building Department, Environmental Health and Transportation and Sanitation
Timeframe: Ongoing
Funding: General Fund, Application Fees
- Program RC-8.4.3 The County Health and Human Services Agency and the Regional Housing Authority of Sutter and Nevada County shall work with affordable housing developers, County Departments and other public agencies to help expedite the processing of affordable housing development applications.
- Responsible Agency: Health and Human Services Agency, and Regional Housing Authority of Sutter and Nevada County
Timeframe: Ongoing

Funding: General Fund, Grants

Program RC-8.4.4

The County shall request that schools, fire districts, park districts, NID and other special districts adopt a policy to allow for deferred payment and/or partial or full waiver of planning, mitigation, building permit and connection fees as incentives to for-profit and non-profit builders of housing affordable to qualified extremely-low, low and very-low income residents and the County should consider adopting a similar policy for the collection of County fees.

Responsible Agency: Community Development Agency

Timeframe: Annually

Funding: State or Federal Grant funding if applicable

Program RC-8.4.5

The County shall repeal Land Use and Development Code Sections L-II 3.16.G and L-IV 3.12, to remove governmental constraints posed on the development of housing in the USF, UMD and UHD land use map designations.

Responsible Agency: Planning Department

Timeframe: FY 2015/16

Funding: General Fund

Program RC-8.4.6

Periodically, review the Zoning Ordinance, land use policies, permitting practices, and Building Codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents as needed, for compliance with Federal and State fair housing laws that protect people with disabilities.

Responsible Agency: Planning and Building Department

Timeframe: Ongoing

Funding: General Fund

Program RC-8.4.7

The County shall annually review its land use regulations, policies, practices and development review process to determine areas where constraints can be removed on the development of housing for lower-income, senior citizen and households with persons with disabilities. Special emphasis shall be placed upon removing constraints on the development, retention, and/or rehabilitation of housing affordable to extremely low-income households.

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Responsible Agency: Health and Human Services Agency, and Regional Housing Authority of Sutter and Nevada County, Building, and Planning Departments

Timeframe: Annually

Funding: General Fund

Program RC-8.4.8 The County shall encourage special districts to provide a reduced initial per unit connection or development fee for multi-family housing projects that maintain at least 50% of their units as affordable to extremely, very and low-income households.

Responsible Agency: Board of Supervisors, CEO's Office, Health and Human Services Agency.

Timeframe: FY 2014/15

Funding: General Fund

Equal Opportunity (EO)

A local equal housing opportunity program should provide a means for the resolution of local housing discrimination complaints and should be promoted throughout the community. The local program may involve the dissemination of information on fair housing laws, and provide for referrals to appropriate investigative or enforcement agencies. Where appropriate, communities should distribute fair housing information in languages other than English. Since State and Federal laws uniformly outlaw most kinds of housing discrimination, local government's role is to identify program strategies that support and implement these laws.

Goals for Equal Opportunities in Housing (EO)

GOAL EO-8.1

Actively recognize and facilitate the needs of special housing groups.

GOAL EO-8.2

Strongly discourage all forms of housing discrimination.

Policies for Equal Opportunities in Housing (EO)

Policy EO-8.5.1 Maintain the existing zoning district standards that facilitate the establishment of transitional housing for the homeless, by allowing such housing within the following zoning districts:

- a. C2, Community Commercial
- b. C1, Neighborhood Commercial
- c. CH, Highway Commercial
- d. OP, Office-Professional
- e. R3, High Density
- f. R2, Medium Density
- g. R1, Single Family

- h. RA, Residential Agricultural
- i. P, Public

Policy EO-8.5.2 Maintain the existing zoning district standards that facilitate the establishment of emergency shelters, by allowing such housing within the following zoning districts:

- a. C2, Community Commercial
- b. C1, Neighborhood Commercial
- c. CH, Highway Commercial
- d. OP, Office-Professional
- e. R3, High Density
- f. R2, Medium Density
- g. P, Public

Policy EO-8.5.3 Provide a density bonus for affordable multi-family housing (i.e., low or very-low income housing) and independent living centers for seniors, assisted living housing for low-income housing and disabled persons within the Urban Medium and Urban High Density land use designations.

Policy EO-8.5.4 All senior assisted care residential developments shall include at least 10% of the total units affordable to low-income seniors. Such projects shall qualify for a density bonus.

Policy EO-8.5.5 Continue to provide for self-sufficient seasonal or permanent housing above that density allowed by the General Plan for employees and operators engaged in resource based production or resource management, including mineral extraction, timber harvesting and agriculture, in conformity with the applicable requirements Health and Safety Code 17000 et seq.

Policy EO-8.5.6 The County shall promptly refer any report or complaint of discrimination in the sale, rental or occupancy of housing to the appropriate State or Federal Agency. The County shall maintain documentation of all such reports or complaints, and shall include data on the County's action in the annual monitoring of Housing Policy implementation.

Policy EO-8.5.7 Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the County will continue to follow the established process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. The County will promote its reasonable accommodations procedures on

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its web site and with handouts at Health and Human Services Agency and at the Human Resources office.

Programs for Equal Opportunities in Housing (EO)

Program 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.

Responsible Agency: Planning and Building Department

Timeframe: Ongoing

Funding: General Fund

Program EO-8.5.2 The County shall continue to be the local contact point for the Department of Fair Employment and Housing, and to provide resource and referral information regarding housing and tenant rights through brochures available at the Health and Human Services Agency, the Nevada County Library, and other local social services offices. In addition, the County will post this information on the County web site.

Responsible Agency: Health and Human Services Agency, Human Resources, and Risk Management Departments

Timeframe: Ongoing

Funding: General Fund

Program EO-8.5.3 The County shall annually review its land use regulations, policies and practices for compliance with fair housing laws.

Responsible Agency: Health and Human Services Agency, Building, Planning, and Risk Management Departments

Timeframe: Annually

Funding: General Fund

Program EO-8.5.4 To encourage transitional and supportive housing, the County will amend its zoning ordinance in accordance with Government Code Section 65583(a)(5) to permit transitional housing and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings (e.g., single family, duplex, condominiums, apartments) of the same type in the same zone.

For example, transitional housing located in an apartment building is permitted in the same manner

as an apartment building in the same zone or supportive housing located in a single family home is permitted in the same manner as a single family home in the same zone.

In addition, the County shall review and if necessary amend the zoning ordinance definitions of “transitional housing” and “supportive housing” to be consistent with Government Code Section 65582.

Responsible Agency: Planning Department
Timeframe: Within one year of adoption of this Housing Element Update
Funding: General Fund

Program EO-8.5.5

The County shall work with the Regional Housing Authority of Sutter and Nevada Counties or other similar agencies to implement an outreach program that informs families within the County on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County’s website, and providing housing-related training for individuals/families through workshops.

Responsible Agency: Health and Human Services Agency, Regional Housing Authority of Sutter and Nevada Counties
Timeframe: Development of Outreach Program by June 2015.
Funding: General Fund

Program EO-8.5.6

The County should develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with developmental disabilities. The goal of the program is to assist at least 10 persons with developmental disabilities and the program may include the following steps:

- 1) Work with the Regional Housing Authority of Sutter and Nevada Counties or other similar agencies to identify the housing needs of the clients and assist in identifying available housing that meets those criteria.
- 2) Identify the gaps that limit access to housing for persons with developmental disabilities (i.e. financial, accessibility).
- 3) Develop guidelines and market the program.

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Responsible Agency: Health and Human Services Agency, Regional Housing Authority of Sutter and Nevada Counties
Timeframe: Begin development of program by January 2015.
Funding: General Fund

Program EO-8.5.7 Explore models to encourage the creation of housing for persons with developmental disabilities and implement a program by the end of Fiscal Year 2015. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, and new construction; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities. The County shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

Responsible Agency: Health and Human Services Agency, Regional Housing Authority of Sutter and Nevada Counties
Timeframe: FY 2014/2015, Begin implementing program by end of FY 2015.
Funding: General Fund, State and Federal Funding if available.

Energy Conservation (EC)

Increases in the price of energy affect the costs of providing shelter. Increased energy efficiency can assist in reducing the cost of shelter. Provision of housing in proximity to jobs reduces the need for the use of energy, thereby reducing the overall cost of living. Energy policies support alternative and efficient transportation systems, reduction of energy consumption in buildings through design and proper landscaping, and implementation of other energy conservation techniques.

Energy conservation measures requiring substantial improvements can result in increasing the initial cost of the unit. Programs now in effect to minimize the cost of energy conservation include Federal and State tax credits for installation of solar heaters and insulation. Loans are available to low-income families through the Pacific Gas and Electric's Weatherization Program. For a further discussion of energy conservation opportunities see Appendix D.

Goals for Energy Conservation (EC)

GOAL EC-8.1

Provide for a variety of alternative housing options and the use of alternative, innovative, and appropriate technology.

GOAL EC-8.2

To the extent feasible, encourage the reduction of Greenhouse Gas emissions during the design phase of construction projects.

Policies for Energy Conservation (EC)

- Policy EC-8.6.1** Encourage energy efficient site design in new land divisions, particularly in larger subdivisions and planned developments where there is sufficient area for alternate designs as follows:
- a. Encourage lot patterns that maximize proper solar orientation;
 - b. Utilize interconnected streets and traffic calming features to reduce fuel consumption and encourage walkability;
 - c. Provide adequate on-site usable open space and relate the type, amount and location of open space to the types of households expected to occupy the building;
 - d. Include in the project, or locate project within walking distance to (generally, one-quarter to one-half mile), needed amenities such as storage, laundry, community rooms, recycling, childcare facilities, and convenient shopping facilities.
- Policy EC-8.6.2** Support appropriate neighborhood-serving commercial activities in residential areas that would reduce vehicle miles traveled, such as small pedestrian-oriented grocery stores and childcare centers. The uses should serve the needs of the immediate residential neighborhood and not draw significant trade from outside the neighborhood, not disrupt or detract from the livability of the surrounding neighborhood, and be designed in keeping with the established residential character of the area.
- Policy EC-8.6.3** Promote infill within existing residential neighborhoods and intensify land uses consistent within existing neighborhood or commercial district patterns in developed areas currently served by municipal services.
- Policy EC-8.6.4** In addition to Title 24, Part 6 of the California Code of Regulations, the County shall promote energy efficiency and alternative energy sources for new and rehabilitated housing using incentives and site plan review recommendations, which shall include the following:
- a. Passive solar design to maximize solar energy capture;
 - b. Preservation of native trees that provide shade, reduce energy costs, and slow structural deterioration

- c. Incorporation of adequate deciduous tree cover on the south and west side of dwellings and along streets to help reduce the cooling demand during summer months and capture maximum solar energy in winter;
- d. Maximization of use of daylight and energy-efficient lighting, such as compact fluorescent lighting indoors and LED lighting outdoors;
- e. Energy-Star rated appliances, solar hot water heating systems, and other plumbing, mechanical, electrical, and solar permits issued for systems that either produce energy or save natural resources, such as wind-generated electrical systems, tankless water heaters, and highly efficient heating, ventilation and air conditioning systems;
- f. Water conservation features, including reclamation; landscaping appropriate to the site's climate, soils, and water resources; and water-saving irrigation practices;
- g. Solid waste reduction and recycling.

Policy EC-8.6.5 Continue to strongly support the current housing weatherization programs and Energy Crisis Intervention Program within Nevada County.

Policy EC-8.6.6 Encourage residents and developers to increase energy conservation and efficiency by making improvements to existing housing stock that result in conservation of energy, water, and other natural resources, particularly in renter-occupied units, by offering workshops, individual consultations, education programs, and financial assistance for weatherization and other conservation measures.

Policy EC-8.6.7 The County shall evaluate prescriptive building standards that supplement existing Building Codes for such items as alternative energy systems, building materials, and alternative sewage systems.

Policy EC-8.6.8 Encourage residents and developers to increase energy conservation and improve energy efficiency. Support education programs that promote energy conservation and energy efficiency. Support project applicants in incorporating cost-effective energy efficiency that exceeds State standards.

Programs for the Energy Conservation (EC)

Program 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.

Responsible Agency: Community Development Agency
Timeframe: FY 2016/2017
Funding: Energy Commission or other grants

Program 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.

Responsible Agency: Building Department
Timeframe: Ongoing
Funding: General Fund/CGBG

Program 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.

Responsible Agency: Planning and Department of Public Works, Transportation Division
Timeframe: FY 2018/2019
Funding: General Fund, Energy Commission or other grants

Program 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).

Responsible Agency: Planning Department
Timeframe: FY 2017/2018
Funding: General Fund, Energy Commission or other grants

Program EC-8.6.5 Adopt a solar access ordinance that establishes development standards for new development to protect the solar access of adjacent properties.

Responsible Agency: Planning and Building Department
Timeframe: FY 2018/2019
Funding: General Fund, Energy Commission or other grants

Program 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.

Responsible Agency: Planning and Building Department
Timeframe: FY 2016/2017
Funding: General Fund, Energy Commission or other grants

Program EC-8.6.7 To encourage green building, adopt a 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.

Responsible Agency: Planning Department
Timeframe: FY 2018/2019
Funding: General Fund, Energy Commission or other grants

Program 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.

Responsible Agency: Community Development Agency
Timeframe: Ongoing
Funding: General Fund, Energy Commission or other grants

Implementation and Monitoring (IM)

The various actions that are expected to be taken in implementing the County's housing policies were previously identified. The agency responsible for carrying out each action and the schedule for doing so were also indicated. However, due to the number of actions and differing time frames involved, a single individual should be charged with overseeing and coordinating the implementation of these actions. The Planning Director and staff would be appropriate individuals to serve in this capacity. Whoever is designated to perform this function should document the results of his/her monitoring in the annual reports, which are filed with HCD. These reports are the official method of charting the progress made in implementing the County's housing program.

Goal for Implementation and Monitoring (IM)

GOAL IM-8.1

Actively monitor the goals, policies, programs and quantified objectives contained in this Housing Element.

Policy for Implementation and Monitoring (IM)

Policy H 8.7.1 The County shall annually monitor the policies, programs and quantified objectives contained in this element.

Program for Implementation and Monitoring (IM)

Program H 8.7.1

Submit an annual monitoring report to HCD which charts the progress made in implementing the County's Housing Element Goals, Policies, Programs and Quantified Objectives.

Responsible Agency: Planning Department
Timeframe: Annually
Funding: General Fund

APPENDIX A
SUITABLE SITES RESIDENTIAL INVENTORY
COMPREHENSIVE TABLES

Land Inventory Comprehensive Tables

Comprehensive Vacant Residential Sites Tables

Tables A.1 through A.9 provide detailed parcel specific information that resulted in Table 8.29 Inventory of Suitable Sites to Accommodate the 2014-2019 Regional Housing Need Allocation.

TABLE A.1
RESIDENTIAL AGRICULTURE (RA) VACANT PARCELS

APN	ZONING	GPDES	SANDIST	ACRES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
0415122	RA-3	EST		0.26			1		1
0405130	RA-3	EST		0.26			1		1
0726016	RA-1.5	RES		0.26			1		1
4812012	RA-3	EST		0.26			1		1
3629018	RA-5	EST		0.26			1		1
0501033	RA-3	EST		0.27			1		1
5229036	RA-3	EST		0.27			1		1
3631008	RA-3	EST		0.27			1		1
0730025	RA-1.5	RES		0.27			1		1
4812042	RA-3	EST		0.27			1		1
0414048	RA-3	EST		0.27			1		1
0417071	RA-5	RUR-5		0.27			1		1
1285017	RA-3	EST		0.27			1		1
1213315	RA-3	EST		0.28			1		1
2310004	RA-3	EST		0.28			1		1
6012029	RA-1.5-RC	RES	NORTH SAN JUAN (4)	0.29			1		1
1210011	RA-3	EST		0.30			1		1
2434009	RA-1.5	PRC		0.30			1		1
2301021	RA-3	EST		0.30			1		1
6009014	RA-1.5	RES	NORTH SAN JUAN (4)	0.31			1		1
3604023	RA-3	EST		0.31			1		1
0414034	RA-3	EST		0.31			1		1
0739004	RA-3	EST		0.31			1		1
0730026	RA-1.5	RES		0.31			1		1
3601149	RA-3	EST		0.32			1		1
3678003	RA-3	EST		0.32			1		1
1216035	RA-3	EST		0.32			1		1
3522132	RA-1.5	RES	GLENBROOK ()	0.32			1		1
3917027	RA-5	RUR-5		0.33			1		1
3903045	RA-5	RUR-5		0.33			1		1
4810014	RA-3	EST		0.33			1		1
0746012	RA-1.5	RES		0.33			1		1
5212014	RA-1.5	RES		0.34			1		1

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5714123	RA-3	EST		0.34			1		1
6012074	RA-1.5	RES	NORTH SAN JUAN (4)	0.34			1		1
6012001	RA-1.5	RES	NORTH SAN JUAN (4)	0.35			1		1
2211027	RA-1.5	RES		0.35			1		1
4810001	RA-3	EST		0.35			1		1
2230019	RA-1.5	RES		0.36			1		1
5220028	RA-3	EST		0.36			1		1
5220028	RA-3	EST		0.36			1		1
2228131	RA-3	EST		0.36			1		1
0417040	RA-5	RUR-5		0.37			1		1
2211026	RA-1.5	RES		0.37			1		1
6009017	RA-1.5	RES	NORTH SAN JUAN (4)	0.37			1		1
0942014	RA-3	EST		0.38			1		1
6012037	RA-1.5-RC	RES	NORTH SAN JUAN (4)	0.38			1		1
3915073	RA-5	RUR-5		0.39			1		1
3709019	RA-5	RUR-5		0.39			1		1
5612001	RA-3	EST		0.39			1		1
2432006	RA-1.5	PRC		0.39			1		1
2230014	RA-3	EST		0.39			1		1
0407037	RA-3	EST		0.39			1		1
3631010	RA-3	EST		0.40			1		1
3619011	RA-5	RUR-5		0.40			1		1
3421003	RA-10	RUR-10		0.41			1		1
0501005	RA-3	EST		0.41			1		1
2632016	RA-1.5	RES		0.41			1		1
4812019	RA-3	EST		0.42			1		1
6009048	RA-1.5	RES	NORTH SAN JUAN (4)	0.42			1		1
2216028	RA-1.5	RES		0.42			1		1
0961007	RA-1.5	RES		0.43			1		1
0724032	RA-1.5	RES		0.43			1		1
0682038	RA-3	EST		0.43			1		1
0672024	RA-5	EST		0.43			1		1
1209119	RA-5	RUR-5		0.44			1		1
1219025	RA-3	EST		0.45			1		1
1219023	RA-3	EST		0.45			1		1
3635007	RA-3	EST		0.46			1		1
5311013	RA-3	EST		0.46			1		1
0719007	RA-1.5	RES		0.46			1		1
5220045	RA-3	EST		0.46			1		1
5214039	RA-1.5	RES		0.46			1		1
2601013	RA-3	EST		0.46			1		1
6011014	RA-1.5	RES	NORTH SAN JUAN (4)	0.47			1		1
0728004	RA-1.5	RES		0.47			1		1

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3630109	RA-3	EST		0.49			1	1
3619015	RA-5	RUR-5		0.49			1	1
2211041	RA-1.5	RES		0.49			1	1
2307003	RA-3	EST		0.50			1	1
3917030	RA-5	RUR-5		0.50			1	1
1285009	RA-3	EST		0.50			1	1
3915001	RA-5	RUR-5		0.50			1	1
6407019	RA-1.5	RES		0.50			1	1
2210007	RA-1.5	RES		0.50			1	1
0722009	RA-1.5	RES		0.50			1	1
5614005	RA-3	EST		0.50			1	1
5212007	RA-1.5	RES		0.50			1	1
5145005	RA-1.5	RES	VALLEY OAK COURT (12)	0.50			1	1
5145009	RA-1.5	RES	VALLEY OAK COURT (12)	0.50			1	1
2231027	RA-1.5	RES		0.50			1	1
2226019	RA-3	EST		0.50			1	1
2219033	RA-1.5	RES		0.50			1	1
5145006	RA-1.5	RES	VALLEY OAK COURT (12)	0.50			1	1
0746011	RA-1.5	RES		0.50			1	1
1209127	RA-5	RUR-5		0.51			1	1
0417072	RA-5	RUR-5		0.51			1	1
2209004	RA-3	EST		0.51			1	1
3631022	RA-3	EST		0.51			1	1
2439001	RA-1.5	PRC		0.52			1	1
0672042	RA-5	EST		0.52			1	1
2229013	RA-3	EST		0.53			1	1
3704012	RA-5	EST		0.53			1	1
5220030	RA-3	EST		0.53			1	1
2308010	RA-3	EST		0.53			1	1
2081053	RA-1.5	PRC		0.54			1	1
0724029	RA-1.5	RES		0.54			1	1
0414054	RA-3-PD	EST		0.54			1	1
0405135	RA-3	EST		0.55			1	1
1219024	RA-3	EST		0.55			1	1
0501024	RA-3	EST		0.55			1	1
2210006	RA-1.5	RES		0.55			1	1
3539611	RA-1.5	RES		0.55			1	1
5145004	RA-1.5	RES	VALLEY OAK COURT (12)	0.55			1	1
0510033	RA-3	EST		0.56			1	1
0417041	RA-5	RUR-5		0.56			1	1
6009110	RA-1.5	RES	NORTH SAN JUAN (4)	0.56			1	1
3604029	RA-3	EST		0.56			1	1
2307014	RA-3	EST		0.57			1	1
3420335	RA-10	EST		0.57			1	1

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0719002	RA-1.5	RES		0.57			1	1
2222015	RA-3	EST		0.57			1	1
6010015	RA-1.5	RES	NORTH SAN JUAN SPHERE ()	0.57			1	1
2307037	RA-3	EST		0.57			1	1
1209103	RA-3	EST		0.57			1	1
3522138	RA-1.5	RES		0.58			1	1
0960030	RA-1.5	RES		0.59			1	1
0960030	RA-1.5	RES		0.59			1	1
0415130	RA-3	EST		0.60			1	1
3631011	RA-3	EST		0.60			1	1
3917035	RA-5	RUR-5		0.60			1	1
2434006	RA-1.5	PRC		0.60			1	1
5145003	RA-1.5	RES	VALLEY OAK COURT (12)	0.60			1	1
2307035	RA-3	EST		0.61			1	1
2361008	RA-3	EST		0.62			1	1
3630146	RA-3	EST		0.62			1	1
0941134	RA-3	EST		0.62			1	1
5238022	RA-5	RUR-5		0.62			1	1
3610046	RA-3	EST		0.63			1	1
0958166	RA-1.5	RES		0.63			1	1
3630151	RA-3	EST		0.63			1	1
0418013	RA-3	EST		0.64			1	1
5220048	RA-3	EST		0.64			1	1
5611013	RA-3	EST		0.66			1	1
3927021	RA-PD-X	RUR-5		0.66			1	1
6406024	RA-1.5	RES		0.67			1	1
0746013	RA-1.5	RES		0.67			1	1
6009058	RA-1.5,AG-10	RES,RUR-10	NORTH SAN JUAN SPHERE ()	0.67			1	1
3542009	RA-1.5	RES		0.67			1	1
1206013	RA-3	EST		0.68			1	1
3606002	RA-3-SC	EST		0.68			1	1
0960021	RA-1.5	RES	GLENBROOK ()	0.68			1	1
0679005	RA-5	EST		0.68			1	1
2631005	RA-1.5	RES		0.68			1	1
1209134	RA-5	RUR-5		0.69			1	1
5220033	RA-3	EST		0.69			1	1
6009108	RA-1.5-RC	RES	NORTH SAN JUAN (4)	0.70			1	1
2452008	RA-1.5	PRC		0.71			1	1
3802005	RA-10	RUR-5		0.71			1	1
2434003	RA-1.5	PRC		0.72			1	1
5229037	RA-3	EST		0.72			1	1

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2307052	RA-3	EST		0.72			1		1
0510031	RA-3	EST		0.73			1		1
0958165	RA-1.5	RES		0.73			1		1
5647021	RA-3	EST		0.74			1		1
0712056	RA-1.5	RES		0.74			1		1
3619016	RA-5	RUR-5		0.74			1		1
5222030	RA-3	EST		0.75			1		1
1207019	RA-3	EST		0.76			1		1
2452010	RA-1.5	PRC		0.77			1		1
0726021	RA-1.5	RES		0.77			1		1
5115116	RA-1.5	RES	PENN VALLEY (6)	0.77			1		1
0415139	RA-3-PD	EST		0.78			1		1
5311014	RA-3	EST		0.79			1		1
0418025	RA-3	EST		0.79			1		1
5116020	RA-1.5	RES	PENN VALLEY (6)	0.79			1		1
2451007	RA-1.5	PRC		0.79			1		1
0414042	RA-3-PD	EST		0.79			1		1
6012023	RA-1.5-RC	PUB	NORTH SAN JUAN (4)	0.80			1		1
3709076	RA-5	EST,RUR-5		0.80			1		1
2451008	RA-1.5	PRC		0.80			1		1
3539601	RA-1.5	RES		0.81			1		1
2451009	RA-1.5	PRC		0.82			1		1
2453009	RA-1.5	PRC		0.82			1		1
3706021	RA-5	EST		0.83			1		1
2218042	RA-1.5	RES		0.83			1		1
2436004	RA-1.5	PRC		0.83			1		1
6009016	RA-1.5	RES	NORTH SAN JUAN (4)	0.84			1		1
0415192	RA-3-PD	EST		0.84			1		1
3620002	RA-5	RUR-5		0.85			1		1
6011001	RA-1.5	RES	NORTH SAN JUAN (4)	0.85			1		1
3705031	RA-5	EST		0.86			1		1
0407071	RA-3	EST		0.86			1		1
6409005	RA-1.5	RES		0.86			1		1
2436003	RA-1.5	PRC		0.86			1		1
2313042	RA-3	EST		0.86			1		1
2601023	RA-5	RUR-5		0.86			1		1
5215008	RA-1.5	RES		0.86			1		1
0510010	RA-3	EST		0.87			1		1
2220041	RA-1.5	EST		0.87			1		1
3631023	RA-3	EST		0.88			1		1
2436002	RA-1.5	PRC		0.88			1		1
5647012	RA-3	EST		0.88			1		1
0407051	RA-3	EST		0.88			1		1
2432005	RA-	PRC		0.89			1		1

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	1.5,R1-X								
6406043	RA-1.5	RES		0.90			1		1
0405136	RA-3	EST		0.90			1		1
1226162	RA-X	EST		0.91			1		1
2320015	RA-1.5	RES		0.91			1		1
3429043	RA-10	RUR-10		0.91			1		1
0415165	RA-3	EST		0.92			1		1
0958164	RA-1.5	RES		0.92			1		1
5610005	RA-3	EST		0.93			1		1
0958163	RA-1.5	RES		0.93			1		1
0958162	RA-1.5	RES		0.94			1		1
0958161	RA-1.5	RES		0.94			1		1
2453007	RA-1.5	PRC		0.95			1		1
3612006	RA-3	EST		0.95			1		1
3618019	RA-X	RUR-10		0.96			1		1
2225009	RA-3	EST		0.97			1		1
2325026	RA-1.5	RES		0.97			1		1
3610026	RA-5-PD	RUR-5		0.97			1		1
2320020	RA-1.5	RES		0.97			1		1
2623007	RA-5	RUR-5		0.97			1		1
5340007	RA-3	EST		0.98			1		1
3621039	RA-3	EST		0.98			1		1
0510088	RA-3	EST		0.98			1		1
3620020	RA-5	RUR-5		0.99			1		1
0711111	RA-1.5	RES		1.00				1	1
5626011	RA-5	RUR-5		1.00				1	1
5238025	RA-5	RUR-5		1.00				1	1
3626026	RA-3	EST		1.00				1	1
3602023	RA-3	EST		1.00				1	1
5121040	RA-1.5	RES	PENN VALLEY (6)	1.00				1	1
3704016	RA-5	EST		1.00				1	1
1206074	RA-3	EST		1.00				1	1
5626032	RA-5	RUR-5		1.00				1	1
2602017	RA-5	RUR-5		1.00				1	1
5615111	RA-3	EST		1.00				1	1
2318204	RA-1.5	RES		1.00				1	1
5238021	RA-5	RUR-5		1.00				1	1
0732014	RA-1.5	RES		1.00				1	1
2441006	RA-1.5	RES		1.00				1	1
3539615	RA-1.5	RES		1.00				1	1
1208044	RA-3	EST		1.00				1	1
3524028	RA-5	EST		1.00				1	1
6409007	RA-1.5	RES		1.00				1	1
1285007	RA-3	EST		1.00				1	1
2622006	RA-5	RUR-5		1.00				1	1
1260020	RA-3	EST		1.00				1	1

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5120020	RA-1.5	RES	PENN VALLEY (6)	1.00				1	1
0754004	RA-1.5	RES		1.00				1	1
1221036	RA-3	EST		1.00				1	1
1260012	RA-3	EST		1.00				1	1
2526046	RA-3	EST		1.00				1	1
3521038	RA-1.5	RES		1.00				1	1
3636023	RA-5	EST		1.01				1	1
5215015	RA-1.5	RES		1.02				1	1
2232018	RA-1.5	RES		1.02				1	1
3733021	RA-3	EST		1.03				1	1
2325018	RA-1.5	RES		1.03				1	1
3703014	RA-3- PD,RA-5	EST		1.03				1	1
2308037	RA-3	EST		1.03				1	1
6407004	RA-1.5	RES		1.04				1	1
0413121	RA-3	EST		1.04				1	1
3856010	RA-10	RUR-5		1.04				1	1
2231004	RA-1.5	RES		1.04				1	1
5132108	RA-3	EST	PENN VALLEY SPHERE ()	1.06				1	1
2433002	RA-1.5	PRC		1.06				1	1
2360011	RA-3	EST		1.06				1	1
1210026	RA-3	EST		1.06				1	1
0413128	RA-3	EST		1.06				1	1
0958160	RA-1.5	RES		1.06				1	1
3703013	RA-5	EST		1.06				1	1
5119157	RA-1.5	RES	PENN VALLEY (6)	1.07				1	1
6405004	RA-1.5	RES		1.07				1	1
1206067	RA-3	EST		1.07				1	1
1261029	RA-3	EST		1.07				1	1
5307116	RA-3	EST		1.09				1	1
2318316	RA-1.5	RES		1.09				1	1
2318315	RA-1.5	RES		1.09				1	1
2318314	RA-1.5	RES		1.09				1	1
2220064	RA-3	EST		1.09				1	1
2522091	RA-10	RUR-10		1.09				1	1
5227001	RA-3	EST		1.10				1	1
5218032	RA-3	EST		1.10				1	1
2325038	RA-1.5	RES		1.10				1	1
3520034	RA-1.5	RES	GLENBROOK ()	1.10				1	1
5114023	RA-1.5	RES	PENN VALLEY SPHERE ()	1.10				1	1
2487004	RA-X	PRC		1.10				1	1
2308031	RA-3	EST		1.10				1	1

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1285008	RA-3	EST		1.10				1	1
5112004	RA-1.5	RES	PENN VALLEY (6)	1.11				1	1
3626007	RA-3	EST		1.13				1	1
0743053	RA-3	EST		1.13				1	1
0501018	RA-3	EST		1.15				1	1
3555007	RA-1.5	UMD		1.16				1	1
5220006	RA-3	EST		1.16				1	1
1260027	RA-3	EST		1.17				1	1
5121045	RA-1.5	RES	PENN VALLEY (6)	1.17				1	1
3702009	RA-5	EST		1.17				1	1
2434002	RA-1.5	PRC		1.17				1	1
1262026	RA-3	EST		1.17				1	1
5311015	RA-3	EST		1.17				1	1
6407012	RA-1.5	RES		1.18				1	1
2622008	RA-5	RUR-5		1.19				1	1
0732005	RA-1.5	RES		1.19				1	1
0960019	RA-1.5	RES		1.19				1	1
2228111	RA-3	EST		1.20				1	1
1209135	RA-5	RUR-5		1.20				1	1
2224102	RA-3	EST		1.21				1	1
1262028	RA-3	EST		1.21				1	1
5127023	RA-1.5	RES	PENN VALLEY SPHERE ()	1.21				1	1
0942009	RA-3	EST		1.22				1	1
2610004	RA-1.5	RES		1.22				1	1
3539624	RA-1.5	RES		1.22				1	1
1261028	RA-3	EST		1.22				1	1
2833006	RA-X	EST		1.23				1	1
6406028	RA-1.5	RES		1.23				1	1
6009015	RA-1.5	RES	NORTH SAN JUAN (4)	1.25				1	1
6009042	RA-1.5	RES	NORTH SAN JUAN SPHERE ()	1.25				1	1
2452002	RA-1.5	PRC		1.25				1	1
2437004	RA-1.5	PRC		1.25				1	1
3717045	RA-3	EST		1.25				1	1
2354021	RA-3	EST		1.25				1	1
1260047	RA-3	EST		1.26				1	1
5126080	RA-1.5	RES	PENN VALLEY SPHERE ()	1.26				1	1
3619023	RA-3	EST		1.27				1	1
2218046	RA-1.5	RES		1.27				1	1

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6009059	RA-1.5	RES	NORTH SAN JUAN SPHERE ()	1.27				1	1
2224115	RA-3	EST		1.28				1	1
1123008	RA-X	RUR-5		1.28				1	1
2451002	RA-1.5	PRC		1.28				1	1
2313046	RA-3	EST		1.28				1	1
2219026	RA-1.5	RES		1.29				1	1
2473007	RA-1.5	PRC		1.30				1	1
2322230	RA-1.5	RES		1.30				1	1
1262029	RA-3	EST		1.30				1	1
1202043	RA-3	EST		1.30				1	1
3802052	RA-5	RUR-5		1.32				1	1
0718063	RA-1.5	RES		1.32				1	1
6009010	RA-1.5,AG-10	RES,RUR-10	NORTH SAN JUAN SPHERE ()	1.32				1	1
5125007	RA-1.5	RES	PENN VALLEY SPHERE ()	1.32				1	1
6011012	RA-1.5	RES	NORTH SAN JUAN (4)	1.33				1	1
1209117	RA-5	RUR-5		1.33				1	1
0960031	RA-1.5	RES		1.34				1	1
0960031	RA-1.5	RES		1.34				1	1
5119107	RA-1.5	RES	PENN VALLEY (6)	1.34				1	1
2229016	RA-3	EST		1.35				1	1
2468006	RA-1.5	PRC		1.35				1	1
3903040	RA-5	RUR-5		1.35				1	1
6012057	RA-1.5-RC	RES	NORTH SAN JUAN (4)	1.36				1	1
2623009	RA-5	RUR-5		1.37				1	1
2226008	RA-3	EST		1.37				1	1
3541220	RA-1.5	UMD		1.37				1	1
0406075	RA-3	EST		1.37				1	1
5216008	RA-3	EST		1.38				1	1
2217022	RA-1.5	RES		1.38				1	1
3717046	RA-3	EST		1.38				1	1
5121048	RA-1.5	RES	PENN VALLEY (6)	1.39				1	1
2224128	RA-3	EST		1.40				1	1
3709081	RA-5	RUR-5		1.40				1	1
6023005	RA-X	RUR-10		1.40				1	1
0737041	RA-1.5	RES		1.40				1	1
5120006	RA-PD	PD	PENN VALLEY (6)	1.41				1	1
3611012	RA-3	EST		1.42				1	1
5647029	RA-3	EST		1.42				1	1

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0958125	RA-1.5	RES	GLENBROOK ()	1.42				1	1
1262025	RA-3	EST		1.43				1	1
1261031	RA-3	EST		1.43				1	1
3926004	RA-X	EST		1.43				1	1
3631074	RA-3	EST		1.44				1	1
5120016	RA-PD	PD	PENN VALLEY (6)	1.45				1	1
2222009	RA-3	EST		1.45				1	1
2602028	RA-5	RUR-5		1.46				1	1
2226016	RA-3	EST		1.46				1	1
2210009	RA-1.5	RES		1.47				1	1
2332034	RA-3	EST		1.48				1	1
3624024	RA-5	EST		1.48				1	1
2318225	RA-1.5	RES		1.49				1	1
5120015	RA-PD	PD	PENN VALLEY (6)	1.49				1	1
3631064	RA-3	EST		1.49				1	1
6022003	RA-X	RUR-10		1.49				1	1
2441005	RA-1.5	RES		1.50				1	1
5626024	RA-5	RUR-5		1.50				1	1
2173082	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	1.50				1	1
2173081	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	1.50				1	1
2173080	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	1.50				1	1
5648023	RA-1.5	RES		1.50				1	1
5648019	RA-1.5	RES		1.50				1	1
5648018	RA-1.5	RES		1.50				1	1
5648017	RA-1.5	RES		1.50				1	1
5330021	RA-1.5	RES		1.50				1	1
5311018	RA-3	EST		1.50				1	1
1260052	RA-3	EST		1.50				1	1
2322218	RA-1.5	RES		1.50				1	1
0680029	RA-5	EST		1.50				1	1
3915027	RA-5	RUR-5		1.50				1	1
2359014	RA-1.5	RES		1.50				1	1
0468012	RA-3-PD	EST		1.50				1	1
0468009	RA-3-PD	EST		1.50				1	1
3543016	RA-1.5	RES		1.50				1	1
0973014	RA-1.5	RES		1.50				1	1
0973024	RA-1.5	RES		1.50				1	1
3637006	RA-5	EST		1.50				1	1
0974031	RA-1.5	RES		1.50				1	1
3502042	RA-1.5-	RES		1.50				1	1

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	PD								
0973037	RA-1.5	RES		1.50				1	1
2613012	RA-5	RUR-5		1.51				1	1
2438007	RA-1.5	PRC		1.51				1	1
2611040	RA-1.5	RES		1.51				1	1
0450126	RA-5	RUR-5		1.51				1	1
1220022	RA-3	EST		1.51				1	1
0468004	RA-3-PD	EST		1.51				1	1
3625038	RA-3	EST		1.51				1	1
5238020	RA-5	RUR-5		1.52				1	1
0728019	RA-1.5	RES		1.52				1	1
3927027	RA-PD-X	RUR-5		1.52				1	1
5711007	RA-3	EST		1.52				1	1
3639004	RA-1.5	RES		1.52				1	1
5120004	RA-PD	PD	PENN VALLEY (6)	1.53				1	1
0647104	RA-5	EST		1.53				1	1
0467023	RA-3-PD	EST		1.53				1	1
0958159	RA-1.5	RES		1.54				1	1
0468018	RA-3-PD	EST		1.54				1	1
2472011	RA-1.5	PRC		1.55				1	1
6404011	RA-1.5	RES		1.55				1	1
5132148	RA-1.5	RES	PENN VALLEY SPHERE ()	1.55				1	1
0415141	RA-3-PD	EST		1.55				1	1
1262030	RA-3	EST		1.55				1	1
2319054	RA-1.5	RES		1.55				1	1
0468005	RA-3-PD	EST		1.55				1	1
3927022	RA-PD-X	RUR-5		1.55				1	1
2218027	RA-1.5	RES		1.57				1	1
3619024	RA-3	EST		1.58				1	1
3524008	RA-1.5	RES		1.59				1	1
3248020	RA-10	RUR-10		1.59				1	1
0467018	RA-3-PD	EST		1.59				1	1
5506081	RA-X-PD	RUR-5		1.60				1	1
0468014	RA-3-PD	EST		1.60				1	1
5311034	RA-3	EST		1.60				1	1
1262024	RA-3	EST		1.60				1	1
2224103	RA-3	EST		1.62				1	1
2472005	RA-1.5	PRC		1.62				1	1
0960020	RA-1.5	RES		1.62				1	1
2608033	RA-5	RUR-5		1.63				1	1
2615002	RA-10	RUR-10		1.63				1	1
1209109	RA-5	RUR-5		1.63				1	1
1261016	RA-3	EST		1.64				1	1

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6406040	RA-1.5	RES		1.64				1	1
0467024	RA-3-PD	EST		1.64				1	1
2448007	RA-1.5	PRC		1.64				1	1
3915021	RA-5	RUR-5		1.65				1	1
5220005	RA-3	EST		1.65				1	1
6408004	RA-1.5	RES		1.65				1	1
3912016	RA-5	RUR-5		1.65				1	1
3707003	RA-5	EST		1.65				1	1
3613034	RA-3	EST		1.65				1	1
5714177	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	1.66				1	1
3926012	RA-X	EST		1.66				1	1
0450133	RA-5	RUR-5		1.67				1	1
2332018	RA-3	EST		1.67				1	1
5506069	RA-X- PD	RUR-5		1.67				1	1
2222021	RA-3	EST		1.68				1	1
2170045	RA-1.5- SP	RES	LAKE OF THE PINES SPHERE ()	1.68				1	1
2522042	RA-10	RUR-10		1.68				1	1
1261032	RA-3	EST		1.68				1	1
3522167	RA-1.5	RES		1.69				1	1
6404003	RA-1.5	RES		1.70				1	1
0680022	RA-5	EST		1.70				1	1
0417065	RA-5	RUR-5		1.70				1	1
5222045	RA-3	EST		1.70				1	1
0960028	RA-1.5	RES		1.71				1	1
2523229	RA-3	EST		1.71				1	1
2306003	RA-3	EST		1.71				1	1
2611039	RA-1.5	RES		1.71				1	1
5506078	RA-X- PD	RUR-5		1.71				1	1
2361030	RA-1.5	RES		1.71				1	1
2359018	RA-1.5	RES		1.71				1	1
0468016	RA-3-PD	EST		1.72				1	1
0467021	RA-3-PD	EST		1.72				1	1
0467017	RA-3-PD	EST		1.73				1	1
2312020	RA-3	EST		1.74				1	1
0416110	RA-5	RUR-5		1.74				1	1
5648020	RA-1.5	RES		1.74				1	1
0758007	RA-1.5	RES		1.74				1	1
2355029	RA-3	EST		1.74				1	1
0728020	RA-1.5	RES		1.75				1	1
2319053	RA-1.5	RES		1.76				1	1
3926002	RA-X	EST		1.76				1	1
3927016	RA-PD- X	RUR-5		1.76				1	1

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0741015	RA-3	EST		1.77				1	1
2332017	RA-3	EST		1.77				1	1
2437002	RA-1.5	PRC		1.78				1	1
2489013	RA-X	PRC		1.78				1	1
5607149	RA-10	RUR-10		1.78				1	1
2228137	RA-3	EST		1.79				1	1
5325042	RA-3	EST		1.79				1	1
0963016	RA-3	EST		1.80				1	1
0736008	RA-3	EST		1.80				1	1
3627030	RA-3	EST		1.80				1	1
1211012	RA-5	RUR-5		1.80				1	1
2833008	RA-X	EST		1.80				1	1
3639028	RA-1.5	RES		1.80				1	1
2218005	RA-1.5	RES		1.81				1	1
1209102	RA-3	EST		1.81				1	1
3543019	RA-1.5	RES		1.81				1	1
2226038	RA-3	EST		1.82				1	1
0802010	RA-1.5,RA-5	RES,RUR-5		1.83				1	1
3710079	RA-3	EST		1.83				1	1
5132115	RA-3	EST	PENN VALLEY SPHERE ()	1.84				1	1
0641051	RA-5	RUR-5		1.84				1	1
3927018	RA-PD-X	RUR-5		1.84				1	1
3632016	RA-3	EST		1.85				1	1
5506080	RA-X-PD	RUR-5		1.85				1	1
0415167	RA-3	EST		1.86				1	1
2223068	RA-3	EST		1.86				1	1
5713005	RA-5	RUR-5		1.87				1	1
2472007	RA-1.5	PRC		1.88				1	1
0418016	RA-3	EST		1.88				1	1
2431005	RA-1.5	PRC		1.88				1	1
5330020	RA-3	EST		1.88				1	1
5727019	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	1.88				1	1
3622002	RA-3	EST		1.88				1	1
2448009	RA-1.5	PRC		1.88				1	1
0728021	RA-1.5	RES		1.89				1	1
2223067	RA-3	EST		1.89				1	1
0467007	RA-3-PD,RA-3	EST		1.89				1	1
5648021	RA-1.5	RES		1.90				1	1
5607132	RA-10	RUR-10		1.90				1	1
3539608	RA-1.5	RES		1.91				1	1
2224141	RA-3	EST		1.92				1	1
3927012	RA-PD-	RUR-5		1.92				1	1

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	X								
3927010	RA-PD-X	RUR-5		1.92				1	1
2453005	RA-1.5	PRC		1.93				1	1
3927005	RA-PD-X	RUR-5		1.93				1	1
2523230	RA-3	EST		1.94				1	1
2435008	RA-1.5	PRC		1.94				1	1
2360008	RA-3	EST		1.94				1	1
5648022	RA-1.5	RES		1.95				1	1
1209178	RA-5	RUR-5		1.96				1	1
1209161	RA-5	RUR-5		1.97				1	1
2611008	RA-1.5	RES		1.97				1	1
0736050	RA-3	EST		1.98				1	1
5610001	RA-3	EST		1.98				1	1
0736049	RA-3	EST		1.98				1	1
2470003	RA-1.5	PRC		1.98				1	1
0419011	RA-3	EST		1.98				1	1
5609035	RA-10	RUR-10		1.98				1	1
3604050	RA-3	EST		1.98				1	1
3927008	RA-PD-X	RUR-5		1.98				1	1
3927011	RA-PD-X	RUR-5		1.98				1	1
5340008	RA-3	EST		1.99				1	1
0412108	RA-3	EST		1.99				1	1
3927006	RA-PD-X	RUR-5		1.99				1	1
5615116	RA-3	EST		2.00				1	1
2441004	RA-1.5	RES,PRC		2.00				1	1
0451009	RA-3	EST		2.00				1	1
5223164	RA-5	RUR-5		2.00				1	1
2226030	RA-3	EST		2.00				1	1
0960012	RA-1.5	RES		2.00				1	1
5223152	RA-5	RUR-5		2.00				1	1
5238064	RA-5	RUR-5		2.00				1	1
3905002	RA-5	RUR-5		2.00				1	1
3631058	RA-3	EST		2.00				1	1
3603018	RA-1.5	RES		2.00				1	1
5238063	RA-5	RUR-5		2.00				1	1
1261033	RA-3	EST		2.00				1	1
3627027	RA-3	EST		2.00				1	1
5119115	RA-1.5	RES	PENN VALLEY (6)	2.00				1	1
2470006	RA-1.5	PRC		2.00				1	1
5128076	RA-3	EST	PENN VALLEY SPHERE ()	2.00				1	1
1105037	RA-X	RUR-5		2.00				1	1
5238044	RA-5	RUR-5		2.00				1	1

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2551206	RA-3	EST		2.00				1	1
2551208	RA-3	EST		2.00				1	1
2551207	RA-3	EST		2.00				1	1
2551229	RA-3	EST		2.00				1	1
5601032	RA-10	RUR-10		2.00				1	1
2331010	RA-3	EST		2.00				1	1
2559021	RA-3	EST		2.00				1	1
5222021	RA-3	EST		2.00				1	1
1260053	RA-3	EST		2.00				1	1
5238017	RA-5	RUR-5		2.00				1	1
0640155	RA-3	EST		2.00				1	1
3419023	RA-10	RUR-10		2.00				1	1
0734008	RA-1.5	RES		2.01				1	1
3746011	RA-3	EST		2.01				1	1
3907008	RA-5	RUR-5		2.01				1	1
3910018	RA-5	RUR-5		2.01				1	1
3906002	RA-5	RUR-5		2.01				1	1
5340009	RA-3	EST		2.02				1	1
5648024	RA-1.5	RES		2.02				1	1
5238052	RA-5	RUR-5		2.02				1	1
5324015	RA-3	EST		2.03				1	1
2302006	RA-3	EST		2.03				1	1
2444004	RA-1.5	PRC		2.03				1	1
2489010	RA-X	PRC		2.03				1	1
3744024	RA-3	EST		2.03				1	1
3639009	RA-1.5	RES		2.03				1	1
2489011	RA-X	PRC		2.04				1	1
2470012	RA-1.5	PRC		2.04				1	1
2223070	RA-3	EST		2.04				1	1
3903043	RA-5	RUR-5		2.05				1	1
2218035	RA-1.5	RES		2.05				1	1
3628017	RA-3	EST		2.05				1	1
1206060	RA-3	EST		2.06				1	1
5310007	RA-3	EST		2.06				1	1
2468004	RA-1.5	PRC		2.06				1	1
2602007	RA-5	RUR-5		2.06				1	1
3905008	RA-5	RUR-5		2.06				1	1
2230004	RA-1.5	RES		2.06				1	1
3420234	RA-10	RUR-10		2.06				1	1
0405159	RA-3	EST		2.07				1	1
2224145	RA-3	EST		2.07				1	1
5325040	RA-3	EST		2.08				1	1
0711101	RA-SP	PD		2.09				1	1
2223060	RA-3	EST		2.09				1	1
3927023	RA-PD-X	RUR-5		2.09				1	1
0404035	RA-3	EST		2.10				1	1
5117015	RA-1.5	RES	PENN VALLEY (6)	2.10				1	1

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1260050	RA-3	EST		2.10				1	1
1210020	RA-5	RUR-5		2.11				1	1
0679047	RA-5	EST		2.11				1	1
3418045	RA-10	RUR-10		2.11				1	1
5222042	RA-3	EST		2.12				1	1
3429035	RA-10	RUR-10		2.13				1	1
2472009	RA-1.5	PRC		2.13				1	1
3905007	RA-5	RUR-5		2.13				1	1
5120007	RA-1.5	RES	PENN VALLEY (6)	2.14				1	1
5238048	RA-5	RUR-5		2.14				1	1
5506082	RA-X-PD	RUR-5		2.14				1	1
2607047	RA-5	RUR-5		2.15				1	1
2338007	RA-1.5	RES		2.15				1	1
3930009	RA-5	RUR-5		2.15				1	1
3632001	RA-3	EST		2.15				1	1
6023002	RA-X	RUR-10		2.15				1	1
0810006	RA-1.5	RES		2.16				1	1
0467013	RA-3-PD	EST		2.16				1	1
0467019	RA-3-PD	EST		2.18				1	1
2361026	RA-3	EST		2.18				1	1
3420337	RA-10	RUR-10		2.19				1	1
3906011	RA-5	RUR-5		2.20				1	1
5626025	RA-5	RUR-5		2.20				1	1
2434004	RA-1.5	PRC		2.20				1	1
3927015	RA-PD-X	RUR-5		2.20				1	1
1217004	RA-3	EST		2.21				1	1
2361022	RA-3	EST		2.22				1	1
2314008	RA-3	EST		2.23				1	1
2311032	RA-3	EST		2.23				1	1
0467014	RA-3-PD	EST		2.23				1	1
2469009	RA-1.5	PRC		2.24				1	1
5230027	RA-3	EST		2.24				1	1
6023004	RA-X	RUR-10		2.24				1	1
2224130	RA-3	EST		2.25				1	1
3705029	RA-5	EST		2.25				1	1
1260032	RA-3	EST		2.25				1	1
2213019	RA-1.5	RES		2.25				1	1
1282002	RA-3	EST		2.25				1	1
2223010	RA-1.5	RES		2.27				1	1
5603003	RA-3	EST		2.27				1	1
2470013	RA-1.5	PRC		2.27				1	1
5648006	RA-1.5	RES		2.27				1	1
3927009	RA-PD-X	RUR-5		2.27				1	1
3418039	RA-10	RUR-10		2.28				1	1
1209118	RA-5	RUR-5		2.28				1	1

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5648016	RA-1.5	RES		2.29				1	1
3613024	RA-3	EST		2.29				1	1
2223050	RA-3	EST		2.29				1	1
2224129	RA-3	EST		2.31				1	1
2301020	RA-3	EST		2.31				1	1
2611038	RA-1.5	RES		2.31				1	1
0467012	RA-3-PD	EST		2.31				1	1
3606006	RA-3	EST		2.31				1	1
5114024	RA-1.5	RES	PENN VALLEY (6)	2.33				1	1
5609015	RA-10	RUR-10		2.33				1	1
2616014	RA-10	RUR-10		2.33				1	1
3611001	RA-3	EST		2.34				1	1
5648025	RA-1.5	RES		2.35				1	1
2220058	RA-3	EST		2.35				1	1
3802017	RA-10	RUR-5		2.35				1	1
5728008	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	2.35				1	1
0411106	RA-X	EST		2.36				1	1
2524037	RA-3	EST		2.36				1	1
2602052	RA-5	RUR-5		2.38				1	1
2361015	RA-3	EST		2.38				1	1
0407073	RA-3	EST		2.39				1	1
5238051	RA-5	RUR-5		2.40				1	1
6023003	RA-X	RUR-10		2.40				1	1
3418040	RA-10	RUR-10		2.41				1	1
2314007	RA-3	EST		2.41				1	1
2361019	RA-3	EST		2.41				1	1
2331037	RA-3	EST		2.42				1	1
0415191	RA-3-PD	EST		2.42				1	1
2527107	RA-1.5	EST		2.43				1	1
3420303	RA-10	RUR-10		2.43				1	1
2610003	RA-1.5	RES		2.44				1	1
5506084	RA-X-PD	RUR-5		2.44				1	1
2222020	RA-3	EST		2.44				1	1
2361018	RA-3	EST		2.44				1	1
5710032	RA-3	EST		2.44				1	1
0465012	RA-5-SP,RA-10	RUR-5,RUR-10		2.45				1	1
0411105	RA-X	EST		2.46				1	1
3613023	RA-3	EST		2.47				1	1
6011007	RA-1.5	RES	NORTH SAN JUAN (4)	2.47				1	1
2470005	RA-1.5	PRC		2.47				1	1
5506071	RA-X-PD	RUR-5		2.48				1	1

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5218011	RA-3	EST		2.48				1	1
2469008	RA-1.5	PRC		2.49				1	1
2472012	RA-1.5	PRC		2.49				1	1
3802011	RA-10	RUR-5		2.49				1	1
5608019	RA-10	RUR-10		2.50				1	1
5607140	RA-10	RUR-10		2.50				1	1
			PENN VALLEY SPHERE ()						
5128036	RA-3	EST		2.50				1	1
5609039	RA-10	RUR-10		2.50				1	1
5607169	RA-10	RUR-10		2.50				1	1
5607141	RA-10	RUR-10		2.50				1	1
			PENN VALLEY SPHERE ()						
5132121	RA-3	EST		2.50				1	1
0467022	RA-3-PD	EST		2.50				1	1
2822111	RA-3	EST		2.51				1	1
5223158	RA-5	RUR-5		2.51				1	1
5607116	RA-10	RUR-10		2.52				1	1
2312031	RA-3	EST		2.52				1	1
0467016	RA-3-PD	EST		2.53				1	1
2228179	RA-1.5	RES		2.54				1	1
5311027	RA-3	EST		2.54				1	1
3915087	RA-PD- X	RUR-5		2.54				1	1
1260043	RA-3	EST		2.54				1	1
3625021	RA-3	EST		2.54				1	1
3927002	RA-PD- X	RUR-5		2.54				1	1
3420313	RA-10	RUR-10		2.55				1	1
			PENN VALLEY SPHERE ()						
5128063	RA-3	EST		2.56				1	1
0670072	RA-3	EST		2.56				1	1
5506073	RA-X- PD	RUR-5		2.57				1	1
2522075	RA-10	RUR-10		2.57				1	1
1260026	RA-3	EST		2.58				1	1
2222019	RA-3	EST		2.58				1	1
5506083	RA-X- PD	RUR-5		2.59				1	1
2428002	RA-1.5	PRC		2.62				1	1
2361014	RA-3	EST		2.64				1	1
2436001	RA-1.5	PRC		2.66				1	1
3420233	RA-10	RUR-10		2.66				1	1
0641062	RA-5	RUR-5		2.66				1	1
2361016	RA-3	EST		2.66				1	1
2607034	RA-5	RUR-5		2.67				1	1
2607033	RA-5	RUR-5		2.67				1	1
3420232	RA-10	RUR-10		2.67				1	1

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5711009	RA-3,RA-3-SC	EST		2.68				1	1
3925007	RA-X	RUR-5		2.69				1	1
0419018	RA-3	EST		2.70				1	1
5214044	RA-1.5	RES,PD		2.70				1	1
2307046	RA-3	EST		2.71				1	1
2622007	RA-5	RUR-5		2.71				1	1
3707016	RA-5	EST		2.72				1	1
3601157	RA-3	EST		2.73				1	1
2307043	RA-3	EST		2.73				1	1
2443001	RA-1.5	PRC		2.74				1	1
0404034	RA-3	EST		2.74				1	1
1261015	RA-3	EST		2.76				1	1
5607160	RA-10	RUR-10		2.76				1	1
5506077	RA-X-PD	RUR-5		2.77				1	1
3738027	RA-1.5	RES		2.77				1	1
5132120	RA-3	EST	PENN VALLEY SPHERE ()	2.77				1	1
5607161	RA-10	RUR-10		2.78				1	1
3420239	RA-10	RUR-10		2.78				1	1
5728014	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	2.79				1	1
3420238	RA-10	RUR-10		2.79				1	1
2305081	RA-3	EST		2.80				1	1
0411103	RA-X	EST		2.81				1	1
1219001	RA-3	EST		2.82				1	1
0407054	RA-3	EST		2.82				1	1
2361023	RA-3	EST		2.82				1	1
5128027	RA-3	EST	PENN VALLEY SPHERE ()	2.84				1	1
0415136	RA-3	EST		2.85				1	1
2314015	RA-3	EST		2.85				1	1
6404008	RA-1.5	RES		2.85				1	1
5615113	RA-3	EST		2.85				1	1
3802022	RA-5	RUR-5		2.85				1	1
0648109	RA-5	EST		2.85				1	1
0406088	RA-3	EST		2.85				1	1
2527113	RA-1.5	EST		2.87				1	1
1201064	RA-3	EST		2.88				1	1
2359012	RA-1.5	RES		2.89				1	1
3631047	RA-3	EST		2.90				1	1
3910013	RA-5	RUR-5		2.90				1	1
2359019	RA-1.5	RES		2.90				1	1
0467015	RA-3-PD	EST		2.90				1	1
2522074	RA-10	RUR-10		2.91				1	1

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3601155	RA-3	EST		2.92				1	1
0450147	RA-5	RUR-5		2.93				1	1
3614066	RA-X,RA-X-SC	RUR-5		2.94				1	1
5728018	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	2.96				1	1
2321036	RA-1.5	RES		2.96				1	1
5506072	RA-X-PD	RUR-5		2.96				1	1
1209170	RA-5	RUR-5		2.96				1	1
0415177	RA-3,RA-3-PD	EST		2.97				1	1
1260054	RA-3	EST		2.98				1	1
2228186	RA-1.5,RA-3	RES,EST		2.98				1	1
2228176	RA-1.5	RES		2.99				1	1
0467020	RA-3-PD	EST		2.99				1	1
1207036	RA-5	RUR-5		3.00				1	1
3744023	RA-3	EST		3.00				1	1
5608017	RA-10	RUR-10		3.00				1	1
5608016	RA-10	RUR-10		3.00				1	1
0409011	RA-X	EST		3.00				1	1
0409010	RA-X	EST		3.00				1	1
0409007	RA-X	EST		3.00				1	1
0736026	RA-3	EST		3.00				1	1
3628024	RA-3	EST		3.00				1	1
0961030	RA-1.5	RES		3.00		1		1	2
5116029	RA-1.5	RES	PENN VALLEY (6)	3.00		2			2
5218020	RA-3	EST		3.00				1	1
5650011	RA-5	RUR-5		3.00				1	1
1218031	RA-3	EST		3.00				1	1
5116027	RA-1.5	RES	PENN VALLEY (6)	3.00		2			2
0684036	RA-X	EST		3.00				1	1
0684043	RA-X	EST		3.00				1	1
5132177	RA-3	EST	PENN VALLEY SPHERE ()	3.00				1	1
1213313	RA-3	EST		3.00				1	1
5132166	RA-3	EST	PENN VALLEY SPHERE ()	3.00				1	1
5223155	RA-5	RUR-5		3.00				1	1
2360006	RA-3	EST		3.00				1	1
2360005	RA-3	EST		3.00				1	1
2360004	RA-3	EST		3.00				1	1

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2360003	RA-3	EST		3.00				1	1
2360002	RA-3	EST		3.00				1	1
0450146	RA-5	RUR-5		3.00				1	1
3630116	RA-3	EST		3.00				1	1
0461009	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.00				1	1
1221041	RA-3	EST		3.00				1	1
1202054	RA-3	EST		3.00				1	1
3612010	RA-3	EST		3.00				1	1
0462018	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.00				1	1
3607031	RA-3	EST		3.00				1	1
2360009	RA-3	EST		3.00				1	1
2360010	RA-3	EST		3.00				1	1
3608051	RA-3	EST		3.01				1	1
2522087	RA-5	RUR-5		3.01				1	1
0510084	RA-3-PD	EST		3.01				1	1
3701016	RA-3-PD	EST		3.01				1	1
3701015	RA-3-PD	EST		3.01				1	1
0403063	RA-3	EST		3.01				1	1
5626016	RA-5	RUR-5		3.01				1	1
0687007	RA-X	EST		3.01				1	1
3914170	RA-PD-X	RUR-5		3.01				1	1
2522088	RA-5	RUR-5		3.02				1	1
2173063	RA-1.5-SP	RES	LAKE OF THE PINES SPHERE ()	3.02			2		2
0449043	RA-5	RUR-5		3.03				1	1
0410012	RA-X	EST		3.03				1	1
0960024	RA-3	EST		3.04				1	1
0510085	RA-3-PD	EST		3.04				1	1
0960026	RA-1.5	RES		3.05				1	1
1261003	RA-3	EST		3.05				1	1
2228192	RA-1.5	RES		3.05				1	1
2551256	RA-3	EST		3.06				1	1
5506074	RA-X-PD	RUR-5		3.06				1	1
3929001	RA-5	RUR-5		3.06				1	1
5308104	RA-3	EST		3.07				1	1
1262035	RA-3	EST		3.07				1	1
2556008	RA-X-PD	EST		3.07				1	1
1226139	RA-X	EST		3.08				1	1
2230006	RA-1.5	RES		3.08				1	1

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0461008	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.08				1	1
0411107	RA-X	EST		3.09				1	1
0410011	RA-X	EST		3.09				1	1
3905015	RA-5	RUR-5		3.09				1	1
5506075	RA-X-PD	RUR-5		3.09				1	1
5219009	RA-3	EST		3.09				1	1
0510086	RA-3-PD	EST		3.10				1	1
0510080	RA-3-PD	EST		3.10				1	1
3910011	RA-5	RUR-5		3.10				1	1
1281002	RA-X	EST		3.10				1	1
0404010	RA-3	EST		3.10				1	1
0416114	RA-5	RUR-5		3.11				1	1
3906005	RA-5	RUR-5		3.12				1	1
2314023	RA-3	EST		3.12				1	1
3427021	RA-10	RUR-10		3.13				1	1
5616002	RA-3	EST		3.13				1	1
1281009	RA-X	EST		3.13				1	1
3608055	RA-3	EST		3.13				1	1
2229031	RA-3	EST		3.14				1	1
5340002	RA-3	EST		3.14				1	1
5506079	RA-X-PD	RUR-5		3.14				1	1
3607032	RA-3	EST		3.14				1	1
0712019	RA-5	RUR-5		3.15				1	1
2526040	RA-3	EST		3.15				1	1
0510079	RA-3-PD	EST		3.15				1	1
3626035	RA-3	EST		3.16				1	1
3606007	RA-3	EST		3.16				1	1
2318357	RA-1.5	RES		3.16		1		1	2
2173078	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	3.18		2			2
2314016	RA-3	EST		3.18				1	1
2358017	RA-3	EST		3.18				1	1
0458042	RA-5	RUR-5		3.19				1	1
0450140	RA-5	RUR-5		3.20				1	1
3630165	RA-3	EST		3.20				1	1
0449044	RA-5	RUR-5		3.21				1	1
1202048	RA-3	EST		3.21				1	1
1226135	RA-X	EST		3.21				1	1
2226007	RA-3	EST		3.22				1	1
0502006	RA-3	EST		3.22				1	1
3601158	RA-3	EST		3.22				1	1
0461007	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.23				1	1

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5506076	RA-X- PD	RUR-5		3.24				1	1
2307047	RA-3	EST		3.24				1	1
2601028	RA-5	RUR-5		3.27				1	1
3607003	RA-3	EST		3.27				1	1
2551214	RA-3	EST		3.27				1	1
2615001	RA-10	RUR-10		3.28				1	1
3614061	RA-X	RUR-5		3.28				1	1
0465018	RA-10	RUR-10		3.29				1	1
2318353	RA-1.5	RES		3.30		1		1	2
3705055	RA-5	EST		3.30				1	1
2814111	RA-X	EST		3.32				1	1
6403007	RA-1.5	RES		3.33				1	1
3710077	RA-3	EST		3.33				1	1
2522060	RA-10	RUR-10		3.34				1	1
1209108	RA-5	RUR-5		3.37				1	1
3630108	RA-3	EST		3.37				1	1
2438001	RA-1.5	PRC		3.38				1	1
5238024	RA-5	RUR-5		3.38				1	1
2305059	RA-3	EST		3.39				1	1
2522061	RA-10	RUR-10		3.40				1	1
0510083	RA-3-PD	EST		3.41				1	1
5220058	RA-3	EST		3.42				1	1
0671010	RA-5	EST		3.42				1	1
0510081	RA-3-PD	EST		3.44				1	1
1213301	RA-3	EST		3.44				1	1
2648037	RA-5	RUR-5		3.46				1	1
2228171	RA-1.5	RES		3.46				1	1
0458034	RA-5	RUR-5		3.46				1	1
5116004	RA-1.5	RES	PENN VALLEY (6)	3.47				1	1
3601112	RA-3	EST		3.48				1	1
2446003	RA-1.5	PRC		3.48				1	1
0407058	RA-3	EST		3.48				1	1
2648033	RA-5	RUR-5		3.49				1	1
0510082	RA-3-PD	EST		3.50				1	1
0416109	RA-5	RUR-5		3.50				1	1
3607034	RA-3	EST		3.50				1	1
2441002	RA-1.5	PRC		3.52		1		1	2
5327055	RA-3	EST		3.54				1	1
3604043	RA-3	EST		3.55				1	1
0465010	RA-10	RUR-10		3.56				1	1
2361017	RA-3	EST		3.56				1	1
0510078	RA-3-PD	EST		3.56				1	1
5132181	RA-3	EST	PENN VALLEY SPHERE ()	3.57				1	1
5710023	RA-3	EST		3.57				1	1
0450152	RA-5	RUR-5		3.57				1	1

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5615162	RA-3	EST		3.58				1	1
2305057	RA-3	EST		3.58				1	1
0411102	RA-X	EST		3.59				1	1
0712002	RA-5	RUR-5		3.60				1	1
2623013	RA-5	RUR-5		3.60				1	1
5330007	RA-1.5	RES		3.62		1		1	2
3501067	RA-5	RUR-5		3.62				1	1
3828005	RA-X	EST	CASCADE SHORES (8)	3.64				1	1
0413116	RA-3	EST		3.64				1	1
5114013	RA-1.5	RES	PENN VALLEY (6)	3.64		2			2
5135018	RA-3	EST	PENN VALLEY SPHERE ()	3.65				1	1
0640145	RA-3	EST		3.69				1	1
3610052	RA-5-PD,AG-5	RUR-5		3.69				1	1
3608034	RA-3	EST		3.72				1	1
0462010	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.72				1	1
3629048	RA-5	EST		3.73				1	1
5607146	RA-10	RUR-10		3.74				1	1
0642116	RA-5	RUR-5		3.74				1	1
3613047	RA-3	EST		3.75				1	1
1217008	RA-3	EST		3.77				1	1
5328034	RA-3	EST		3.77				1	1
5114025	RA-1.5	RES	PENN VALLEY SPHERE ()	3.78		2			2
0467010	RA-3-PD	EST		3.80				1	1
0712001	RA-5	RUR-5		3.81				1	1
3614065	RA-X	RUR-5		3.83				1	1
2526032	RA-3	EST		3.85				1	1
2301015	RA-3	EST		3.85				1	1
0642107	RA-5	RUR-5		3.87				1	1
5714153	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	3.88		2			2
0413113	RA-3	EST		3.89				1	1
0465003	RA-10	RUR-10		3.89		1			1
5714161	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	3.89		2			2
2613018	RA-5	RUR-5		3.89				1	1
0449042	RA-5	RUR-5		3.91				1	1
2648028	RA-5	RUR-5		3.91				1	1
3903061	RA-5	RUR-5		3.96				1	1
3607033	RA-3	EST		3.96				1	1

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2608062	RA-5	RUR-5		3.97				1	1
3601146	RA-X-PD	EST		3.97				1	1
2320030	RA-1.5	RES		3.98			1	1	2
5113118	RA-1.5	RES	PENN VALLEY SPHERE ()	3.98			2		2
2616015	RA-10	RUR-10		3.99				1	1
5132103	RA-3	EST	PENN VALLEY SPHERE ()	3.99				1	1
5714158	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	4.00			2		2
2306018	RA-1.5	RES		4.00			1	1	2
5143005	RA-3	EST	PENN VALLEY SPHERE ()	4.00				1	1
0413137	RA-3	EST		4.00				1	1
5615138	RA-3	EST		4.00				1	1
3605011	RA-5-PD,RA-5-PD-SC	RUR-5		4.00				1	1
2514045	RA-3	EST		4.00				1	1
0465005	RA-10	RUR-10		4.00				1	1
2822104	RA-3	EST		4.01				1	1
3917058	RA-5	RUR-5		4.01				1	1
2305087	RA-3	EST		4.02				1	1
2305086	RA-3	EST		4.02				1	1
1261040	RA-3	EST		4.02				1	1
2224124	RA-3	EST		4.02				1	1
3831006	RA-X	EST	CASCADE SHORES (8)	4.03				1	1
0450129	RA-5	RUR-5		4.03				1	1
3601143	RA-X-PD	EST		4.04				1	1
5211103	RA-5	RUR-5		4.05				1	1
0462015	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	4.07				1	1
2227057	RA-3	EST		4.07				1	1
0642110	RA-5	RUR-5		4.07				1	1
2615012	RA-10	RUR-10		4.08				1	1
0458019	RA-5	RUR-5		4.08				1	1
3917050	RA-5	RUR-5		4.08				1	1
1260045	RA-3	EST		4.08				1	1
0467011	RA-3-PD	EST		4.11				1	1
0409012	RA-X	EST		4.12				1	1
2648031	RA-5	RUR-5		4.14				1	1
3608003	RA-3	EST		4.14				1	1

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5344005	RA-3	EST		4.14				1	1
3617037	RA-5	RUR-5		4.16				1	1
5507030	RA-3	EST		4.18				1	1
3420223	RA-10	RUR-10		4.19				1	1
1262002	RA-3	EST		4.20				1	1
5117013	RA-1.5	RES	PENN VALLEY (6)	4.20			2		2
2608034	RA-5	RUR-5		4.21				1	1
2617009	RA-10	RUR-10		4.22				1	1
3637051	RA-5	EST		4.22				1	1
5506070	RA-X-PD	RUR-5		4.23				1	1
2613004	RA-5	RUR-5		4.25				1	1
2616005	RA-10	RUR-10		4.25				1	1
2220040	RA-1.5	EST		4.25			1	1	2
0413175	RA-3	EST		4.27				1	1
3828004	RA-X	EST	CASCADE SHORES (8)	4.29				1	1
0670071	RA-3	EST		4.29				1	1
3828002	RA-X	EST	CASCADE SHORES (8)	4.30				1	1
0404049	RA-3	EST		4.31				1	1
3613046	RA-3	EST		4.33				1	1
2452005	RA-1.5	PRC		4.34			1	1	2
2218028	RA-1.5	RES		4.34			1	1	2
2487008	RA-X	PRC		4.35				1	1
1262016	RA-3	EST		4.39				1	1
0510057	RA-3-PD	EST		4.39				1	1
0406089	RA-3	EST		4.41				1	1
2305080	RA-3	EST		4.41				1	1
2226025	RA-3	EST		4.42				1	1
5312001	RA-3	EST		4.42				1	1
3854013	RA-10	RUR-10		4.44				1	1
5130029	RA-3	EST		4.45				1	1
3631039	RA-3	EST		4.45				1	1
1209110	RA-5	RUR-5		4.45				1	1
2339001	RA-1.5	PRC		4.46			1	1	2
0416126	RA-5	RUR-5		4.47				1	1
0467009	RA-3-PD	EST		4.47				1	1
3637004	RA-5	EST		4.49				1	1
3902009	RA-5	RUR-5		4.50				1	1
5219007	RA-3	EST		4.50				1	1
2346009	RA-X	PRC		4.50				1	1
2322215	RA-1.5	RES		4.50			2	1	3
0641036	RA-5	RUR-5		4.50				1	1
0802029	RA-5,RA-1.5	RUR-5,RES		4.51				1	1
5222049	RA-3	EST		4.52				1	1
2361020	RA-3	EST		4.52				1	1

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1221052	RA-3	EST		4.52				1	1
0405131	RA-3	EST		4.55				1	1
2451004	RA-1.5	PRC		4.56		2		1	3
0410014	RA-X	EST		4.56				1	1
2514018	RA-3	EST		4.58				1	1
3603016	RA-1.5	RES		4.60		2		1	3
2222003	RA-3	EST		4.60				1	1
3857006	RA-10	RUR-10		4.64				1	1
2223073	RA-3	EST		4.66				1	1
0642114	RA-5	RUR-5		4.66				1	1
0642119	RA-5	RUR-5		4.67				1	1
0410013	RA-X	EST		4.69				1	1
2617002	RA-10	RUR-10		4.72				1	1
3709077	RA-5	RUR-5,EST		4.72				1	1
2602003	RA-5	RUR-5		4.73				1	1
2305063	RA-3	EST		4.73				1	1
0410015	RA-X	EST		4.73				1	1
0450105	RA-5	RUR-5		4.74				1	1
2303002	RA-3	EST		4.78				1	1
3915059	RA-5	RUR-5		4.80				1	1
3915058	RA-5	RUR-5		4.80				1	1
1262008	RA-3	EST		4.80				1	1
4810012	RA-3	EST		4.80				1	1
2489017	RA-X	PRC		4.80				1	1
3638046	RA-3	EST		4.81				1	1
3915041	RA-5	RUR-5		4.82				1	1
3852018	RA-X	RUR-10		4.82				1	1
3915040	RA-5	RUR-5		4.83				1	1
5616060	RA-3	EST		4.83				1	1
0450111	RA-5	RUR-5		4.83				1	1
2224106	RA-3	EST		4.84				1	1
3903068	RA-5	RUR-5		4.84				1	1
2841022	RA-X	EST		4.84				1	1
3853015	RA-10	RUR-10		4.85				1	1
2224104	RA-3	EST		4.87				1	1
2622013	RA-5	RUR-5		4.87				1	1
3618004	RA-5	RUR-5		4.88				1	1
0942005	RA-3	EST		4.89				1	1
2601020	RA-5	RUR-5		4.89				1	1
4812043	RA-3	EST		4.91				1	1
0458022	RA-5	RUR-5		4.91				1	1
0458023	RA-5	RUR-5		4.91				1	1
5218005	RA-3	EST		4.92				1	1
0415195	RA-3-PD	EST		4.92				1	1
3831001	RA-X	EST	CASCADE SHORES (8)	4.94				1	1
0961032	RA-1.5	RES		4.94		2		1	3
3919063	RA-5	RUR-5		4.95				1	1

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2224133	RA-3	EST		4.95				1	1
3830008	RA-X	EST	CASCADE SHORES (8)	4.96				1	1
5210138	RA-5	RUR-5		4.96				1	1
0448007	RA-5	RUR-5		4.96				1	1
3917078	RA-5	RUR-5		4.96				1	1
3910031	RA-5	RUR-5		4.97				1	1
2218006	RA-1.5	RES		4.97		2		1	3
5210137	RA-5	RUR-5		4.97				1	1
3744025	RA-3	EST		4.98				1	1
3903067	RA-5	RUR-5		4.98				1	1
1209183	RA-5	RUR-5		4.99				1	1
3702025	RA-5	RUR-5		4.99				1	1
3617028	RA-5,AG-30	RUR-5,RUR-30		4.99				1	1
3915075	RA-5	RUR-5		4.99				1	1
3638025	RA-X	EST		4.99				1	1
3854014	RA-10	RUR-10		5.00				1	1
2303043	RA-3	EST		5.00				1	1
2303041	RA-3	EST		5.00				1	1
0404063	RA-X	EST		5.00				1	1
0712050	RA-5	RUR-5		5.00				1	1
0641037	RA-5	RUR-5		5.00				1	1
2230020	RA-1.5	RES		5.00		2		1	3
5608036	RA-10	RUR-10		5.00				1	1
5328038	RA-3	EST		5.00				1	1
1102048	RA-5	RUR-5		5.00				1	1
5329015	RA-5	RUR-5		5.00				1	1
5329007	RA-5	RUR-5	PENN VALLEY (6)	5.00				1	1
5328033	RA-3	EST		5.00				1	1
3902044	RA-5	RUR-5		5.00				1	1
3610070	RA-3	EST		5.00				1	1
2629003	RA-5	RUR-5		5.00				1	1
3617045	RA-5	RUR-5		5.00				1	1
2645045	RA-5	RUR-5		5.00				1	1
6041007	RA-X	RUR-10		5.00				1	1
5329016	RA-5	RUR-5		5.00				1	1
5608035	RA-10	RUR-10		5.00				1	1
5609041	RA-10	RUR-10		5.00				1	1
0413172	RA-5	RUR-5		5.00				1	1
1164013	RA-X	RUR-5		5.00				1	1
1230031	RA-X	EST		5.00				1	1
0460002	RA-X	EST		5.00				1	1
5327072	RA-3	EST		5.00				1	1
5328039	RA-3	EST		5.00				1	1
5327073	RA-3	EST		5.00				1	1
3902064	RA-5	RUR-5		5.00				1	1
3902065	RA-5	RUR-5		5.00				1	1

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1103123	RA-X	RUR-5		5.00				1	1
1103111	RA-X	RUR-5		5.00				1	1
3902030	RA-5	RUR-5		5.00				1	1
2313026	RA-3	EST		5.00				1	1
3610057	RA-5-PD	RUR-5		5.00				1	1
1103106	RA-X	RUR-5		5.00				1	1
2304052	RA-3	EST		5.00				1	1
3903059	RA-5	RUR-5		5.00				1	1
1103107	RA-X	RUR-5		5.00				1	1
0460005	RA-X	EST		5.00				1	1
3617049	RA-5	RUR-5		5.00				1	1
2303048	RA-3	EST		5.00				1	1
2841018	RA-X	EST		5.00				1	1
2841024	RA-X	EST		5.01				1	1
3617048	RA-5	RUR-5		5.01				1	1
3617043	RA-5	RUR-5		5.01				1	1
2629005	RA-5	RUR-5		5.01				1	1
5626030	RA-5	RUR-5		5.01				1	1
0648112	RA-5	EST		5.01				1	1
3501057	RA-5	RUR-5		5.01				1	1
2647012	RA-5	RUR-5		5.02				1	1
2630004	RA-5	RUR-5		5.02				1	1
0450102	RA-5,AG-10	RUR-5,RUR-10		5.02				1	1
2841015	RA-X	EST		5.02				1	1
5726016	RA-3,RA-3-SC	EST	LAKE OF THE PINES SPHERE ()	5.02				1	1
1264141	RA-X	RUR-10		5.02				1	1
0449045	RA-5	RUR-5		5.03				1	1
2523222	RA-5	RUR-5		5.03				1	1
2523223	RA-5	RUR-5		5.03				1	1
0641067	RA-5	RUR-5		5.03				1	1
0641066	RA-5	RUR-5		5.03				1	1
2642003	RA-5	RUR-5		5.04				1	1
0405119	RA-10	RUR-10		5.04				1	1
3830007	RA-X	EST	CASCADE SHORES (8)	5.05				1	1
5216043	RA-3	EST		5.05				1	1
5216042	RA-3	EST		5.05				1	1
2629004	RA-5	RUR-5		5.05				1	1
3520043	RA-1.5	RES	GLENBROOK ()	5.05			3		3
2305079	RA-3	EST		5.06				1	1
2166012	RA-5	RUR-5		5.06				1	1
0405110	RA-10	RUR-10		5.06				1	1
0458037	RA-5	RUR-5		5.06				1	1
0642103	RA-5	RUR-5		5.07				1	1
2649013	RA-5	RUR-5		5.07				1	1

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0405109	RA-10	RUR-10		5.07				1	1
2221005	RA-3	EST		5.08				1	1
2629010	RA-5	RUR-5		5.08				1	1
5113103	RA-1.5	RES	PENN VALLEY (6)	5.08			3		3
3709073	RA-5	RUR-5		5.09				1	1
5607105	RA-10	RUR-10		5.09				1	1
5120030	RA-1.5	RES	PENN VALLEY (6)	5.09			3		3
3419017	RA-10	RUR-10		5.09				1	1
5216044	RA-3	EST		5.10				1	1
5118002	RA-3	EST	PENN VALLEY SPHERE ()	5.11				1	1
3857007	RA-10	RUR-10		5.11				1	1
3829002	RA-X	EST	CASCADE SHORES (8)	5.12				1	1
2303054	RA-3	EST		5.14				1	1
5714126	RA-3	EST	LAKE OF THE PINES SPHERE ()	5.14				1	1
3854002	RA-10	RUR-10		5.15				1	1
0413130	RA-3	EST		5.15				1	1
2642008	RA-5	RUR-5		5.15				1	1
1209139	RA-5	RUR-5		5.15				1	1
1261005	RA-3	EST		5.16				1	1
2339003	RA-1.5	PRC		5.16			2	1	3
2318224	RA-1.5	RES		5.16			2	1	3
3903069	RA-5	RUR-5		5.16				1	1
1164004	RA-X	RUR-5		5.16				1	1
1169008	RA-X	RUR-5		5.16				1	1
2649024	RA-5	RUR-5		5.17				1	1
2643001	RA-5	RUR-5		5.17				1	1
5607125	RA-10	RUR-10		5.17				1	1
2224105	RA-3	EST		5.18				1	1
2841013	RA-X	EST		5.18				1	1
3915056	RA-5	RUR-5		5.19				1	1
2643020	RA-5	RUR-5		5.19				1	1
3854012	RA-10	RUR-10		5.20				1	1
1169007	RA-X	RUR-5		5.20				1	1
2649011	RA-5	RUR-5		5.20				1	1
2164001	RA-5	RUR-5		5.20				1	1
0404020	RA-3	EST		5.22				1	1
3601110	RA-3	EST		5.23				1	1
1209184	RA-5	RUR-5		5.23				1	1
2164002	RA-5	RUR-5		5.23				1	1
2648010	RA-5	RUR-5		5.23				1	1
2649028	RA-10	RUR-10		5.23				1	1
3857009	RA-10	RUR-10		5.23				1	1

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2649012	RA-5	RUR-5		5.25				1	1
0962003	RA-1.5	RES		5.26			2	1	3
2233101	RA-1.5	RES		5.26			2	1	3
5218003	RA-3	EST		5.27				1	1
3601106	RA-3	EST		5.27				1	1
5601035	RA-10	RUR-10		5.27				1	1
2472014	RA-1.5	PRC		5.28			2	1	3
2523308	RA-3	EST		5.29				1	1
2302004	RA-3	EST		5.31				1	1
3854015	RA-10	RUR-10		5.32				1	1
2648025	RA-5	RUR-5		5.32				1	1
5607101	RA-10	RUR-10		5.32				1	1
3910032	RA-5	RUR-5		5.33				1	1
2646019	RA-5	RUR-5		5.33				1	1
3829007	RA-X	EST	CASCADE SHORES (8)	5.35				1	1
2173044	RA-1.5	RES	LAKE OF THE PINES (2)	5.35			3		3
3625041	RA-3	EST		5.37				1	1
6041006	RA-X,AG-10	RUR-10		5.38				1	1
2645025	RA-5	RUR-5		5.38				1	1
1206009	RA-5	RUR-5		5.39				1	1
2645016	RA-5	RUR-5		5.41				1	1
2647008	RA-5	RUR-5		5.42				1	1
2612007	RA-1.5	RES		5.43			2	1	3
0416129	RA-5	RUR-5		5.43				1	1
2841007	RA-X	EST		5.45				1	1
0711112	RA-5,RA-1.5	RUR-5,RES		5.47				1	1
0962010	RA-1.5	RES		5.47			2	1	3
2514054	RA-3	EST		5.48				1	1
1164009	RA-X	RUR-5		5.48				1	1
2649010	RA-5	RUR-5		5.49				1	1
3610071	RA-5-PD	RUR-5		5.50				1	1
3738026	RA-1.5	RES		5.50			2	1	3
2648003	RA-5	RUR-5		5.53				1	1
3420218	RA-10	RUR-10		5.53				1	1
2487002	RA-X	PRC		5.54				1	1
3420311	RA-10	RUR-10		5.54				1	1
3702014	RA-5	RUR-5		5.54				1	1
0450153	RA-5	RUR-5		5.54				1	1
2471013	RA-1.5	PRC		5.57			2	1	3
3924027	RA-5	RUR-5		5.59				1	1
2331013	RA-3	EST		5.59				1	1
3617038	RA-5	RUR-5		5.59				1	1
5601043	RA-10	RUR-10		5.61				1	1
3924042	RA-5	RUR-5		5.62				1	1
1165019	RA-X	RUR-5		5.64				1	1

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2616017	RA-10	RUR-10		5.65				1	1
2348040	RA-X	PRC		5.65				1	1
3601161	RA-X- PD,RA-3	EST		5.65				1	1
3902037	RA-5	RUR-5		5.67				1	1
1165035	RA-X	RUR-5		5.69				1	1
2639014	RA-5	RUR-5		5.71				1	1
2639015	RA-5	RUR-5		5.73				1	1
2647016	RA-5	RUR-5		5.74				1	1
5220062	RA-3	EST		5.74				1	1
2223053	RA-3	EST		5.74				1	1
3917073	RA-5	RUR-5		5.76				1	1
5328053	RA-3	EST		5.78				1	1
0510089	RA-3	EST		5.80				1	1
3621059	RA-3	EST		5.81				1	1
2441007	RA-1.5	RES,PRC		5.84		2		1	3
0413179	RA-5	RUR-5		5.85				1	1
3601109	RA-3	EST		5.86				1	1
2643011	RA-5	RUR-5		5.86				1	1
2645008	RA-5	RUR-5		5.86				1	1
2312035	RA-3	EST		5.86				1	1
3617052	RA-5	RUR-5		5.86				1	1
1213326	RA-3	EST		5.89				1	1
2523227	RA-5	RUR-5		5.95				1	1
2165008	RA-5	RUR-5		5.97				1	1
2643009	RA-5	RUR-5		5.98				1	1
2644014	RA-5	RUR-5		5.98				1	1
5615115	RA-3	EST		5.99				1	1
0802028	RA-1.5	RES		6.00		2		2	4
2559020	RA-3	EST		6.00		1		1	2
0450120	RA-5	RUR-5		6.00				1	1
0737033	RA-1.5	RES		6.00		2		2	4
0802030	RA-1.5	RES		6.01		2		2	4
1167015	RA-X	RUR-5		6.04				1	1
5113119	RA-1.5	RES	PENN VALLEY SPHERE ()	6.04		4			4
2645027	RA-5	RUR-5		6.05				1	1
2647005	RA-5	RUR-5		6.08				1	1
3929004	RA-5	RUR-5		6.11				1	1
2643003	RA-5	RUR-5		6.11				1	1
2641011	RA-5	RUR-5		6.12				1	1
2647001	RA-5	RUR-5		6.12				1	1
5609026	RA-10	RUR-10		6.15				1	1
3638014	RA-X	EST		6.15				1	1
2648038	RA-5	RUR-5		6.16				1	1
3829001	RA-X	EST	CASCADE SHORES (8)	6.18				1	1
1164028	RA-X	RUR-5		6.19				1	1

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2647007	RA-5	RUR-5		6.20				1	1
0642102	RA-5	RUR-5		6.21				1	1
3709037	RA-5	RUR-5		6.21				1	1
2325072	RA-1.5	RES		6.22			2	2	4
2227055	RA-3	EST		6.24				1	1
3829006	RA-X	EST	CASCADE SHORES (8)	6.26				1	1
0416137	RA-5	RUR-5		6.28				1	1
3708049	RA-5	EST		6.31				1	1
1211001	RA-5	RUR-5		6.31				1	1
0413177	RA-5	RUR-5		6.31				1	1
0416125	RA-5	RUR-5		6.31				1	1
0416136	RA-5	RUR-5		6.32				1	1
3618007	RA-5	RUR-5		6.33				1	1
2645021	RA-5	RUR-5		6.33				1	1
2640004	RA-5	RUR-5		6.35				1	1
2472010	RA-1.5	PRC		6.35			2	2	4
2649030	RA-5	RUR-5		6.36				1	1
2443003	RA-1.5	RES,PRC		6.37			2	2	4
2230008	RA-1.5	RES		6.40			2	2	4
2643008	RA-5	RUR-5		6.40				1	1
2443002	RA-1.5	RES,PRC		6.42			2	2	4
2841034	RA-X	EST		6.42				1	1
3601121	RA-3	EST		6.44				1	1
3930005	RA-5	RUR-5		6.46				1	1
0459004	RA-X	EST		6.50				1	1
2313066	RA-3	EST		6.52			1	1	2
2841021	RA-X	EST		6.53				1	1
3829008	RA-X	EST	CASCADE SHORES (8)	6.56				1	1
0413153	RA-5	RUR-5		6.58				1	1
0802043	RA-1.5,RA-5	RES,RUR-5		6.60				1	1
1169005	RA-X	RUR-5		6.61				1	1
5714179	RA-3	EST	LAKE OF THE PINES SPHERE ()	6.61			2		2
5609020	RA-10	RUR-10		6.72				1	1
2304017	RA-3	EST		6.73			1	1	2
2647020	RA-5	RUR-5		6.77				1	1
2227010	RA-3	EST		6.77			1	1	2
0411101	RA-X	EST		6.78				1	1
0754057	RA-3	EST		6.80			1	1	2
3610069	RA-5-PD	RUR-5		6.80				1	1
2305004	RA-3	EST		6.82			1	1	2
2648001	RA-5	RUR-5		6.83				1	1
2638003	RA-10	RUR-10		6.85				1	1
2447001	RA-1.5	RES,PRC		6.85			2	2	4
2639013	RA-5	RUR-5		6.90				1	1

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0642108	RA-5	RUR-5		6.92				1	1
3638013	RA-X	EST		6.94				1	1
2321030	RA-1.5	RES		6.97			2	2	4
3919074	RA-5	RUR-5		7.00				1	1
2647015	RA-5	RUR-5		7.00				1	1
5132180	RA-3	EST	PENN VALLEY SPHERE ()	7.00			2		2
2643018	RA-5	RUR-5		7.03				1	1
2224139	RA-3	EST		7.10			1	1	2
2650003	RA-5	RUR-5		7.13				1	1
2629008	RA-5	RUR-5		7.13				1	1
2617007	RA-10	RUR-10		7.18				1	1
3629047	RA-5	EST		7.21				1	1
2445001	RA-1.5	PRC		7.27			2	2	4
1166015	RA-X	RUR-5		7.28				1	1
0403081	RA-5	RUR-5		7.28				1	1
2220037	RA-1.5	RES		7.31			2	2	4
2305072	RA-3	EST		7.32			1	1	2
3543006	RA-1.5	RES		7.37			2	2	4
2169006	RA-5	RUR-5		7.37				1	1
5211109	RA-5	RUR-5		7.45				1	1
3418036	RA-10	RUR-10		7.48				1	1
2641003	RA-5	RUR-5		7.49				1	1
3628007	RA-3	EST		7.50			1	1	2
2305067	RA-3	EST		7.52			1	1	2
0737034	RA-1.5	RES		7.52			3	2	5
2220066	RA-1.5	RES		7.53			3	2	5
2328013	RA-1.5	RES		7.55			3	2	5
2627005	RA-5	RUR-5		7.70				1	1
2616030	RA-10	RUR-10		7.71				1	1
3638019	RA-X	EST		7.73				1	1
3709085	RA-5	RUR-5		7.78				1	1
1260036	RA-3	EST		7.82				1	1
2328012	RA-1.5	RES		7.85			3	2	5
2227015	RA-3	EST		7.86			1	1	2
2523224	RA-5	RUR-5		7.91				1	1
2227062	RA-3	EST		7.96			1	1	2
3915042	RA-5	RUR-5		7.97				1	1
2608031	RA-5	RUR-5		8.00				1	1
3915043	RA-5	RUR-5		8.00				1	1
1164005	RA-X	RUR-5		8.05				1	1
2216002	RA-1.5	RES		8.06			3	2	5
5616031	RA-3	EST		8.16			1	1	2
3802018	RA-10	RUR-5		8.17				1	1
2650006	RA-5	RUR-5		8.18				1	1
2223074	RA-3	EST		8.30			1	1	2
2650007	RA-5	RUR-5		8.30				1	1
1164015	RA-X	RUR-5		8.34				1	1

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0687006	RA-X	EST		8.34				1	1
3623001	RA-3	EST		8.35			1	1	2
3903073	RA-PD-X,TPZ-PD-X	PD		8.43				1	1
2305068	RA-3	EST		8.44			1	1	2
2230022	RA-1.5	RES		8.48			3	2	5
3710081	RA-3	EST		8.49			1	1	2
5308151	RA-3	EST		8.51			1	1	2
3622015	RA-3	EST		8.52			1	1	2
2615007	RA-10	RUR-10		8.53				1	1
2650008	RA-5	RUR-5		8.57				1	1
1261035	RA-3	EST		8.64			1	1	2
3741013	RA-1.5	RES		8.68			3	2	5
0405142	RA-3	EST		8.70			1	1	2
2803017	RA-3	EST		8.78			1	1	2
3629014	RA-5	EST		8.91				1	1
3501073	RA-5	RUR-5		8.93				1	1
5345005	RA-3	EST		9.00			2	1	3
0449006	RA-3	EST		9.00			2	1	3
2223004	RA-3	EST		9.00			2	1	3
2650005	RA-5	RUR-5		9.01				1	1
2646009	RA-5	RUR-5		9.02				1	1
0712048	RA-5	RUR-5		9.05				1	1
2230021	RA-1.5	RES		9.07			3	3	6
1166009	RA-X	RUR-5		9.07				1	1
1167010	RA-X	RUR-5		9.11				1	1
2624004	RA-10	RUR-10		9.14				1	1
5622004	RA-PD,OS	PD		9.19				1	1
2639012	RA-5	RUR-5		9.29				1	1
1166006	RA-X	RUR-5		9.30				1	1
2616025	RA-10	RUR-10		9.31				1	1
3501072	RA-5	RUR-5		9.32				1	1
5344015	RA-3	EST		9.35			2	1	3
3540065	RA-1.5	RES		9.43			3	3	6
5616059	RA-3	EST		9.49			2	1	3
2306057	RA-3	EST		9.56			2	1	3
3915038	RA-5	RUR-5		9.57				1	1
0712003	RA-5	RUR-5		9.63				1	1
2304051	RA-3	EST		9.64			2	1	3
3853003	RA-10	RUR-10		9.65				1	1
2639005	RA-5	RUR-5		9.68				1	1
3902026	RA-5	RUR-5		9.69				1	1
3924003	RA-5	RUR-5		9.71				1	1
1165006	RA-X	RUR-5		9.78				1	1
2172010	RA-1.5-SP	RES	LAKE OF THE PINES SPHERE ()	9.80			6		6

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3902005	RA-5	RUR-5		9.86				1	1
2616009	RA-10	RUR-10		9.88				1	1
3829009	RA-X	EST	CASCADE SHORES (8)	9.90				1	1
1166010	RA-X	RUR-5		9.90			3	3	6
3541221	RA-1.5	UMD		9.90			3	3	6
0404070	RA-3	EST		9.94			2	1	3
3608022	RA-3	EST		9.96			2	1	3
5211117	RA-5	RUR-5		9.99				1	1
5210136	RA-5,AG-10	RUR-5,RUR-10		9.99				1	1
5713006	RA-5	RUR-5		10.00			1	1	2
3902028	RA-5	RUR-5		10.00			1	1	2
3501013	RA-5	RUR-5		10.00			1	1	2
3629045	RA-5	EST		10.00			1	1	2
5601008	RA-10	RUR-10		10.00				1	1
1103101	RA-X	RUR-5		10.00				1	1
5601017	RA-10	RUR-10		10.00				1	1
2522055	RA-3	EST		10.00			2	1	3
2216005	RA-1.5	RES		10.00			3	3	6
3853005	RA-10	RUR-10		10.00				1	1
0416118	RA-5	RUR-5		10.01			1	1	2
2330035	RA-10	RUR-10		10.01				1	1
3265036	RA-10	RUR-10		10.01				1	1
3910026	RA-5	RUR-5		10.03			1	1	2
3919080	RA-5	RUR-5		10.09			1	1	2
3501046	RA-5	RUR-5		10.10			1	1	2
2647014	RA-5	RUR-5		10.11			1	1	2
5713007	RA-5	RUR-5		10.13			1	1	2
2650010	RA-5	RUR-5		10.14			1	1	2
3902060	RA-X	RUR-5		10.14				1	1
3924053	RA-5	RUR-5		10.16			1	1	2
1165034	RA-X	RUR-5		10.18				1	1
1105025	RA-X	RUR-5		10.20				1	1
3915071	RA-5	RUR-5		10.21			1	1	2
3915004	RA-5	RUR-5		10.22			1	1	2
3915070	RA-5	RUR-5		10.23			1	1	2
1165020	RA-X	RUR-5		10.28				1	1
5707110	RA-1.5	RES	LAKE OF THE PINES SPHERE ()	10.31			6		6
2444001	RA-1.5	PRC		10.32			3	3	6
5601023	RA-10	RUR-10		10.36				1	1
2225028	RA-3	EST		10.40			2	1	3
2304001	RA-3	EST		10.40			2	1	3
1166005	RA-X	RUR-5		10.41				1	1
2650009	RA-5	RUR-5		10.45			1	1	2
3543007	RA-1.5	RES		10.52			4	3	7
2627006	RA-5	RUR-5		10.59			1	1	2

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2646010	RA-5	RUR-5		10.62			1	1	2
2228190	RA-3	EST		10.63			2	1	3
3856012	RA-10	RUR-5		10.64				1	1
0510069	RA-3-PD	EST		10.73			2	1	3
2559032	RA-3	EST		10.78			2	1	3
2514010	RA-3	EST		10.89			2	1	3
1105030	RA-X	RUR-5		10.95				1	1
0417098	RA-5	RUR-5		11.04			1	1	2
2170009	RA-1.5- SP	RES	LAKE OF THE PINES SPHERE ()	11.04			7		7
5626028	RA-5	RUR-5		11.06			1	1	2
5713010	RA-5	RUR-5		11.08			1	1	2
2830043	RA-X	EST		11.08				1	1
3418005	RA-5-PD	RUR-5		11.23			1	1	2
0754065	RA-1.5	RES		11.28			4	3	7
0416128	RA-5	RUR-5		11.35			1	1	2
3605013	RA-5- PD- SC,RA- 5-PD	RUR-5		11.54			1	1	2
2220062	RA-3	EST		11.58			2	1	3
1165016	RA-X	RUR-5		11.66				1	1
2646014	RA-5	RUR-5		11.76			1	1	2
2223008	RA-3	EST		11.80			2	1	3
5125022	RA-3	EST	PENN VALLEY SPHERE ()	11.90			3		3
0962014	RA-3	EST		11.94			2	1	3
2318231	RA-1.5	RES		12.07			4	4	8
2313074	RA-3	EST		12.30			2	2	4
1105028	RA-X	RUR-5		12.40				1	1
3601163	RA-3	EST		12.42			2	2	4
3610053	RA-5-PD	RUR-5		12.55			1	1	2
3706082	RA-5	EST		12.65			1	1	2
3607025	RA-3	EST		12.68			1	1	2
2224138	RA-3	EST		12.70			1	1	2
5131022	RA-3	EST	PENN VALLEY SPHERE ()	12.73			4		4
2641006	RA-5	RUR-5		12.78			1	1	2
5707106	RA- 1.5,RA- 1.5-SC	RES	LAKE OF THE PINES SPHERE ()	12.81			8		8
3621013	RA-5	RUR-5		12.83			1	1	2
3621013	RA-5	RUR-5		12.83			1	1	2
3621013	RA-5	RUR-5		12.83			1	1	2
0531006	RA- 1.5,OS	RES,OS		12.99			4	4	8
0810019	RA-1.5	RES		13.03			4	4	8

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2313007	RA-3	EST		13.05			2	2	4
0510096	RA-3-PD	EST		13.11			2	2	4
0415186	RA-3,RA-5	EST,RUR-5		13.15			2	1	3
3638042	RA-3	EST		13.22			2	2	4
3903038	RA-5	RUR-5		13.28			1	1	2
2220061	RA-3	EST		13.53			2	2	4
3601154	RA-3,RA-3-SC	EST		13.54			2	2	4
2638007	RA-10	RUR-10		13.58				1	1
2641008	RA-5	RUR-5		13.60			1	1	2
3539612	RA-1.5	RES		13.60			5	4	9
5311036	RA-3	EST		13.73			2	2	4
2224123	RA-3	EST		13.87			2	2	4
2220038	RA-1.5	RES		13.95			5	4	9
3857001	RA-10	RUR-10		13.97				1	1
5516007	RA-PD,OS	PD		13.99				1	1
0416135	RA-5	RUR-5		14.05			1	1	2
2616016	RA-10	RUR-10		14.28				1	1
0810034	RA-1.5,RA-5	RES,RUR-5		14.29			4	3	7
3707007	RA-5	EST		14.45			1	1	2
2228105	RA-1.5	RES		14.48			5	4	9
2226055	RA-1.5	RES		14.55			5	4	9
2220036	RA-1.5	RES		14.62			5	4	9
3421006	RA-10	RUR-10		14.72				1	1
2514055	RA-3	EST		14.92			2	2	4
2522059	RA-3	EST		14.94			2	2	4
2841004	RA-X	EST		14.95				1	1
0638069	RA-3-SP,OS-SP	RES,OS		15.00			3	2	5
0416138	RA-5	RUR-5		15.01			2	1	3
0641068	RA-5	RUR-5		15.09			2	1	3
3919053	RA-5	RUR-5		15.10			2	1	3
3702017	RA-5	RUR-5		15.34			2	1	3
2313073	RA-3	EST		15.44			2	1	3
0416103	RA-5	RUR-5		15.60			2	1	3
2170006	RA-1.5-SP	RES	LAKE OF THE PINES SPHERE ()	15.63			10		10
2216007	RA-1.5	RES		15.88			5	5	10
2223001	RA-1.5	RES		16.01			5	5	10
0712042	RA-5	RUR-5		16.23			2	1	3
3709023	RA-5	RUR-5		16.34			2	1	3
0964028	RA-3	EST		16.49			3	2	5
0964020	RA-3	EST		16.61			3	2	5
3621014	RA-5	RUR-5		16.74			2	1	3

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0712041	RA-5	RUR-5		16.84			2	1	3
3501007	RA-5	RUR-5		17.31			2	1	3
3717048	RA-3	EST		17.38			3	2	5
5713009	RA-5	RUR-5		17.75			2	1	3
5307120	RA-3	EST		18.40			3	3	6
2220063	RA-3	EST		18.47			3	3	6
1206047	RA-5,RA-3	RUR-5,EST		18.68			2	1	3
3419046	RA-10	RUR-10		18.74				1	1
0449005	RA-3	EST		18.84			3	3	6
0962012	RA-1.5	RES		19.05			6	6	12
1223012	RA-3	EST		19.21			3	3	6
3919078	RA-5	RUR-5		19.25			2	1	3
2224136	RA-3	EST		19.33			3	3	6
3709008	RA-5	RUR-5		19.88			2	1	3
2514022	RA-3	EST		20.00			3	3	6
1167011	RA-X	RUR-5		20.00				1	1
2228164	RA-3	EST		20.01			3	3	6
2220039	RA-1.5	RES		20.04			7	6	13
3916007	RA-5	RUR-5		20.14			2	2	4
2616034	RA-10	RUR-10		20.18			1	1	2
3915034	RA-5	RUR-5		20.27			2	2	4
3915017	RA-5	RUR-5		20.35			2	2	4
2203109	RA-1.5	RES		20.54			7	6	13
2168061	RA-5	RUR-5		20.60			2	2	4
0802048	RA-1.5	RES		20.66			7	6	13
3805017	RA-X	EST	CASCADE SHORES (8)	20.75				1	1
3418003	RA-10	RUR-10		21.10				1	1
5340001	RA-3	EST		21.36			4	3	7
5216005	RA-1.5	RES		21.42			7	7	14
2230023	RA-1.5	RES		21.90			7	7	14
2303046	RA-3	EST		22.51			4	3	7
0510097	RA-3-PD	EST		22.93			4	3	7
5344014	RA-3	EST		23.00			4	3	7
5311035	RA-3	EST		23.51			4	3	7
2474001	RA-1.5	PRC		23.78			8	7	15
2648036	RA-10	RUR-10		23.90			1	1	2
2304002	RA-3	EST		24.04			4	4	8
0960025	RA-3,RA-1.5	EST,RES		24.64			4	4	8
2454005	RA-X	PRC		24.65				1	1
5340010	RA-3	EST		24.76			4	4	8
0417095	RA-5,RA-1.5	RUR-5,RES		24.83			3	2	5
3601108	RA-3	EST		25.31			4	4	8
2216003	RA-1.5	RES		25.36			8	8	16
2648035	RA-10	RUR-10		26.10			1	1	2
2616001	RA-10	RUR-10		26.23			1	1	2

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0510093	RA-3-PD	EST		27.11			5	4	9
2323002	RA-1.5	RES		27.27			9	9	18
0412102	RA-5,AG-5	RUR-5		27.30			3	2	5
2223072	RA-3	EST		27.46			5	4	9
2330060	RA-3	EST		27.61			5	4	9
2306056	RA-3	EST		27.66			5	4	9
3709080	RA-5	RUR-5		27.79			3	2	5
3501009	RA-5	RUR-5		28.00			3	2	5
0412104	RA-5	RUR-5		28.38			3	2	5
2223011	RA-3	EST		28.40			3	2	5
0712004	RA-5	RUR-5		28.61			3	2	5
3746003	RA-3	EST		30.25			5	5	10
3744015	RA-3	EST		31.23			5	5	10
3418062	RA-5-PD	RUR-5		31.75			3	3	6
5211118	RA-5	RUR-5		32.43			3	3	6
3709086	RA-5	RUR-5		32.61			3	3	6
3917091	RA-5	RUR-5		32.89			3	3	6
2220065	RA-3	EST		33.18			6	5	11
2203104	RA-3,OS	EST		34.88			6	5	11
3418061	RA-5-PD	RUR-5		35.00			4	3	7
0413160	RA-5	RUR-5		35.60			4	3	7
3857003	RA-10	RUR-10		36.47			2	1	3
2214035	RA-1.5	RES		36.63			12	12	24
2615011	RA-10	RUR-10		37.20			2	1	3
5131008	RA-3	EST		37.33			6	6	12
3418063	RA-5-PD	RUR-5		37.53			4	3	7
3609025	RA-5-PD,RA-5-PD-SC	RUR-5		37.94			4	3	7
3605015	RA-5-PD,RA-5-PD-SC	RUR-5		38.08			4	3	7
0412103	RA-5,AG-5	RUR-5		38.16			4	3	7
2648039	RA-5	RUR-5		38.49			4	3	7
1201060	RA-3	EST		38.71			6	6	12
5336002	RA-3	EST		38.71			6	6	12
0405124	RA-3	EST		38.81			6	6	12
3418009	RA-10	RUR-10		38.86			2	1	3
5312027	RA-3	EST		39.83			7	6	13
0416101	RA-5	RUR-5		39.98			4	3	7
5307105	RA-3	EST		40.00			7	6	13
2229005	RA-3	EST		40.00			7	6	13
3916004	RA-5	RUR-5		40.02			4	4	8
2223057	RA-3	EST		40.06			7	6	13
5211119	RA-PD-SP,OS-SP	PD		40.13			7	6	13
2223052	RA-	RES,EST		42.91			7	7	14

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	1.5,RA-3								
0519068	RA-1.5-PD,RA-3-PD	RES,EST		46.01			8	7	15
0711107	RA-PD-SP,OS-SP	PD		51.15			9	8	17
2841036	RA-X	EST		52.75				1	1
0448009	RA-5	RUR-5		56.53			6	5	11
5216010	RA-3	EST		57.55			10	9	19
0712006	RA-5	RUR-5		65.75			7	7	14
3605012	RA-5-PD,RA-5-PD-SC	RUR-5		74.64			7	7	14
3702035	RA-5	EST,RUR-5		75.93			8	8	16
0403023	RA-10	RUR-10		81.53			4	4	8
3701014	RA-3-PD,RA-5	EST		83.87			8	8	16
0415188	RA-5	RUR-5		84.66			8	8	16
3416001	RA-5-PD	RUR-5		91.01			9	9	18
2214003	RA-1.5	RES		61.43			20	20	40
2613019	RA-5	RUR-5		101.33			10	10	20
0963010	RA-3-PD	EST		105.82			18	17	35
3602050	RA-3,OS,RA-1.5	EST,OS,RES		110.55			18	18	36
3916014	RA-5	RUR-5		119.64			12	11	23
5623016	RA-PD,OS-SP,OS	PD		136.58			14	13	27
TOTAL				9,946.74	0	0	1,151	1,897	3,048

**TABLE A.2
SINGLE-FAMILY RESIDENTIAL (R1) VACANT PARCELS**

<i>APN</i>	<i>ZONING</i>	<i>GPDES</i>	<i>SANDIST</i>	<i>ACRES</i>	<i>VERY LOW</i>	<i>LOW</i>	<i>MODERATE</i>	<i>ABOVE MODERATE</i>	<i>TOTAL</i>
4721026	R1	USF		0.26			1		1
0940041	R1	USF		0.26			1		1
0940042	R1	USF		0.26			1		1
2109003	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.26			1		1
5142030	R1-MH-PD	USF	PENN VALLEY (6)	0.26			1		1
4742005	R1	USF		0.26			1		1
2352033	R1-X	PRC		0.26			1		1
0946204	R1	USF		0.26			1		1
4742013	R1	USF		0.26			1		1
4724102	R1	USF		0.26			1		1

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4742007	R1	USF		0.26			1		1
4742006	R1	USF		0.26			1		1
5050011	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.26			1		1
4709002	R1	USF		0.26			1		1
4709015	R1	USF		0.26			1		1
2075038	R1-X	PRC		0.26			1		1
4742001	R1	USF		0.26			1		1
4709013	R1	USF		0.26			1		1
4742002	R1	USF		0.26			1		1
4729018	R1	USF		0.26			1		1
1119134	R1-PD-SP	USF	DARK HORSE (10)	0.26			1		1
1119124	R1-PD-SP	USF	DARK HORSE (10)	0.26			1		1
1119118	R1-PD-SP	USF	DARK HORSE (10)	0.26			1		1
4741021	R1	USF		0.26			1		1
4709018	R1	USF		0.26			1		1
4742003	R1	USF		0.26			1		1
4713006	R1	USF		0.27			1		1
2078012	R1-X	PRC		0.27			1		1
2078051	R1-X	PRC		0.27			1		1
4741016	R1	USF		0.27			1		1
4741005	R1	USF		0.27			1		1
5049034	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.27			1		1
1119121	R1-PD-SP	USF	DARK HORSE (10)	0.27			1		1
3350003	R1-PD	PRC	LAKE WILDWOOD (1)	0.27			1		1
3110019	R1-PD	PRC	LAKE WILDWOOD (1)	0.27			1		1
4741018	R1	USF		0.28			1		1
2080012	R1-X	PRC		0.28			1		1
4741004	R1	USF		0.28			1		1
2006036	R1-X	PRC		0.28			1		1
4727512	R1	USF		0.28			1		1
2118023	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.28			1		1
0943014	R1	USF		0.28			1		1
4741020	R1	USF		0.28			1		1
2335010	R1-X	PRC		0.28			1		1

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1119120	R1-PD-SP	USF	DARK HORSE (10)	0.28			1		1
2075023	R1-X	PRC		0.29			1		1
3723012	R1-3	EST		0.29			1		1
4742010	R1	USF		0.29			1		1
2105016	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.29			1		1
5049033	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.29			1		1
4729019	R1	USF		0.29			1		1
3337024	R1-PD	PRC	LAKE WILDWOOD (1)	0.29			1		1
4713010	R1	USF		0.29			1		1
4741003	R1	USF		0.29			1		1
2090043	R1-X	PRC		0.29			1		1
4705304	R1	USF		0.30			1		1
3727041	R1-3	EST		0.30			1		1
2037005	R1-X	PRC		0.30			1		1
2138040	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.30			1		1
3811011	R1-X	USF	CASCADE SHORES (8)	0.30			1		1
4741015	R1	USF		0.30			1		1
3124034	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
3355005	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
3359026	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
3335018	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
4741008	R1	USF		0.30			1		1
3314009	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
4741001	R1	USF		0.30			1		1
3112003	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
2046003	R1-X	PRC		0.30			1		1

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3101038	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
5050003	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.30			1		1
5049004	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.30			1		1
3806022	R1-X	USF	CASCADE SHORES (8)	0.30			1		1
3111017	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
4741002	R1	USF		0.30			1		1
3127007	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
3360035	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
2108033	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.30			1		1
4721025	R1	USF		0.31			1		1
4713011	R1	USF		0.31			1		1
2104005	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.31			1		1
2078047	R1-X	PRC		0.31			1		1
2350017	R1-X	PRC		0.31			1		1
4727208	R1	USF		0.31			1		1
2461011	R1-X	PRC		0.31			1		1
4716014	R1	USF		0.31			1		1
4708023	R1	USF		0.31			1		1
2008009	R1-X	PRC		0.31			1		1
5049018	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.31			1		1
2092014	R1-X	PRC		0.31			1		1
2144011	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.31			1		1
2345026	R1-X	PRC		0.31			1		1
3108044	R1-PD	PRC	LAKE WILDWOOD (1)	0.31			1		1
2004025	R1-X	PRC		0.31			1		1
4725103	R1	USF		0.31			1		1

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1119122	R1-PD-SP	USF	DARK HORSE (10)	0.31			1		1
1119107	R1-PD-SP	USF	DARK HORSE (10)	0.31			1		1
3337037	R1-PD	PRC	LAKE WILDWOOD (1)	0.31			1		1
2089030	R1-X	PRC		0.31			1		1
3506002	R1-1.5	RES		0.32			1		1
3727016	R1-3	EST		0.32			1		1
3808024	R1-X	USF	CASCADE SHORES (8)	0.32			1		1
4741007	R1	USF		0.32			1		1
5049010	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.32			1		1
3126013	R1-PD	PRC	LAKE WILDWOOD (1)	0.32			1		1
2152019	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.32			1		1
1119137	R1-PD-SP	USF	DARK HORSE (10)	0.32			1		1
1119125	R1-PD-SP	USF	DARK HORSE (10)	0.32			1		1
1119106	R1-PD-SP	USF	DARK HORSE (10)	0.32			1		1
1119104	R1-PD-SP	USF	DARK HORSE (10)	0.32			1		1
2114039	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.32			1		1
2464018	R1-X	PRC		0.33			1		1
2075008	R1-X	PRC		0.33			1		1
2348034	R1-X	PRC		0.33			1		1
3806024	R1-X	USF	CASCADE SHORES (8)	0.33			1		1
2078049	R1-X	PRC		0.33			1		1
2344039	R1-X	PRC		0.33			1		1
2090035	R1-X	PRC		0.33			1		1
4741017	R1	USF		0.33			1		1
3806025	R1-X	USF	CASCADE SHORES (8)	0.33			1		1
3335012	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1

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3359024	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
2102016	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.33			1		1
1119126	R1-PD-SP	USF	DARK HORSE (10)	0.33			1		1
1119117	R1-PD-SP	USF	DARK HORSE (10)	0.33			1		1
1119108	R1-PD-SP	USF	DARK HORSE (10)	0.33			1		1
1119105	R1-PD-SP	USF	DARK HORSE (10)	0.33			1		1
3310011	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
3112010	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
3132018	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
4729003	R1	USF		0.34			1		1
0943001	R1	USF		0.34			1		1
2075009	R1-X	PRC		0.34			1		1
3810001	R1-X	USF	CASCADE SHORES (8)	0.34			1		1
3809015	R1-X	USF	CASCADE SHORES (8)	0.34			1		1
4713009	R1	USF		0.34			1		1
2348010	R1-X	PRC		0.34			1		1
2118052	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.34			1		1
2348012	R1-X	PRC		0.34			1		1
4716011	R1	USF		0.34			1		1
4716009	R1	USF		0.34			1		1
2348011	R1-X	PRC		0.34			1		1
2056002	R1-X	PRC		0.34			1		1
2343031	R1-X	PRC		0.34			1		1
2145011	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.34			1		1
5050010	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.34			1		1

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5049035	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.34			1		1
3809010	R1-X	USF	CASCADE SHORES (8)	0.34			1		1
4712029	R1	USF		0.34			1		1
1119116	R1-PD-SP	USF	DARK HORSE (10)	0.34			1		1
2461027	R1-X	PRC		0.35			1		1
2347011	R1-X	PRC		0.35			1		1
2343037	R1-X	PRC		0.35			1		1
3816011	R1-X	USF	CASCADE SHORES (8)	0.35			1		1
2345031	R1-X	PRC		0.35			1		1
2344036	R1-X	PRC		0.35			1		1
2090034	R1-X	PRC		0.35			1		1
2343038	R1-X	PRC		0.35			1		1
4739004	R1	USF		0.35			1		1
5050015	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.35			1		1
5050014	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.35			1		1
3809027	R1-X	USF	CASCADE SHORES (8)	0.35			1		1
2343016	R1-X	PRC		0.35			1		1
1119147	R1-PD-SP	USF	DARK HORSE (10)	0.35			1		1
1119103	R1-PD-SP	USF	DARK HORSE (10)	0.35			1		1
3324006	R1-PD	PRC	LAKE WILDWOOD (1)	0.35			1		1
3365017	R1-PD	PRC	LAKE WILDWOOD (1)	0.35			1		1
3118008	R1-PD	PRC	LAKE WILDWOOD (1)	0.35			1		1
3809019	R1-X	USF	CASCADE SHORES (8)	0.36			1		1
2090038	R1-X	PRC		0.36			1		1
5050013	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.36			1		1
3806030	R1-X-SP	USF	CASCADE SHORES (8)	0.36			1		1

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1119140	R1-PD-SP	USF	DARK HORSE (10)	0.36			1		1
1119115	R1-PD-SP	USF	DARK HORSE (10)	0.36			1		1
1119130	R1-PD-SP	USF	DARK HORSE (10)	0.36			1		1
3727038	R1-3	EST		0.37			1		1
2003015	R1-X	PRC		0.37			1		1
4724106	R1	USF		0.37			1		1
2344035	R1-X	PRC		0.37			1		1
3330035	R1-PD	PRC	LAKE WILDWOOD (1)	0.37			1		1
2080016	R1-X	PRC		0.37			1		1
3113019	R1-PD	PRC	LAKE WILDWOOD (1)	0.37			1		1
5043029	R1-PD	PD	LAKE WILDWOOD (1)	0.37			1		1
0941001	R1	USF		0.37			1		1
3806008	R1-X-SP	USF	CASCADE SHORES (8)	0.37			1		1
1119141	R1-PD-SP	USF	DARK HORSE (10)	0.37			1		1
1119129	R1-PD-SP	USF	DARK HORSE (10)	0.37			1		1
1117177	R1-PD-SP	USF	DARK HORSE (10)	0.37			1		1
1116116	R1-PD-SP	USF	DARK HORSE (10)	0.37			1		1
2465012	R1-X	PRC		0.38			1		1
2126002	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.38			1		1
4742019	R1	USF		0.38			1		1
2347001	R1-X	PRC		0.38			1		1
3809006	R1-X	USF	CASCADE SHORES (8)	0.38			1		1
5043025	R1-PD	PD	LAKE WILDWOOD (1)	0.38			1		1
4708003	R1	USF		0.38			1		1
2091017	R1-X	PRC		0.38			1		1
5043012	R1-PD	PD	LAKE WILDWOOD (1)	0.38			1		1

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3362018	R1-PD	PRC	LAKE WILDWOOD (1)	0.38			1		1
1119136	R1-PD-SP	USF	DARK HORSE (10)	0.38			1		1
1119131	R1-PD-SP	USF	DARK HORSE (10)	0.38			1		1
1119109	R1-PD-SP	USF	DARK HORSE (10)	0.38			1		1
1119102	R1-PD-SP	USF	DARK HORSE (10)	0.38			1		1
1117123	R1-PD-SP	USF	DARK HORSE (10)	0.38			1		1
3503022	R1-1.5	RES		0.39			1		1
2363008	R1-X	PRC		0.39			1		1
2028022	R1-X	PRC		0.39			1		1
2080018	R1-X	PRC		0.39			1		1
4742008	R1	USF		0.39			1		1
2350003	R1-X	PRC		0.39			1		1
2347048	R1-X	PRC		0.39			1		1
2459015	R1-X	PRC		0.39			1		1
3506012	R1-1.5	RES		0.39			1		1
2461024	R1-X	PRC		0.39			1		1
4715018	R1	USF		0.39			1		1
2092006	R1-X	PRC		0.39			1		1
4741006	R1	USF		0.39			1		1
3108019	R1-PD	PRC	LAKE WILDWOOD (1)	0.39			1		1
1116123	R1-PD-SP	USF	DARK HORSE (10)	0.39			1		1
3727040	R1-3	EST		0.40			1		1
4705201	R1	USF		0.40			1		1
3102008	R1-PD	PRC	LAKE WILDWOOD (1)	0.40			1		1
2086010	R1-X	PRC		0.40			1		1
2092018	R1-X	PRC		0.40			1		1
2634003	R1-X	PRC		0.40			1		1
5049016	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.40			1		1
3334024	R1-PD	PRC	LAKE WILDWOOD (1)	0.40			1		1
2363005	R1-X	PRC		0.40			1		1
2147043	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.40			1		1

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1117119	R1-PD-SP	USF	DARK HORSE (10)	0.40			1		1
5043030	R1-PD	PD	LAKE WILDWOOD (1)	0.40			1		1
3330004	R1-PD	PRC	LAKE WILDWOOD (1)	0.40			1		1
3327007	R1-PD	PRC	LAKE WILDWOOD (1)	0.40			1		1
3727042	R1-3	EST		0.41			1		1
2348018	R1-X	PRC		0.41			1		1
3811001	R1-X	USF	CASCADE SHORES (8)	0.41			1		1
2003010	R1-X	PRC		0.41			1		1
3816017	R1-X	USF	CASCADE SHORES (8)	0.41			1		1
2348031	R1-X	PRC		0.41			1		1
3724009	R1-3	EST		0.41			1		1
1117152	R1-PD-SP	USF	DARK HORSE (10)	0.41			1		1
1119135	R1-PD-SP	USF	DARK HORSE (10)	0.41			1		1
2147025	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.41			1		1
4711006	R1	USF		0.41			1		1
1116124	R1-PD-SP	USF	DARK HORSE (10)	0.41			1		1
3510003	R1-1.5	RES		0.42			1		1
3510002	R1-1.5	RES		0.42			1		1
2363011	R1-X	PRC		0.42			1		1
2353007	R1-X	PRC		0.42			1		1
4742018	R1	USF		0.42			1		1
2485021	R1-X	PRC		0.42			1		1
3806009	R1-X-SP	USF	CASCADE SHORES (8)	0.42			1		1
2141016	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.42			1		1
2479001	R1-X	PRC		0.42			1		1
5041014	R1-PD-SP	PD	LAKE WILDWOOD (1)	0.42			1		1
2075025	R1-X	PRC		0.43			1		1
2465021	R1-X	PRC		0.43			1		1
2346019	R1-X	PRC		0.43			1		1

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5042020	R1-PD	PD	LAKE WILDWOOD (1)	0.43			1		1
2032005	R1-X	PRC		0.43			1		1
1117125	R1-PD-SP	USF	DARK HORSE (10)	0.43			1		1
1117151	R1-PD-SP	USF	DARK HORSE (10)	0.43			1		1
1116119	R1-PD-SP	USF	DARK HORSE (10)	0.43			1		1
4704010	R1	USF		0.43			1		1
4714003	R1	USF		0.44			1		1
2486008	R1-X	PRC		0.44			1		1
3115004	R1-PD	PRC	LAKE WILDWOOD (1)	0.44			1		1
5050009	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.44			1		1
4729012	R1	USF		0.44			1		1
4741023	R1	USF		0.44			1		1
4711007	R1	USF		0.44			1		1
2055027	R1-X	PRC		0.44			1		1
3117014	R1-PD	PRC	LAKE WILDWOOD (1)	0.44			1		1
3806029	R1-X-SP	USF	CASCADE SHORES (8)	0.44			1		1
1119139	R1-PD-SP	USF	DARK HORSE (10)	0.44			1		1
1119110	R1-PD-SP	USF	DARK HORSE (10)	0.44			1		1
1117118	R1-PD-SP	USF	DARK HORSE (10)	0.44			1		1
1117117	R1-PD-SP	USF	DARK HORSE (10)	0.44			1		1
1116115	R1-PD-SP	USF	DARK HORSE (10)	0.44			1		1
3513040	R1-1.5	RES		0.45			1		1
2035006	R1-X	PRC		0.45			1		1
2459002	R1-X	PRC		0.45			1		1
2348004	R1-X	PRC		0.45			1		1
4713012	R1	USF		0.45			1		1
2347019	R1-X	PRC		0.45			1		1
4727209	R1	USF		0.45			1		1
2461002	R1-X	PRC		0.45			1		1
3822027	R1-X	USF	CASCADE SHORES (8)	0.45			1		1
2363013	R1-X	PRC		0.45			1		1

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3329006	R1-PD	PRC	LAKE WILDWOOD (1)	0.45			1		1
3307015	R1-PD	PRC	LAKE WILDWOOD (1)	0.45			1		1
1119132	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
1117124	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
1115107	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
1119144	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
1117176	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
1117116	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
1117115	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
3712007	R1-1.5	RES		0.45			1		1
2092017	R1-X	PRC		0.45			1		1
2045012	R1-X	PRC		0.45			1		1
3808005	R1-X	USF	CASCADE SHORES (8)	0.46			1		1
4707025	R1	USF		0.46			1		1
5049012	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.46			1		1
4707015	R1	USF		0.46			1		1
2350005	R1-X	PRC		0.46			1		1
4707001	R1	USF		0.46			1		1
1119113	R1-PD-SP	USF	DARK HORSE (10)	0.46			1		1
2464028	R1-X	PRC		0.47			1		1
2350004	R1-X	PRC		0.47			1		1
3822028	R1-X	USF	CASCADE SHORES (8)	0.47			1		1
2083013	R1-X	PRC		0.47			1		1
3332003	R1-PD	PRC	LAKE WILDWOOD (1)	0.47			1		1
2125033	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.47			1		1
2087003	R1-X	PRC		0.47			1		1
1119152	R1-PD-SP	USF	DARK HORSE (10)	0.47			1		1

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3356024	R1-PD	PRC	LAKE WILDWOOD (1)	0.47			1		1
1117149	R1-PD-SP	USF	DARK HORSE (10)	0.47			1		1
2103042	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.47			1		1
3545016	R1-1.5	RES		0.47			1		1
2464040	R1-X	PRC		0.48			1		1
4714018	R1	USF		0.48			1		1
3822017	R1-X	USF	CASCADE SHORES (8)	0.48			1		1
3807010	R1-X	USF	CASCADE SHORES (8)	0.48			1		1
2114009	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.48			1		1
2083014	R1-X	PRC		0.48			1		1
5044001	R1-PD	PD	LAKE WILDWOOD (1)	0.48			1		1
2634004	R1-X	PRC		0.48			1		1
3810011	R1-X	USF	CASCADE SHORES (8)	0.48			1		1
3144005	R1-PD	PRC	LAKE WILDWOOD (1)	0.48			1		1
1119151	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
1119148	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
1119142	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
1119138	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
1117114	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
1117111	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
1116122	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
3321007	R1-PD	PRC	LAKE WILDWOOD (1)	0.48			1		1
2461021	R1-X	PRC		0.49			1		1
2418006	R1-X	PRC		0.49			1		1
2483004	R1-X	PRC		0.49			1		1
2423011	R1-X	PRC		0.49			1		1

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2146040	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.49			1		1
2039034	R1-X	PRC		0.49			1		1
2086016	R1-X	PRC		0.49			1		1
4742024	R1	USF		0.49			1		1
1117141	R1-PD-SP	USF	DARK HORSE (10)	0.49			1		1
1117126	R1-PD-SP	USF	DARK HORSE (10)	0.49			1		1
1119112	R1-PD-SP	USF	DARK HORSE (10)	0.49			1		1
1116121	R1-PD-SP	USF	DARK HORSE (10)	0.49			1		1
3120024	R1-PD	PRC	LAKE WILDWOOD (1)	0.49			1		1
4704013	R1	USF		0.49			1		1
3146009	R1-PD	PRC	LAKE WILDWOOD (1)	0.50			2		2
3146008	R1-PD	PRC	LAKE WILDWOOD (1)	0.50			2		2
2460014	R1-X	PRC		0.50			2		2
2044014	R1-X	PRC		0.50			2		2
3807017	R1-X	USF	CASCADE SHORES (8)	0.50			2		2
2044004	R1-X	PRC		0.50			2		2
2476006	R1-X	PRC		0.50			2		2
2401004	R1-X	PRC		0.50			2		2
4717036	R1	USF		0.50			2		2
2464020	R1-X	PRC		0.50			2		2
2633009	R1-X	PRC		0.50			2		2
3132042	R1-PD	PRC	LAKE WILDWOOD (1)	0.50			2		2
3114024	R1-PD	PRC	LAKE WILDWOOD (1)	0.50			2		2
2464021	R1-X	PRC		0.50			2		2
2429007	R1-X	PRC		0.50			2		2
3811002	R1-X	USF	CASCADE SHORES (8)	0.50			2		2
3362004	R1-PD	PRC	LAKE WILDWOOD (1)	0.50			2		2
1119146	R1-PD-SP	USF	DARK HORSE (10)	0.50			2		2

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1119114	R1-PD-SP	USF	DARK HORSE (10)	0.50			2		2
2125019	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.50			2		2
4744014	R1	USF		0.51			2		2
2348032	R1-X	PRC		0.51			2		2
2464036	R1-X	PRC		0.51			2		2
2485056	R1-X	PRC		0.51			2		2
2337009	R1-X	PRC		0.51			2		2
4717002	R1	USF		0.51			2		2
5050012	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.51			2		2
5044002	R1-PD	PD	LAKE WILDWOOD (1)	0.51			2		2
3726068	R1-3	EST		0.51			2		2
1119149	R1-PD-SP	USF	DARK HORSE (10)	0.51			2		2
3508001	R1-1.5	RES		0.51			2		2
1117113	R1-PD-SP	USF	DARK HORSE (10)	0.51			2		2
4741024	R1	USF		0.52			2		2
3810021	R1-X	USF	CASCADE SHORES (8)	0.52			2		2
3736001	R1-3	EST		0.52			2		2
2481012	R1-X	PRC		0.52			2		2
3826019	R1-X	USF	CASCADE SHORES (8)	0.52			2		2
3542008	R1-1.5	RES		0.52			2		2
4704011	R1	USF		0.52			2		2
1119143	R1-PD-SP	USF	DARK HORSE (10)	0.52			2		2
1119127	R1-PD-SP	USF	DARK HORSE (10)	0.52			2		2
1116126	R1-PD-SP	USF	DARK HORSE (10)	0.52			2		2
2478008	R1-X	PRC		0.53			2		2
4715022	R1	USF		0.53			2		2
3509024	R1-1.5	RES		0.53			2		2
3714021	R1-1.5	RES		0.53			2		2
1117166	R1-PD-SP	USF	DARK HORSE (10)	0.53			2		2
1117144	R1-PD-SP	USF	DARK HORSE (10)	0.53			2		2
2085002	R1-X	PRC		0.54			2		2
2479023	R1-X	PRC		0.54			2		2
2363009	R1-X	PRC		0.54			2		2

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3822021	R1-X	USF	CASCADE SHORES (8)	0.54			2		2
2362011	R1-X	PRC		0.54			2		2
5049017	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.54			2		2
4715020	R1	USF		0.54			2		2
2418009	R1-X	PRC		0.54			2		2
3729114	R1-3	EST		0.54			2		2
2479010	R1-X	PRC		0.54			2		2
1117112	R1-PD-SP	USF	DARK HORSE (10)	0.54			2		2
1117140	R1-PD-SP	USF	DARK HORSE (10)	0.54			2		2
1117129	R1-PD-SP	USF	DARK HORSE (10)	0.54			2		2
1117110	R1-PD-SP	USF	DARK HORSE (10)	0.54			2		2
3542007	R1-1.5	RES		0.55			2		2
2481006	R1-X	PRC		0.55			2		2
2050007	R1-X	PRC		0.55			2		2
2346011	R1-X	PRC		0.55			2		2
2423003	R1-X	PRC		0.55			2		2
2052012	R1-X	PRC		0.55			2		2
3503019	R1-1.5	RES		0.55			2		2
1117136	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
1117135	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
1117133	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
1117130	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
1117109	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
1117105	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
1116125	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
3333013	R1-PD	PRC	LAKE WILDWOOD (1)	0.55			2		2
2485039	R1-X	PRC		0.56			2		2
2034008	R1-X	PRC		0.56			2		2
2060012	R1-X	PRC		0.56			2		2
3822024	R1-X	USF	CASCADE SHORES (8)	0.56			2		2
4718018	R1	USF		0.56			2		2
2464033	R1-X	PRC		0.56			2		2

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3822025	R1-X	USF	CASCADE SHORES (8)	0.56			2		2
4718019	R1	USF		0.56			2		2
1117132	R1-PD-SP	USF	DARK HORSE (10)	0.56			2		2
1119133	R1-PD-SP	USF	DARK HORSE (10)	0.56			2		2
1117148	R1-PD-SP	USF	DARK HORSE (10)	0.56			2		2
1117107	R1-PD-SP	USF	DARK HORSE (10)	0.56			2		2
3825011	R1-X	USF	CASCADE SHORES (8)	0.57			2		2
2457004	R1-X	PRC		0.57			2		2
5049011	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.57			2		2
3824008	R1-X	USF	CASCADE SHORES (8)	0.57			2		2
1115109	R1-PD-SP	USF	DARK HORSE (10)	0.57			2		2
2055011	R1-X	PRC		0.57			2		2
2483013	R1-X	PRC		0.58			2		2
5050016	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.58			2		2
3106002	R1-PD	PRC	LAKE WILDWOOD (1)	0.58			2		2
5049015	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.58			2		2
1117174	R1-PD-SP	USF	DARK HORSE (10)	0.58			2		2
1115106	R1-PD-SP	USF	DARK HORSE (10)	0.58			2		2
3807015	R1-X	USF	CASCADE SHORES (8)	0.58			2		2
3146010	R1-PD	PRC	LAKE WILDWOOD (1)	0.59			2		2
3506009	R1-1.5	RES		0.59			2		2
2116004	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.59			2		2
3504008	R1-1.5	RES		0.59			2		2
3106001	R1-PD	PRC	LAKE WILDWOOD (1)	0.59			2		2

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1116111	R1-PD-SP	USF	DARK HORSE (10)	0.59			2		2
3720017	R1-3	EST		0.60			2		2
2342004	R1-X	PRC		0.60			2		2
3827026	R1-X	USF	CASCADE SHORES (8)	0.60			2		2
2477016	R1-X	PRC		0.60			2		2
3333008	R1-PD	PRC	LAKE WILDWOOD (1)	0.60			2		2
4715019	R1	USF		0.60			2		2
3825010	R1-X	USF	CASCADE SHORES (8)	0.60			2		2
2423013	R1-X	PRC		0.60			2		2
1117175	R1-PD-SP	USF	DARK HORSE (10)	0.60			2		2
1117143	R1-PD-SP	USF	DARK HORSE (10)	0.60			2		2
1117137	R1-PD-SP	USF	DARK HORSE (10)	0.60			2		2
2637011	R1-X	PRC		0.61			2		2
1116103	R1-PD-SP	USF	DARK HORSE (10)	0.61			2		2
1119111	R1-PD-SP	USF	DARK HORSE (10)	0.61			2		2
1117156	R1-PD-SP	USF	DARK HORSE (10)	0.61			2		2
1116113	R1-PD-SP	USF	DARK HORSE (10)	0.61			2		2
2459004	R1-X	PRC		0.62			2		2
2422004	R1-X	PRC		0.62			2		2
5049014	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.62			2		2
1117106	R1-PD-SP	USF	DARK HORSE (10)	0.62			2		2
2088005	R1-X	PRC		0.63			2		2
5049020	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.63			2		2
3668019	R1-X	USF		0.63			2		2
3127009	R1-PD	PRC	LAKE WILDWOOD (1)	0.63			2		2
1115112	R1-PD-SP	USF	DARK HORSE (10)	0.63			2		2
1117147	R1-PD-SP	USF	DARK HORSE (10)	0.63			2		2

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1116112	R1-PD-SP	USF	DARK HORSE (10)	0.63			2		2
2084002	R1-X	PRC		0.64			2		2
2489003	R1-X	PRC		0.64			2		2
5049031	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.64			2		2
2055009	R1-X	PRC		0.64			2		2
2103036	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.64			2		2
2476003	R1-X	PRC		0.64			2		2
2468020	R1-X	PRC		0.64			2		2
1116114	R1-PD-SP	USF	DARK HORSE (10)	0.64			2		2
1116110	R1-PD-SP	USF	DARK HORSE (10)	0.64			2		2
2476019	R1-X	PRC		0.64			2		2
2457005	R1-X	PRC		0.65			2		2
2485036	R1-X	PRC		0.65			2		2
2426003	R1-X	PRC		0.65			2		2
4706002	R1	USF		0.66			2		2
3356005	R1-PD	PRC	LAKE WILDWOOD (1)	0.66			2		2
2637010	R1-X	PRC		0.66			2		2
2429003	R1-X	PRC		0.66			2		2
3306036	R1-PD	PRC	LAKE WILDWOOD (1)	0.66			2		2
1117146	R1-PD-SP	USF	DARK HORSE (10)	0.66			2		2
1119153	R1-PD-SP	USF	DARK HORSE (10)	0.66			2		2
1115110	R1-PD-SP	USF	DARK HORSE (10)	0.66			2		2
3820007	R1-X	USF	CASCADE SHORES (8)	0.67			2		2
2465023	R1-X	PRC		0.67			2		2
2085011	R1-X	PRC		0.67			2		2
3125051	R1-PD-SP	PD	LAKE WILDWOOD (1)	0.67			2		2
2059030	R1-X	PRC		0.67			2		2
2348041	R1-X	PRC		0.68			2		2
2637007	R1-X	PRC		0.68			2		2
1117139	R1-PD-SP	USF	DARK HORSE (10)	0.68			2		2

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3818005	R1-X	USF	CASCADE SHORES (8)	0.69			2		2
2466001	R1-X	PRC		0.69			2		2
2484020	R1-X	PRC		0.69			2		2
1116109	R1-PD-SP	USF	DARK HORSE (10)	0.69			2		2
1115113	R1-PD-SP	USF	DARK HORSE (10)	0.69			2		2
1115111	R1-PD-SP	USF	DARK HORSE (10)	0.69			2		2
3125050	R1-PD-SP	PD	LAKE WILDWOOD (1)	0.69			2		2
3666003	R1-X	USF		0.70			2		2
3666002	R1-X	USF		0.70			2		2
3821005	R1-X	USF	CASCADE SHORES (8)	0.70			2		2
1119155	R1-PD-SP	USF	DARK HORSE (10)	0.70			2		2
2488033	R1-X	PRC		0.71			2		2
0947027	R1	USF		0.71			2		2
3144019	R1-PD	PRC	LAKE WILDWOOD (1)	0.71			2		2
2464001	R1-X	PRC		0.72			2		2
2488023	R1-X	PRC		0.72			2		2
2333003	R1-X	PRC		0.72			2		2
4716015	R1	USF		0.72			2		2
1117173	R1-PD-SP	USF	DARK HORSE (10)	0.72			2		2
4711008	R1	USF		0.73			2		2
2483003	R1-X	PRC		0.73			2		2
2056018	R1-X	PRC		0.73			2		2
2055013	R1-X	PRC		0.73			2		2
2486005	R1-X	PRC		0.73			2		2
5049019	IDR-R1-PD	PD	LAKE WILDWOOD (1)	0.74			2		2
3818011	R1-X	USF	CASCADE SHORES (8)	0.74			2		2
1117150	R1-PD-SP	USF	DARK HORSE (10)	0.74			2		2
2044011	R1-X	PRC		0.75			3		3
3820009	R1-X	USF	CASCADE SHORES (8)	0.75			3		3
1115114	R1-PD-SP	USF	DARK HORSE (10)	0.75			3		3
1115138	R1-PD-SP	USF	DARK HORSE (10)	0.75			3		3

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2480005	R1-X	PRC		0.76			3		3
2402010	R1-X	PRC		0.76			3		3
1115108	R1-PD-SP	USF	DARK HORSE (10)	0.76			3		3
3728054	R1-3,P	EST,PUB		0.77			3		3
2479019	R1-X	PRC		0.77			3		3
2422003	R1-X	PRC		0.77			3		3
4716020	R1	USF		0.78			3		3
1119154	R1-PD-SP	USF	DARK HORSE (10)	0.78			3		3
4715003	R1	USF		0.79			3		3
2233134	R1	USF		0.79			3		3
4739005	R1	USF		0.80			3		3
3819012	R1-X	USF	CASCADE SHORES (8)	0.80			3		3
3125049	R1-PD-SP	PD	LAKE WILDWOOD (1)	0.80			3		3
2485030	R1-X	PRC		0.81			3		3
2055014	R1-X	PRC		0.81			3		3
2007013	R1-X	PRC		0.82			3		3
2419006	R1-X	PRC		0.82			3		3
1116108	R1-PD-SP	USF	DARK HORSE (10)	0.82			3		3
1122127	R1-PD-SP	USF	DARK HORSE (10)	0.82			3		3
1117172	R1-PD-SP	USF	DARK HORSE (10)	0.82			3		3
4715016	R1	USF		0.83			3		3
1115120	R1-PD-SP	USF	DARK HORSE (10)	0.83			3		3
2403007	R1-X	PRC		0.84			3		3
1117127	R1-PD-SP	USF	DARK HORSE (10)	0.84			3		3
2485005	R1-X	PRC		0.85			3		3
3728005	R1-3	EST		0.86			3		3
2484030	R1-X	PRC		0.86			3		3
3819013	R1-X	USF	CASCADE SHORES (8)	0.86			3		3
2084008	R1-X	PRC		0.86			3		3
2552060	R1-X	PRC		0.86			3		3
2637014	R1-X	PRC		0.86			3		3
1115140	R1-PD-SP	USF	DARK HORSE (10)	0.87			3		3
2488021	R1-X	PRC		0.88			3		3
2108032	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.88			3		3
0946213	R1	USF		0.89			3		3

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2432005	RA-1.5,R1-X	PRC		0.89			3		3
4715017	R1	USF		0.89			3		3
3734003	R1-3	EST		0.90			3		3
3821007	R1-X	USF	CASCADE SHORES (8)	0.90			3		3
1115115	R1-PD-SP	USF	DARK HORSE (10)	0.90			3		3
3731205	R1-3	EST		0.91			3		3
2432004	R1-X,RA-1.5	PRC		0.91			3		3
2425009	R1-X	PRC		0.91			3		3
4714019	R1	USF		0.92			3		3
4714017	R1	USF		0.92			3		3
4714001	R1	USF		0.93			3		3
3820002	R1-X	USF	CASCADE SHORES (8)	0.93			3		3
3115017	R1-PD	PRC	LAKE WILDWOOD (1)	0.93			3		3
2402004	R1-X	PRC		0.93			3		3
4727207	R1	USF		0.94			3		3
2477019	R1-X	PRC		0.94			3		3
3719016	R1-3	EST		0.94			3		3
2406002	R1-X	PRC		0.94			3		3
1115122	R1-PD-SP	USF	DARK HORSE (10)	0.94			3		3
1115121	R1-PD-SP	USF	DARK HORSE (10)	0.94			3		3
2425003	R1-X	PRC		0.94			3		3
2467001	R1-X	PRC		0.95			3		3
1117157	R1-PD-SP	USF	DARK HORSE (10)	0.95			3		3
1115137	R1-PD-SP	USF	DARK HORSE (10)	0.95			3		3
2488026	R1-X	PRC		0.96			3		3
4712024	R1	USF		0.97			3		3
2085013	R1-X	PRC		0.97			3		3
2634016	R1-X	PRC		0.97			3		3
1115116	R1-PD-SP	USF	DARK HORSE (10)	0.97			3		3
4714014	R1	USF		0.98			3		3
4711016	R1	USF		0.99			3		3
0946004	R1	USF		0.99			3		3
4712035	R1	USF		0.99			3		3
1122126	R1-PD-SP	USF	DARK HORSE (10)	0.99			3		3
3725018	R1-3	EST		1.00				4	4
3810016	R1-X	USF	CASCADE SHORES (8)	1.00				4	4
3734009	R1-3	EST		1.00				4	4

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4712037	R1	USF		1.00				4	4
2424013	R1-X	PRC		1.00				4	4
3826004	R1-X	USF	CASCADE SHORES (8)	1.00				4	4
2233117	R1	USF		1.01				4	4
3142019	R1-PD	PRC	LAKE WILDWOOD (1)	1.01				4	4
1115141	R1-PD-SP	USF	DARK HORSE (10)	1.01				4	4
3810018	R1-X	USF	CASCADE SHORES (8)	1.01				4	4
2427015	R1-PD	PRC		1.01				4	4
4708002	R1	USF		1.02				4	4
4741009	R1	USF		1.03				4	4
3724022	R1-3	EST		1.04				4	4
3723009	R1-3	EST		1.04				4	4
4714015	R1	USF		1.05				4	4
1115119	R1-PD-SP	USF	DARK HORSE (10)	1.05				4	4
2478002	R1-X	PRC		1.07				4	4
1122125	R1-PD-SP	USF	DARK HORSE (10)	1.07				4	4
3542004	R1-1.5	RES		1.07				4	4
2485035	R1-X	PRC		1.09				4	4
2086019	R1-X	PRC		1.12				4	4
2410003	R1-X	PRC		1.12				4	4
2233130	R1	USF		1.14				4	4
4714020	R1	USF		1.15				4	4
3813017	R1-X	USF	CASCADE SHORES (8)	1.15				4	4
4714016	R1	USF		1.16				4	4
3503004	R1-1.5	RES		1.16				4	4
3115015	R1-PD	PRC	LAKE WILDWOOD (1)	1.16				4	4
3114025	R1-PD	PRC	LAKE WILDWOOD (1)	1.16				4	4
1122132	R1-PD-SP	USF	DARK HORSE (10)	1.16				4	4
3719002	R1-3	EST		1.17				4	4
2033010	R1-X	PRC		1.17				4	4
4708015	R1	USF		1.17				4	4
3356006	R1-PD	PRC	LAKE WILDWOOD (1)	1.17				4	4
2459007	R1-X	PRC		1.17				4	4

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3820017	R1-X	USF	CASCADE SHORES (8)	1.18				4	4
1122118	R1-PD-SP	USF	DARK HORSE (10)	1.18				4	4
3146007	R1-PD	PRC	LAKE WILDWOOD (1)	1.22				4	4
4704006	R1	USF		1.22				4	4
1116130	R1-PD-SP	USF	DARK HORSE (10)	1.22				4	4
2480002	R1-X	PRC		1.23				4	4
1115118	R1-PD-SP	USF	DARK HORSE (10)	1.24				4	4
2233131	R1	USF		1.24				4	4
1122119	R1-PD-SP	USF	DARK HORSE (10)	1.25				5	5
1115125	R1-PD-SP	USF	DARK HORSE (10)	1.26				5	5
1117171	R1-PD-SP	USF	DARK HORSE (10)	1.28				5	5
1115135	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	1.30				5	5
3725015	R1-3	EST		1.31				5	5
3359005	R1-PD	PRC	LAKE WILDWOOD (1)	1.33				5	5
1115126	R1-PD-SP	USF	DARK HORSE (10)	1.34				5	5
2046019	R1-X	PRC		1.37				5	5
2414001	R1-X	PRC		1.37				5	5
2461009	R1-X	PRC		1.37				5	5
4707020	R1	USF		1.38				5	5
3740007	R1-X	RES		1.38				5	5
2456020	R1-X	PRC		1.41				5	5
2048005	R1-X	PRC		1.43				5	5
3820012	R1-X	USF	CASCADE SHORES (8)	1.45				5	5
2006023	R1-X	PRC		1.49				5	5
4712025	R1	USF		1.49				5	5
1117161	R1-PD-SP	USF	DARK HORSE (10)	1.51				6	6
4710148	R1	USF		1.54				6	6
1122122	R1-PD-SP	USF	DARK HORSE (10)	1.54				6	6
4715001	R1	USF		1.55				6	6
4704008	R1	USF		1.56				6	6
2552062	R1	PRC		1.57				6	6
2087022	R1-X	PRC		1.57				6	6

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3821011	R1-X	USF	CASCADE SHORES (8)	1.57				6	6
1122136	R1-PD-SP	USF	DARK HORSE (10)	1.58				6	6
3810024	R1	USF	CASCADE SHORES (8)	1.58				6	6
1115136	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	1.59				6	6
1122124	R1-PD-SP	USF	DARK HORSE (10)	1.59				6	6
2484034	R1-X	PRC		1.60				6	6
2488028	R1-X	PRC		1.63				6	6
2341004	R1-X	PRC		1.64				6	6
2351013	R1-X	PRC		1.64				6	6
1122120	R1-PD-SP	USF	DARK HORSE (10)	1.65				6	6
2552063	R1	PRC		1.67				6	6
3519227	R1-1.5	RES		1.67				6	6
2046020	R1-X	PRC		1.69				6	6
1122133	R1-PD-SP	USF	DARK HORSE (10)	1.69				6	6
2459014	R1-X	PRC		1.70				6	6
1116129	R1-PD-SP	USF	DARK HORSE (10)	1.72				6	6
3726002	R1-3	EST		1.76				7	7
4704004	R1	USF		1.76				7	7
4712041	R1	USF		1.81				7	7
1116106	R1-PD-SP	USF	DARK HORSE (10)	1.83				7	7
1115123	R1-PD-SP	USF	DARK HORSE (10)	1.85				7	7
1122121	R1-PD-SP	USF	DARK HORSE (10)	1.86				7	7
3819011	R1-X	USF	CASCADE SHORES (8)	1.90				7	7
1115144	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	1.91				7	7
3817013	R1-X	USF	CASCADE SHORES (8)	1.97				7	7
1115132	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	1.98				7	7
4712040	R1	USF		1.99				7	7
1115131	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	1.99				7	7
5050017	IDR-R1-PD	PD	LAKE WILDWOOD (1)	2.02				8	8
1122128	R1-PD-SP	USF	DARK HORSE (10)	2.07				8	8

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2086022	R1-X	PRC		2.20				8	8
2409004	R1-X	PRC		2.31				9	9
3114026	R1-PD	PRC	LAKE WILDWOOD (1)	2.40				9	9
3819009	R1-X	USF	CASCADE SHORES (8)	2.42				9	9
3734051	R1-3	EST		2.42				9	9
1116105	R1-PD-SP	USF	DARK HORSE (10)	2.48				9	9
2066041	R1-X	PRC		2.50			4	6	10
2413001	R1-X	PRC		2.55			4	6	10
1122129	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	2.66			4	6	10
3726004	R1-3	EST		2.68			4	6	10
2484041	R1-X	PRC		2.76			4	7	11
1122134	R1-PD-SP	USF	DARK HORSE (10)	2.93			4	7	11
4706003	R1	USF		2.96			4	7	11
3726031	R1-3	EST		2.98			4	7	11
4739001	R1	USF		3.00			4	8	12
1122123	R1-PD-SP	USF	DARK HORSE (10)	3.00			4	8	12
1122130	OS,R1-PD-SP	OS,USF	DARK HORSE (10)	3.05			4	8	12
4712032	R1	USF		3.11			4	8	12
3811017	R1	USF	CASCADE SHORES (8)	3.30			5	7	13
3723003	R1-3	EST		3.53			5	8	14
1115142	OS,R1-PD-SP	OS,USF	DARK HORSE (10)	4.12			6	10	16
3145001	R1-PD	PRC	LAKE WILDWOOD (1)	4.14			6	10	16
3812025	R1,R1-X	USF	CASCADE SHORES (8)	4.77			7	12	19
4743003	R1	USF		4.79			7	12	19
4743005	R1	USF		4.83			7	12	19
3724025	R1-3	EST		4.95			7	12	19
4705101	R1	USF		5.00			8	12	20
3812021	R1	USF	CASCADE SHORES (8)	5.03			8	12	20
4712003	R1	USF		5.08			8	12	20
4743006	R1	USF		5.22			8	12	20
2161003	R1-X-PD	PRC	LAKE OF THE PINES	5.26			8	12	21
4712001	R1	USF		6.43			10	15	25
2077001	R1-PD	PRC		8.19			12	20	32

1122131	OS,R1-PD-SP	OS,USF	DARK HORSE (10)	10.61			16	26	42
5034010	AG-40,IDR-R1-PD	RUR-40,PD		10.62			16	26	42
2408003	R1-X	PRC		13.44			21	32	53
5041001	R1-PD	PD	LAKE WILDWOOD (1)	25.00			40	60	100
TOTAL				625.37			1,207	958	2,168

**TABLE A.3
MEDIUM DENSITY RESIDENTIAL (R2) VACANT PARCELS**

APN	ZONING	GPDES	SANDIST	ACRES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
5730002	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.26			1		1
5730021	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.27			1		1
5139027	R2-SP	UMD	PENN VALLEY (6)	0.28			1		1
5730022	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.28			1		1
5730023	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.28			1		1
5731003	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.28			1		1
5731004	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.31			1		1
5731006	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.31			1		1
5731018	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.31			1		1
5731002	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.32			1		1
5730008	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.33			1		1
4708027	R2	UMD		0.34			1	1	2
5731008	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.34			1	1	2
5731005	R2-SC-	UMD	LAKE OF	0.36			1	1	2

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	SP		THE PINES (2)						
5730009	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.37			1	1	2
6406010	R2	UMD		0.37			1	1	2
5730007	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.39			1	1	2
5730016	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.39			1	1	2
5730020	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.40			1	1	2
5730005	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.41			1	1	2
5731001	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.41			1	1	2
5731019	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.42			1	1	2
5730011	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.43			1	1	2
4708032	R2	UMD		0.44			1	1	2
6009206	R2-RC	UMD	LAKE OF THE PINES (2)	0.44			1	1	2
5730017	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.46			1	1	2
5730018	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.46			1	1	2
5730010	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.50			2	1	3
5229013	R2	UMD		0.59			2	1	3
5732002	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.60			2	1	3
4708019	R2	UMD		0.69			2	2	4
5730019	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.71			2	2	4
5730003	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.72			2	2	4
5228012	R2	UMD		0.75			2	2	4
4708028	R2	UMD		0.76			2	2	4
4708024	R2	UMD		0.79			2	2	4
5731020	R2-SC-	UMD	LAKE OF	0.80			2	2	4

	SP		THE PINES (2)						
5730001	R2-SC- SP	UMD	LAKE OF THE PINES (2)	0.85			3	2	5
5732001	R2-SC- SP	UMD	LAKE OF THE PINES (2)	1.03			3	3	6
6406002	R2	UMD		1.20			4	3	7
5714195	R2-SC- SP	UMD	LAKE OF THE PINES (2)	1.49			4	4	8
6012056	R2-RC	UMD	NORTH SAN JUAN (4)	1.68			5	5	10
5714197	R2-SC- SP	UMD	LAKE OF THE PINES	1.80			5	5	10
5730004	R2-SC- SP	UMD	LAKE OF THE PINES (2)	1.95			6	6	11
2081002	R2	UMD		2.03			6	6	12
5714190	R2-SC- SP	UMD	LAKE OF THE PINES	2.90			9	8	17
5720015	R2-SC- SP	UMD	LAKE OF THE PINES	3.30			10	9	19
5714139	R2-SC- SP	UMD	LAKE OF THE PINES	3.38			10	10	20
5727005	R2-SC- SP	UMD	LAKE OF THE PINES	3.54			11	10	21
2339002	R2	UMD		3.66			11	10	21
5714140	R2-SC- SP	UMD	LAKE OF THE PINES	3.67			11	11	22
5115162	R2-SP	UMD	PENN VALLEY (6)	4.37			13	13	26
3541218	R2-PD	UMD		4.50			14	13	27
2359016	R2	UMD		7.84			24	23	47
3541215	R2-PD	UMD		9.15			27	27	54
3541219	R2-PD	UHD		9.70			29	29	58
3541217	R2-PD	UMD		11.35			34	34	68
5732003	R2-SC- SP	UMD	LAKE OF THE PINES (2)	11.78			35	35	70
2214003	R2	UMD		34.60			104	103	207
TOTAL				142.34	0	0	425	402	826

**TABLE A.4
URBAN MEDIUM DENSITY RESIDENTIAL (R2)- MOBILE HOME (MH) VACANT SITES**

APN	ZONING	GPDES	SANDIST	ACRES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
2330015	R2-MH	UMD		0.71	2	2			4
2330054	R2-MH	UMD		2.01	6	6			12
TOTAL				2.72	8	8	0	0	16

**TABLE A.5
HIGH DENSITY RESIDENTIAL (R3) VACANT PARCELS**

APN	ZONING	GPDES	SANDIST	ACRES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
4811012	R3-MH	UHD		1.01	9	6			15
4811011	R3-MH	UHD		5.61	51	33			84
2173087	R3-SC-SP-PD	UHD	LAKE OF THE PINES	1.88	17	11			28
TOTAL				8.50	77	50			127

**TABLE A.6
INTERIM DEVELOPMENT RESERVE (IDR) VACANT PARCELS**

APN	ZONING	GPDES	GP LAND USE DETAIL	ACRES	SANDIST	VERY LOW	LOW	MODERATE	ABOVE MODERATE
1701010	IDR	PD	PD: RUR-5 (190ac) OS (512ac) 38 units	28.99				16	22
1702023	IDR	PD		322.00					
1702025	IDR	PD		280.88					
1702029	IDR	PD		70.00					
1606014	IDR	REC,RES,FOR-160	178 ac of RES (4 units per acre) 712 unit potential	558.56				284	428
3524037	IDR	PD	PD: CC (6ac) UMD (16ac) RES (Remainder) 21-units of RES and 96-units of UMD, total 117 units	9.12				46	71
3524039	IDR	PD		12.21					
3524040	IDR	PD		8.13					
4820001	IDR	PD	PD: FOR (1800ac) Remainder (265 DU)	95.79				106	159
4820010	IDR	PD		5.52					
4824002	IDR	PD		40.72					
4824003	IDR	PD		41.44					
4824005	IDR	PD		27.01					
4824006	IDR	PD		22.79					
4824011	IDR	PD		41.59					
4824012	IDR	PD		168.38					
4824016	IDR	PD		143.91					
4902002	IDR	PD		362.07					
4902003	IDR	PD		517.96					
4902004	IDR	PD		120.00					
4902005	IDR	PD		637.02					

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4824001	IDR,C1	PD,NC		122.43					
4902010	IDR	PD		40.00					
4902014	IDR	PD		120.00					
4910001	IDR	PD		174.93					
4910002	IDR	PD		254.79					
4910004	IDR	PD		569.00					
4824018	IDR	PD		6.04					
4904020	IDR	PD	PD: EST (182ac) RES (180ac) FOR- 40 (365 ac) OS (122 ac). Conservative Estimate 60 EST DU and 720 RES DU, Total (780 DU)	96.96			312	468	
4904021	IDR	PD		71.28					
4904022	IDR	PD		374.77					
4904023	IDR	PD		244.81					
4905001	IDR	PD		80.00					
5112017	IDR-SP	PD	PD: UMD (11ac) OS (5ac) (66 units)	1.59	PENN VALLEY				
5112018	IDR-SP	PD		11.68					
5112020	IDR-SP	PD		2.23					
5129011	IDR	PD	PD: NC (14ac) OS (16ac) 56 units as a part of a mixed use project	2.58	LWW		26	30	
5129016	IDR	PD		28.09					
5137002	IDR-SP	PD	72% UMD (91 units)	20.10	PENN VALLEY		43	48	
5727002	IDR-SC- SP	PD	UHD (15DU)= 75x 271= 346 (DU)	5.00	LAKE OF THE PINES		139	207	
5727003	IDR-SC- SP	PD		18.12	HIGGINS VILLAGE (11)				
0754063	IDR	SDA	SDA: CC 15ac IND 200ac REMAINDER 363 DU	6.56			145	218	
0755012	IDR	SDA		64.16					
2212018	IDR	SDA		0.01					
2212028	IDR	SDA		21.50					
2212033	IDR	SDA		17.83					
2212035	IDR	SDA		51.63					
2212039	IDR	SDA		55.11					
2213027	IDR	SDA		132.76					
2230027	IDR	SDA		2.93					
2230029	IDR	SDA		181.93					
2230031	IDR	SDA		10.52					

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2230032	IDR	SDA		5.90					
2929028	IDR	SDA		1.27					
2929042	IDR	SDA		65.88					
2935002	IDR	SDA		15.29					
2935003	IDR	SDA		8.30					
2935004	IDR	SDA		45.17					
2935016	IDR	SDA		10.31					
2216027	IDR,RA-1.5	SDA,RES		24.42					
TOTAL				6,479.97		0	0	1,117	1,651

TABLE A.7

PLANNED DEVELOPMENT (PD)-CONTINUING CARE RETIREMENT COMMUNITY (CCRC) PROJECT

APN	ZONING	GPDES	SANDIST	ACRES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL ⁽¹⁾
5724018	PD-CCRC	PD	RINCON DEL RIO	37.80	12 ⁽²⁾	52 ⁽³⁾	46	235	345
5713013	PD-CCRC	PD	RINCON DEL RIO	54.72					
5724019	PD-CCRC	PD	RINCON DEL RIO	40.00					
5724017	PD-CCRC	PD	RINCON DEL RIO	82.04					
TOTAL				214.56	12	52	46	235	345

⁽¹⁾ On April 9, 2013, the Nevada County Board of Supervisors approved the Rincon Del Rio Continuing Care Retirement Community Project that consisted of a mix of uses and housing types for a maximum of 345 residential units, including single family, multi-family unit (duplexes and four-plexes), co-housing and lodge units. The occupancy of the development is restricted to residents who are 55 or older.

⁽²⁾ The 12 very-low income units consist of 8 units in two cohousing 4-plex buildings with unit sizes of 900 sq. ft. and 4 units in a two-story group housing with 424 sq. ft. units.

⁽³⁾ The 52 low income units consist of 12 cohousing duplex units with unit sizes of 900 sq. ft. and 40 four-plex units that are 1,142 sq. ft. in size.

TABLE A.8

VACANT MIXED USE (C1, C2, CH, OP, BP) PARCELS

APN	ZONING	GPDES	SANDIST	ACRES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
6011027	BP-RC	BP	NORTH SAN JUAN (4)	0.31			1		1
6009036	OP-RC	OP	NORTH SAN JUAN (4)	0.36			1		1
6009050	OP-RC	OP	NORTH SAN JUAN (4)	0.53			1	1	2
6012067	C1-RC	NC	NORTH SAN JUAN (4)	0.67			1	1	2
6011018	C1-RC	NC	NORTH SAN JUAN (4)	0.87			1	2	3

5116024	C2-SP	CC	PENN VALLEY (6)	1.19			2	2	4
5032041	C1	NC	LAKE WILDWOOD (1)	2.02			4	4	8
5113014	C2	CC	PENN VALLEY (6)	2.16			4	4	8
5115029	C2-SP	CC	PENN VALLEY (6)	3.10			6	6	12
2173051	OP-SC-SP,OS-SC-SP	OP,OS	LAKE OF THE PINES	4.20			8	8	16
5115109	BP-SP	BP	PENN VALLEY (6)	4.77			9	10	19
5714129	OP-SC-SP	OP	LAKE OF THE PINES	5.00			10	10	20
5114001	OP	OP	PENN VALLEY (6)	5.60			11	11	22
5112006	C2-SP	CC	PENN VALLEY (6)	5.95			11	12	23
TOTAL				36.73			70	71	141

**TABLE A.9
APPROVED BUT NOT BUILT AFFORDABLE INCLUSIONARY HOUSING UNITS**

<i>File Number</i>	<i>Project Name</i>	<i>Unit Mix/Affordable Units Required or Provided</i>
FM97-008	Dark Horse	230-total lots; 23-affordable units required.
FM03-103	Villaggio di Vigneto	49 total lots; 5-affordable units required.
FM03-102	Wildwood Ridge	352 total lots; 36-affordable units required and 48-affordable units provided.
FM05-011	Hilltop Estates	38-total lots; 4-affordable units required.
FM08-002	Bear River Plaza	28-total units; 3-affordable units required.

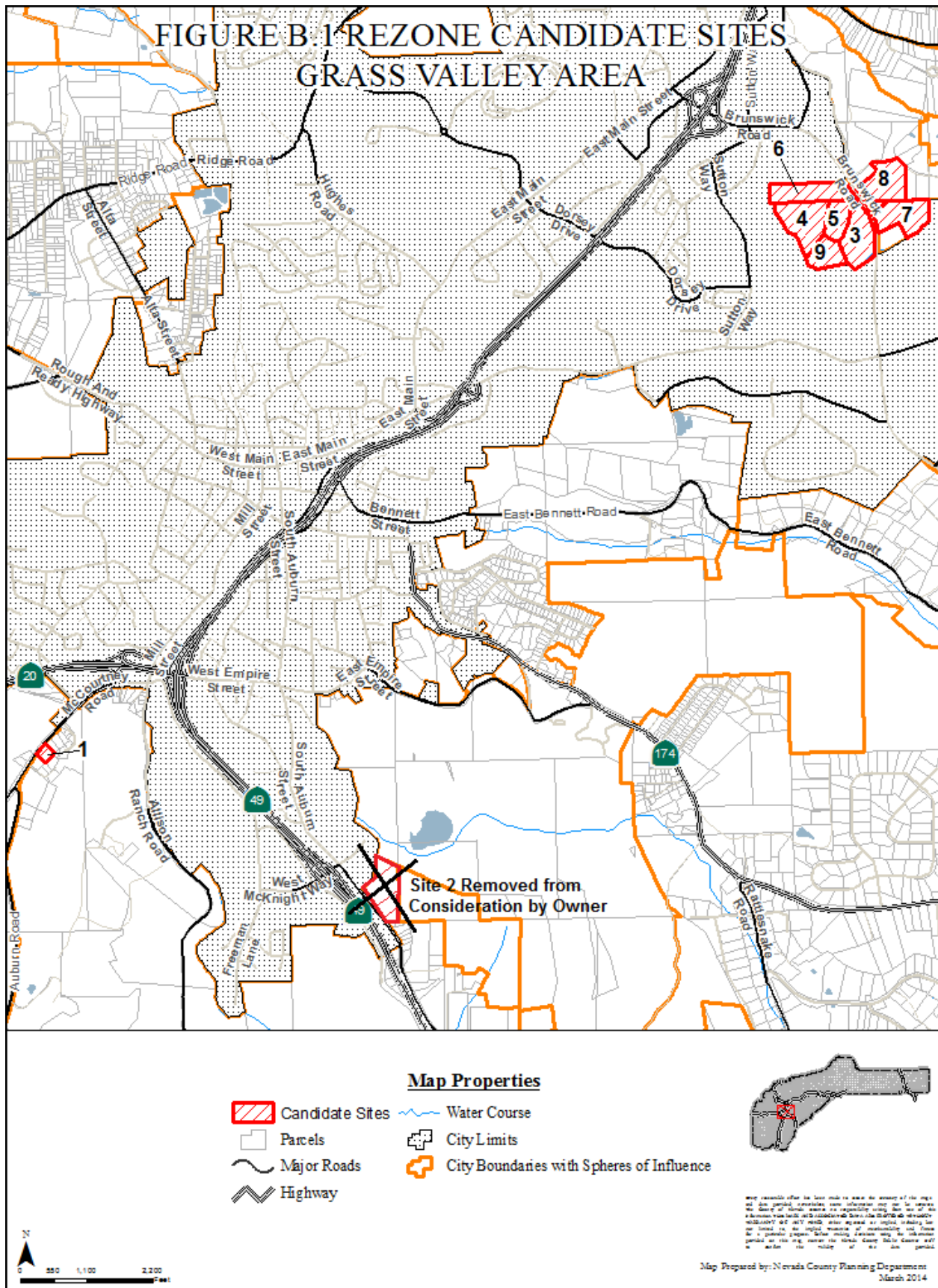
APPENDIX B
REZONE CANDIDATE SITES INVENTORY

Rezone Candidate Sites Inventory

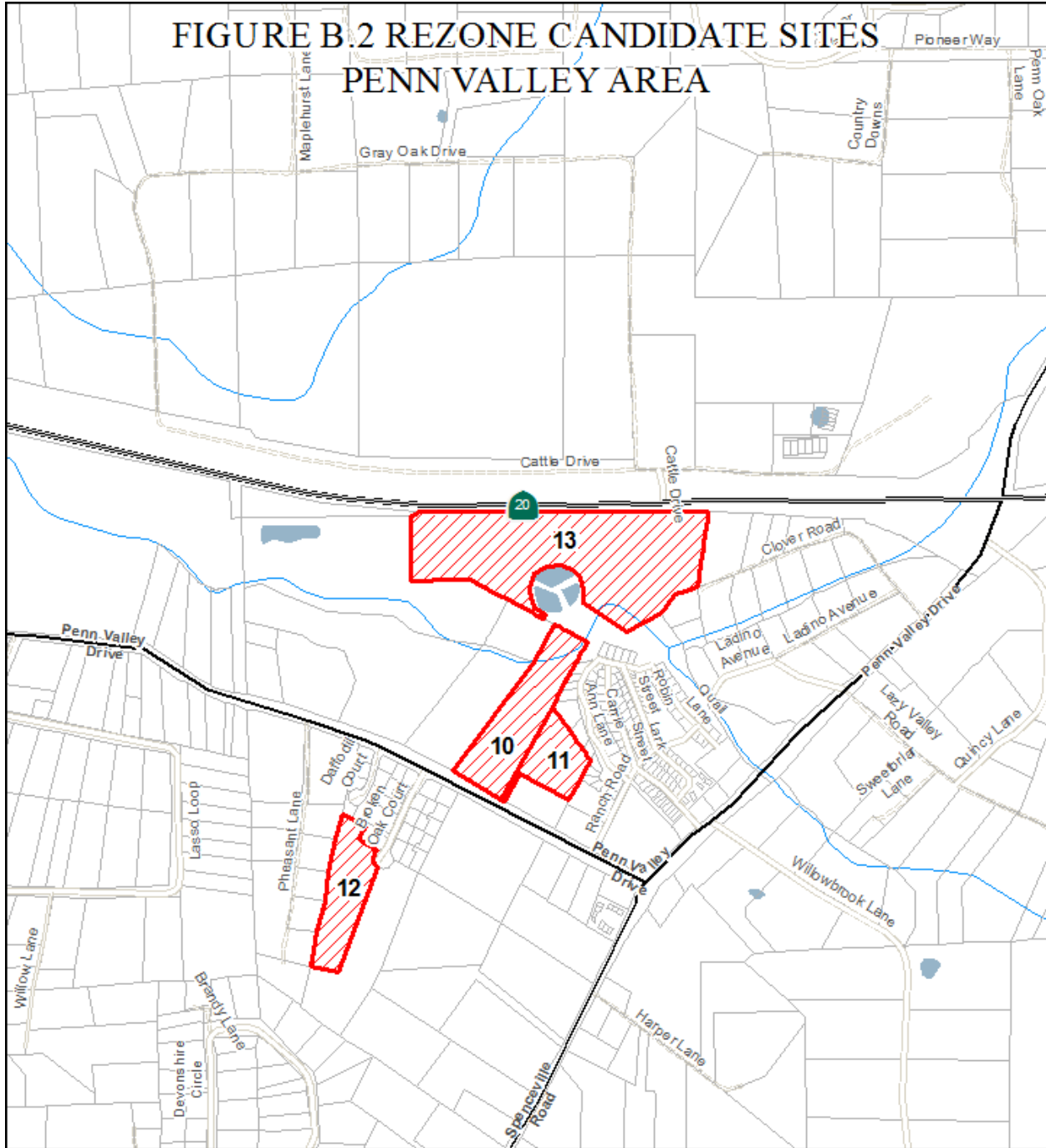
Table B.1 and Figures B.1-B.3 shows all sites that are being considered and analyzed pursuant to the California Environmental Quality Act for rezoning to accommodate high density residential at 16-units minimum per acre as an allowed or by-right use (See Program HD-8.1.1).

**TABLE B.1
REZONE CANDIDATE SITES**








Site Number	Total Acres	Existing			Rezoned				
		GP	Zoning	Res Density	GP	Zoning	Res Density- Max*	Res Density- Aggregate (Minimum)	Aggregate- Acres
Grass Valley SOI* Max based on 20-units per Acre x Total Acres; Aggregate based on 16-units x Aggregate- Acres									
1	1.08	OP	OP	4	OP	OP-RH	22	16	0.98
2	Site Removed by Owner 11/8/13								
3	9.15	UMD	R2-PD	54	UHD	R3-RH	183	118	7.39
4	11.35	UMD	R2-PD	68	UHD	R3-RH	227	181	11.35
5	4.5	UMD	R2-PD	27	UHD	R3-RH	90	71	4.48
6	9.7	UHD	R2-PD	58	UHD	R3-RH	194	151	9.45
7	9.9	UMD	RA-1.5	6	UHD	R3-RH	198	68	4.26
8	10.43	UMD/RES	RA-1.5	6	UHD	R3-RH	208	53	3.32
9	6.49	UMD	R2-PD	38	UHD	R3-RH	129	77	4.85
<i>Subtotal</i>	<i>62.6</i>			<i>261</i>			<i>1,251</i>	<i>735</i>	<i>46.08</i>
Penn Valley									
10	5.95	CC	C2-PD	23	CC	CC-PD-RH	95	64	4
11	3.1	CC	C2-PD	12	CC	CC-PD-RH	49	36	2.29
12	4.37	UMD	R2-PD	26	UHD	R3-RH	69	45	2.82
13	20.1	PD: UMD (26ac) OS (8ac)	IDR-PD	91	UHD	R3-RH	322	185	11.6
<i>Subtotal</i>	<i>33.52</i>			<i>152</i>			<i>535</i>	<i>330</i>	<i>20.71</i>
Lake of the Pines									
14	5	OP	OP-SC-SP	20	UHD	R3-RH	80	42	2.63
15	5	PD: UHD (15 DU)	IDR-SC-SP	75	UHD	R3-RH	80	80	5
16	18.12	PD: UHD (15 DU)	IDR-SC-SP	271	UHD	R3-RH	289	289	18.12
17	2.36	UMD	R2-SC-SP	14	UHD	R3-RH	37	17	1.11
18	11.03	USF	R1-PD-SP	44	UHD	R3-RH	176	108	6.81
<i>Subtotal</i>	<i>41.51</i>			<i>424</i>			<i>662</i>	<i>536</i>	<i>33.67</i>
Total	137.63			837			2,448	1,601	100.46



**FIGURE B.2 REZONE CANDIDATE SITES
PENN VALLEY AREA**



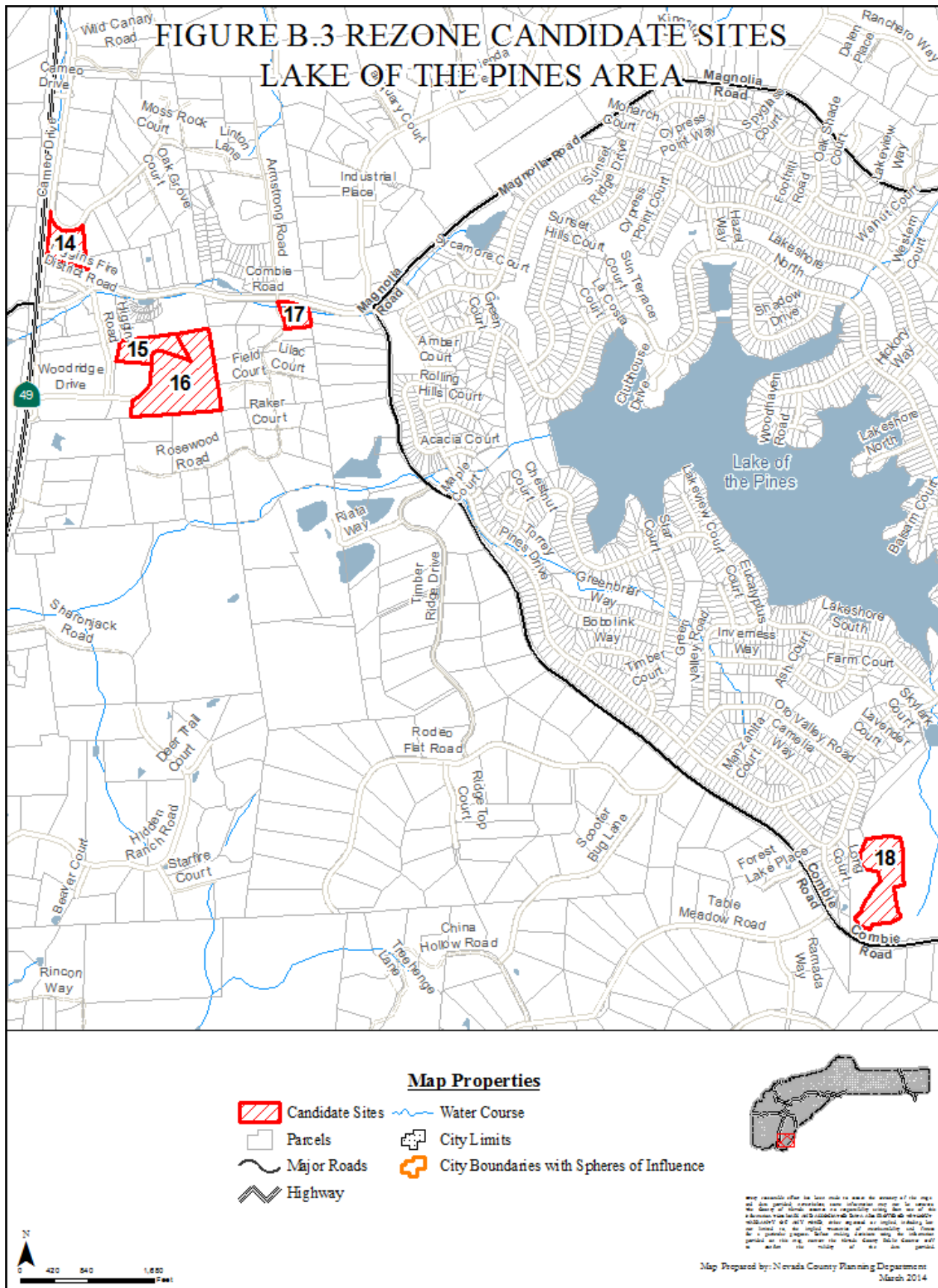
Map Properties

-  Candidate Sites
-  Water Course
-  Parcels
-  City Limits
-  Major Roads
-  City Boundaries with Spheres of Influence
-  Highway



Users responsible for the data used to create the accuracy of the map. The County Planning Department does not warrant the accuracy of the data used to create the map. The County Planning Department is not responsible for any errors or omissions in the map. The County Planning Department is not responsible for any errors or omissions in the map. The County Planning Department is not responsible for any errors or omissions in the map.

Map Prepared by: Nevada County Planning Department
March 2014



APPENDIX C
**CONSTRAINTS ANALYSIS FOR SITES IDENTIFIED TO
ACCOMMODATE VERY LOW AND LOW-INCOME RESIDENTIAL
DEVELOPMENT**

Very-low and Low Income Environmental Constraints

Tables C.1 and C.2 below provide a cursory environmental review, utilizing the County’s GIS data, to determine whether or not the sites that were identified to meet the very-low and low income categories (Tables A.4 and A.5). The PD-CCRC Sites (Table A.7) and the “Approved But Not Built Affordable Inclusionary Housing Units” (Table A.9) sites are all reflective of approved projects with existing land use entitlements. Each of these projects went through rigorous environmental review pursuant to the California Environmental Quality Act to determine if the sites were suitable from an environmental standpoint to accommodate the approved number of units. Therefore additional environmental analysis is not conducted for those properties.

**TABLE C.1
MEDIUM DENSITY RESIDENTIAL (R2)-
MOBILE HOME (MH) CONSTRAINTS
ANALYSIS**

<i>APN</i>	23-300-15	23-300-54
<i>Zoning</i>	R2-MH	R2-MH
<i>General Plan</i>	UMD	UMD
<i>Acres</i>	0.71	2.01
<i>Sanitation District</i>		
<i>Hardwoods</i>	N	N
<i>Waterways</i>	N	N
<i>Deer Migration Corridor</i>	N	N
<i>Slope</i>	Below 30%	Below 30%
<i>FEMA Floodzone</i>	X	X
<i>Fire Severity Zone</i>	High	High
<i>MRZ-2</i>	N	N
<i>Soils</i>	Sites Loam/Boomer Rock Outcrop	Sites Loam
<i>Near/On Fault</i>	N	N
<i>Important Farmland 06</i>	Urban Built Up Land	Urban Built Up/ Other Land
<i>Ingress/Egress</i>	Little Valley Raod	Beeman Lane
<i>Apprx. Dist. To public Sewer District</i>	Approx. 850- ft to Gold Creek San Dist.	Approx. 315-ft to Gold Creek San Dist.
<i>Water Service?</i>	In NID Service Area	In NID Service Area

**TABLE C.2
HIGH DENISTY RESIDENTIAL (R3) CONSTRAINTS ANALYSIS**

<i>APN</i>	48-110-12	21-730-74	48-110-11
<i>Zoning</i>	R3-MH	R3-SC-SP	R3-MH
<i>General Plan</i>	UHD	UHD	UHD
<i>Acres</i>	1.01	1.88	5.61
<i>Sanitation District</i>			
<i>Hardwoods</i>	N	N	N
<i>Waterways</i>	N	N	N
<i>Deer Migration Corridor</i>	N	N	N
<i>Slope</i>	Below 30%	Below 30%	Below 30%
<i>FEMA Floodzone</i>	X	X	X
<i>Fire Severity Zone</i>	VH	H	VH
<i>MRZ-2</i>	N	N	N
<i>Soils</i>	Out of soil survey area	Boomer Loam	Out of soil survey area
<i>Near/On Fault</i>	N	N	N
<i>Important Farmland 06</i>	N	N	N
<i>Ingress/Egress</i>	Juniper Ln.	Combie Rd.	Juniper Ln.
<i>Apprx. Dist. To public Sewer District</i>	140ft to Truckee San Dist.	In LOP San Dist.	Adjacent to Truckee San Dist.
<i>Water Service?</i>	In Truckee Donner PUD	In NID Service Area.	In Truckee Donner PUD

APPENDIX D
OPPORTUNITIES FOR ENERGY CONSERVATION

Opportunities for Energy Conservation

As non-renewable energy resources have been progressively depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures, primarily as a means to offset and control rising costs. While the use of alternative energy sources is most advantageous in developing new housing, there are numerous energy-conserving measures, which can be retrofitted onto existing, and older housing and which conserve the use of nonrenewable fuels and save money.

Some of the opportunities for energy conservation listed below have been incorporated into actions in the Housing Program section of this element. For example, the residential rehabilitation program will continue to offer weatherization services in connection with other repair work.

The PG&E Customer Energy Efficiency Programs mentioned in the sections that follow were in effect at the time of the printing of this publication. These programs are under constant review for effectiveness by the California Public Utilities Commission and PG&E and may change periodically or even be eliminated. All of these programs were available as of 2003. For information on current PG&E Customer Energy Efficiency Programs call the local PG&E office or visit the PG&E website at <http://www.pge.com> or visit the California Public Utilities Commission website at <http://www.cpuc.ca.gov>.

Program Descriptions

Each of California's utilities administers energy efficiency programs designed specifically for their customers' needs. The utilities oversee a set of programs to decrease energy use in the following areas:

- Lighting & Appliances
- Heating, Ventilation and Air Conditioning (HVAC) Systems
- Motors

The utilities also administer programs that target customers when investment decisions are made - during retrofits and renovations and during the new construction of buildings and homes.

Lighting & Appliances

The lighting and appliance programs are designed to (1) improve consumer awareness of the energy and non-energy benefits of efficient lighting and appliances, (2) increase the availability and demand for these products, and (3) promote emerging technologies. Specific techniques applied in a variety of different programs include:

- Promoting ENERGY-STAR® products,
- Offering direct rebates to consumers of energy efficient products,
- Educating consumers, manufacturers and distributors of energy efficient products using web-sites, newsletters, educational workshops, and on site auditing,

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- Targeting multifamily units for volume purchasing of these products,
- Offering financial incentives to manufacturers to increase the supply and lower the price of these products,
- Providing equipment replacement subsidies or rebates and,
- Showcasing new technologies at important consumer locations.

Heating, Ventilation and Air Conditioning (HVAC) Systems

Programs focused on HVAC systems seek to: (1) encourage the replacement of inefficient systems with efficient ones, (2) increase consumer recognition of ENERGY-STAR® products, (3) increase training of trade professionals in efficient HVAC systems, (4) encourage design using the "whole-systems" approach, and (5) support the improvement of efficiency standards. These programs accomplish these goals by:

- Educating consumers through bill inserts and call centers,
- Providing training and technical assistance to HVAC contractors and distributors,
- Providing financial incentives to distributors and installers for stocking and installing efficient units,
- Managing Standard Performance Contract (SPC) programs for commercial customers, and
- Providing financing to residential customers for energy efficient HVAC projects.

Motors

This set of programs endeavors to: (1) promote optimal motor system design and sizing, (2) facilitate consumer purchase of efficient motors and (3) increase the understanding of motor life-cycle costs. These programs accomplish these goals by:

- Offering training and technical assistance to encourage optimal system design and life-cycle cost analysis,
- Supplying on-site motor efficiency tests,
- Managing Standard Performance Contract (SPC) programs, and
- Providing financial incentives to motor distributors to stock and sell greater numbers of high-efficiency motors

Retrofits and Renovations

These programs are designed to: (1) increase energy efficient investments at the time of retrofit, renovation, or sale of a home, (2) link interested customers with providers of energy retrofit services and (3) increase the training of professionals who perform energy efficient retrofits.

Many different market participants can increase the likelihood of an energy efficiency retrofit. These programs not only target residential and commercial customers who either own or are buying a building (including multifamily houses, large energy customers, and governments) but also trade professionals (including engineers, designers, contractors, and energy consultants), real estate agents, mortgage professionals, and home inspectors.

The utilities' retrofit and renovation programs include:

- Providing information to customers planning to buy, sell or renovate a building on retrofit providers and ENERGY-STAR® windows, equipment, lighting, appliances, etc.
- Making energy audits available to customers to assist them in determining their efficiency retrofit needs.
- Providing training and technical assistance for trade professionals through Energy Centers, libraries, and trade shows.
- Providing financing to residential customers for energy efficient projects.

New Construction

These programs seek to (1) increase the number of energy efficient new homes and buildings being built, (2) promote the ENERGY-STAR® New Homes brand, (3) raise awareness of the existence and benefits of energy efficient home mortgages, (4) promote energy efficiency in the professions of architecture and engineering, and (5) promote construction exceeding Title 24 building standards.

Market participants include consumers looking to buy new homes and decision makers in new construction projects; builders, contractors, and manufacturers; real estate agents and mortgage professionals; and architects, engineers and students.

Programs include:

- Targeting information to customers to promote energy efficient homes and mortgages.
- Recognizing new developments that include exemplary energy efficient homes.
- Offering training, design assistance, and information to trade professionals.
- Offering training to sales agents to enable them to more effectively sell efficiency upgrades to home-buyers
- Holding a "green" building design competition for students to encourage formal education in energy efficiency.
- Offering financial incentives to builders of ENERGY-STAR® homes and to the owners, builders, or developers of efficient commercial buildings.
- Working with state and local governments to educate, train, and support people who implement and develop energy codes, standards, and initiatives.

CARE: Energy Discount Program

California Alternate Rates for Energy, or CARE, is an energy discount program available to many types of energy customers.

CARE Program for Residential, Single-Family Customers

This program is available to single-family customers who have their own accounts. CARE provides a 20% discount off gas and electricity charges each month. CARE customers are also exempt from recent electricity rate increases. After signing up, re-certification is required once every two years.

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CARE for Sub-Metered Residential Facilities

This program extends the same CARE discount of 20% to tenants whose energy is metered and billed by their landlords (mobile home parks, sub-metered apartments and marinas). The discount is provided as a pass-through from the landlord. Re-certification is required once a year. Applications are available to landlords and managers, or may be obtained by contacting your utility company.

CARE for Qualified Nonprofit Group Living Facilities

Since 1992, the original program has extended CARE discounts to facilities qualifying as Group Living Facilities, Homeless Shelters, Hospices, and Women's Shelters. All (100%) of the occupants must qualify under the same CARE income limits and the facility must be Federally Tax Exempt, for example, a "501 (c) 3." These facilities may qualify with either residential or commercial rates, but 70% of the energy used for each meter must be for residential use.

CARE for Qualified Agricultural Employee Housing Facilities

Legislation in 1996 further extended the CARE program to migrant farm worker housing owned and operated by the State Office of Migrant Services (OMS), privately owned and licensed employee housing, and nonprofit migrant housing. Like the CARE for Qualified Nonprofit Group Living Facilities, each type of facility has its own separate qualifications for licensing, tax exemption, and energy use.

Qualifying Incomes Effective through May 31, 2014

A household's gross annual income may not be more than these CARE income guidelines. They are increased once a year to allow for inflation.

TABLE D.1
QUALIFYING INCOME FOR CARE PROGRAM

<i>Number of Persons per Household</i>	<i>Total Combined Annual Income</i>
1 or 2	\$31,020
3	\$39,060
4	\$47,100
5	\$55,140
6	\$63,180
7	\$71,220
8	\$79,206
Each Additional	\$8,040

Source: California Public Utilities Commission

CARE Applications

Contact your utility company for a CARE application at either the phone number on your bill or at the following phone number: **PG&E: 866-PGE-CARE.**

CARE Automatic Enrollment

The California Public Utilities Commission (PUC) approved a new way of increasing the number of energy customers in the CARE program in July 2002. Initially, this is for customers of Pacific Gas & Electric (PG&E), Edison, The Gas Company (SoCal Gas), and San Diego Gas and Electric (SDG&E). It will allow those participating in the following programs to be automatically enrolled in CARE:

California Department of Health Services:

- Medi-Cal
- Women, Infants and Children (WIC)
- Managed Risk Medical Insurance Board
- Healthy Families

Source: California Public Utilities Commission, 2014.

APPENDIX E
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
HOUSING ELEMENT REVIEW WORKSHEET

HOUSING ELEMENT REVIEW WORKSHEET

Locality County of Nevada Draft Final Adopted June 24, 2014 HCD Receipt Date _____
 Contact Person Tyler Barrington Phone # (530) 470-2723 Coastal Zone _____

Did the jurisdiction use the *Building Blocks*' website? Yes No

NOTE: The 2014-2019 Nevada County Housing Element Update utilizes the "5th HE Data package Nevada" (Population, Housing and other Demographic Statistical Information) that was provided to the County by HCD on December 4, 2013.

Section numbers refer to the Government Code (Article 10.6).

I. Public Participation (GC 65588(c))

- | | Page # |
|---|------------|
| A. Diligent efforts to achieve public participation of all economic segments of the community in the development and adoption of the element. | <u>8-3</u> |
| B. Description of how public input was or will be considered and incorporated in the element. | <u>8-3</u> |

II. Review and Revision (GC 65588(a) & (b))

- | | Page # |
|---|--|
| A. Evaluation and revision of the previous element: | <u>8-6-8-17</u> |
| 1. "Effectiveness of the element" (Section 65588(a)(2)): A review of the actual results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (i.e., number of housing units rehabilitated). | <u>8-6-8-17</u> |
| 2. "Progress in implementation" (Section 65588(a)(3)): An analysis of the significant differences between what was planned in the previous element and what was achieved. | <u>8-16-8-17</u> |
| 3. "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element. | <u>8-8, 8-9, 8-17, 8-72, 8-218 - 8-222</u> |
| B. Adequate sites implementation/rezone program (GC Section 65584.09); if needed. | <u>8-8, 8-9, 8-17, 8-72, 8-218 - 8-222</u> |

Also see program HD-8.1.1 on page 8-122 and 8-123

III. Housing Needs Assessment (GC 65583(a))

	Owner	Renter	Total	Page #
A. <u>Population and Employment Trends</u>				<u>8-19 - 8-20</u>
B. <u>Household Characteristics</u>				<u>8-19 - 8-51</u>
1. Number of existing households	<u>28,149</u>	<u>5,287</u>	<u>33,456</u>	<u>8-22 - 8-26</u>
2. Total households overpaying for housing	<u>9,702</u>	<u>2,857</u>	<u>16,218</u>	<u>8-28 - 8-29</u>
3. Lower income households overpaying	<u>5,151</u>	<u>2,228</u>	<u>9,349</u>	<u>8-28 - 8-29</u>
4. Total number of existing extremely low-income households	<u>2,622</u>	<u>1,040</u>	<u>4,462</u>	<u>8-30</u>
5. Total number of projected extremely low-income households			<u>87</u>	<u>8-113, 8-114</u>

	Owner	Renter	Total	Page #
C. <u>Housing Stock Characteristics</u>				
1. Housing conditions: number of units needing rehabilitation/replacement			<u>Estimated 6.7%</u>	<u>8-52</u>
2. Overcrowded households	<u>307</u>	<u>245</u>	<u>552</u>	<u>8-25</u>
3. Housing costs (for sale and rental)			<u>n/a</u>	<u>8-32 - 8-34</u>
4. Housing units by type			<u>31,769</u>	<u>8-22 – 8-26</u>
5. Vacancy rates			<u>12.3%</u>	<u>8-21, 8-23</u>
	Owner	Renter	Total	Page #
D. <u>Special Housing Needs Analyses</u>				
1. Persons with disabilities			<u>20,771</u>	<u>8-36 - 8-40</u>
2. Elderly	<u>14,979</u>	<u>1,443</u>	<u>16,422</u>	<u>8-25</u>
3. Large households	<u>1,538</u>	<u>456</u>	<u>1,994</u>	<u>8-26</u>
4. Farmworkers (seasonal and permanent)			<u>511</u>	<u>8-41 - 8-40</u>
5. Female headed households			<u>2,014</u>	<u>8-35</u>
6. Homeless			<u>257</u>	<u>8-43 - 8-51</u>
7. Other <u>Extremely Low Income Households</u>			<u>4,426</u>	<u>8-42 - 8-43</u>
E. Analysis of opportunities for energy conservation in residential development [provide incentives to encourage green building practices, promote higher density, compact infill development and passive solar design].				Page # <u>8-138 - 8-141, and 8-226 - 8-231</u>
F. Analysis of existing assisted housing projects at-risk of converting to non-low income uses.				Page # <u>8-52 - 8-54</u>
1. Inventory of at-risk units				<u>8-52 - 8-54</u>
2. Assessment of risk				<u>8-54, 8-58</u>
3. Estimate of replacement vs. preservation costs				<u>8-54 - 8-57</u>
4. Identify qualified entities				<u>8-56</u>
5. Identify potential funding				<u>8-58 - 8-59</u>

- G. Projected housing need, including the locality's share of the regional housing needs as determined by the COG or HCD.

8-52

Income Category	New Construction Needs
Very low- (0-50% of area of median-income)	174
Other lower- (51-80% of area median income)	126
Moderate- (81-120% of area median income)	150
Above-moderate (over 120% of area median income)	314
TOTAL UNITS	764

IV. Sites Inventory and Analysis and Zoning for a Variety of Housing Types (GC Sections 65583(a)(3), 65583(c)(1) and 65583.2)

Page #

A. Sites Inventory (GC 65583.2(a) and (b))

1. Listing of properties by parcel number or unique reference (GC 65583.2(b)(1)) 8-144 - 8-217
2. Listing of properties by size (GC 65583.2(b)(2)) 8-144 - 8-217
3. Listing of properties by general plan designation and zoning (GC 65583.2(b)(2)) 8-64 and 8-144 - 8-217
4. For non-vacant sites, description of existing uses (GC 65583.2(b)(3)) n/a
5. Map of sites (GC 65583.2(b)(7)) 8-73 - 8-80

B. Sites Inventory Analysis of Suitability and Availability (GC 65583.2)

1. Realistic development capacity calculation accounting for site improvements and land-use controls (GC 65583.2(c)(1&2)) 8-63 – 8-80 and 8-84 – 8-107
2. Analysis of non-vacant and underutilized lands (GC 65583.2(g)) 8-67
3. Identification of zoning appropriate for housing for lower-income households (GC 65583.2(c)(3)) 8-63 – 8-80
4. Environmental constraints (GC 65583.2(b)(4)) 8-108 – 8-109 & 8-223 – 8-225
5. Infrastructure including planned water, sewer, and other dry utilities supply (GC 65583.2(b)(5)) 8-105 – 8-107

C. Zoning for a Variety of Housing Types (GC 65583(c)(1) and 65583.2(c))

- | | |
|--|------------------------------------|
| 1. Multifamily rental housing | <u>8-88, 8-89,
8-92, 8-94,</u> |
| 2. Housing for agricultural employees (permanent and seasonal) | <u>8-41, 8-135</u> |
| 3. Emergency shelters | <u>8-40, 8-43 -
8-51</u> |
| 4. Transitional housing | <u>8-43 - 8-51</u> |
| 5. Supportive housing | <u>8-43 - 8-51</u> |
| 6. Single-room occupancy | <u>8-14, 8-16</u> |
| 7. Mobilehomes/Factory-built housing | <u>8-64- 8-65,
8-69- 8-71</u> |

V. **Constraints on Housing (GC Section 65583(a)(4) and (5))**A. Governmental Constraints (GC 65583)(a)(4)

- | | |
|--|---------------------------|
| 1. Land-use controls (e.g., zoning-development standards, including parking, height limits; setbacks, lot coverages, minimum unit sizes, growth controls) | <u>8-84 – 8-
104</u> |
| 2. Codes and enforcement (e.g., any local amendments to UBC, degree or type of enforcement) | <u>8-90</u> |
| 3. On/Off-site improvements (e.g., curbing requirements, street widths, circulation improvements) | <u>8-85 – 8-89</u> |
| 4. Fees & exactions (permit and impact fees & land dedication or other requirements imposed on developers) | <u>8-91 – 8-93</u> |
| 5. Processing and permit procedures (e.g., permit and approval process including discretionary review procedures; description of permitted uses; design review process; planned development, processing times) | <u>8-94 – 8-
102</u> |
| 6. To housing for persons with disabilities (reasonable accommodation procedure, zoning and land use, building codes) | <u>8-102 – 8-
104</u> |

B. Nongovernmental Constraints (GC Section 65583(a)(5))

- | | |
|------------------------------|---------------------------|
| 1. Availability of financing | <u>8-110 – 8-
111</u> |
| 2. Price of land | <u>8-111</u> |
| 3. Cost of construction | <u>8-111</u> |

VI. Quantified Objectives (GC Section 65583(b)(1))

Estimate quantified objectives for the number of housing units (by income level) over the time frame of the element:

	Extremely Low	Very Low	Low	Moderate	Above Moderate
Construction	43	43	63	99	207
Rehabilitation	10	10	10	5	0
Conservation/Preservation	25	75	100	70	0
TOTAL	78	128	173	174	207

VII. Other Topics

	Page #
Description of means by which consistency will be achieved and maintained with other general plan elements (GC Section 65583(c)(6)(B)).	<u>8-2</u>
Construction, demolition and conversion of housing for lower-and moderate-income households in the coastal zone (GC Section 65588(c) and (d)).	<u>n/a</u>
C. Priority water and sewer services procedures for developments with units affordable to lower-income households (GC Section 65589.7).	<u>8-106, 8-107, 8-132.</u>

VII. Housing Programs (GC 65583(c))

Summarize programs from the element below.

Program Purpose	Program Actions	Agency Responsible	Time Frame	Page No.
<p><i>Provide adequate sites (65583(c)(1)):</i></p> <ol style="list-style-type: none"> 1. Programs to provide capacity to accommodate regional need 2. Programs to provide sites to accommodate all income levels 3. Program for a variety of housing types 	<p>5 Goals, 19 policies and 14 programs addressing the development of housing are included within the document.</p>	<p>Planning, Health and Human Services, Regional Housing Authority of Sutter and Nevada County, Building Department, Department of Public Works Sanitation</p>	<p>Ongoing, unless indicated otherwise</p>	<p><u>8-118 - 8-127</u></p>
<p><i>Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (65583(c)(2)):</i></p> <ol style="list-style-type: none"> 1. Utilize federal, State, and local financing and subsidies 2. Provide regulatory concessions and incentives 3. Describe the amount and uses of monies in the redevelopment agency's L&M Fund 4. Other 	<p>5 Goals, 19 policies and 14 programs addressing the development of housing are included within the document.</p>	<p>Planning, Health and Human Services, Regional Housing Authority of Sutter and Nevada County, Building Department, Department of Public Works Sanitation</p>	<p>Ongoing, unless indicated otherwise</p>	<p><u>8-118 - 8-127</u></p>
<p><i>Address governmental constraints (65583(c)(3)):</i></p> <ol style="list-style-type: none"> 1. Land-use controls 2. Building codes 3. Site improvements 4. Fees and exactions 5. Processing and permit procedures 6. Housing for persons with disabilities 	<p>2 Goals, 10 Policies and 7 Programs to Remove Governmental Constraints on the development of a variety of affordable housing types for all income groups.</p>	<p>Planning, Health and Human Services, Regional Housing Authority of Sutter and Nevada County, Building Department, Department of Public Works Sanitation</p>	<p>Ongoing, unless indicated otherwise</p>	<p><u>8-130 - 8-134</u></p>
<p><i>Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))</i></p>	<p>3 Goals, 3 Policies and 3 Programs for the Maintenance</p>	<p>Health and Human Services</p>	<p>Ongoing, unless indicated</p>	<p><u>8-127 - 8-129</u></p>

	and Improvement of Housing		otherwise	
<i>Program to promote equal housing opportunities (65583(c)(5))</i>	2 Goals, 7 Policies and 3 Programs for that promote Equal Opportunities in Housing.	Planning, Building, Health and Human Services, Human Resources and Risk Management	Ongoing, unless indicated otherwise	<u>8-134 - 8-138</u>
Preserve units at-risk (65583(c)(6)(d))	1 Goal, 3 Policies and 2 Programs for Retention of Existing Affordable Housing	Regional Housing Authority of Sierra and Nevada County and Health and Human Services	Ongoing	<u>8-129 - 8-130</u>