

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Melinda Grant, Undersecretary
Business, Consumer Services and Housing Agency**

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January 2024

**Prohousing Designation Program Application Package
Instructions**

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See Appendix 3 for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as Appendix 5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application Information

Applicant (Jurisdiction):	County of Nevada
Applicant Mailing Address:	950 Maidu Avenue
City:	Nevada City
ZIP Code:	95959
Website:	https://www.nevadacountyca.gov/
Authorized Representative Name	Brian Foss
Authorized Representative Title:	Director of Planning
Phone:	(530)-265-1222
Email:	brian.foss@nevadacountyca.gov
Contact Person Name:	Tyler Barrington
Contact Person Title:	Principal Planner
Phone:	(530)-470-2723
Email:	tyler.barrington@nevadacountyca.gov
Proposed Total Score (Based on Appendix 3):	59

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. _____), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: _____

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	1	Assemblymember Megan Dahle
State Senate District	1	Senator Brian Dahle

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant demonstrates that they engaged in a diligent public participation process that included outreach to engage all segments of the community and submit documentation of comments received during this process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Proposal
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1

2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Project Proposal
Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income	1

	Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Project Proposal
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated	2

	through the number of units preserved annually by utilizing this funding source.	
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1
4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

**Project Proposal
Enhancement Factors**

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor.

Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

Formal Resolution for the PROHOUSING Designation Program

RESOLUTION NO. [INSERT RESOLUTION NUMBER]

A RESOLUTION OF THE GOVERNING BODY OF [INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the **[INSERT THE NAME OF THE CITY OR COUNTY]** (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to

comply with the Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.
6. **[INSERT THE TITLE OF THE APPLICANT'S AUTHORIZED SIGNATORY]** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of _____, 2024, by the following vote:

AYES: [Insert #] NOES: [Insert #] ABSENT: [Insert #] ABSTAIN: [Insert #]

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE:

DATE:

NAME:

TITLE:

Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
3H	<p>The County of Nevada is in the process of allowing Tiny Homes on Wheels that meet certification requirements, health and safety standards as well as design standards as permanent housing including a SFD, an ADU, a Second Dwelling Unit Consistent with Allowed Density and as a Dwelling Group Consistent with Allowed Density. This Ordinance will be considered by the Board of Supervisors on November 26, 2024, and was reviewed and recommended for approval by the County Planning Commission on October 24, 2024, where the Planning Commission vote 4-0, 1 vacancy recommending the Board adopt the ordinance.</p> <p>The project is also updating the County's Urban Medium Density (R2 zoning district) allowable land use tables to allow dwelling groups consistent with allowed density, with a ministerial Development Permit (4 or less) and a discretionary Development Permit (more than 4). By expanding the County's dwelling groups concept to the R2 zoning district with the Tiny Homes ordinance, it creates a zoning district where up to 6-units per acre would be allowed and group of tiny homes on wheels would qualify for allowance.</p>	Scheduled for consideration by the Board of Supervisors on November 26, 2024. If approved will take effect on December 26, 2024.	November 2024	
3I	The Nevada County Building Department has drafted an Ordinance to reinstitute the County's allowance for Title 25, Limited Density Rural Owner Built Housing, this Ordinance intends to relax building standards and required inspections which will reduce the overall cost of building housing in rural Nevada County.	Project is going through public review process. Tentatively Scheduled for consideration by the Board of Supervisors on Dec. 10, 2024. If adopted it would go into effect on Jan. 10, 2025.	December 2024	

Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Project Proposal Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
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1A	<p>The Nevada County 2019-2027 Housing Element update identified approximately 17,335-acres of vacant land in a variety of zoning districts, including Residential Agriculture, Single Family Residential, Medium Density Residential, High Density Residential, Interim Development Reserve, Planning Development-Continuing Care Retirement Community, and mixed use that could accommodate up to 10,040 new residential units. The unit break down provided for appropriately zoned vacant lands that could provide for 674 very low, 547 low, 3,800 moderate and 5,019 above moderate units. In 2015, the County Board of Supervisors rezoned 8 specific parcels that increased the County's High Density Residential zoning by at least 43.7-acres. In addition to adding high density residential zoning, the 8 rezoned sites were studied to allow for by-</p>	E	Housing Element Resolution and Housing Rezone Program Ordinances	<p>Nevada County 2019-2027 Housing Element Update, Vacant Land Inventory, Table 8.29, Figures 8.8 to 8.15 and Appendix A, Suitable Sites Residential Inventory. Nevada County Housing Element</p> <p>and</p> <p>Housing Element Rezone Program Webpage</p> <p>Board of Supervisors Agenda Item: ORD2401-Housing Rezone</p> <p>ORD 2401 Amend Zoning Dist Maps</p> <p>Board of Supervisors Agenda Item:</p>	3	1	2	5
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	<p>right development of 721-units. To date only 31-units have been constructed leaving zoning for 690-by right high-density housing units to accommodate the very low and low income categories.</p> <p>In addition to the sites discussed above, Table 8.29 of the Nevada County current Housing Element, and, Tables A.1-A.10 in Appendix A, show in the vacant land inventory, that the Planning Department identified 2,818-parcels consisting of approximately 58,595.67-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 Accessory Dwelling Unit 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</p>			<p>Ordinance 2455-Housing Rezone</p> <p>ORD 2455 Amending Zoning District Map No. 52c</p> <p>Also see Attached Nevada County Ordinances 2401 and 2455.</p>				
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<p>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), Medium Density Residential (R2) – Mobile Home (MH) – Planned Development (PD), 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 which allow for 4-units per acre as a part of a mixed use development), as shown on 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</p>							
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	<p>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.</p> <p>The Nevada County Regional Housing Need Allocation for the 2019-2027 Housing Element update required that the County demonstrate adequate sites with appropriate zoning to accommodate for 2,062 units. As documented above, in 2019 the County had zoning for approximately 10,040-new residential units in the unincorporated area not accounting for other more rural zoning districts, to document that Sufficient sites exist, to accommodate 150 percent or greater of the current RHNA, by total and income category.</p> <p>By creating zoning that would allow for by-right development of up to</p>							
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	<p>690-units of multi-family housing focused in proximity to the County's more urbanized areas that have existing infrastructure, specifically water and sewer, but also access to existing County maintained roads, this will result potential walkable developments that will reduce Vehicle Miles Travel (VMTs) therefore effectuating enhancement category 1 by achieving a multi-faceted strategy to address climate change solutions, limiting potential wildfire hazards and meeting multiple local and regional planning objectives.</p>							
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1B	<p>The Nevada County Zoning Regulations comply with SB9 by allowing for duets, duplexes and four-plexes in the R1 Single-Family Residential Zoning district as a ministerial use, subject to only building permit issuance and zoning compliance (such as meeting height and setbacks requirements applicable to the zoning district where the unit will be located), when located within an Urban Cluster as designated by the Bureau of Census and within a Community Region as designated by the County General Plan. Where the County exceeds SB9 to permit missing middle housing, is the County also allows duets, duplexes and four-plexes as a permitted ministerial use within the County's Residential Agricultural (RA) Zoning District, which is a zoning district that would not otherwise allow a ministerial SB9 lot split, as it is considered a dual</p>	E	Adopted County Codes	<p>Nevada County Code Title 12, Chapter 2, Section 12.02.021. See Attached</p>	3			3
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<p>purpose zoning allowing for both agricultural and residential uses and not a traditional single family zone as defined by Nevada County Code Section 12.02.021 as follows:</p> <p>RA (Residential Agricultural). The RA District establishes provisions for low density single-family dwellings, as well as other dwelling unit types in keeping with the rural character of the area, at densities equivalent to one and one-half (1.5) acre minimum parcel size, or three (3) acre minimum parcel size where neither a public water nor public sewer system is available. Within the Residential and Estate General Plan designations, the single-family dwelling is of primary importance and agricultural uses are secondary. Within Rural General Plan designations, agricultural operations and natural resource related uses and residential uses are of equal importance.</p>							
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1D	<p>In 2023, the Nevada County Planning Department updated the County density bonus program to meet state law and to exceed the minimum statutory requirements of Gov. Code § 65915 et seq. due to the County ordinance providing additional density bonus eligibility options for development projects that include workforce housing and provides for County specific density bonuses and incentives for Senior Housing projects as described in section 12.03.160 of the linked ordinance.</p>	E	Ordinance	<p>See attached Ordinance 2529</p> <p>Board Agenda Item: Ordinance 2529- Removing Barriers to Housing</p>	2			2
1E	<p>All single-family residential parcels are allowed 1 ADU and 1 JADU in accordance with state law, as well as 1 Guest Quarters to allow for non-paying guests for a total of 4 units per parcel. Additional temporary RV occupancy allowed for specific medical, emergency situations. Second units consistent with allowed density are also allowed on the same parcel.</p>	E	Zoning Code	<p>See attached section of County Code 12.03.190 for second units consistent with allowed density, 12.03.191 for Accessory Dwelling Units, and 12.03.180 for Residential Guest Quarters.</p>	2			2

1F	<p>In 2016, the County of Nevada updated its parking regulations for Accessory Dwelling Units (ADUs) to be consistent with regulations that were established by SB1069. More recently, in 2024 the County performed code amendments to again update its Parking Regulations to no longer require additional parking for an ADU, reduced the number of parking spaces for a Single-Family Dwelling from two to one space per unit. Further, the County's parking standards allow for additional parking reductions for discretionary projects with a parking study prepared by a qualified professional that demonstrates why meeting the minimum parking space requirements are not necessary for a given project and therefore, the County's Parking minimums have been reduced to relevant ratio thresholds for all housing types.</p>	E	Ordinance	<p>See attached County Code section 12.04.109 and see table 12.04.180b for eliminated ADU parking standards.</p>	2	2	1	3
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	<p>In doing so, this policy effectuates enhancement category 2, as the County is promoting both efficient development and infill development near areas with existing transit and in areas with existing infrastructure such as County maintained roads, that are consistent with state planning priorities pursuant to government code section 65041.1.</p>							
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1H	<p>Historically Nevada County has allowed for residential mixed uses in all industrial and commercial zones at a density of 4 units per acre consistent with a property's underlying density. When adopting the Soda Springs Area Plan in 2016, the County recognized that providing housing in this area of the County proved difficult, and therefore the Area Plan increase the allowed mixed-use density in both the C1 and C2 Commercial Zoning Districts within the Soda Springs Rural Center from an allowance of 4-units per acre to 6-units per acre.</p> <p>In 2023, the County took this one step further and increased the allowable density for a mixed-use project in both commercial and industrial zoning districts from 4-units per acre to 6-units per acre when that project is located within Community Region as designated by the County General Plan.</p>	E	Ordinance	<p>See attached County Ordinance 2422 adopting increased mixed use housing densities in the Soda Springs Rural Center.</p> <p>See attached County Ordinance 2529 which increased allowed density in mixed use projects in the C1 and C2 zoning districts.</p> <p>Board Agenda Item: Ordinance 2529- Removing Barriers to Housing</p>	1	1	2	3
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	<p>This policy effectuates enhancement category 1, since Community Regions are typically those areas that provide the greatest level of services and available infrastructure in the County as well as opportunities for infill development within mixed use areas that provide for less reliance on the automobile and more opportunities to utilize public transit therefore resulting in the potential reduction in VMTs which further provides potential opportunities for housing that addresses climate change solutions, such as reductions in greenhouse gas emissions resulting in a multi-faceted strategy to promote multiple planning objectives.</p>							
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11	<p>The County through the September 2023 adoption of County Ordinance Number 2529 which focused on removing barriers to the development of housing updated its zoning code regulations that: 1) reduced road frontage requirements for boundary line adjustments on legal non-conforming parcels; 2) reduced setback and permitting requirements for residential ground mount solar to allow for greater flexibility when located solar panels to meet residential code standards; 3) Allowed for tandem parking for single-family residential development to provide for greater flexibility in meeting the County comprehensive site development standards; 4) updated the Code to provide for a Variety of housing types, including supportive and transitional housing in all residential and commercial zones.</p>	E	Ordinance	<p>See attached County Ordinance 2529</p> <p>Board Agenda Item: Ordinance 2529- Removing Barriers to Housing</p>	1			1
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	<p>In addition, Nevada County does not have requirements regarding floor area ratio or minimum unit sizes. The County also has a process to reduce setbacks if certain fire-safety standards are met and the County does not regulate by-right housing design as long as it meets the building code.</p>							
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1L	<p>In anticipation of developing criteria for a by-right zoning designation that addressed minimum densities requirements to meet County's state mandated rezoning, pursuant to California Government Code Section 65583.2, to address an unmet Regional Housing Need Allocation from the County's 3rd and 4th Cycle Housing Element Updates, the County developed a Regional Housing (RH) Combining Zoning District that provides standards and regulations for increased density and regulatory streamlining of high density housing projects.</p> <p>As a part of this rezoning effort, Nevada County prepared a development level Environmental Impact Report (EIR) for all 18-potential candidate rezone sites, 8 of which were rezoned with the RH combining district, to help facilitate shovel ready development projects</p>	E	Resolution/Ordinance	<p>See attached Nevada County Ordinance 2343 Regional Housing Need Combining District</p> <p>Housing Element Rezone Program Webpage</p> <p>Board of Supervisors Agenda Item: ORD2401-Housing Rezone</p> <p>ORD 2401 Amend Zoning Dist Maps</p> <p>Board of Supervisors Agenda Item: Ordinance 2455-Housing Rezone</p> <p>ORD 2455 Amending Zoning District Map No. 52c</p>	1	6	1	2
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<p>from up to 721-units of high-density housing.</p> <p>Through the rezoning efforts, eligible rezone sites were required to meet specific criteria, including but not limited to access to public water and sewer; located on County maintained roads; adequate area on the parcel to accommodate multi-family high density development outside of potential sensitive environmental resources; proximity to services, such as shopping, medical and employment opportunities; and finally that the property owner was willing to participate in the rezoning project.</p> <p>The approach taken by the County when rezoning parcels effectuates enhancement factor 6, because the parcels that were selected and rezoned allowed for an intensification of residential densities specifically aimed at providing housing for the County's extremely- low, very-</p>							
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	<p>low and low-income population, while concurrently mitigating potential development impacts through the approve of the rezone project specific EIR and mitigation monitoring and reporting program, allowing for by-right development of the rezoned properties, while reducing impacts to site specific environmentally sensitive areas consistent with the County's Resource Protection standards and applicable state and federal laws that apply to a specific environmental resource.</p>							
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2A	<p>The Nevada County Code of Regulations, Title 12: Zoning Regulations provides for multiple housing types that are allowed ministerial in a variety of zoning districts. This includes but is not limited to: Single-Family Dwellings (SFDs), Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units, employee housing, transitional and supportive housing, emergency shelters for 6 or fewer in all of the County's residential zoning districts (Single-Family "R1", Residential Agriculture "RA", Medium Density Residential "R2", High Density Residential "R3") and rural zoning districts (General Agriculture "AG", Agriculture Exclusive "AE", Forest "FR", Timber Production Zone "TPZ")</p> <p>Recent amendments to the Code through County Ordinance 2529 enhanced this allowance by amending the code to allow SFDs, ADUs and JADUs in the R3</p>	E	Resolution	<p>See attached Ordinance 2529</p> <p>Board Agenda Item: Ordinance 2529- Removing Barriers to Housing</p> <p>Nevada County Zoning Regulations Nevada County Code- Note Uses Old Numbers</p> <p>Nevada County General Plan Chapter 4. Circulation Element</p>	3	3	1	4
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<p>zoning districts as a ministerial use, when previously an SFD was not an allowed use in that zone. ADUs and JADUs were also added to all "Allowable Land Use Tables" as ministerial use in any zoning district that otherwise allowed for residential development.</p> <p>In addition to the above, the County's Code also allows for temporary use of a mobile home or recreational vehicle during dwelling construction with a valid residential zoning district in all zones that allow for residential development.</p> <p>The County's Code also permits the establishment of a home business within a single-family home as a ministerial use subject to the approval of an administrative development permit and adherence to the County's Home Business regulations established by Nevada County Code, Title 12, Chapter 3, Section 12.03.110. This policy</p>							
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	<p>provides investment into economic diversity as outlined in enhancement factor 3 allowing for cottage businesses that provide employment opportunities to residents of all income categories. It also furthers the County's multi-faceted strategy to reduce dependence on the automobile which is supported by the County General Plan Chapter 4. Circulation Element Goals RD 4.1-4.4 and Policies RD 4.3.1-4.3.9. Allowing for home business assists with reducing overall VMTs, effectively reducing greenhouse gas emissions. Since 2021, the County Planning Department has approved 30 home business permits. In retaining this policy, its is anticipated that between 5-7 home business permits will be approved annually.</p>							
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2B	<p>Through rezoning efforts taken by Nevada County, there are 7 vacant parcels in the communities of Penn Valley (1 parcel), Lake of the Pines (3 parcels, and within the Grass Valley Sphere of Influence (3 parcels) zoned R3-RH*, which have the potential for 690-units of high-density housing that is allowed to develop as a by-right use, subject to zoning compliance and building permit issuance. *The Penn Valley Parcel is zoned Community Commercial "C2"-RH. These parcels have been analyzed through an adopted project specific EIR and Mitigation Monitoring and Reporting Program that established allowable minimum densities and applicable mitigation measures for each property. In addition to having an established minimum density, each RH zoned property would be eligible for density bonus and incentives as allowed for by Nevada County Code Title 12, Chapter 3, Section 12.03.160,</p>	E	Resolution/Ordinance	<p>Housing Element Rezone Program Webpage</p> <p>Board of Supervisors Agenda Item: ORD2401-Housing Rezone</p> <p>ORD 2401 Amend Zoning Dist Maps</p> <p>Board of Supervisors Agenda Item: Ordinance 2455-Housing Rezone</p> <p>ORD 2455 Amending Zoning District Map No. 52c</p> <p>See attached Section 12.03.160 Density Bonus Regulations</p>	2	1	2	4
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	<p>which were recently updated through County Ordinance 2529.</p> <p>When determining potential rezone candidate sites, specific criteria was developed through the County's Regional Housing Need Combining District to ensure these properties were near employment centers that provided basic services, such as shopping and medical services. The sites were required to have access to adequate infrastructure and be on transit lines, which in the County there on only a few, to assist with reducing VMTs, effectively achieving enhancement factor 1. These sites were considered to be potential infill developments that could accommodate a variety of high-density housing types to provide affordable housing to residents of in the lower income categories. They represent the County's commitment to a unified multi-pronged</p>							
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	<p>strategy to provide opportunities for affordable housing that promote multiple planning objectives including those that focus on addressing climate change.</p> <p>Since the approval of the rezoning process, one of the RH Combining District properties has developed with 31-units of affordable senior housing and utilized a density bonus. The Lone Oak Senior Apartments in Penn Valley were developed in partnership with the Regional Housing Authority of Sutter, Yuba, Colusa and Nevada Counties and was funded through a variety of sources, including TCAC funding that was augmented by County General Fund. The Planning Department is currently processing a design review application for Phase II of the Lone Oak Apartments, to add an additional 31-units to the development.</p>							
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2E	<p>There are several zoning districts within the County's Zoning Regulations that allow for a ministerial permit process with no hearings for a variety of housing types, including single-family residential, ADU/JADUs, duplexes, duets, four-plexes, guest quarters (in the R1 and RA zoning districts), and employee housing when that housing is consistent with general plan and zoning densities. The County's Code also allows for a variety of other housing types, such as emergency shelters, transitional and supportive housing and residential care facilities that are permitted ministerially, subject only to building permit issuance and zoning compliance. Recent amendments to the County's Code (Ordinance 2529) added additional ministerially approved housing types to a number zoning districts within the County "Allowable Land Use Tables" that were not previously allowed,</p>	E	Ordinance	<p>Board Agenda Item: Ordinance 2529-Removing Barriers to Housing</p> <p>See attached County Ordinance 2529</p>	2			2
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	such as allowing dwellings used for transitional and supportive housing as an allowed use in both the C2 and C3 commercial zoning districts.							
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21	<p>The Community Development Agency is set up as a one stop shop by design where all Departments are centrally located and respond to requests collaboratively, this includes the Departments of Agriculture, Building, Code and Cannabis Compliance, Environmental Health, Planning and Public Works. Also houses in the Community Development Agency is a Record's Division, which attends to Public Records Requests to assist current and future home buyers with historical permitting information related to a specific property. The Building Department routes projects to all applicable agencies for ministerial permitting and review of building permits. The Planning Department manages all types of land use entitlement from application through project operation, and serves as the hub for the development process, engaging each applicable department and</p>	E	Department Policy and Organizational Structure	Nevada County Community Development Agency Webpage	1	1	2	3
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	<p>agency in the process and acts conduit of information to the developer and the County's decision makers.</p> <p>To achieve enhancement factor 1, all development services can be obtained in one location and in one visit to the County it provides the end user with a unified experience allowing for less vehicle trips resulting in a potential reduction in VMTs. By acting as a one-stop shop, the County is extending its efforts toward promoting multiple planning objectives, including addressing climate change. The County Government Center is also a stop on the County's transit system allowing residents and potential developers access to public Transportation.</p>							
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2K	All land use entitlement applications utilize a standard form related to basic land use entitlement and applicant information. More detailed information is required for some specific application types.	E	Department Policy	Nevada County Land Use Applications	1			1
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2L	<p>The Accela portal allows for citizen access to review building permit information, but also to review digital documents for land use entitlements, such as site plans and project specific technical information. All land use entitlement and building permit (among other CDA services) status and permit information is posted to the Accela portal.</p> <p>The portal also allows for digital submittal of building permit documents, that allows developers and homeowners to communicate with the County virtually, without adding greenhouse gases into the environment, effectively reducing VMTs in the County and achieving enhancement factor 1. This online portal assists the County with addressing climate change and provides for a unified multifaceted to promote multiple planning objectives. It also provides for</p>	E	Website	Accela Permit Tracking Citizens Portal	1	1	2	3
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	immediate communication when an action is taken on a permit to assist with the County's culture of providing excellent customer service.							
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3B	<p>In combination with the County's of Mariposa, Calaveras, and Amador County, Nevada County leveraged its 2019 REAP Grant to develop an ADU Workbook to facilitate and encourage ADU/JADU development. In addition to creating the Guidebook the County also worked with the consultant who prepared the ADU Guidebook to development and online ADU Cost Calculator and the "motherlode" ADU webpage was created. The County has committed to paying for ongoing maintenance of the ADU website.</p> <p>To effectuate enhancement category 1, these online and hardcopy resources are intended to provide potential builders with some budgeting assurance going into the process of building an ADU. By providing this information as an online resource, it saves a property</p>	E	Existing Programs	https://motherlodeadu.org/ Accessory Dwelling Units- Planning Webpage	2	7	1	3
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	<p>owner who is considering building an ADU from having to make potentially multiple trips to the County to ask questions of staff. Part of this effort is to increase potential affordable housing choices. On average the County permits approximately 10-annually and with the ADU Guidebook, the Motherlode ADU webpage and especially the cost calculator, the County is anticipating a potential increase in investments in building ADUs by approximately 15-20-percent.</p>							
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3C	<p>When adopting new ADU standards and regulations in 2019, the County included a fee deferral program, that allowed for a deferral of impact fees. The property owner would either need to deed restrict the ADU for very low- or low-income qualified applicants for a period of 10-years or alternatively build an ADU under 800 square feet. With the thought that the smaller unit would be inherently more affordable.</p>	E	Ordinance and Code Standards	<p>See attached County Ordinance 2462</p> <p>Board Agenda Item: Ordinance 2462- ADU- Deferral of Fees</p>	1			1
3D	<p>Manufactured homes are allowed residential housing types in Nevada County and the Building Department provides information for permitting and state compliance.</p>	E	Department Policy	<p>Nevada County Manufactured Home Handout</p>	1			1

3E	<p>The Nevada County Capital Improvements Program includes multiple active transportation projects supported by public funding. In addition, the Department of Public Works submits grant proposals each year to request funding for bike lanes and trail programs. One of these projects, the Combie Road Multi-purpose trail project is in the design phase.</p> <p>In addition, two recent County Planning Efforts, including the 2020 Penn Valley Area Plan and the 2024 Greater Higgins Area Plans both included identifying areas along major throughfares within the plan area to expand non-vehicular access from population centers into the commercial areas specific to each Area Plan. For example, the Penn Valley Area Plan, includes the following: “Community-identified solutions to improve pedestrian and bicycle access to the Village Core to and from Lake Wildwood include supporting the</p>	E	Department Policy	<p>Nevada County CIP Current-Future-Projects</p> <p>Nevada County CIP-Combie-Road-Multi-Purpose-Trail-Project</p> <p>Penn Valley Area Plan</p> <p>Greater Higgins Area Plan</p>	1	1	2	3
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<p>development of a future extension of the Penn Valley Drive pedestrian and bike trail along Pleasant Valley Road. This community feedback was the primary impetus for adding areas along Pleasant Valley Road property frontage to the Area Plan boundaries as a Rural Corridor District.” This solution resulted in two Penn Valley Area Plan Policies focused on increasing opportunities for non-motorized Transportation, specifically PS 1.2: Multi-Purpose Paths and PS-1.3 Path System.</p> <p>Policy PS-1.2: Multi-Purpose Paths Commercial and multi-family residential development with frontage along Penn Valley Drive, Pleasant Valley Road or Spenceville Road, and both public and development-related road improvements should include the construction of multi-purpose paths.</p>							
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<p>Policy PS-1.3: Path System Develop an integrated path and trail system that considers pedestrians, bicyclists, equestrians and, where appropriate, golf carts to provide access from the surrounding Penn Valley and Lake Wildwood communities to the Village Core promoting safe routes to school, connectivity and healthy lifestyles.</p> <p>Similar in the 2024 Greater Higgins Area Plan, policies focus on walkability are included as well as access to public transit. For example, Policy TR 1.6: Multi-Use Path Access to Transit, states the following: “Ensure that the Nevada County Connects transit system links conveniently to the proposed multi-use path network to allow for “first-mile” and “last-mile” trips (the first leg or last leg of trips before or after riding transit) to bus stops via non-automobile modes of travel like walking, biking, and NEVs”. In</p>							
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	<p>addition, the 2024 Greater Higgins Area Plan also included the following goals and policies focused on non-motorized transportation.</p> <p>Goal REC-1: Expanded Multi-use Path Network A well-connected, multi-use path network that connects Higgins Corner to Bear River High School by extending the existing multi-use trail, and, in future phases, extends the multi-use trail further to the south on south Combie Road and to the east on Magnolia Road, to link with a future regional trail network. The multi-use path shall accommodate alternatives modes of travel, including walking, biking, and/or driving NEVs, and provides linkages between residential areas and local key destinations such as schools, parks, shopping, and transit. Modifications to any roadway shall comply with County of Nevada Department of Transportation</p>							
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	<p>Standard Drawings and Caltrans Standards, where applicable.</p> <p>Policy REC-1.1: Multi-use Path Along Combie Road and Magnolia Road New development proposals on the north side of Combie Road and Magnolia Road shall include multi-use paths, which prioritize use by pedestrians and bicyclists, along property frontages that allow for shared public use pursuant to the Greater Higgins Area Plan Design Guidelines. Existing multi-use paths along these segments may need to be widened to allow for shared use between pedestrians, bicyclists, and potentially NEVs. The trail will be constructed through a combination of public funds and as part of private development.</p> <p>Policy REC-1.2: Shared Use with NEVs Study how to allow the safe and responsible use of NEVs on the multiuse path network, including needed right-</p>							
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<p>of-way width along Combie Road and Magnolia Road, through the creation of a Golf Cart or NEV Transportation Plan, per Street and Highways Code Section 1950. It is optimal that the off-street pathways for NEVs and pedestrians and bicyclists are separated to reduce potential conflicts.</p> <p>Policy REC-1.3: Multi-use Path Along South Combie Road Create new multi-use paths along south Combie Road to provide connections to the Lake Center and a potential park on the Sanitation District land.</p> <p>Policies such as this help set the stage to support future investment in non-motorized transportation in compact village centers therefore potentially reducing VMTs and further enhancing the County's commitment towards taking a multi-faceted approach meeting planning objectives as outlined</p>							
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	in enhancement category 1, including, reducing Green Housing Gases, and providing housing near services and shopping opportunities.							
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3G	<p>In 2021/2022, Nevada County in partnership with Sierra County, Placer County, the Town of Truckee and the City of Nevada City with design partners Russell Davidson Architect and Jackson & Sands developed a set of 4 master plans that can be used for either a SFD or ADU or both. The smallest unit is 661 square foot 1-bedroom, 1-bath envisioned to be an ADU and the largest is a 1,194 square foot 3-bedroom, 2-bath, with an optional 480-square foot garage. These plans were developed utilizing the County's Local Early Action Planning Grant funds, augmented with County General Fund dollars. The current cost of the plans is \$1,200. Due to the small unit size, these plans provide for opportunities not only for missing middle workforce housing, but also for lower and moderate-income individuals and families. As a rental unit, the small size inherently would be more affordable than a</p>	E	Existing Program	Housing Master Plans Webpage	1			1
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	<p>larger unit and having these plans help provide some assurance to an ADU builder who uses the pre-approved plans for budgeting purposes related to the design and building permit review phase of their project.</p>							
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3H	<p>The County of Nevada is in the process of allowing Tiny Homes on Wheels that meet certification requirements, health and safety standards as well as design standards as permanent housing including a SFD, an ADU, a Second Dwelling Unit Consistent with Allowed Density and as a Dwelling Group Consistent with Allowed Density. This Ordinance, if adopted will assist in reducing barriers to lower income residents by providing opportunities to have permanent housing at a lower cost than a traditionally built housing unit. This Ordinance will be considered by the Board of Supervisors on November 26, 2024, and was reviewed and recommended for approval by the County Planning Commission on October 24, 2024, where the Planning Commission vote 4-0, 1 vacancy recommending the Board adopt the ordinance.</p>	P	<p>Ordinance in Progress, Consideration for Adoption by County Board of Supervisors on November 26, 2024</p>	<p>See attached draft Tiny Homes on Wheels Ordinance</p>	1	1	2	3
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	<p>The County took a Multifaceted approach to this project by updating the County's Urban Medium Density (R2 zoning) allowable land use tables to include dwelling groups consistent with allowed density, with a ministerial Development Permit (4 or less) and a discretionary Development Permit (more than 4). By expanding the County's dwelling groups concept to the R2 zoning district with the Tiny Homes ordinance, it creates a zoning district where up to 6-units per acre would be allowed and a dwelling group of tiny homes on wheels would qualify for allowance.</p>							
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31	<p>As a result, direction from the Nevada County Board of Supervisors at their 2024 Board Workshop, the Nevada County Building Department has drafted an Ordinance to reinstitute the County's allowance for Title 25, Limited Density Rural Owner Built Housing. The County did allow for these units between 1999 and 2016. During this time, the County received 70-applications for Title 25 Housing, 55 of which received a certificate of occupancy. It is anticipated that approximately 5 new applications will come in annually for Title 25 housing as a result of this action. It is also assumed that in the onset of the program, its possible that there could be an uptick in as-built building permits for existing residences that weren't built with a building permit, effectively reducing the overall caseload for the County's Code Compliance Division by a small margin.</p>	P	<p>Ordinance in Progress, Consideration for Adoption by County Board of Supervisors on December 10, 2024</p>	<p>Title 25-Limited Density Rural Owner Built Housing Webpage Draft Title 25 Ordinance</p>	1			1
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4B	<p>Nevada County is a member of the Western Nevada Regional Housing Trust fund in collaboration with Grass Valley and Nevada City with funding contributions from all jurisdictions through the Permanent Local Housing Allocation, of which Nevada County administers, and County general fund.</p>	E	<p>Existing Programs;</p> <p>Resolution 20-316 authorizing housing trust fund formation and local contributions;</p> <p>City of Grass Valley Resolution 2020-48 authorizing housing trust fund formation (attachment.</p> <p>Nevada City Resolution 2020-52 authorizing housing trust fund (attachment);</p>	<p>Board Agenda Item: Resolution No. 20-316</p> <p>Resolution 20-316 is attached</p> <p>Board Agenda Item: Resolution 24-120</p> <p>Resolution 24-120 is attached</p>	2	4	1	3
4G	<p>The Board of Supervisors have adopted housing and homelessness objectives and appropriated funding towards housing development and preservation. Nevada County general funds have been included in the Regional Housing Trust Fund.</p> <p>This policy effectuates enhancement factor 4 by creating new transitional and permanent housing units for the County's most vulnerable population.</p>	E	<p>Existing Programs</p> <p>Resolution 20-316 authorizing use of County general fund for housing trust fund</p> <p>Resolution 24-120 authorizing use of additional County general fund for housing trust fund.</p>	<p>Board Agenda Item: Resolution No. 20-316</p> <p>Resolution 20-316 is attached</p> <p>Board Agenda Item: Resolution 24-120</p> <p>Resolution 24-120 is attached</p> <p>Housing Objectives Webpage</p>	1	4	1	2

4K	Nevada County Behavioral Health Providing operating subsidies for permanent Supportive Housing.	E		Board Agenda Item: Resolution 23-034 See attached County Resolution No. 23-034	1			1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	E		Board Agenda Item: Resolution 23-034 See attached County Resolution No. 23-034 And attached Award letters	1			1

4M	<p>Nevada County's Permanent Local Housing Allocation plan provides additional funding outside of the housing trust fund to support development of owner-occupied housing for households at or less than 60% AMI. Additional funds are provided through HOME for rental assistance and first-time homebuyers assistance.</p> <p>The County contributes CDBG and HOME Program income to leverage other funding sources, examples are Odyssey House, Lone Oak Senior Apartments and Lone Oak II Senior Apartments.</p>	E	<p>Resolution 23-400 affirming amendment to PLHA funding agreement, including funding for development of owner-occupied housing</p> <p>Resolution 20-0136 authorizing application for HOME PI for rental assistance and first-time homebuyer assistance</p>	<p>See attached County Resolution No. 23-400</p> <p>Board Agenda Item: Resolution No. 23-400</p> <p>See attached County County Resolution No. 20-001</p> <p>Board Agenda Item: County Resolution No. 20-001</p>	1			1
TOTAL					39		20	59

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Supporting Documentation is provided in the same order as referenced within Application

(Category #)

- 1. Encampment Template Policy Information**
 - a. Question 1 attachments**
 - i. ERF Award**
 - ii. ERF Proposal**
 - iii. ERF Supplemental**
 - b. Question 2 attachments**
 - i. HRCS Policies and Procedures**
 - ii. HRCS Contract**
 - iii. 2-1-1 Contract**
 - c. Principle 1**
 - i. Nevada County Joint Strategic Plan Pages 5-8, 17-18**
 - d. Principle 2**
 - i. SPIRIT Contract, Pages 11-12**
 - ii. Encampment Strategy Map**
 - e. Principle 4**
 - i. Commons Resource Center Docs- Architectural, Staff Report**
 - ii. County Camping Policy Document**
 - f. Principle 6**
 - i. BHBH Contract**
 - ii. NCHDC Contract**
 - iii. Draft LLT Contract**
- 2. Nevada County Housing Element Vacant Land Inventory (Category 1A)**
- 3. Nevada County Ordinance 2401 (Housing Element Rezone Program) (Category 1A, 1L, 2B)**
- 4. Nevada County Ordinance 2455 (Housing Element Rezone Program) (Category 1A, 1L, 2B)**
- 5. Nevada County Code Title 12, Chapter 2, Section 12.02.021 (Category 1B)**
- 6. Nevada County Ordinance 2529 (Categories 1D, 1, F, 1H, 1I, 2A, 2B, and 2E)**
- 7. County Code 12.03.190 for second units consistent with allowed density, 12.03.191 for Accessory Dwelling Units, and 12.03.180 for Residential Guest Quarters. (Category 1E)**
- 8. County Code section 12.04.109: Parking (Category 1F)**
- 9. County Ordinance 2422 (Category 1H)**
- 10. Nevada County Ordinance 2343 (Category 1L)**
- 11. Nevada County General Plan Chapter 4: Circulation Element Reduce Dependence on Automobile (Category 2A)**
- 12. County Code Section 12.03.160 Density Bonus Regulations (Category 2B)**
- 13. Nevada County Land Use Application Cover Sheet (Category 2K)**
- 14. Nevada County Ordinance 2462 (Category 3C)**
- 15. Nevada County Manufactured Home Checklist (Category 3D)**
- 16. Draft Tiny Homes on Wheels Ordinance Language (Category 3H)**
- 17. Draft Title 25: Limited Density Rural Owner Built Housing Language (Category 3I)**

- 18. Nevada County Resolution No. 20-316 (Category 4B, 4G)**
- 19. Nevada County Resolution No. 24-120 (Category 4G)**
- 20. Nevada County Resolution No. 23-034 (Category 4K and 4L)**
- 21. Nevada County Award Letters (Category 4K and 4L)**
- 22. Nevada County Resolution No. 23-400 (Category 4M)**
- 23. Nevada County Resolution No. 20-001 (Category 4M)**