

# Housing Update & Housing Element Annual Progress Report

Nevada County  
Board of Supervisors  
March 25, 2025



**NEVADA  
COUNTY**  
CALIFORNIA





# ACCOMPLISHMENTS

- **Policy Updates**

- Pro-housing Designation- Submitted Dec. 14, 2024
- Alternative Housing
  - Movable Tiny Homes- Jan. 14, 2024
  - Title 25/Limited Density Housing- Jan. 14, 2024

- **Project Updates**

- Ranch House- 6 units
- Badger Lane (Empire Mine Court Yards expansion) 6-units PSH
- Commons Resource Center
- Pacific Crest Commons- Loan/ 4% Tax Credit Award (12/11/2024)
- Lone Oak II Senior Apartments- HOME award/9 % Tax Credit Application (3/18/25)



# PROGRAMS

- **Programs/Opportunities**

- Homekey +
  - Scatter sites- Application Submitted
- Projects Being Explored
  - Potential Vets project
  - Collaborative Project with Hospitality House
- MORE Grant
  - Goal 4 New Mobile Homes
  - Rehab 10 Existing Mobile Homes
- CDBG
  - Meals on Wheels- Grant
  - Freed Fix-It Program

## Homekey+

2024 Notice of Funding Availability



**Gavin Newsom, Governor**  
State of California

**Tomiquia Moss, Secretary**  
Business, Consumer Services and Housing Agency

**Gustavo Velasquez, Director**  
California Department of Housing and Community Development  
651 Bannan St, Suite 400 Sacramento, CA 95811

Website: [Homekey+ | California Department of Housing and Community Development](https://www.cdhs.ca.gov/Homekey+)  
Homekey+ Program Email: [Homekey@hcd.ca.gov](mailto:Homekey@hcd.ca.gov)

# 2025 INITIATIVES

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**Alternative Housing  
(CDA)**



**Down Payment  
Assistance (HCS)**  
(Workforce Housing)



**Assist the CLT  
(CDA/HCS)**



**Opportunity Sites  
(CDA/HCS)**

2025 Housing Ad-Hoc  
Committee

Affordable and Workforce  
Housing Working Team  
Meetings

Community Engagement

# Annual Progress Report Background

- California Government Code Section 65400(a)(2)(B) requires the County to prepare an Annual Progress Report (APR) regarding the status of the County's Housing Element of its' General Plan.
- **Housing Element APR Submission Requirements:**
  - Presented to the local legislative body for review and acceptance.
  - Submitted to the Governor's Office of Land Use and Climate Innovation (LCI)
  - Submitted to the Department of Housing and Community Development (HCD).

# Housing Element Annual Progress Report Contents

- **Standardized format specified by HCD**
  - Standard forms and tables developed by HCD for data input
  - HCD provides instructions for each reporting year
- **Nevada County Housing Element APR**
  - Summarizes implementation activities for the unincorporated portions of the County from January 1, 2024 to December 31, 2024.
  - Does not include progress reporting for incorporated jurisdictions (Grass Valley, Nevada City, Truckee).

# Housing Element Annual Progress Report 2024 Report Tables

## Table B Regional Housing Needs Allocation Progress

Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted		-	-	-	31	-	6	-				94	381
	Non-Deed Restricted	475	-	13	10	13	7	8	6					
Low	Deed Restricted		-	-	-	-	-	-	-				180	187
	Non-Deed Restricted	367	-	30	42	32	21	33	22					
Moderate	Deed Restricted		-	-	-	-	-	-	-				167	179
	Non-Deed Restricted	346	-	20	34	24	42	25	22					
Above Moderate		874	-	39	52	31	42	39	34				237	637
Total RHNA		2062												
Total Units				0	102	138	131	112	111	84	0	0	0	678
														1384

# Housing Element Annual Progress Report 2024 Report Summary Table

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	6	
Low	Deed Restricted	0	
	Non-Deed Restricted	22	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	22	
Above Moderate		34	
Total Units		84	
Note: Units serving extremely low-income households are included in the very low-income			
Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	56	63
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	15	25
Mobile/Manufactured Home	0	13	10
Total	0	84	98
Infill Housing Developments and Infill Units Permitted	# of Projects	Units	
Indicated as Infill	0	0	
Not Indicated as Infill	84	84	
Housing Applications Summary			
Total Housing Applications Submitted:		0	
Number of Proposed Units in All Applications Received:		0	
Total Housing Units Approved:		0	
Total Housing Units Disapproved:		0	



# Annual Progress Report Staff Recommendation

**Project Action:** After reviewing and considering the 2024 Housing Element Annual Progress Report, accept the report substantially in the form attached, pursuant to State of California Government Code Section 65400, and direct staff to submit the report to the California Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation as shown in Attachment 1, making finding A:

- A. The 2024 Housing Element Annual Progress Report is not a project and is exempt from the California Environmental Quality Act pursuant to Section 15378(b)(5) of the California Environmental Quality Guidelines.