



RESOLUTION NO. 19-362

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AMENDING THE NEVADA COUNTY GENERAL PLAN CHAPTER 8, HOUSING ELEMENT (PLANNING FILE NO. GPT19-0001)

WHEREAS, the County of Nevada, acting by and through its Board of Supervisors, did on the fourteenth day of November 1995, adopt a General Plan for the County of Nevada, as evidenced by Resolution 95-530, pursuant to the provisions of Title 7, Chapter 3, Article 6 of the Government Code of the State of California, and

WHEREAS, the County of Nevada has established a General Plan Amendment procedure; and

WHEREAS, the County of Nevada adopted the 5th revision to Chapter 8, the "2014-2019 Housing Element update," on June 24, 2014 by County Resolution 14-319, which was certified by the State of California Department of Housing and Community Development (HCD) on July 17, 2014 as meeting the minimum requirements of State Housing Element Law; and

WHEREAS, the 6th revision, to the Nevada County General Plan Chapter 8, Housing Element, the "2019-2027 Housing Element update," has been prepared pursuant to Government Code Section 65358(b) and according to adopted procedure and is attached to this Resolution; and

WHEREAS, all State and local agencies requiring notice of proposed General Plan Amendments, including all local Native American tribes pursuant to Government Code Section 65352, were provided notice within the timelines established by said codes; and

WHEREAS, the Nevada County Planning Commission, after public notice, held a hearing on May 23, 2019, on the proposed amendments to the Nevada County General Plan Chapter 8, Housing Element; and

WHEREAS, the Nevada County Planning Commission, after reviewing and considering the proposed amendments to the Nevada County General Plan Chapter 8, Housing Element, recommended on a 4-0, 1-absent vote that the Nevada County Board of Supervisors adopt the proposed Negative Declaration and proposed amendments to the Nevada County General Plan Chapter 8, 2019-2027 Housing Element update; and

WHEREAS, the Nevada County Board of Supervisors, after public notice, held a hearing on the proposed Negative Declaration and proposed amendments to the Nevada County General Plan Chapter 8, Housing Element; and

WHEREAS, the Nevada County Board of Supervisors, after public notice, held a hearing on the proposed Project in which the Nevada County Board of Supervisors also reviewed Resolution 19-361 in which the Board reviewed the proposed Initial Study and Negative Declaration (Planning File No. EIS19-0001) together with all comments received during the public review period and recommended adoption of this same Initial Study and Negative Declaration; and

WHEREAS, the Board of Supervisors, after reviewing and considering the recommendations of the Nevada County Planning Commission on the proposed amendments to the Nevada County General Plan Chapter 8, Housing Element, did consider the amendments to the General Plan Chapter 8, Housing Element.

NOW, THEREFORE, BE IT RESOLVED THAT BY THE COUNTY OF NEVADA acting by and through its Board of Supervisors pursuant to the provisions of Section 65358 of the Government Code of California, that:

SAID BOARD OF SUPERVISORS does hereby approve and adopt said proposed amendment to the Nevada County General Plan Chapter 8, Housing Element; and

RELATIVE to this amendment, said approval is based on the findings contained in the record and determined as follows:

1. The proposed amendment is consistent with and furthers the Goals, Objectives, Policies and Implementation Measures of the General Plan and the provisions of the Nevada County Land Use and Development Code.
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 25th day of June, 2019, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Susan K. Hoek and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 


Richard Anderson, Chair

2019-2027 HOUSING ELEMENT UPDATE
NEVADA COUNTY, CALIFORNIA



Adopted: June 25, 2019

**ACKNOWLEDGEMENTS FOR THE 2019-2027 NEVADA COUNTY
HOUSING ELEMENT UPDATE**

County of Nevada, Planning Commission and Board of Supervisors

Planning Commission:

Marty Coleman-Hunt, Commission Member
Laura Duncan, Commission Member, Chair
Paul Aguilar, Commission Member, Vice Chair
Rich Johansen, Commission Member
Hardy Bullock, Commission Member

Board of Supervisors:

Heidi Hall, Vice Chair (District I)
Ed Scofield, Board Member (District II)
Dan Miller, Board Member (District III)
Sue Hoek, Board Member (District IV)
Richard Anderson, Chair (District V)

Sean Powers, Community Development Director
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FREED
Citizens of Nevada County

Other Special Thanks Go To:

Tom Brinkhuis: State of California Department of Housing and Community Development
Paul McDougall: State of California Department of Housing and Community Development
Megan Kirkeby: State of California Department of Housing and Community Development
Fidel Herrera: State of California Department of Housing and Community Development

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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 2017 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 an eight-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 eight years in order to remain relevant and useful to decision makers, the private sector, and the Citizens of Nevada County.

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.

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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), SB1241 (Kehoe), SB1000 (Leyva)

SB244 (Wolk), 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. As part of the preparation of this Housing Element Update, the County has reviewed its five legacy communities for conformance with SB244 and found that those specific service and infrastructure needs and improvements which were identified are still relevant. Therefore, the County has completed the requirements of this Senate Bill.

SB1241 (Kehoe), 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. As required by this Senate Bill, the County also conducts updates to its Safety Element which coincide with updates to the Nevada County Local Hazard Mitigation Plan. As is required by this Senate Bill, the County is reviewing and updating its Safety Element to coincide with the update to the Nevada County Local Hazard Mitigation Plan, which was approved by the County Board of Supervisors July 10, 2018, pursuant to Resolution No. 18-361. Therefore, the County meets the intent of SB1241.

SB1000 (Leyva), passed in 2016, requires the County, on or after January 1, 2018 or on the next concurrent revision of two or more General Plan Elements to adopt an Environmental Justice Element to its General Plan, or to incorporate related Goals, Policies and Objectives into other Elements, which identify Disadvantaged Communities. As part of this Housing Element Update, the County has incorporated Environmental Justice (EJ), Goals, Policies and Programs into this Element, which promote safe and sanitary homes as well as those which seek to prioritize programs

that address the needs of Disadvantaged Communities as well the development of affordable housing for all low-income households. Thus, the County has met the requirements of this Senate Bill.

Use of Relevant and Current Data

Much like the 5th cycle, the 6th 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, 2012-2016 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 and because 9 years have passed since the completion of the 2010 Census and the next Census will not be until 2020. 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 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 2018, 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, two-hundred and seventy 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) and Assembly Bill 52 (Gatto) in July 2018. 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.

The first public workshop was conducted on the evening of October 17, 2018 and provided an introduction to the key components of a Housing Element. A second workshop was held on December 3, 2018, which focused on the draft updated Goals, Policies and Programs. The first workshop was lightly attended and did not result in any recommendations or changes to be incorporated into the draft update. The second workshop held on December 3, 2018 was moderately attended and focused on a discussion of the draft updated Goals, Policies and Programs. Comments received at the meeting and in the form of a letter from the Community

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Environmental Advocates focused home energy usage, fire safety, Accessory Dwelling Units, Multi-Family Building Design and Inclusionary Zoning. In addition, written comments were also received from private citizens regarding rezoning of parcels along West Hacienda Road, in South Nevada County. Based on comments received, Programs and Policies were updated in the draft Housing Element update where appropriate. In addition, at this time the County is not proposing to rezone any parcels are part of the proposed draft 2019-2027 Housing Element as there is enough vacant residentially zoned lands to meet the RHNA. Based on comments received, Programs and Policies have been implemented in this Housing Element update where appropriate.

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 2013. As indicated in the 2014-2019 Housing Element, 764 housing units needed to be accommodated within the County between 2014 and 2019, based on a “fair share” allocation of regional housing needs, as determined by the HCD. The breakdown of these units by household income category was as follows: 174 extremely low/very low-income (less than 50 percent of the median family income); 126 low-income (50 to 80 percent of the median); 150 moderate-income (80 to 120 percent of the median); and 314 above moderate (120 percent or more of median family income). The County, in developing the 2014-2019 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. In addition the 2014-2019 Housing Element anticipated that approximately 60% of the RHNA would be achieved through new construction with 86 extremely low/very low-income units, 63 low-income units, 99 moderate-income units and 207 above moderate-income units being constructed over the five year planning period. In addition to providing suitable sites for the construction of 455 new units, the previous element anticipated that at least 270 (100 extremely low/very low and 100 low) housing units would be rehabilitated between 2014 and 2019 and 20 extremely low/very low units would be conserved.

Results

As shown in Table 8.1, a total of 562 new housing units were constructed in the County between January 2014 and December 2018 or approximately 38 units per year. While detailed information regarding the cost of each of the units is not readily available, it has been estimated that 147 of these units are Very Low and Low-Income units, and the remainder, or 415 are Moderate or Above Moderate units. The estimated 147 units affordable to Very Low and Low-Income households is a result of Building Permit issuance data from the County Building Department. Between January 2014 and December 2018, 74 Building Permits for new Mobile Homes and 73 Building Permits for multi-family housing, including Accessory Dwelling Units were issued by the County, making up 147-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.

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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 2014-2019 Housing Element did not provide a quantified objective

**TABLE 8.1
HOUSING OBJECTIVES AND ACTUAL ACCOMPLISHMENTS
2014-2019**

<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	174	147	-153
Low	126		
Moderate	150	415	-49
Above Moderate	314		
TOTAL	764	562	-202
<i>Rehabilitation and Affordable Housing Assistance Programs</i>			
Objective: 35			
Actually Rehabilitated/Assistance Provided: 16			
<i>Conservation</i>			
Objective		82	
Actually Conserved*		No Information Available	
Section 8 Objective		295 (annually)	
Section 8 Actually Issued		287 (annually)	

Source: Regional Housing Authority, Nevada County Health and Human Services, 2018, Nevada County Building and Planning Department, 2018.

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 Regional Housing Authority was very close to meeting this goal by issuing Section 8 Vouchers to provide affordable housing for 287 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 RHNA may have been overly ambitious. Additionally, the County

like much of the state and country has continued to feel the impacts of the global economic downturn and ongoing recovery.

The lack of new construction in the Very Low and Low-Income categories was at least partially attributable to County funding 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. In addition, the County has been active in trying to increase staff to focus on local housing needs, including the hiring of a Housing Program Manager, staffing resources are still limited, which affect 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.

A summary of the progress made in carrying out each of the programs contained in the prior element is presented in Table 8.2, below. In addition, Table 8.2 provides a brief review of the County's accomplishments and failures in regards to the Programs of the 2014-2019 Housing

Element and outlines the County’s anticipated action that it will undertake as a part of the 2019-2027 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. The County Board of Supervisors adopted County Ordinance No. 2401 on October 27, 2015 and Ordinance No. 2455 on October 9, 2018.	Remove Program
HD-8.1.2	Ongoing	The County Department of Public Works is scheduled to update the Capital Facilities Plan in 2019. 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.	Modify / Retain Program
HD-8.1.3	Ongoing	In 2013, the Lake Wildwood 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 identified further upgrades to both the Penn Valley and Lake Wildwood treatment zones. A project was identified which included the decommissioning of the Penn Valley treatment facility and the installation of a sewer force main pipeline and lift station(s) that would transfer sewage from the Penn Valley zone to the Lake Wildwood treatment facility. The pipeline from Penn Valley to Lake Wildwood would free up additional Equivalent Dwelling Units (EDU) in Penn Valley by eliminating	Modify / Retain Program

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			the capacity issues at the current Penn Valley facility and would provide for future growth in the Penn Valley area. The project encompassed two of the five largest zones and was dependent on receiving funding. The County applied received a \$1.3 million dollar Community Development Block Grant (CDBG) and a Small Community Development Grant in the amount of \$6.1 million dollars from the California Regional Water Quality Control Board to accomplish the project. The project was completed in 2018 and the County is continuing to look for additional grant opportunities to upgrade infrastructure.	
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.	Ongoing	Partially Implemented. On Oct. 25, 2016, the County approved an Area Plan for the Donner Summit area, which includes minimum density allowance in Medium Density Residential zoning (2 units subject to zoning compliance regardless of parcel size), and allows higher density allowances (up to 6 units per acre vs. existing 4 units per acre) for mixed-use projects. The County continues to find ways to address this issue.	Retain 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.	Ongoing	Pending	Modify / Retain 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.	Complete	As part of normal operations and business the County continues to coordinate with representatives from each of the three cities and continues to discuss opportunities to address affordable housing throughout the County on a routine basis. See Policy HD-8.1.16.	Covert Program to Policy
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.	Ongoing	Pending	Retain Program

<p>HD-8.1.8</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>Pending and Ongoing. Both the County Health and Human Services Department and the Planning Department are continuing seek to identify and work with interested non-profit and for-profit organizations who are interested in developing affordable housing projects throughout Nevada County. One recent example of a project which the County Planning Commission approved on February 28, 2019 was a Design Review for a 31-unit senior housing apartment complex located in Penn Valley and consisting of one approximately 10,915-square-foot 3-story building containing twenty-four (24) 607-square-foot 1-bedroom units and seven (7) 805-square-foot two-bedroom units. The subject parcel was rezoned in 2015 by the County Board of Supervisors from R2-SP to R3-RH-SP as Site 12 of the Nevada County Housing Element Rezone Program Implementation Project. As part of the Zoning District for the subject parcel, the RH is the County’s “Regional Housing Need” zoning combining district that was developed specifically to implement the Housing Element Rezone Program project and provide specific development standards and assists with establishing the sites overall density at 16-units minimum per acre. The rezone program also required that future sites with the RH combining district develop at the assigned density as a by-right use, not requiring further discretionary action, unless a subdivision was proposed or required.</p> <p>As part of the project review, the Planning Department also provided technical assistance by assisting with the submission of a 2018 Low-Income Housing Tax Credit application to the State of California Tax Credit Allocation Committee to aid in project financing. See Policy HD-8.1.23.</p>	<p>Convert Program to Policy</p>
<p>HD-8.1.9</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>

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<p>HD-8.1.10</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 Regional Housing Authority 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.</p>	<p>Complete</p>	<p>Nevada County HHS has CalHOME Re-use funds available in order to complete home rehabilitation to preserve affordable housing. Additionally, HHS is administering a million dollar HOME grant which assisted 5 clients with the purchase of affordable housing. The HOME grant also provides rental deposit assistance, at this time results have been minimal as landlords are unwilling to participate do to the stringent federal program requirements.</p>	<p>Modify / Retain Program</p>
<p>HD-8.1.11</p>	<p>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.</p>	<p>Ongoing</p>	<p>At their regular meeting of May 23, 2017, the Board of Supervisors passed and adopted Ordinance No. 2432. The subject Ordinance amended County Land Use and Development Code Sections L-II 3.10 - Employee Housing and L-II 3.15 - Recreational Vehicle Use and Temporary Occupancies. The subject Ordinance better allows for the temporary use of Recreational Vehicles for seasonal agricultural employees.</p>	<p>Retain Program</p>
<p>HD-8.1.12</p>	<p>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.</p>	<p>Implemented/ Ongoing</p>	<p>At their regular meeting of September 12, 2017, the Board of Supervisors passed and adopted Ordinance No. 2441. The subject Ordinance amended County Land Use and Development Code related to Accessory Dwelling Units (ADU) to update definitions for Transitional and Supportive Housing, amend Definitions and Development Standards, allow the development of ADU's in the R2 Zoning District, and making other housekeeping changes related to setbacks, parking with regards to AB 2299, SB 1069 and SB 2.</p> <p>Furthermore at their regular meeting of March 26, 2019, the Board of Supervisors adopted Ordinance No. 2462. The subject Ordinance amended County Land Use and Development Code related to Accessory Dwelling Units to prohibit short term rentals, subject to deed restriction with the exception of agritourism activities, on properties within the Soda Springs Rural Center and on properties located within the Town of Truckee Sphere of Influence, subject to the Town of Truckee Zoning Ordinance. The Ordinance also removed the requirement for owner occupancy and provided for road and sewer mitigation fee deferrals when certain criteria are met as well as allowing Accessory Dwelling Units on parcels containing Employee Housing in addition to a primary single-family dwelling and further clarified allowing detached units on parcels less than 1-acre to be consistent with California State Law.</p>	<p>Convent Program to Policy</p>

			With these above discussed revisions to the County’s Accessory Dwelling Unit requirements, the County is able to convert this program to a policy to further support these revisions. See Policy HD-8.1.24	
HD-8.1.13	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.	Implemented/ Ongoing	As a result of the passage of Ordinance No.2441, the County can now begin to look for ways to begin the implementation of this program.	Modify / Retain Program
HD-8.1.14	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.	Unimplemented	This program was not feasible to implement during the past 5-year Housing Element Cycle.	Remove
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.	Unimplemented	The County has not applied for grants or loans that were specific to Single Room Occupancy Units. The County will continue to look for ways to implement this program.	Retain 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.	Implemented/ Ongoing	In November 2014, the County Building Department issued the following "press release": The Nevada County Building Department has partnered with local design professionals and developers to create a single-family dwelling master plan that will be available for public use. The County Building Department is working towards finding ways to implement this program.	Modify/ Retain Program
MAINTENANCE AND IMPROVEMENT OF EXISTING HOUSING				
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.	Ongoing	In 2018, the Nevada County Health and Human Services Department was awarded a \$3.2 Million Community Development Block Grant to remodel and expand a Transitional Housing Facility which serves severely mentally ill adults including the homeless and veterans. Over the next two calendar years, the Department expects to renovate and expand the Facility which will double the number of available beds.	Retain 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.	Ongoing	A survey is currently underway for the eastern portion of the County and funding sources to complete a survey in the remaining portion of the County are being sought.	Modify/Retain Program

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<i>RETENTION OF EXISTING AFFORDABLE HOUSING</i>				
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 allocation of Section 8 Housing Choice Voucher Program units to the Regional Housing Authority. According to Housing Authority staff all two hundred eighty-seven (287) vouchers were utilized by Nevada County families in 2017 and staff anticipates that they will maintain that level in 2018.	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
<i>REMOVING CONSTRAINTS</i>				
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	Combine with Program RC-8.4.2 and convert to Policy. See Policy RC-8.4.11.	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	<p>In 2011, the County created and adopted the Regional Housing Need (RH) Combining District (Nevada County Land Use and Development Code Section L-II 2.7.11) 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, but will allow for a maximum of 20-units per acre on sites within a City's Sphere of Influence. 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.</p> <p>In 2013, the County adopted the Continuing Care Retirement Community (CCRC) Combining District (Nevada County Land Use and Development Code Section L-2.7.12), 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</p>	Convert Program to Policy

			<p>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 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.</p> <p>Combine with Program RC-8.4.1 and convert to Policy. See Policy RC-8.4.11.</p>	
RC-8.4.3	The County Health and Human Services Agency and the Regional Housing Authority shall work with affordable housing developers, County Departments and other public agencies to help expedited the processing of affordable housing development applications.	Annually	Ongoing, as needed	Modify / 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 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.	Ongoing	The County will continue to work with the Mountain Housing Council on ways to implement this program County wide.	Retain 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.	Complete	On December 8, 2015, the County Board of Supervisors adopted Ordinance No. 2402, which repealed Nevada County Land Use and Development Code Sections L-II 3.16.G and L-II 3.12 by removing Inclusionary Housing Requirements for all Unincorporated areas outside of the Town of Truckee's Sphere of Influence. Pursuant to the recommendation of the District V Supervisor and Town of Truckee staff, the County retained the inclusionary housing program for projects within the Truckee Sphere of Influence only, due to the unique housing situation in eastern Nevada County.	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	Ongoing	Modify/Retain Program. Combine with RC-8.4.7

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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.	Complete/ Ongoing	Ongoing	Modify/Retain Program. Combine with RC-8.4.6
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.	Implemented/ Ongoing	Implemented. The County first mailed letters to applicable agencies on March 7, 2017. The Truckee -Donner Recreation & Park District (TDRPD) was the only agency to respond and has expressed a willingness to consider a discounted rate for Accessory Dwelling Units. The County provided the TDRPD example policy language for the District to consider and will work with other willing districts to support development of affordable housing in the region. To continue this program staff anticipates resending this request to the County's special districts in Spring 2019.	Modify / Retain 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	Retain 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 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	Retain Program
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
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.	Implemented	At their regular meeting of September 12, 2017, the Board of Supervisors passed and adopted Ordinance No. 2441. The subject Ordinance amended County Land Use and Development Code related to Accessory Dwelling Units (ADU) to update definitions for Transitional and Supportive Housing, amend Definitions and Development Standards, allow the development of ADU's in the R2 Zoning District, and making other housekeeping changes related to setbacks, parking with regards to AB 2299, SB 1069 and SB 2. The amendments as they were	Remove Program
	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.		approved by the Board of Supervisors allows the County to better support efforts to establish a greater amount of affordable housing and Residential Care Facilities. The subject Ordinance also allowed the County to update its Land Use and Development Code to better serve the Citizens of Nevada County	
EO-8.5.5	The County shall work with the Regional Housing Authority 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.	Ongoing	The County has ended its contract with the Regional Housing Authority and Nevada County and is working with other non-profit agencies to implement rehabilitation projects. This service included the developing and implementing outreach program. Flyers and brochures were created and distributed throughout the County.	Modify/Retain 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 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.	Ongoing	The County is administering a HOME grant that included \$240,000 in rental assistance. The County is currently working with several community partners to implement this program. At this time results have been minimal as landlords have been unwilling to participate do to the stringent federal program requirements.	Retain 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.	Ongoing	HHSA is contracting with the Family Resource Center to assist with affordable housing needs of the community, including low income, seniors and disabled individuals.	Modify/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 2019/2020	Pending	Retain Program

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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	Pending	Retain 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.	FY2020/2021	Moved Program to Environmental Justice Programs. See Program EJ-8.7.2	Modify / 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 2021/2022	Moved Program to Environmental Justice Programs. See Program EJ-8.7.3	Modify / 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 2023/2024	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 2024/2025	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 2021/2022	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.	Unimplemented	This program was not feasible to implement during the past 5-year Housing Element Cycle	Remove Program

County Rezone Program

The 2014-2019 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). On October 27, 2015, via Ordinance No. 2401 the Nevada County Board of Supervisor's certified the project's Environmental Impact Report (EIR) and re-designated Sites 6, 11, 12, 14, 15 and 16 to create the potential for 532-units of new multi-family housing in the unincorporated area of Nevada County. To complete the County Rezoning Program, the County Board of Supervisors adopted Ordinance No. 2455 on October 9, 2018 and re-designated Sites 3 and 5 to create the potential for 189-units of additional multi-family housing in the unincorporated area of Nevada County. Therefore, the County has completed the Regional Housing Need Requirements and has satisfied the programs above.

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 2014 and 2019 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 2014 and 2019. 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 have been added. 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, and the California Employment Development Department, the three incorporated cities in Nevada County, the Nevada County Community Development Agency, and various other sources.

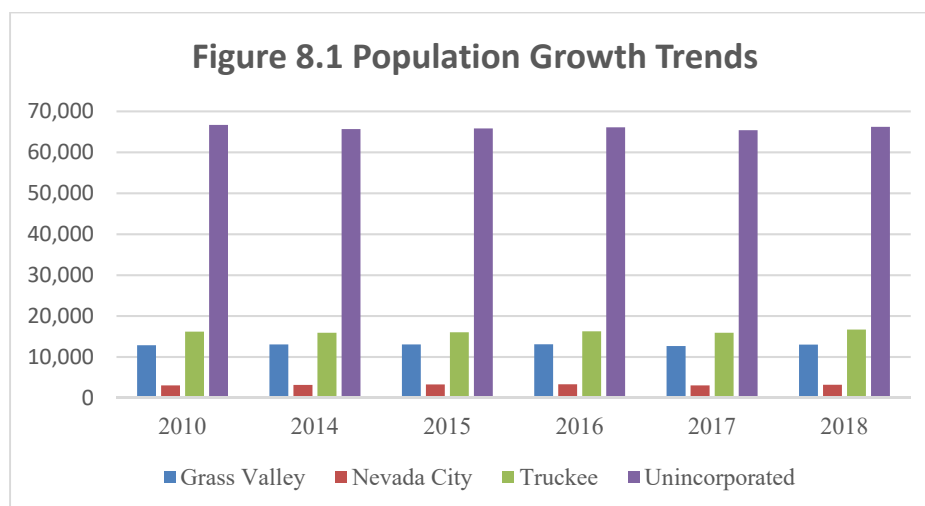
Population Growth Trends

Since the year 2010, Nevada County has seen an increase in its overall population by approximately 400 people. Consistent with population trends in the three incorporated areas within the County, the unincorporated area of Nevada County has seen a slight increase in population over the last three years as shown on Table 8.3. In 2018, the State of California Department of Finance estimated that Nevada County had a population of 99,155 people and has experienced an annual percent change increase of approximately 0.3 percent over the last five years.

**TABLE 8.3
POPULATION GROWTH TRENDS 2010-2018**

Year	Jurisdiction				Total
	Grass Valley	Nevada City	Truckee	Unincorporated	
2010	12,860	3,068	16,180	66,656	98,764
2014	13,061	3,177	15,933	65,671	97,842
2015	13,062	3,287	16,046	65,822	98,217
2016	13,090	3,314	16,271	66,075	98,613
2017	12,657	3,069	15,918	65,375	97,019
2018	13,041	3,226	16,681	66,207	99,155
Average Annual Change					
Number	-4	10	150	107	263
Percent	0.0%	0.3%	0.9%	0.2%	0.3%

Source: State of California, DOF; E-4 Population Estimates for Cities, Counties, and the State, 2011-2018, with 2010 Census Benchmark, October 2018.



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 below 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. As consistent with prior year’s data, Educational Services, Health Care and Social Assistance was the largest employer of persons countywide, followed by Professional, Scientific, and Management, Administrative and Waste Management Services, with Arts, Entertainment and Recreation, Accommodation and Food Services closely behind. Following these industries, Retail Trade is ahead of Construction and Manufacturing countywide. Similarly, in the Unincorporated Area the top employment industries are consistent; however, Manufacturing holds a slight edge over Construction in the fourth 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	41,251	100%	26,438	100%
Agriculture, forestry, fishing and hunting, and mining	562	1.40%	432	1.60%
Construction	3,592	8.70%	2,110	8.00%
Manufacturing	3,002	7.30%	2,354	8.90%
Wholesale trade	715	1.70%	506	1.90%
Retail trade	4,337	10.50%	2,951	11.20%
Transportation and warehousing, and utilities	1,477	3.60%	896	3.40%
Information	754	1.80%	590	2.20%
Finance and insurance, and real estate and rental and leasing	2,231	5.40%	1,347	5.10%
Professional, scientific, and management, and administrative and waste management services	5,450	13.20%	3,504	13.30%
Educational services, and health care and social assistance	9,317	22.60%	6,293	23.80%
Arts, entertainment, and recreation, and accommodation and food services	5,030	12.20%	2,165	8.20%
Other services, except public administration	2,575	6.20%	1,687	6.40%
Public administration	2,209	5.40%	1,603	6.10%

Source: ACS DP-03 2012-2016

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 increased in all jurisdictions from 2010 to 2018. This increase is consistent with the overall increase in population that the County has experienced in the last eight 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 2010 AND 2018**

		<i>Nevada County</i>		<i>Grass Valley</i>		<i>Nevada City</i>		<i>Truckee</i>		<i>Unincorporated</i>	
		<i>2010</i>	<i>2018</i>	<i>2010</i>	<i>2018</i>	<i>2010</i>	<i>2018</i>	<i>2010</i>	<i>2018</i>	<i>2010</i>	<i>2018</i>
Housing Units	Total Housing Units	52,590	53,745	6,637	6,696	1,510	1,545	12,803	13,322	31,640	32,182
	Single	44,383	45,375	3,164	3,214	1,276	1,283	10,961	11,414	28,982	29,464
	Multiple	5,093	5,194	3,034	3,043	223	250	1,401	1,466	435	435
	Mobile Homes	3,114	3,176	439	439	11	12	441	442	2,223	2,283
	Occupied	41,527	41,647	6,077	6,157	1,356	1,422	6,343	6,531	27,751	27,537
	Vacant Units	11,063	12,098	560	539	154	123	6,460	6,691	3,889	4,645
	Vacancy Rate	21.1%	22.5%	8.4%	8.0%	10.2%	8.0%	50.5%	51.0%	12.3%	14.4%
Persons Per Household		2.35	2.35	2.04	2.04	2.08	2.09	2.54	2.55	2.38	2.39

Source: DOF E5 2010-2018 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 22.5 percent, which is an increase of approximately 6.6 percent over 2010 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 12.3 percent in 2010 to 14.4 percent in 2018.

Housing Units by Type

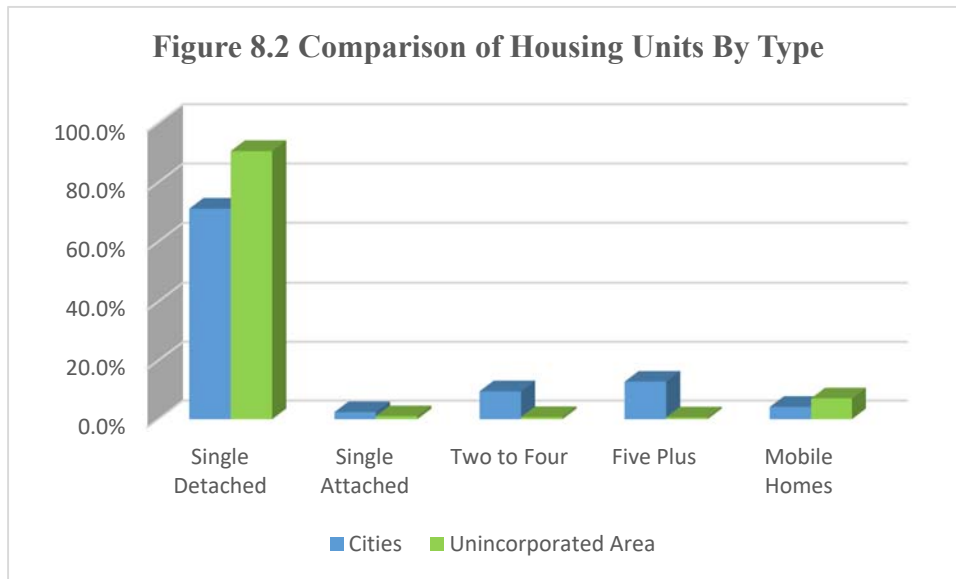
Table 8.6 as shown below details housing characteristics for Nevada County and the percentage represented by each category. A review of the housing characteristics for 2018 shows both attached and detached single-family units constitutes over 84.0 percent of the housing stock in the County. In the unincorporated 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 5.4 percent of the total housing stock in the County, whereas duplexes, triplexes, and fourplexes constitute 4.2 percent of the County’s housing units.

**TABLE 8.6
HOUSING UNITS BY TYPE**

<i>Housing Type</i>	<i>Countywide</i>		<i>Cities</i>		<i>Unincorporated Area</i>	
	<i>2018</i>	<i>Percent</i>	<i>2018</i>	<i>Percent</i>	<i>2018</i>	<i>Percent</i>
Total	53,745	100.0%	21,563	100.0%	31,182	100.0%
Single Detached	44,523	82.84%	15,388	71.10%	29,153	90.53%
Single Attached	852	1.59%	523	2.40%	329	1.0%
Two to Four	2,283	4.25%	2,050	9.50%	233	0.72%
Five Plus	2,911	5.42%	2,709	12.80%	202	0.63%
Mobile Homes	3,176	5.91%	893	4.20%	2,283	7.09%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018



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.

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Information from the 2012-2016 American Community Survey, 5-Year Estimates, as presented in Table 8.7, shows the overall housing vacancy rate in Nevada County is approximately 23 percent, where the City of Nevada City and Grass Valley have seemingly more reasonable rates of 1.5 and 10.0 percent respectively. As shown in Table 8.5, the Unincorporated Area's vacancy rate is 14.0%. The Town of Truckee has a very high vacancy rate at 54.9 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>Unincorporated Area</i>
Total housing units	53,189	6,625	1,375	13,637	31,552
Occupied housing units	40,587	5,964	1,354	6,146	27,552
Vacant housing units	12,602	661	21	7,491	4,429
For rent	481	173	20	91	217
Rented, not occupied	241	0	0	99	142
For sale only	618	64	0	141	413
Sold, not occupied	204	0	0	81	123
For seasonal, recreational, or occasional use	9,814	105	0	7,059	2,660
All other vacants	1,234	319	21	20	874
Vacancy rate	23.7%	10.0%	1.5%	54.9%	14.0%
Homeowner vacancy rate	2.1%	2.5%	0.0%	3.3%	1.8%
Rental vacancy rate	4.0%	4.7%	0.0%	4.1%	3.9%

Source: ACS 5-Year Estimates, 2012-2016

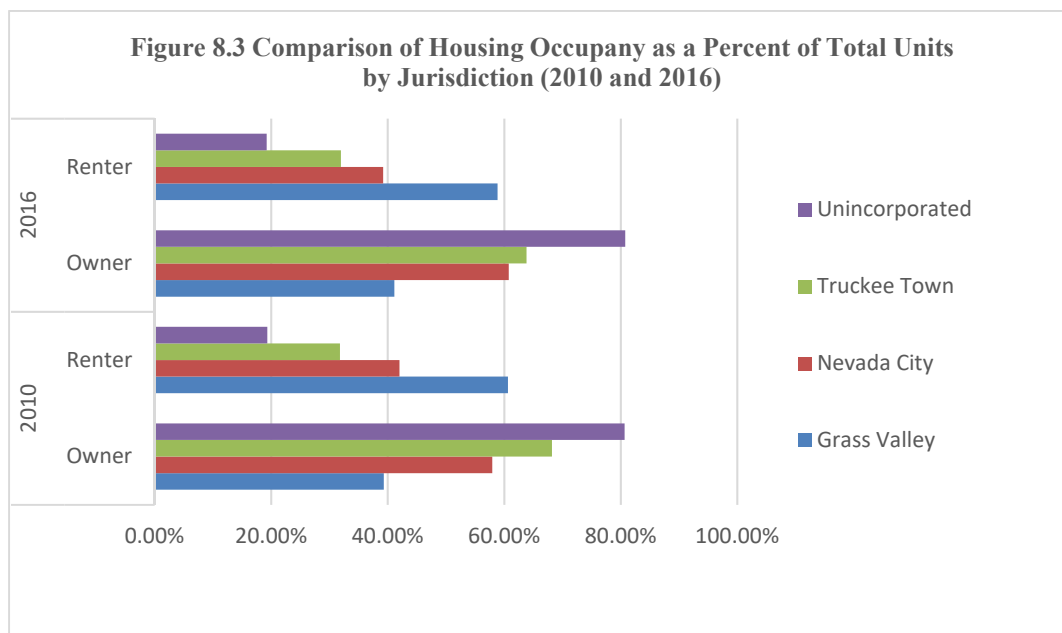
Housing Occupancy

Housing occupancy rates provides a good indicator as to the distribution of housing stock between owner and rental occupied units. As shown below on Table 8.8, occupancy rates from 2010 and 2016 have shown a decrease in the percentage of renter occupied units throughout Nevada County by an average of approximately 2.9% through each jurisdiction in Nevada County. Between 2010 and 2016, the Town of Truckee experienced the greatest growth of renter occupied units with an increase of 1.6%, Grass Valley experienced a decrease of 5.1%, Nevada City experienced a decrease of 7.3% and the Unincorporated Area saw a decrease in renter occupied units of 2.9%. This decrease in growth in the overall percentage of occupied renter units is likely attributed to the overall decrease in housing prices and lower home loan interest rates.

**TABLE 8.8
HOUSING OCCUPANCY**

	2010			2016		
	Existing Households	Owner	Renter	Existing Households	Owner	Renter
Nevada County	41,527	29,890	11,637	40,587	29,282	11,305
Grass Valley City	6,077	2,391	3,686	5,964	2,454	3,510
Nevada City	1,356	786	570	1,354	823	531
Truckee Town	6,343	4,326	2,017	6,416	4,095	2,051
Unincorporated Area	27,751	22,387	5,364	27,123	21,910	5,213

Source: ACS 5 Year Estimates, 2010-2016



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 2012-2016 American Community Survey states that the number of persons per household in the County is 2.42, which is just slightly higher than the number of persons per household reported by the 2010 Census of 2.35. As shown below on Table 8.9, over 60% of the County’s home owners in the unincorporated area are over the age of 60-years old. Comparatively, approximately 57% of householders countywide are over the age of 60 years old.

**TABLE 8.9
HOUSEHOLDS BY TENURE AND AGE (2012-2016)**

	<i>Nevada County</i>	<i>Grass Valley</i>	<i>Nevada City</i>	<i>Truckee</i>	<i>Unincorporated Area</i>
	<i>Estimate</i>				
Total:	40,587	5,964	1,354	6,146	27,123
Owner occupied:	29,282	2,454	823	4,095	21,910
Householder 15 to 24 years	69	0	0	0	69
Householder 25 to 34 years	1,356	83	48	245	980
Householder 35 to 44 years	2,653	217	37	738	1,661
Householder 45 to 54 years	4,825	188	87	1,235	3,315
Householder 55 to 59 years	3,687	347	94	559	2,687
Householder 60 to 64 years	4,644	258	97	546	3,743
Householder 65 to 74 years	7,207	677	323	580	5,627
Householder 75 to 84 years	3,493	471	94	166	2,762
Householder 85 years and over	1,348	213	43	26	1066
Renter occupied:	11,305	3,510	531	2,051	5,213
Householder 15 to 24 years	458	180	61	0	217
Householder 25 to 34 years	2,536	682	77	764	1,013
Householder 35 to 44 years	2,231	611	78	526	1,016
Householder 45 to 54 years	2,063	600	155	354	954
Householder 55 to 59 years	886	302	17	153	414
Householder 60 to 64 years	805	112	65	27	601
Householder 65 to 74 years	1287	363	78	156	690
Householder 75 to 84 years	340	132	0	49	159
Householder 85 years and over	699	528	0	22	149

Source: ACS 2012-2016, 5 Year (B25007)

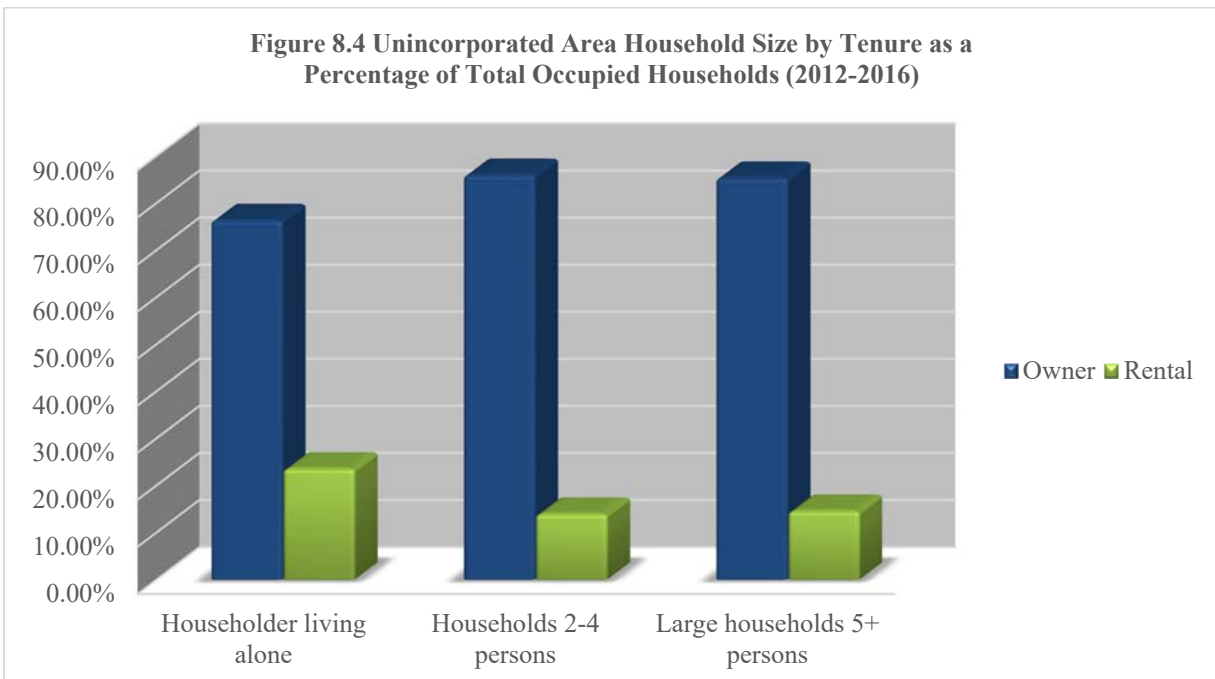
Household Size by Tenure

Large households are defined as those containing five or more persons. According to the 2012-2016 American Communities Survey, 1,819 or approximately 4.7% of all occupied households countywide contained five or more people as reflected on Table 8.10. By comparison, in the Unincorporated Area, 1,341 or 3.0% of all occupied households contained five or more people and are considered to be large households. Conversely, the 2012-2016 American Communities Survey found that over 30% of all occupied households in Nevada County were householders living alone and approximately 18% 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) 2016**

	Countywide		Grass Valley		Nevada City		Truckee		Unincorporated	
	#	%	#	%	#	%	#	%	#	%
Owner										
Householder living alone	7,608	64.4%	1,073	39.3%	236	49.4%	968	59.2%	5,334	76.4%
Households 2-4 persons	20,301	80.1%	1,320	49.5%	587	70.5%	2,963	76.1%	15,431	86.0%
Large households 5+ persons	1,373	75.5%	61	31.9%	0	0.0%	167	58.2%	1,145	85.4%
Rental										
Householder living alone	4,211	35.6%	1,654	60.7%	242	50.6%	666	40.8%	1,649	23.6%
Households 2-4 persons	5,047	19.9%	1,348	50.5%	246	29.5%	931	23.9%	2,522	14.0%
Large households 5+ persons	446	24.5%	130	68.1%	0	0.0%	120	41.8%	196	14.6%
Total										
Total Householder living alone	11,819	100.0%	2,727	100.0%	478	100.0%	1,631	100.0%	6,983	100.0%
Total Households 2-4 persons	25,348	100.0%	2,668	100.0%	833	100.0%	3,894	100.0%	17,953	100.0%
Total Large households 5+ persons	1,819	100.0%	191	100.0%	0	0.0%	287	100.0%	1,341	100.0%

Source ACS B25009, 5 year (2012-2016)



Overcrowding

According to the 2012-2016 American Communities Survey, approximately 2.0% 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, 640 of the 29,828 (2.0 %) Owner-Occupied Households are overcrowded and 423 of the 11,305 (4.0%) Renter-Occupied Households are overcrowded. By comparison in the Unincorporated Area, Table 8.11 shows that 513 (2.0%) of the total 21,910 Owner-Occupied housing units were Overcrowded and 258 (5.0%) of the total 5,213 Renter-Occupied housing units were overcrowded. Additional information regarding the overcrowding rates in the incorporated areas is shown below on Table 8.11.

**TABLE 8.11
OVERCROWDED HOUSEHOLDS (2016)**

			<i>Nevada County</i>	<i>Grass Valley</i>	<i>Nevada City</i>	<i>Truckee</i>	<i>Unincorporated</i>
Total:			40,587	5,964	1,354	6,146	27,123
Owner occupied:			29,282	2,454	823	4,095	21,910
0.50 or less occupants per room			23,730	2,155	680	3,041	17,854
0.51 to 1.00 occupants per room			5,123	299	128	993	3,703
1.01 to 1.50 occupants per room			218	0	0	25	193
1.51 to 2.00 occupants per room			140	0	15	0	125
2.01 or more occupants per room			71	0	0	36	35
Renter occupied:			11,305	3,510	531	2,051	5,213
0.50 or less occupants per room			7,084	2,115	366	1,167	3,436
0.51 to 1.00 occupants per room			3,881	1,349	165	769	1,598
1.01 to 1.50 occupants per room			257	46	0	111	100
1.51 to 2.00 occupants per room			64	0	0	4	60
2.01 or more occupants per room			19	0	0	0	19
Owner Occupied	Overcrowded	1.01 or more	432	0	15	61	353
Renter occupied	Overcrowded	1.01 or more	340	46	0	115	179
Total overcrowded		1.01 or more	769	46	15	176	532
Owner Occupied	Severely Overcrowded	1.5 or more	211	0	15	36	160
Renter occupied	Severely Overcrowded	1.5 or more	83	0	0	4	79
Total severely overcrowded		1.5 or more	294	0	15	40	239

Source: ACS 2012-2016 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 8.12, 49.2% of all households in Nevada County spent more than 30% of their gross income for housing and approximately 23.3% of all renters and 25.8% of all owner households in the County “overpay” according to the 2006 – 2015

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 44.4% of all households are overpaying for housing, 15.3% of all renter households are overpaying and 29.0% 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% of the 2016 median household income for Nevada County (i.e., less than \$28,714.50). 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 68% of all Extremely Low-Income owner occupied housing units and approximately 32% of Extremely Low-Income renter occupied housing units were 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>Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost (Overpayment By Income Category) Nevada County Area Median Income (AMI) \$57,429</i>		
Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	40,995	100.0%
Total Renter households	11,310	27.6%
Total Owner households	29,685	72.4%
Total lower income (0-80% of HAMFI) households	15,750	38.4%
Lower income renters (0-80%)	6,560	16.0%
Lower income owners (0-80%)	9,190	22.4%
Extremely low income renters (0-30%)	2,340	5.7%
Extremely low income owners (0-30%)	1,800	4.4%
Lower income households paying more than 50%	6,610	16.1%
Lower income renter HH severely overpaying	2,920	7.1%
Lower income owner HH severely overpaying	3,690	9.0%
Extremely Low Income (0-30%)	2,695	6.6%
ELI Renter HH severely overpaying	1,555	3.8%
ELI Owner HH severely overpaying	1,140	2.8%
Income between 30%-50% (<i>Very Low</i>)	2,155	5.3%
Income between 50% -80% (<i>Low</i>)	1,760	4.3%
Lower income households paying more than 30%	10,475	25.6%
Lower income renter HH overpaying	4,825	11.8%
Lower income owner HH overpaying	5,650	13.8%
Extremely Low Income (0-30%)	3,190	7.8%
Income between 30%-50% (<i>Very Low</i>)	3,475	8.5%
Income between 50% -80% (<i>Low</i>)	3,810	9.3%
Total Households Overpaying	20,160	49.2%
Total Renter Households Overpaying	9,570	23.3%
Total Owner Households Overpaying	10,590	25.8%

Source: 2006-2015 CHAS Data Sets:https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

**TABLE 8.13
HOUSEHOLDS OVERPAYING - UNINCORPORATED AREA**

<i>Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost (Overpayment By Income Category) Nevada Count Area Median Income (AMI) \$57,429</i>		
Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	27,155	100.0%
Total Renter households	5,125	18.9%
Total Owner households	22,030	81.1%
Total lower income (0-80% of HAMFI) households	9,910	36.5%
Lower income renters (0-80%)	2,975	11.0%
Lower income owners (0-80%)	6,935	25.5%
Extremely low income renters (0-30%)	860	3.2%
Extremely low income owners (0-30%)	1,285	4.7%
Lower income households paying more than 50%	4,245	15.6%
Lower income renter HH severely overpaying	1,265	4.7%
Lower income owner HH severely overpaying	2,980	11.0%
Extremely Low Income (0-30%)	1,420	5.2%
ELI Renter HH severely overpaying	600	2.2%
ELI Owner HH severely overpaying	820	3.0%
Income between 30%-50% (<i>Very Low</i>)	1,385	5.1%
Income between 50% -80% (<i>Low</i>)	1,440	5.3%
Lower income households paying more than 30%	6,380	23.5%
Lower income renter HH overpaying	2,020	7.4%
Lower income owner HH overpaying	4,360	16.1%
Extremely Low Income (0-30%)	1,585	5.8%
Income between 30%-50% (<i>Very Low</i>)	2,070	7.6%
Income between 50% -80% (<i>Low</i>)	2,725	10.0%
Total Households Overpaying	12,050	44.4%
Total Renter Households Overpaying	4,165	15.3%
Total Owner Households Overpaying	7,885	29.0%

Source: 2006-2015 CHAS Data Sets:https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

Income Characteristics and Poverty Status

Standard income groups are established by HUD and are based on the median income of the area, which can be either 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
- Low Households Earning Between 50% and 80% of the Median Income
- Moderate Households 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 \$57,429 in 2012-2016 according the Bureau of Census, American Communities Survey. For comparison, the State of California median income over the same period was \$63,783. According to statistics provided by the State Department of Housing and Community Development (HCD), the “Area Media Income” as reflected in tables 8.12 and 8.13 above was \$57,429, which is shown to be equal to information provided from the U.S. Bureau of Census.

As shown on in Table 8.14, based upon the County’s median income of \$57,429 the data shows that approximately 44% of Nevada County’s population has an income that is within the low or lesser income categories. Additional data from the 2012-2016 American Communities Survey indicates that approximately 12.2% of individuals of the County’s population are living below the poverty level.

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-\$17,229	3,723 ⁽²⁾	9.17%
Very Low	\$17,230-\$28,709	3,723 ⁽³⁾	9.17%
Low	\$28,710-\$45,939	10,520 ⁽⁴⁾	25.92%
Moderate	\$45,940-\$68,909	6,943 ⁽⁵⁾	17.11%
Above Moderate	\$68,910-and above	15,678 ⁽⁶⁾	38.63%
TOTAL	n/a	40,587	100%

Source: ACS-S2503 2012-2016

⁽¹⁾Based on 2012-2016 Census area median income of \$57,429.

⁽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.

Historic Residential Construction Trends

Between 2009 and 2018, housing construction within the County has averaged approximately 96 single-family units per year. During the same reporting period, 115 multi-family Building Permits

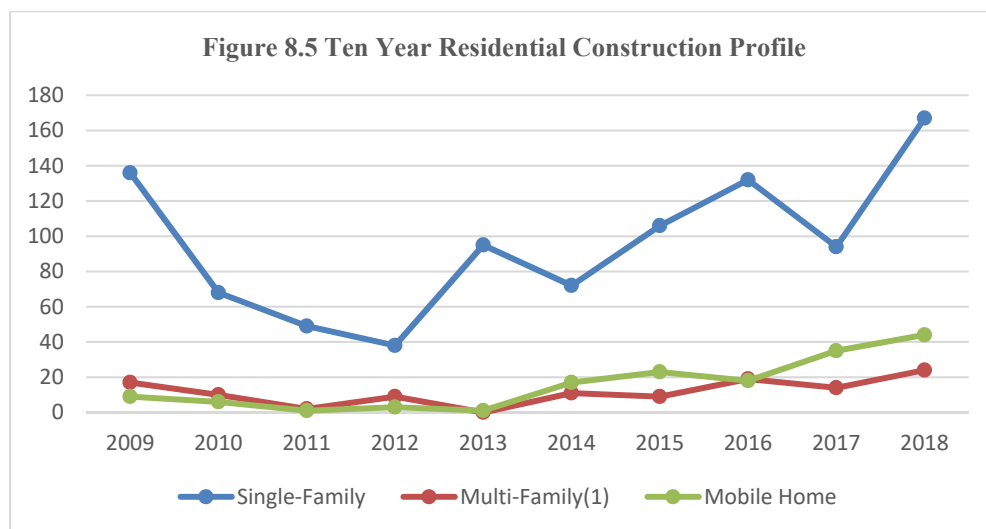
**TABLE 8.15
TEN YEAR RESIDENTIAL
CONSTRUCTION PROFILE**

Year Built	Single-Family	Multi-Family ⁽¹⁾	Mobile Home
2009	136	17	9
2010	68	10	6
2011	49	2	1
2012	38	9	3
2013	95	0	1
2014	72	11	17
2015	106	9	23
2016	132	19	18
2017	94	14	35
2018	167	24	44
TOTAL	957	115	157

Source: Nevada County CDA, 2018.

⁽¹⁾ Includes Accessory Dwelling Units.

were issued in Nevada County, which includes Accessory Dwelling Units. As shown on Table 8.15, the number of housing units constructed is broken down annually into the categories of Single-Family, Multi-Family, and Mobile Home Units. As evident on Table 8.15, a slowdown in Building Permit issuance began after 2009, in which only 68 Single-Family Building Permits being issued. As reflected in Table 8.15, new construction activity in the Unincorporated Area experienced dramatic annual decreases beginning in 2010 and continuing until 2013 where 95 Building Permits were issued. Beginning in 2014, Building Permit activity began to increase with the issuance of 72 single-family permits with activity peaking in 2016 with the issuance of 132 Single-Family Building Permits before dropping slightly in 2017 and then increasing to 167 single-family permits in 2018. As reflected on the table, 2014 was the first time in the past 5 years that the County has issued more permits for new Single-Family construction than prior years. Furthermore, the table also shows that both Multi-Family and Mobile Home Building permits began to increase in 2014 with an average of 14 Multi-Family and Mobile Home permits issued for each category. While the table shows that overall single-family Building Permit activity has continued to increase, it's worth noting that both Multi-Family and Mobile Home permits have also enjoyed a steady increase beginning 2014. This increase in Accessory Dwelling Units and Mobile Homes may indicate a potential shift in home types being constructed and a desire to construct Accessory Dwelling Units which also provides more affordable housing options for lower income families.



Housing Affordability

Homeowners

According to the Bureau of Census 2012-2016 American Community Survey, the median value of a Single-Family home in Nevada County was \$355,900 in the year 2016. As shown below 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 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 2012-2016 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 \$1,962 and those without a mortgage; the monthly cost was \$542.

**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	73 (8.9%)	269 (11.0%)	175 (4.3%)	1,558 (5.3%)	286,863 (4.1%)
\$50,000 to \$99,999	0 (0.0%)	26 (1.1%)	102 (2.4%)	530 (1.8%)	246,620 (3.6%)
\$100,000 to \$199,999	45 (5.4%)	366 (14.9%)	138 (3.4%)	2,511 (8.69%)	781,705 (11.3%)
\$200,000 to \$299,999	189 (23.0%)	843 (34.4%)	344 (8.40%)	6,433 (22.0%)	997,071 (14.4%)
\$300,000 to \$499,999	360 (43.7%)	734 (29.9%)	1,340 (32.7%)	10,821 (37.0%)	1,932,797 (27.9%)
\$500,000 to \$999,999	141 (17.1%)	183 (7.5%)	1,785 (43.6)	6,529 (22.3%)	1,989,589 (28.7%)
\$1,000,000 or more	15 (1.8%)	33 (1.30%)	211 (5.2%)	890 (3.0%)	694,362 (10.0%)
MEDIAN VALUE	\$357,700	\$254,400	\$492,400	\$355,900	\$409,300

Source: U.S. Census Bureau, 2012-2016 American Community Survey

Mortgage interest rates are a prime determinant of home affordability. Current interest rate of approximately 4.5% (as of December 2018 according to WellsFargo.com), a household earning the Nevada County median income of \$57,429 annually could potentially qualify for the median value home in the County based on 2012 – 2016 American Community Survey data, but would likely be overpaying for this housing (spending more than 30% of their income towards housing, see Households Overpaying on Pages 8-24 and 8-25). 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 \$1,435 per month towards housing without overpaying. Assuming a mortgage interest rate of 4.50%, 20 percent down, monthly taxes and insurance around \$110, and a monthly payment around \$1,435 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.

Chapter 8: Housing Element

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),

TABLE 8.17
HOUSING AFFORDABILITY BY INCOME

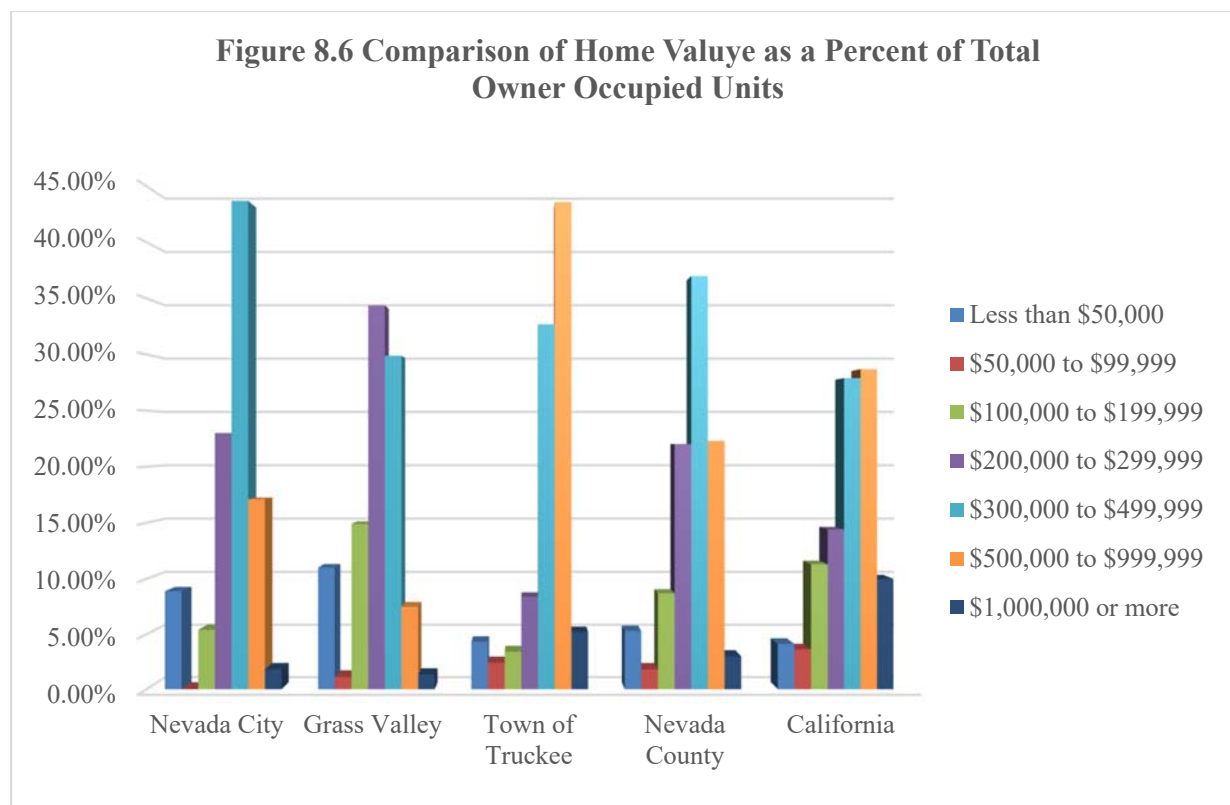
<i>Income Group</i>	<i>Income Range⁽¹⁾</i>	<i>Affordable Monthly Payment⁽²⁾</i>
Extremely Low	\$0-\$17,229	\$0-\$430.73
Very Low	\$17,230-\$28,709	\$430.75-\$717.73
Low	\$28,710-\$45,939	\$717.75-\$1,148.47
Moderate	\$45,940-\$68,909	\$1,148.50-\$1,722.73
Above Moderate	\$68,910-and above	\$1,722.75 and up

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.

Source: ACS-S2503 2012-2016.

⁽¹⁾ Based on the area median income of \$57,429

⁽²⁾ Assumes 30 percent of income for shelter.



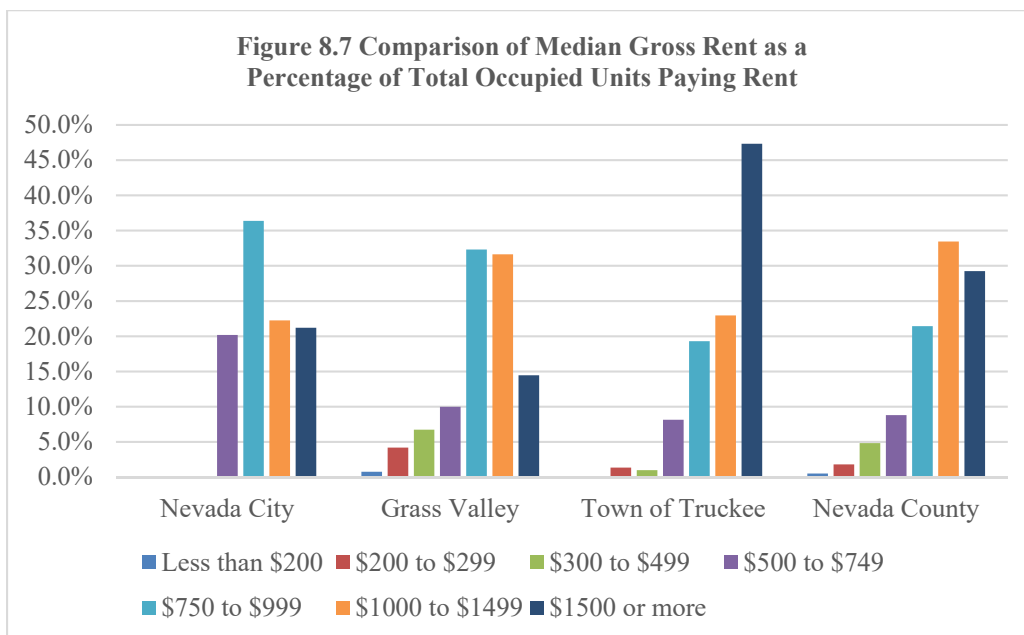
Renters

The Bureau of Census 2012 to 2016 American Community Survey provides information on median gross rent in Nevada County, as displayed below on Table 8.18. As shown on Table 8.18, the median gross rent for Nevada County was \$1,205, 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, 6,380 households or approximately 60.4% of all rental units were overpaying for their housing according to the American Community Survey with 15.6% of those units paying over 50% or more of their income towards rent.

**TABLE 8.18
MEDIAN GROSS RENT**

Rent	Number of Households			
	Nevada City	Grass Valley	Town of Truckee	Nevada County
Occupied units paying rent	481	3,421	1,940	10,552
Less than \$200	0	26	0	52
\$200 to \$299	0	143	26	189
\$300 to \$499	0	230	19	508
\$500 to \$749	97	341	158	928
\$750 to \$999	175	1,105	374	2,261
\$1,000 to \$1,499	107	1,082	445	3,528
\$1,500 or more	102	494	918	3,086
Median (Dollars)	\$933	\$961	\$1,440	\$1,205
No rent paid	50	89	111	753

Source: ACS 20012-2016



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, 2,182 (10.06%) of households are Female-Headed Households. In comparison, the City of Nevada City had 20.35% of all occupied housing units were Female-Headed Households, 30.42% of housing units in Grass Valley were Female-Headed Households, and 22.75% 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 (2016)**

<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	815	30.42%	153	20.35%	149	22.75%	2,182	10.06%
Female Heads with Own Children	576	21.50%	67	8.91%	149	22.75%	1,071	4.94%
Female Heads without Children	239	8.9%	86	11.4%	0	0.0%	1,111	5.1%
Total Householders	2,679	100.0%	752	100.0%	655	100.0%	21,691	100.0%
Female Headed Householders Under the Poverty Level	412	15%	40	5.0%	25	4.0%	325	1.0%
Total families Under the Poverty Level	1,015	38%	121	16%	69	11%	1,441	7%

Source: ACS 2012-2016 B17012.

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.

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 3.8% or 1,432 of Nevada County's residents who live in the unincorporated area have one or more physical disabilities and are employed according to the 2012 – 2016, American Community Survey. Whereas, pursuant to the Table, an estimated 4.2% of all Nevada County residents have one or more physical disabilities and are employed. Additionally, as shown on Table 8.21, approximately 27.75% of the Unincorporated Area's disabled population have Ambulatory Difficulty and require assistance in daily living. Of the County's senior population, approximately 53.35% have one or more types of disabilities.

Persons with a mental disability make up approximately 32.99% 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.

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TABLE 8.20

PERSONS WITH PHYSICAL DISABILITY BY EMPLOYMENT STATUS* (ACS 2016)

	Nevada County		Grass Valley		Nevada City		Town of Truckee		Unincorporated Nevada County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Persons:	57,449	100.00%	7,030	100.0%	1,761	100.00%	10,681	100.0%	37,977	100.0%
In the Labor Force:	41,168	71.70%	4,925	70.1%	1,126	63.94%	8,965	83.9%	26,152	68.9%
Employed:	37,572	65.40%	4,372	62.2%	1,092	62.01%	8,381	78.5%	23,727	62.5%
With a Disability	2,414	4.20%	591	8.4%	13	0.74%	378	3.5%	1,432	3.8%
No Disability	35,158	61.20%	3,781	53.8%	1,079	61.27%	8,003	74.9%	22,295	58.7%
Unemployed:	3,596	6.30%	553	7.9%	34	1.93%	584	5.5%	2,425	6.4%
With a Disability	305	0.50%	72	1.0%	0	0.00%	43	0.4%	190	0.5%
No Disability	3,291	5.70%	481	6.8%	34	1.93%	541	5.1%	2,235	5.9%
Not in Labor Force	16,281	28.30%	2,105	29.9%	635	36.06%	1,716	16.1%	11,825	31.1%
With a Disability	4,044	7.00%	997	14.2%	108	6.13%	272	2.5%	2,667	7.0%
No Disability	12,237	21.30%	1,108	15.8%	527	29.93%	1,444	13.5%	9,158	24.1%

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

TABLE 8.21

PERSONS WITH DISABILITIES BY DISABILITY TYPE AND AGE (ACS 2016)

	Grass Valley		Nevada City		Town of Truckee		Nevada County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Disabilities Talled	3,256	100%	261	100%	1060	100%	14,411	100%
Total Disabilities for Ages 5-64	1,772	54.42%	121	46.36%	773	72.92%	4,587	46.64%
Hearing Difficulty	309	9.49%	2	0.77%	275	25.94%	1,057	10.75%
Vision Difficulty	477	14.65%	40	15.33%	162	15.28%	647	6.58%
Cognitive Difficulty	771	23.68%	48	18.39	166	15.66%	2,116	21.52%
Ambulatory Difficulty	760	23.34%	49	18.77%	321	30.28%	1,869	19.01%
Self-Care Difficulty	217	6.66%	2	0.77%	112	10.57%	789	8.02%
Independent Living Difficulty	530	16.28%	2	0.77%	175	16.51%	1,859	18.90%
Total Disabilities for Ages 65 and Over	1,484	45.58%	140	53.64%	287	27.08%	5,247	53.36%
Hearing Difficulty	718	22.05%	56	21.46%	245	23.11%	2,900	29.49%
Vision Difficulty	233	7.16%	0	0.00%	32	3.02%	756	7.69%
Cognitive Difficulty	482	14.80%	96	36.78%	1	0.09%	1,128	11.47%
Ambulatory Difficulty	787	24.17%	52	19.92%	56	5.28%	2,729	27.75%
Self-Care Difficulty	389	11.95%	52	19.92%	1	0.09%	944	9.60%
Independent Living Difficulty	627	19.26%	99	37.93%	63	5.94%	1,501	15.26%

Source: ACS S1810 (2012-2016)

The State Department of Social Services' Community Care Licensing Division identifies eleven Residential Care Facilities for elderly citizens and six Adult Residential Care Facilities. These facilities provide 24-hour non-medical care for adults ages 18-59 as well as for elderly citizens in Nevada County who are unable to provide for their own daily needs.

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.

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 U.S. 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 on Table 8.22 and 8.23, there are approximately 542 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, Intermediate Care Facility, Independent/Supported Living Facility, Skilled Nursing Facility, the majority of the County's developmentally disabled population (approximately 71%) find their housing in the home of their parent or legal guardian regardless of their age as shown on Table 8.23.

**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>
3	32	42	40	44	51	140	74	39	53	24	542

Source: Department of Developmental Services, December 2018 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>Skilled Nursing Facility</i>	<i>Independent Living Facility</i>	<i>Other</i>	<i>Total</i>
35	386	8	107	6	542

Source: Department of Developmental Services, December 2018 Quarterly Report.

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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 disabled 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 Americans with Disabilities Act-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 Tables 8.36 and 8.37.

The County also makes rehabilitation funds available to income qualified households for accessibility improvements. In 2018, 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 2019 and it is anticipated that the County will continue to seek similar grant programs throughout the duration of the Sixth Housing Element Cycle (2019-2027). 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 steps and porches; and more. These services are provided to residents living in Nevada, Sierra, Yuba and Sutter Counties.

California Code of Regulations Title 24, which are the Energy Efficiency Standards do not typically address the housing need of several other categories of disabled persons, including developmentally disabled persons and the mentally ill. 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 SB 2, 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). In addition, as part of Ordinance No. 2441, which was approved by the Board of Supervisors on September 12, 2017 the County amended LUDC Section L-II 6.1 – Definitions of Article 6 related to revised definitions for transitional and supportive housing in regards to Program EO-8.5.4, which was part of the 2014-2019 Housing Element. The revisions responded to the above Housing Element Program to allow transitional and supportive housing as a residential use of property subject to the same restrictions and permitting requirements that apply to other residential dwellings of the same type in the same zoning district with one exception, and amended the definitions for transitional and supportive housing. The one exception related to the fact that County’s Community Commercial (C2) Zoning District required approval a Use Permit for construction of residential dwelling units that are part of a mixed-use development, but permits transitional and supportive housing as an allowed “by-right” use in the C2 zone. In reviewing SB 2 it was determined that the permitting requirements for transitional and supportive housing in the C2 Zoning District be changed to an allowed use to instead require approval of a Use Permit, as is the requirement for other residential units in the C2 zone. Allowing transitional and supportive housing as a by-right use in the C2 zone was a direct result of the implementation of the 2009-2014 Nevada County Housing Element and Program EO-8.5.4 and the adoption of Ordinance No. 2366. A review of SB 2, however, determined that intent of the Senate Bill is to remove constraints for transitional and supportive housing, and because the County Board of Supervisors adopted “improving and expanding emergency shelters” as a 2017

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“A” Legislative Priority, the proposal to leave transitional and supportive housing in the C2 zone permissible as a “by-right” use in an effort to continue to make those housing types more feasible to construct, above and beyond what SB2 required.

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 on Table 8.24, in 2012 there are 182 farms in Nevada County, which employ 657 people. This information was provided by HCD as a part of the Sixth Housing Element Cycle data package and seems to be inconsistent with statistics

**TABLE 8.24
FARMWORKERS AND DAYS WORKED**

<i>Hired Farm Labor</i>	
<i>Farms</i>	<i>Workers</i>
182	657
<i>Days Worked</i>	
150 Days or More	
Farms	56
Workers	118
<i>Farms with 10 or More Workers</i>	
Farms	2
Workers	N/A
<i>Fewer than 150 Days</i>	
Farms	158
Workers	539

Source: USDA Census of Farmworkers 2012, Table 7 Or ACS DP-03 2012-2016 (for agriculture, forestry and hunting/fishing without mining)

provided directly from the 2012 Census of Agriculture prepared by the United States Department of Agriculture (USDA). Information from the 2012 Census of Agriculture for Nevada County details that there are 742 farms in Nevada County with an average size of 57-acres. Additionally, the Census shows that there were approximately 42,114-acres of “land in farms” in Nevada County in 2012, which was down from the 70,167 acres that was reported in 2007. The USDA is also in the process of completing a 2017 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 February 2019. 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 2017. This report indicates that the total value of Nevada County’s 2017 agricultural crop production was \$21,367,900. This amount represents an increase of \$2,470,900 from the 2016 crop value. The timber industry had the largest increase in value of \$2,555,500. This change reflects both an increased amount harvested and an increased dollar value. Nursery products show increased revenue of \$29,200. This increase is primarily from higher nursery sales, including Cut Flowers and Christmas Tree sales. Retail nursery production was slightly down which growers attributed to a loss in production acres. Wine grapes showed a 1.59% gain from 2016. The 2017 crop report shows that the top six crops in value in Nevada County are as follows: #1 Cattle; #2 Timber; #3 Pasture/Rangeland; #4 Vegetables; #5 Wine Grapes; #5 Nursery and Flower; and #6 Miscellaneous.

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 discretionary review. At their regular meeting of May 23, 2017, the Board of Supervisors passed and adopted Ordinance No. 2432. The subject Ordinance amended County Land Use and Development Code Sections L-II 3.10 - Employee Housing and L-II 3.15 - Recreational Vehicle Use and Temporary Occupancies. The subject Ordinance better allows for the temporary use of Recreational Vehicles for seasonal agricultural employees.

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 \$57,429 utilized for analysis within this document is based on Bureau of Census 2012-2016 American Communities Survey statistics. For Extremely Low-Income households, this results in an income of \$17,229 or less as shown on 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 2018 minimum wage of \$10.50 per hour for employers with 25 or less employees would be considered a very low-income household at \$21,840 or less annually. It is worth noting that on January 1, 2017 the California minimum wage increased to \$10.00 per hour which was up from \$9.00 per hour from 2016. While the above example of a minimum wage worker earning an annual salary based on a 40-hour workweek of \$21,840 would be just outside of the extremely low income category, it would still be at the bottom tier of the very low income category. Based on information provided by the Bureau of Census the approximately 3,723 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 3,723 extremely low-income households resided in Nevada County, which represents 9.17% 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 40% of all Extremely Low Income owner occupied housing units and approximately 79% of Extremely Low Income renter occupied housing units were overpaying for housing (paying more than 30% of their income towards housing costs). Collectively approximately 85% of all Extremely Low Income households are overpaying for housing compared to the approximately 38% 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 475 units, the County projects a need of 237 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

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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 and Accessory Dwelling 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 on January 24 2019, to better determine homeless needs in Nevada County. The count was done for both western Nevada County and the Tahoe Truckee area. The count was coordinated every other year until 2017, when the County opted to start counting annually. In 2019, the County found that there were approximately 404 individuals who were experiencing homelessness. For the 2019 count, County staff placed more emphasis on organizing multiple counting locations on the day of the county and on increasing outreach for the HUD-allowed window of 10 days after the count. More organization and coordination combined with mild-weather allowed for effective outreach, and likely a more accurate county compared to previous year's counts. Locations throughout the County actively participated in conducting surveys with over 60 volunteers participating in counting efforts. Extreme Weather Shelter operations in Truckee, the Salvation Army in Grass Valley and Sierra Roots in Nevada City, were opened to provide more opportunities for unsheltered homeless residents to access those facilities to be counted. Additionally, the North San Juan community was very active in the 2019 county by hosting its own event for people experiencing homelessness on the San Juan Ridge. The counted 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 addressing homelessness. Data provided by HCD as a part of the 6th Housing Element Cycle Data Package, as shown below on 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>2017</i>
	<i>2011</i>	<i>2017</i>	<i>2011</i>	<i>2017</i>		
Total Homeless	544	772	277	207		
Total Sheltered	227	337	239	184		
Total Unsheltered	317	435	38	23		
Total Chronically Homeless					149	232
Total Chronically Sheltered					27	67
Total Chronically Unsheltered					122	165

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 which are focused on meeting the housing needs of the homeless. The County Land Use and Development Code 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-8.5.4, (2014-2019 Housing Element)), the County amended its Zoning Regulations in 2017 to amend the definitions for transitional and supportive housing. The revisions responded to the above Housing Element Program to allow transitional and supportive housing as a residential use of property subject to the same restrictions and permitting requirements that apply to other residential dwellings of the same type in the same zoning district with one exception, and amended the definitions for transitional and supportive housing. The one exception related to the fact that County’s Community Commercial (C2) Zoning District required approval a Use Permit for construction of residential dwelling units that are part of a mixed-use development, but permits transitional and supportive housing as an allowed “by-right” use in the C2 zone. Allowing transitional and supportive housing as a by-right use in the C2 zone was a direct result of the implementation of the 2009-2014 Nevada County Housing Element and Program EO-8.5.4 and the adoption of Ordinance No. 2366. 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 and retention 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 below, shows that there are approximately 329 Family Beds and 443 Adult Only Beds that are available to assist homeless persons.

**TABLE 8.26
HOMELESS FACILITIES**

<i>Facility Type</i>	<i>Family Units</i>	<i>Family Beds</i>	<i>Adult Only Beds</i>	<i>Seasonal</i>
Emergency Shelter	75	132	223	0
Transitional Housing	28	89	42	0
Permanent Supportive Housing	16	41	176	0
Rapid Rehousing	23	67	2	n/a
TOTAL	142	329	443	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 well as to allow a “by-right” use in the C2 zone. In addition, Senate Bill 2 (Cedillo) 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 9,793.99 undeveloped acres of RA zoned property ranging from 0.26 to 136.58-acres in size (Table A.1); approximately 705.19 undeveloped acres of R1 zoned property ranging from 0.26 to 14.80-acres in size (Table A.2); approximately 92.25 undeveloped acres of R2 zoned property ranging from 0.26 to 37.51-acres in size (Tables A.3 – A.4); approximately 58.74-acers of undeveloped R3 property ranging from 0.34 to 11.81-acres in size (Table A.6); and approximately 34.12-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 is an emergency cold weather shelter authorized to open when temperatures fall below 15 degrees in the Truckee/Tahoe region. According to the Town of Truckee Housing Element the number of visible homeless persons in Truckee is based on weather conditions. 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 than in previous years (2011 thru 2015). It is believed that this is because the weather in January 2019 was fairly mild which allowed volunteers to obtain a more accurate count.

Aside from the limited operation of a cold weather shelter, homeless services and shelter providers in the Reno, Nevada area and Placer County area which shares a border with Nevada County and runs right through the Town of Truckee, provide services and shelter options. Nevada County Behavioral Health also operates in the Town of Truckee offering behavioral health services to

homeless residents in the area. 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 persons located in either Hirschdale or Floriston as they are located east of the Town of Truckee. Any homeless persons 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 28 individuals move into homes who were previously homeless prior to the program beginning. 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.

The Behavioral Health Department (BHD), as part of the Nevada/Placer Counties Continuum of Care to End Homelessness, has been awarded three 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. In FY2017/2018 Grant funds are used for rental assistance vouchers for four project-based rental units (bedrooms). 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 28 individual adults who are homeless and enrolled in or eligible for Mental Health Services Act (MHSA) Full-Service Partnership (FSP) services. Grant funds are used for a master lease of 23 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.

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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 FY2017/2018 New Directions had 133 participants living in S³ housing.
- **Supported Independent Living (SIL):**
Residents need regularly scheduled support to remain successful in independent living. In FY 2017/2018 BHD had six shared housing units supporting 29 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 10 beds and allows stays up to 18-months with an average stay of approximately 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 2018, Nevada County Health and Human Services was

awarded a \$3.2 Million, Community Development Block Grant to renovate and expand the program. Over the next 2 years the program will expand to provide 18 beds.

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 sober 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.
- **Community Beyond Violence (Formerly the Domestic Violence and Sexual Assault Coalition):**
For 35 years, Community Beyond Violence (CBV), 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 CBV 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. CBV 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 FY 2017, the CBV emergency shelter provided over 2,000 bed nights for approximately 1,104 domestic violence and sexual assault survivors and their children

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according to their 2017 quarterly newsletter. 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.

- **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 cold weather 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 2017 the Hospitality House provided the following services:

- Provided emergency shelter to 361 people received emergency shelter and care (220 men, 114 women and 27 children).
- Provided 19,830 bed-nights.
- Volunteers provided 38,325 meals and 12,700 hours of service at the shelter and thrift store.
- 18 culinary students were provided with job training.
- Outreach Case Managers (who connect with homeless individuals not staying at HH) made 2,357 contacts with homeless individuals.
- 338 hours of on-site mental health counseling was provided.

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. Until October of 2018, the Shelter operated as a “high barrier” shelter requiring shelter stayers to consent to an alcohol breath-test or random or

suspicion-based drug testing as a condition of admittance to the shelter. While Utah's Place continues to offer 59 high-barrier beds conditioned on a sobriety requirement, in October, the County partnered with the shelter to expand its capacity to incorporate 11-low barrier beds. The two shelter operations operate out of the same shelter space but with separate entrances, a different check in time and a separate space for low barrier program shelter stayers. This is to ensure that individuals in recovery are not sheltered with individuals who are not.

In addition, the Shelter partnered with the local Hospital and funded four Recuperative Care beds for homeless individuals who are being discharged from the hospital with no place to recuperate. These beds are available 24/7 for up to 30 days.

Only guests in the sober shelter can leave their belongings for the night in a bin underneath their assigned bed. All 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:
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 rehabillitee of housing for low income families. This is done through the purchase or construction of real properties.

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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.. In this role, NCHDC through the Continuum of Care worked to collaboratively prevent homelessness and to assist homeless individuals and families to move into self-sufficiency and permanent housing. It was through this work that NCHCD led the effort to join a collaborative Continuum with Placer County. Through this collaboration, Nevada County was able to apply for and receive Housing and Urban Development (HUD) Permanent Supportive Housing (PSH) vouchers (listed above). In 2017, NCHCD was purchased by a Placer partner organization, Advocates for Mentally-Ill Housing (AMIH). AMIH continues to act as property manager for 33 beds of PSH housing as well as low-income apartments.

- **Bridges 2 Housing:**
In 2018, The Nevada County Board of Supervisors approved a contract with Advocates with Mentally-Ill Housing (AMIH) to open up the County's first Housing First, flexible housing program. AMIH master leases housing for the Bridges 2 Housing program. To date, 12 bed units (in two houses) have been secured for the program. Tenants are selected using the Coordinated Entry process and beds are reserved for the most vulnerable. Access to the housing is given without precondition of sobriety. The program utilizes a harm reduction model. Guests are not allowed to use substances on the property but are not tested or required to be sober to return.
- **Women of Worth**
Women of Worth assists families in crisis, especially those escaping domestic violence and sexual assault. They work to increase self-reliance and improve the quality of life for individuals and families by assisting them in rebuilding their lives. Women of Worth was founded in 2001 by Sandy Schmidt, a survivor of domestic violence with a passion to see the lives of abused women and children restored. Services are designed with this question in mind: "What would have helped to escape and start a safe, new life?" Women of Worth (WOW) assists victims of domestic violence and families in crisis with the following resources: shelter, furniture and household items, educational and career assistance, transportation, mentoring, referrals for legal assistance, counseling, and other services.
- **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 which acts as the Council of Governments. 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 8.27
UNINCORPORATED AREA RHNA COMPARISON**

Income Category	Year		
	2009-2014	2014-2019	2019-2027
Very-Low	656	174	475
Low	527	126	367
Moderate	593	150	346
Above Moderate	1,212	314	874
TOTAL	2,988	764	2,062

Source: Sierra Planning Organization, 2014-2019 Regional Housing Need Plan
HCD 2019-2027 Regional Housing Need Plan

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

Jurisdiction	Very-Low	Low	Moderate	Above-Moderate	Total	
Grass Valley ⁽¹⁾	143	126	125	349	743	
Percentage of Total	19.2%	17.0%	16.8%	47.0%	100.00%	20.1%
Nevada City	29	23	23	60	135	
Percentage of Total	21.5%	17.0%	17.0%	44.4%	100.00%	3.7%
Truckee	187	140	128	300	755	
Percentage of Total	24.8%	18.5%	17.0%	39.7%	100.00%	20.4%
Unincorporated Nevada County ⁽¹⁾	475	367	346	874	2,062	
Percentage of Total	23.0%	17.8%	16.8%	42.4%	100.00%	55.8%
County/Region Total	834	656	622	1,582	3,695	
Percentage of Total	22.6%	17.8%	16.8%	42.8%	100.00%	

Source: HCD, 2019-2027 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 2,156-units in unincorporated Nevada County would be dilapidated. Therefore, these units would need to be replaced at a rate of 269 per year over the next eight years. The Nevada County Building Department issued 12 single family and multifamily demolition permits between 2015 and 2018, which is an average of just over 2 demolition permits per year. For comparison, from 2009-2013 the County issued 57 demolition permits or approximately 11 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 eight 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 2019-2024 and the second segment is 2024-2029.

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 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 42 of the units in the existing subsidized complexes and/or subdivisions, namely the Courtyards at Penn Valley will be at-risk prior to the year 2029. 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 four 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 Regional Housing Authority, 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 2018. 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 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 (NCHFH) is currently nearing completion of 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 the remaining 14 units are Energy Star Rated for Efficiency. All of the units are affordable and will be occupied by homeowners by the end of June 2019. 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. NCHFH has purchased property to build 18 more affordable homes within the City of Grass Valley limits, over the next 5-8 years. Planned unit developments are being developed now to begin construction in fall of 2019. Support to increase construction capacity, or reduce costs will help more low-income families achieve permanent, safe, affordable housing.
- **Courtyards at Penn Valley Apartments** - a 42 unit Low-Income Tax Credit funded apartment complex in the County Unincorporated Area, which was constructed in 2004. On December 2, 1997, the County agreed to lend \$195,000 in Community Development Block Grant (CDBG) Program Income funds to the Nevada County Housing Development Corporation (NCHDC), a local non-profit organization. The funds were used to purchase property in Penn Valley on Broken Oak Court in order to develop a Very Low to Low-Income housing rental complex. The terms of the loan provided 2% simple interest for 30 years, with principal and interest being forgiven at the loans maturity provided the complex retained rents in compliance with CDBG guidelines. In addition to CDBG funding, completion of the project was completed through the use of tax exempt bond financing, and equity raised from the syndication of Low Income Housing Tax Credits (LIHTC). Under the current funding structure, NCHDC serves as the general managing partner for Penn Valley Apartments Limited, a single purpose entity which owns the apartment complex. At the time of this Housing Element Update, the Low-Income Tax Credit funded apartment complex has reached the end of the initial tax credit compliance period and is eligible for re-syndication. In order for the project to continue to provide for affordable housing with the County, an acquisition and rehabilitation proposal has been submitted to the projects investors which puts these subsidized units at risk for conversion to market rate by 2019 due to the maturity of the CDBG loan and a desire to rehabilitate the 42 units. Under the proposal, ownership of the apartment complex would transfer to new owners with the NCHDC continuing to as the general managing partner. The terms of the proposal also include a request for the extension of terms of the Promissory Note between NCHDC and the County

of Nevada. Under the proposed amendment to the Promissory Note, The Nevada County Housing and Community Services Loan Committee reviewed the acquisition and rehabilitation proposal. Once approved, the Promissory Note would be modified to extend the maturity date to December 31, 2039, and continue to allow forgiveness of the debt should the units maintain affordability as qualified low-income housing under CDBG guidelines throughout the life of the loan. Additionally, the borrower would certify to the County that compliance with the rent limitations were met, on an annual basis. The acquisition and rehabilitation of the project would provide upgrades to the property with the assistance of the Regional Housing Authority and allow the project to continue to provide affordable rental housing units to tenants in Nevada County. At their meeting of March 26, 2019 the Nevada County Board of Supervisors approved Resolution No. 19-127 which approved modification of the terms of the Community Development Block Grant Promissory Note between Nevada County Housing Development Corporation and the County of Nevada. The modification extended the terms of the Promissory Note and the maturity date to December 31, 2039. Therefore, the 42-units are not at risk for conversion to market rate rents during this Housing Element Update cycle.

As such, the Housing Element contains Policy AH-8.3.1, which discusses that the County will recognize, encourage, and assist all private non-profit and for-profit organizations in the development, rehabilitation, and conservation of affordable housing within Nevada County. In addition, Program AH-8.3.1 indicates that the County will continue to participate and administer the Housing Choice Voucher Program (Section 8 assistance), which is administered by the Regional Housing Authority through the Health and Human Services Department, which would seek to preserve at-risk affordable housing

Summary of At-Risk Rental Conversion

For the 2019-2024 Period – 0 Units

For the 2024-2029 Period – 0 Units

For the first half of 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. It should also 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 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.

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 of 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) indicates that a new HOME Tenant Based Rental Assistance Grant is being applied for, as the current grant has expired. The County's Health and Human Services Agency will continue to apply for additional grants as often as the program will allow.

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,

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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.
302 Hegenberger Road, Suite 201
Oakland, CA 94621-1419

Regional Housing Authority
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 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.
- 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 \$90,000 or 30% of the purchase price, whichever is less 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 \$333,000 and the home must be located in the unincorporated areas of Nevada County. Loans terms are 3 percent interest with no monthly payment required. Information provided by the County's Health and Human Services Agency (HHS) indicates that the current grant has expired and that they will continue to apply as often as the program will allow and they continue to re-invest repayments from prior loans back into the program. 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.

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Homeowners may qualify for the home rehabilitation program if their income is within specific low-income guidelines. The County's Health and Human Services Agency received a \$500,000 CalHome in 2018 to assist homeowners who sustained a loss or damage of their home as a result of the Lobo or Wind Complex Fires. In addition, the Agency received approximately \$100,000 in Home Preservation grants to assist low income home owners.

- 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 2018, the County received a \$3,200,000 million dollar State of California Community Development Block Grant to rehabilitate a transitional housing facility for severely mentally ill adults. The project is anticipated to double the number of available beds at this facility.
- 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.

Quantified Objectives for "At Risk" Analysis

There are no units at-risk for the first five-year period 2019-2024; and there are also no units in that category for the second five-year period, 2024-2029.

The County's focus during the 2019-2027 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 Regional Housing Authority 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.

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- 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 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 January 2019.
- 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 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.
- Building Jobs and Homes Act, Senate Bill 2 (Atkins): Created a dedicated revenue source for affordable housing and directed the Department of Housing and Community Development (HCD) to allocate 70 percent of the funds in the Building Home and Jobs Trust Fund, collected on and after January 1, 2019, to local governments through the Permanent Local Housing Allocation (PLHA). PLHA funds will be available for eligible housing-related projects and programs to assist in addressing the unmet housing needs of local communities. Annual revenue was estimated in the 2018 Budget Act at approximately \$250 million, which would make approximately \$165 million available for the PLHA

program annually. Actual amounts will depend on the number of real estate documents subject to the Building Homes and Jobs Trust Fund fee recorded in a given calendar year.

- Veterans and Affordable Housing Bond Act, Senate Bill 3 (Beall): Allocates \$3 billion in bond proceeds among programs that assist affordable multifamily developments, housing for farmworkers, transit-oriented development, infrastructure for infill development, and homeownership. Also funds matching grants for Local Housing Trust Funds and homeownership programs. Provides \$1 billion in bond proceeds to CalVet for home and farm purchase assistance for veterans.

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 General Plan which was updated in 2014 to include the County's five Legacy Communities and in 2016 to include the Soda Springs Area 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.10 in Appendix A).

As can be seen in Table 8.29 on the following page, the County has determined that approximately 10,040 additional housing units could be constructed on the available sites. The following approximations for the distribution of the additional 10,040 housing units were developed as outlined in the Methodology section below. Of these units, 674 could be affordable to Very Low-Income Households (assumed 50% would be affordable to Extremely Low-Income Households), 547 could be affordable to Low-Income Households, 3,800 could be affordable to Moderate-Income Households, and the balance of 5,019 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 the year 2027.

**TABLE 8.29
INVENTORY OF SITES SUITABLE TO ACCOMMODATE THE 2019-2027 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	9,793.99	0	0	1,146	1,793	2,939
Single Family Residential (R1)	USF, PRC, RES, EST	705.19	0	0	1,285	1,199	2,484
Medium Density Residential (R2)	UMD	84.14	0	0	250	240	490
Medium Density Residential (R2)- Mobile Home (MH); Medium Density Residential (R2)- Mobile Home (MH)- Planned Development (PD)	UMD	8.11	30	30	0	0	60
High Density Residential (R3)	UHD	58.74	552	377	0	0	929
Interim Development Reserve (IDR)	SDA, PD	6,456.85	0	0	1,004	1,484	2,488
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	34.12	0	0	69	68	137
Approved but not Built Affordable Inclusionary Units	USF, UMD, UHD	Varies	30	30	0	0	60
Manufactured/Mobile Homes	Varies	n/a	25	29	0	0	54
Accessory Dwelling Units	Varies	n/a	25	29	0	0	54
TOTAL		17,355.70	674	547	3,800	5,019	10,040

Source: Nevada County Assessor's Data c/o Nevada County GIS Parcel Layer, 2018.

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 Accessory Dwellings 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 Accessory 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 52 Building Permits annually for Manufactured Homes on permanent foundations. From 2009-2014 this number decreased to 9 Building Permits issued, which was an overall decrease of 43 Building Permits annually for Manufactured Homes on permanent foundations. From 2014-2018 the County Building Department issued 27 Building Permits annually for Manufactured Homes on permanent

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foundations, which is assumed to be a sign of continued economic recovery associated with the recent uptick in building activity. It is anticipated that 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 would equal a total of 54 Manufactured/Mobile Home units over the next eight year Housing Element Cycle or about 7 annually. Additionally, the vacant land inventory found that there are 0.71 acres of undeveloped Medium Density Residential-Mobile Home (R2-MH) and 7.40 acres of Medium Density Residential-Mobile Home (MH) – Planned Development (PD) zoned property in the County that is available for the placement of an additional 60 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 Accessory 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 Accessory Dwelling Units. From 2014 – 2018, the Building Department averaged the issuance of 15 Building Permits for Accessory Dwelling Units and from 2009 – 2013, there was an average of 8 Building Permits issued. This increase in Building Permit Activity for Accessory Dwelling Units is likely tied to a better economy, as well as to revisions to the County’s Accessory Dwelling Unit Ordinance which have made it less onerous for property owners to receive approval of an Accessory Dwelling Unit permit. For example, on September 12, 2017, the County Board of Supervisors adopted Ordinance No. 2441, which amended the County Land Use and Development Code related to Accessory Dwelling Units to bring the code into compliance with Assembly Bill 2299 and Senate Bill 1069 by updating the definition of Accessory Dwelling Units for consistency with State Law. The Ordinance also revised Nevada County Land Use and Development Code Section L-II 3.19.2 to allow the development of an Accessory Dwelling Unit within the Medium Density Multi-Family Residential (R2) Zoning District as a by-right use. In addition, the Ordinance revised the definitions of Accessory Dwelling Units, and amended setback and off-street parking requirements related to Accessory Dwelling Units. These updates to the County Land Use and Development Code were in addition to those that were completed in 2009 which removed the Administrative Development Permit requirements for Accessory Dwelling Units, allowing them as by-right use subject only to zoning compliance and Building Permit issuance. A residual effect of this change was the removal of requiring Accessory Dwelling Units to meet specific dead end road requirements, making building an Accessory Dwelling Unit easier to achieve.

As discussed above, should the County continue to average the same number of Accessory Dwelling Units over the next eight years, it could expect to permit approximately 120 new Accessory Dwellings by 2027. However, 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 an Accessory Dwelling Unit, providing 54-units or about 7-per year that should be affordable to the Low and Very Low-Income households. With these above discussed revisions to the County’s Accessory Dwelling Unit requirements, the County is optimistic that increases in Accessory Dwelling Unit permits will continue over the next eight years as the County

is evaluating further revisions to the Accessory Dwelling to include removing the requirement for owner occupancy, restricting short term rentals and allowing their construction on agriculture zoned parcels for employee housing. Affordable assumptions for both Manufactured Homes and Accessory 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.10 in Appendix A, it should also be noted that during the vacant land inventory, 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 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 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 will not inhibit the production of lower-income housing. As shown on 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 (2019-2027) as estimated by the 2019-2027 Regional Housing Need Plan from the California Department of Housing and Community Development. 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 B 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, both the Skinner Bill, SB 166 (2017); and the Wieckowski Bill, SB 1333 (2018) have expanded on AB 2292 (Dutra, 2002) which prohibit a jurisdiction by administrative, quasi-judicial, legislative or other action 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

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Element. In addition, SB166 and SB 1333; also require that if the approval of a development project results in fewer units by income category than identified in the Housing Element for that parcel and the jurisdiction does not find that the remaining sites in the Housing Element are adequate to accommodate the reduction in residential density for any parcel would result in the remaining sites identified in the Housing Element to accommodate the Regional Housing Needs Allocation, then the jurisdiction shall within 180 days identify and make available additional sites to accommodate the Regional Housing Needs Allocation. Additionally, as with past Housing Elements, this Housing Element update contains a policy (HD-8.1.12) 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 2019-2027 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 December 2018.
- 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)
 - Medium Density Residential (R2) – Mobile Home (MH) – Planned Development (PD)
 - 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, with the exception of the R2-MH-PD Zoning Designation, as further discussed below.

- Potential units are based on lot area multiplied by maximum allowed units per acre under existing zoning, with the exception of R3, 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 2019-2027 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 pursuant to 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 potentially 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 (29-units).
 - Based on the County's history of issuing building permits for Accessory 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 Accessory Dwelling 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 (29-units).
- The unit distribution for Single-Family Residential (R1) zoned parcels were split in the following fashion based on minimum parcels sizes/density pursuant to the base zoning district (Table A.2):
 - Parcels with less than 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

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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 (25-units).

- Based on the County’s history of issuing building permits for Accessory 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 (25-units).
- The unit distribution for Medium Density Residential (R2) zoned parcels were split in the following fashion based on minimum parcels sizes/density pursuant to 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 pursuant to 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 Medium Density Residential. (R2) – Mobile Home (MH) – Planned Development (PD) zoned parcels were split in the following fashion based on minimum parcel sizes/density pursuant to the base zoning district (Table A.5):
 - Pursuant to the Mobile Home Parks Combining District (MH) a mobile home parcel shall be a minimum of 3,500 square feet in area. To be conservative, parcels less than 0.10 acres in size were removed from the selection.
 - Only vacant sites were considered.
 - All parcels were located within one existing Mobile Home Park, which has vacant parcels available for development, based on County Assessor Records.
 - 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 R3 zoned parcels were split in the following fashion based on minimum parcels sizes/density pursuant to the base zoning district (Table A.6):
 - Table A.6 was broken down into two tables, with the first being sites zoned R3 which also contain the Regional Housing (RH) Need Combining District. Pursuant to Nevada County Land Use and Development Code Section L-II 2.2.2 – Multi-

Family, the R3 is the County's High Density Residential based Zoning District. RH is the County's Regional Housing Need Zoning Combining District which was developed specifically to implement the Housing Element Rezone Program project and provides specific development standards and assists with the establishing sites overall density at 16-units minimum per acre. As part of establishing the zoning for each of these parcels, the County prepared an Environmental Impact Report (EIR12-002) to analyze potential impacts of future development and to assist in establishing the density for each parcel. The rezone program also required that future parcels with the RH Combining District develop at the assigned density as a by-right use not requiring further discretionary action, unless a subdivision was proposed or required.

- The second table as shown on Table A.6, shows those undeveloped parcels being zoned Urban High Density (R3) and having a maximum density of 20 dwelling units per acre within an Incorporated Area's Sphere of Influence or 15 dwelling units per acre elsewhere within Unincorporated Nevada County. With the exception of Assessor Parcel Number 021-730-087, all R3 undeveloped parcels have been shown as having a realistic capacity of 80% of the maximum density allowed by the R3 Zoning District.
- As shown on Table A.6, Assessor Parcel Number 021-730-087 which is known as the Bear River Plaza project and was approved by the Planning Commission on June 12, 2008 which included a Use Permit to develop a 7.47 acre parcel into approximately 40,000 square feet of general office/specialty retail and twenty-eight single ownership residential units in four two-story multi-family buildings totaling approximately 35,000 square feet. The project also includes a Tentative Final Map to subdivide the project for individual ownership and individual ownership of each residential unit with the final lot size of the residential parcel being 1.86 acres. The original approval was valid for 3 years and has since been extended through several State authorized map extensions and one two-year discretionary extension approved by the Planning Commission, which will extend the project approval until June 24, 2019, with one additional two-year extension of time remaining. Given that this parcel has the above approved entitlements, the County has shown this parcel as having the maximum density of 15 dwelling units per acre.
- Pursuant to Assembly Bill 1397 (Low), Program HD-8.1.12 is included to accommodate the development of Low and Very-Low Income housing units on vacant sites which have been identified in two or more consecutive Housing Element Planning Periods (2009-2014 and 2014-2019) to allow residential development by right for housing developments in which at least 20 percent of the units are affordable to lower income households. Assessor Parcel Number's 048-110-011 and 048-110-012 have been identified as two vacant sites, which are shown on Table A.6 as having been included in the past two Housing Element Planning Periods which remain undeveloped.
- 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.

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- 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.7).
- 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.8).
 - 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.9):
 - 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.10). 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 Accessory Dwelling Units

California 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 December 18, 2018, there were eight manufactured homes listed with a sales price below \$100,000 and one above \$100,000 but below \$170,000. The lowest was listed at \$24,500 and was a two bedroom, 2-bath 1,280-square-foot unit. Four of the units listed in this price range were two bedroom, 2-bath units ranging from 800 to 1,392 square feet in size. One was a two bedroom, 2-bath unit that was 800 square feet and was listed at \$30,000. The highest priced manufactured home found during this search was listed at \$169,500 and is a 1,551 square foot two bedroom, 2-bath unit that was built in 2000.

The average cost was approximately \$50.76 per square foot, with a range of \$19.14 to \$109.28 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 Wells Fargo 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 of 640 or better and FHA loans applicants are required to put a minimum of 3.5% down. The Wells Fargo Mortgage Officer 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 Wells Fargo Bank Home Mortgage website found that financing was available for manufactured homes, with interest rates for a 30-year fixed rate loan ranging from 4.5 to 4.6-percent, 4.4 to 4.5-percent for a 20-year fixed rate loan and 3.9 to 4.9-percent for a fixed rate 15-year loan. The information provided by both the Wells Fargo Mortgage Officer and from their 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 2018. This comparison looked at the sales data of Stick-Built homes vs Manufactured Homes sold in Nevada County in 2018. The square footage range was between 1,200 and 1,900 with a median size of 1,540 square feet. The review included a total of 495 home sales with 446 being Stick-Built homes and 49 being Manufactured Homes. Using a multiple linear regression analysis, it was determined that Stick-Built homes sold for an average of \$83,848 (22.6%) more than Manufactured Homes, all else being equal. While several other factors could have influenced the sales cost, it is evident that the annual taxes based on 1-percent of valuation discussed above would be significantly less for the Manufactured Home (\$840 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).

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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 1,410-square-foot Manufactured Home on a permanent foundation within a mobile home park, based on factors discussed above, including land cost, price per square foot, financing and taxes would result in a down payment cost of approximately \$3,016 at 3.5% (based on the average of \$52.12 per square foot), depending on the program being utilized to finance the structure. Additional costs include annual taxes of approximately \$735 annually (\$61 per month) and monthly mortgage of \$372 to \$377 to per month, a space lease fee of approximately \$550, and utilities costs for gas, electricity and water around \$150 per month. The total average cost for this hypothetical manufactured home would be approximately \$1,133 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 12 manufactured homes on a permanent foundation sold in 2013, 8 sold in 2014, 13 in 2015, 5 in 2016, 7 in 2017 and 5 in 2018 with a sale price range all over the spectrum from as low as \$12,000 to as high as \$165,000. Of the total 50 manufactured homes that sold during this time period in this particular park, 45 sold for \$100,000 or less. Pursuant

As briefly discussed above, the Planning Department conservatively anticipates approximately 7-Accessory Dwelling Units to be built annually during the current planning cycle, providing approximately 54-units that should be affordable to the Low and Very Low-Income Households. The primary factor in maintaining Accessory Dwelling units as affordable to Low and Very Low-Income residents is the current limitation on the size of the dwelling. Accessory 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 Dwelling Units are well below the 1,200 square foot size, further reducing estimated month costs of these units.

A search on Zillow.com (December 18, 2018), showed several listings for Accessory Dwelling Units as rentals, including one listed as a 555 square-foot one-bedroom, 1-bath studio with no utilities paid at \$895 per month; a 450 square-foot, one-bedroom, 1-bathroom unit with a balcony with no utilities paid at \$1,000 a month, Another listing was for a 800-square-foot one-bedroom, 1-bath unit with utilities split with the owner for \$1,250 per month. While some of these above rent costs exceed what is considered affordable to Extremely Low and Very Low Income renters, however they would be affordable to Low-income renters. As a result, the County anticipates that not all Accessory Dwelling Units built during the current planning cycle will be affordable to lower

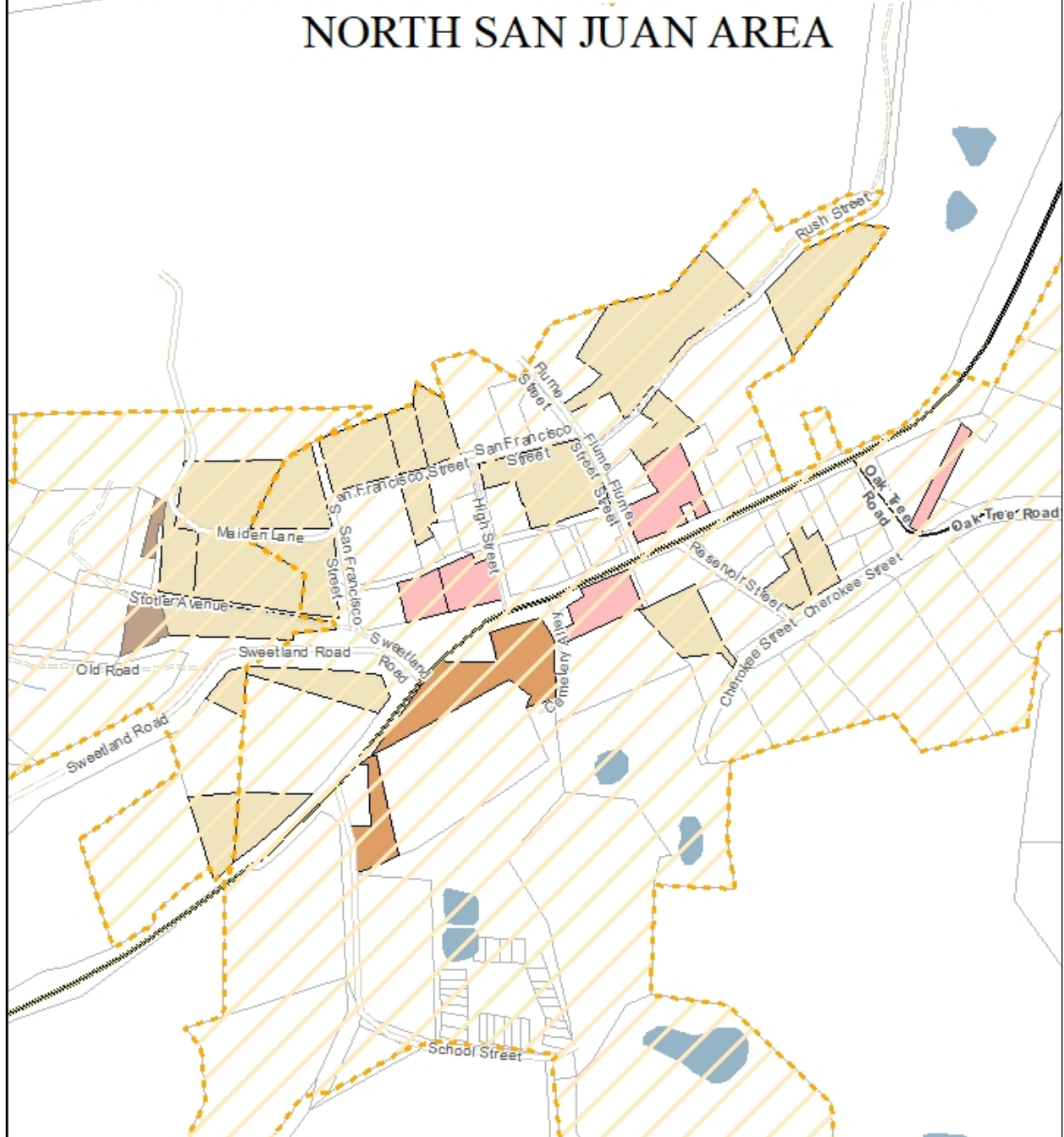
income residents. However, due to the conservative estimate of 7-Accessory Dwelling Units annually, the County is confident that sites will be available for Accessory Dwelling Units to meet lower income needs as shown in Tables 8.29 and Table A.1, A.2 and A.4.

While the County does not regulate the amount of rent charged on Accessory Dwelling Units or other residential structures, because Accessory Dwelling Units are typically 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. Furthermore, the County is continuing to look for additional ways to provide more affordable housing opportunities and incentives to Accessory Dwelling Unit owners as provided for in Housing Development Policies HD-8.1.24 and HD-8.1.25 and Housing Program HD-8.1.8. For example, on March 26, 2019, the County Board of Supervisors adopted Ordinance No. 2462 which amended Nevada County Land Use and Development Code, Section L-II 3.19.1 related to Accessory Dwelling Units. The Ordinance further clarified that Accessory Dwelling Units are not intended for sale separate from the primary residence and may be rented as a long-term use only (30 consecutive calendar days or more). The Ordinance also prohibited short-term rentals of Accessory Dwelling units, subject to a deed restriction, unless otherwise allowed as follows:

- Short-term rentals (less than 30-days) are allowed on properties that qualify for agritourism activities as allowed by Land Use and Development Code Section L-II 3.3 and verified by the County Agriculture Commissioner;
- Short-term rentals (less than 30-days) are allowed on properties that are within the Soda Springs Rural Center as defined by the County General Plan Land Use Maps;
- Renting an ADU within the Town of Truckee Sphere of Influence for either a short term or long term basis are subject to the same rental standards as established in the Town of Truckee Zoning Ordinance.

To further provide for additional affordable housing opportunities, the Ordinance also removed the requirement that one of the units be owner occupied and also provided a road and sewer mitigation fee deferral process when certain criteria are met. In addition, the Ordinance further provided for additional affordable housing opportunities by allowing the construction of an Accessory Dwelling Unit on parcels containing Employee Housing in addition to a primary single-family dwelling and also allowed detached units on parcels less than 1-acre to be consistent with California State Law.

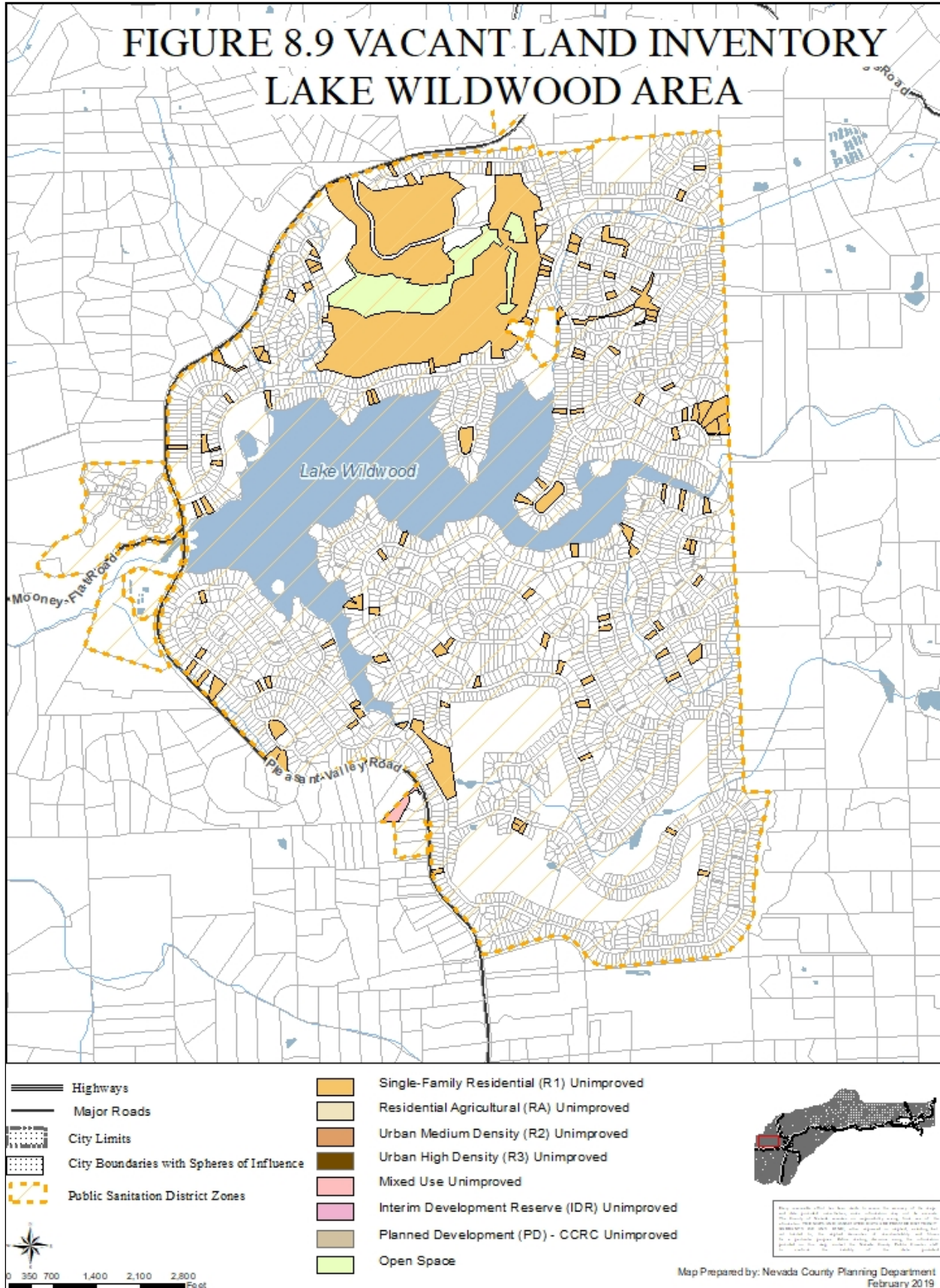
**FIGURE 8.8 VACANT LAND INVENTORY
NORTH SAN JUAN AREA**

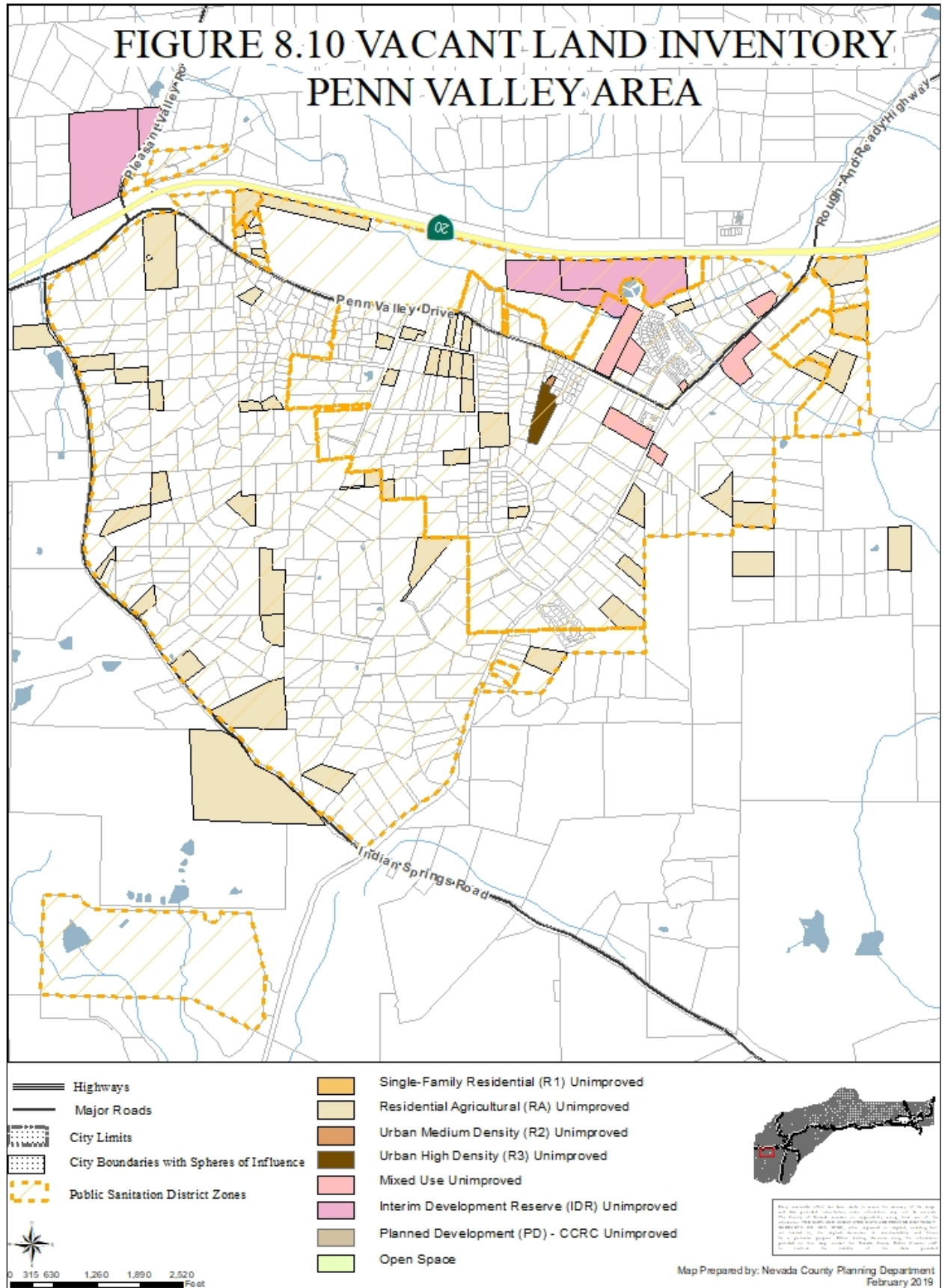


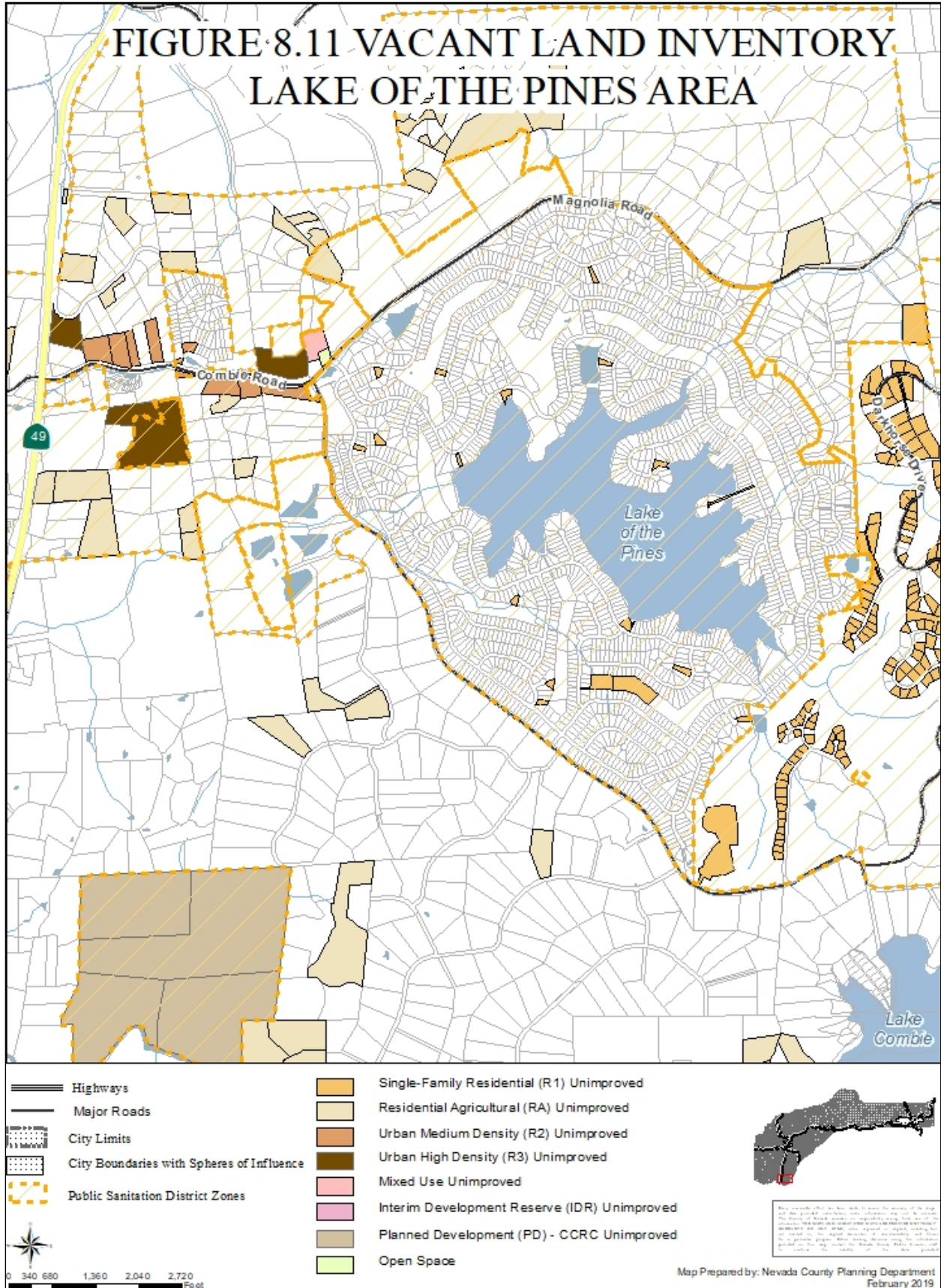
Highways	Single-Family Residential (R1) Unimproved
Major Roads	Residential Agricultural (RA) Unimproved
City Limits	Urban Medium Density (R2) Unimproved
City Boundaries with Spheres of Influence	Urban High Density (R3) Unimproved
Public Sanitation District Zones	Mixed Use Unimproved
	Interim Development Reserve (IDR) Unimproved
	Planned Development (PD) - CCRC Unimproved
	Open Space

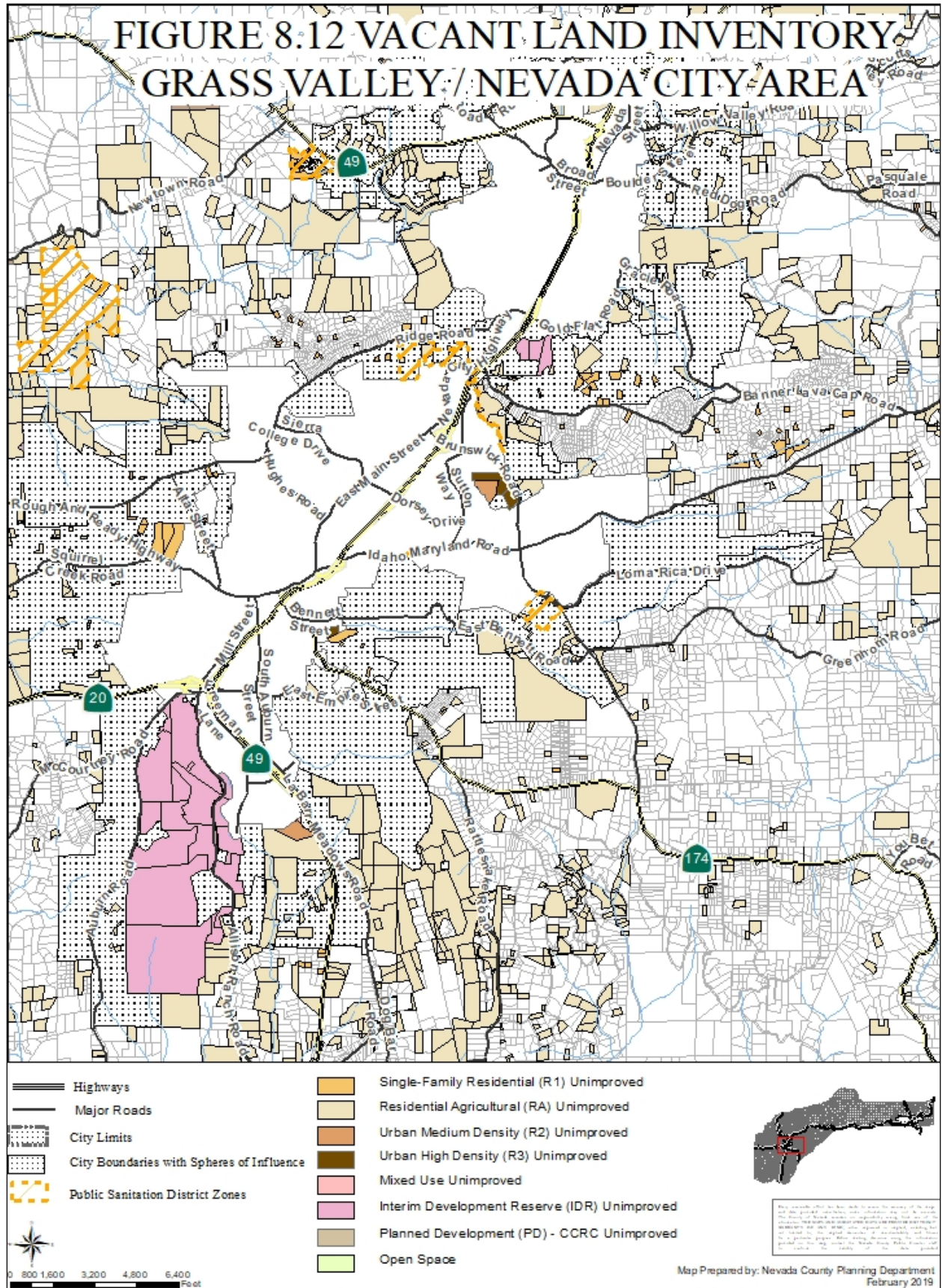
Map Prepared by: Nevada County Planning Department
February 2019

**FIGURE 8.9 VACANT LAND INVENTORY
LAKE WILDWOOD AREA**









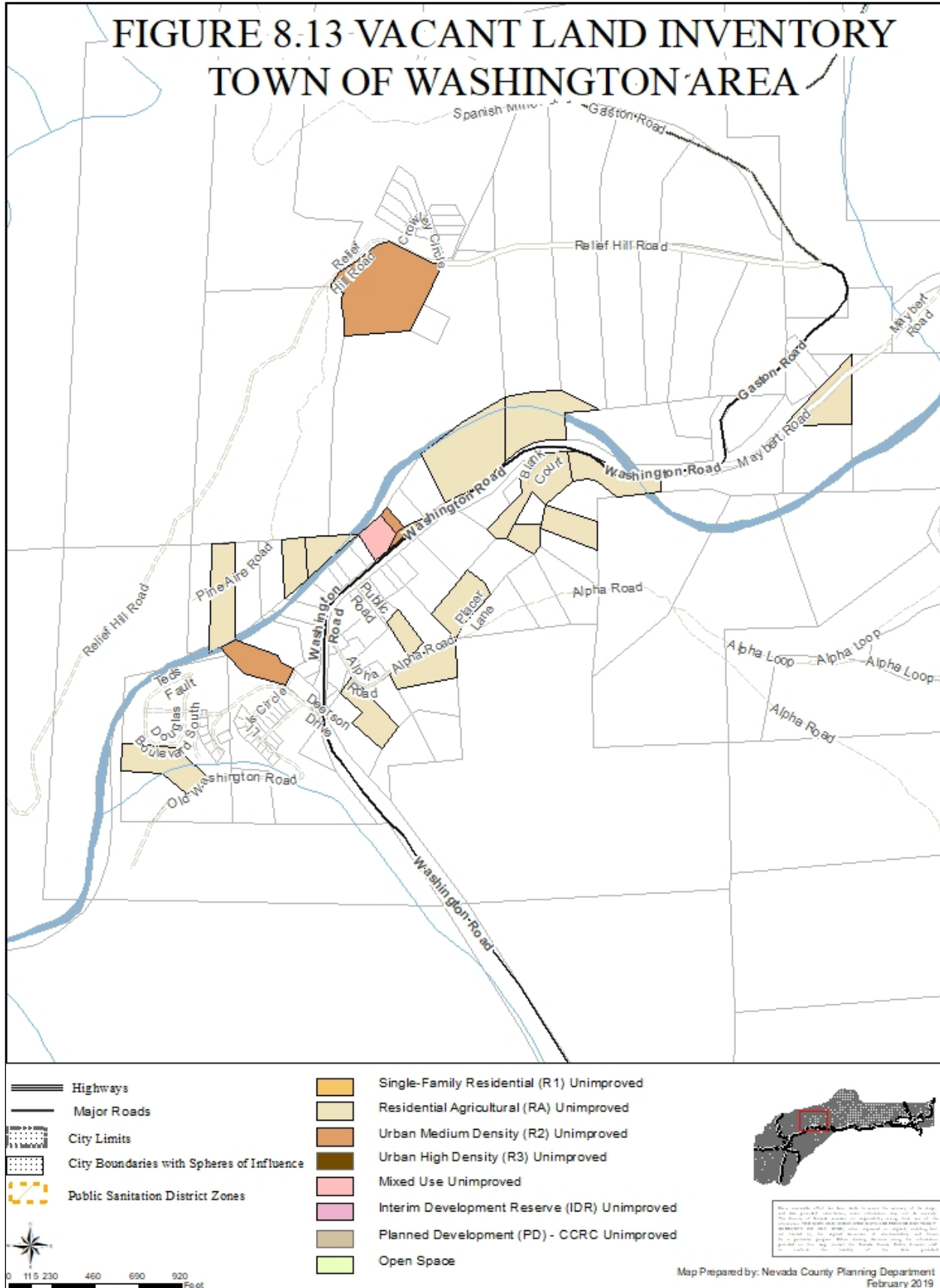
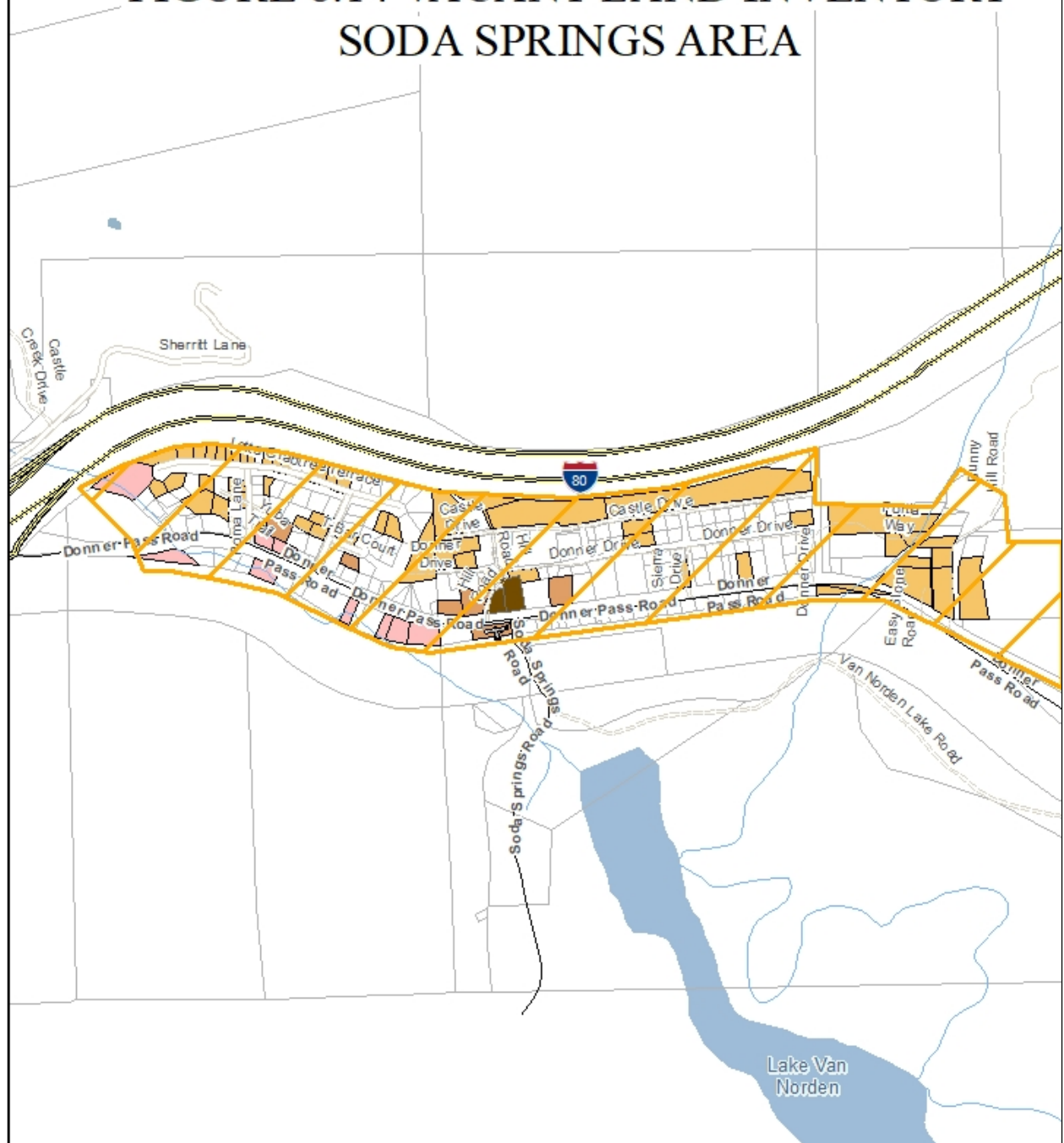


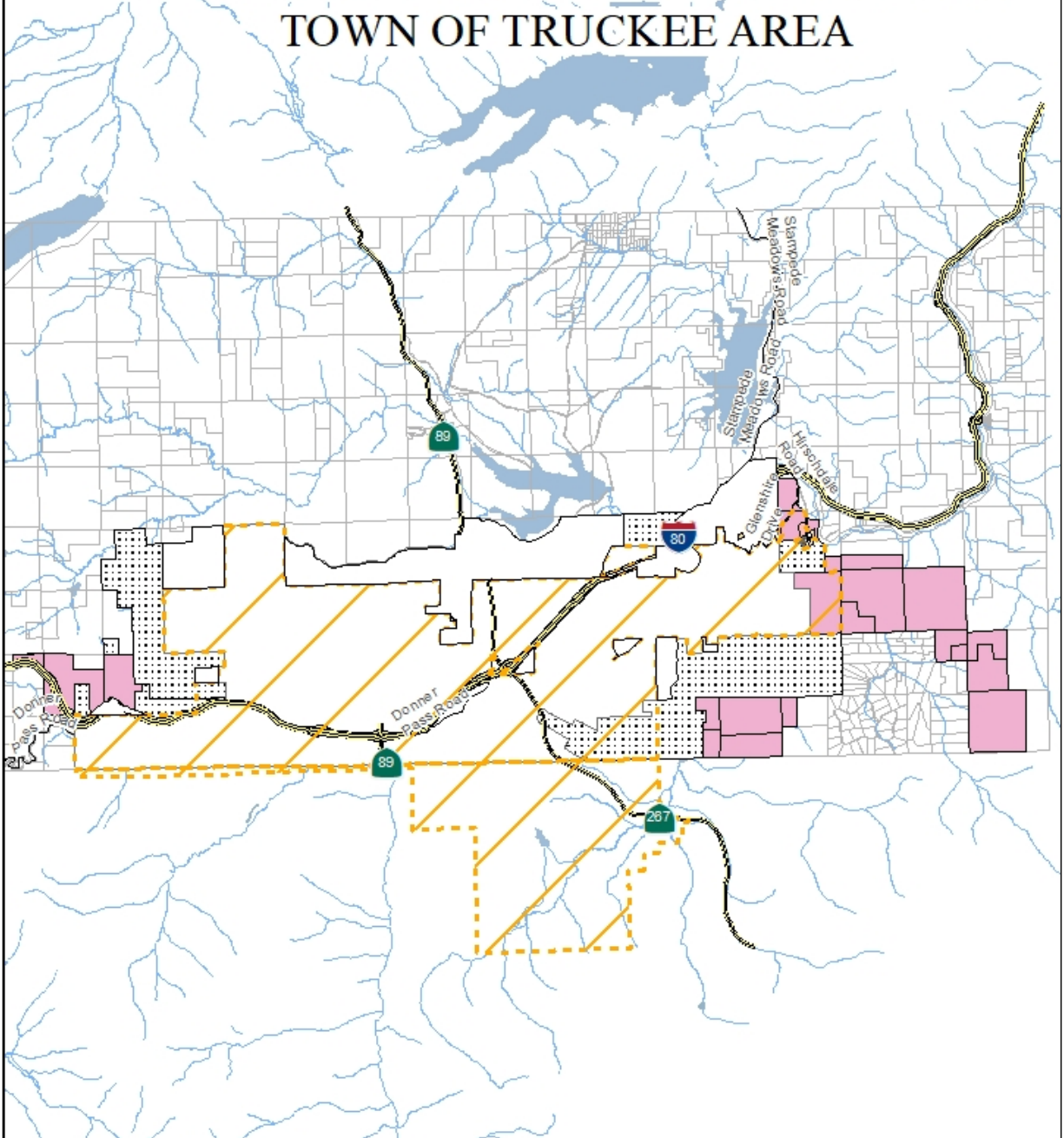
FIGURE 8.14 VACANT LAND INVENTORY SODA SPRINGS AREA



Highways	Single-Family Residential (R1) Unimproved
Major Roads	Residential Agricultural (RA) Unimproved
City Limits	Urban Medium Density (R2) Unimproved
City Boundaries with Spheres of Influence	Urban High Density (R3) Unimproved
Public Sanitation District Zones	Mixed Use Unimproved
	Interim Development Reserve (IDR) Unimproved
0 170 340 680 1,020 1,360 Feet	Planned Development (PD) - CCRC Unimproved
	Open Space

Map Prepared by: Nevada County Planning Department
February 2019

**FIGURE 8.15 VACANT LAND INVENTORY
TOWN OF TRUCKEE AREA**



Highways	Single-Family Residential (R1) Unimproved
Major Roads	Residential Agricultural (RA) Unimproved
City Limits	Urban Medium Density (R2) Unimproved
City Boundaries with Spheres of Influence	Urban High Density (R3) Unimproved
Public Sanitation District Zones	Mixed Use Unimproved
	Interim Development Reserve (IDR) Unimproved
0 2,104 4,208 8,416 12,624 16,832 Feet	Planned Development (PD) - CCRC Unimproved
	Open Space

Map Prepared by: Nevada County Planning Department
February 2019

Funding Availability

Approximately 12.2 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 \$500,000 in 2018 through the CalHOME program to assist those who sustained a loss or damage of a home as a result of the Lobo or Wind Complex Fires to provide disaster assistance.

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 2014, the County was awarded \$100,000 USDA Housing Preservation Grant to fund housing rehabilitation for low-income owner occupied residences within the County.

Other Federal Programs

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

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

Since 2014 the County has provided assistance to 19 first time home buyers and continues to apply for additional funding as often as the program will allow. Furthermore, since 2014, the County has completed a \$1,000,000 Housing and Community Development HOME Investment Partnership Grant which was used to fund first time home buyer and tenant based rental assistance to low-income community members. The County is current applying for an additional \$1,000,000 award to continue providing funding opportunities for low-income first time home buyers.

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

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- 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 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).

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)	10%	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⁾
Regional Housing Need Combining District (RH)	60%	16/20 ⁽²⁾

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.
- (2) Twenty dwelling units per acre for areas within incorporated areas Sphere of Influence. Elsewhere, 16 dwelling units per acre as mandated by the State of California.

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In addition to the base zoning districts shown in Table 8.30, the County has two 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 Accessory and Second Dwelling Units in compliance with Nevada County LUDC Section 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.

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.

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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 Section 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)						
Nevada City	1/acre for first unit and 1/6,000 sf. for successive units	25'	9'	25'	2 spaces per unit	35'

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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
HIGH DENSITY RESIDENTIAL (R3)						
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.

Building Codes and Enforcement

Building standards are essential to ensure safe housing. Nevada County has adopted the Model Codes consisting of the 2016 California Building Code (2015 IBC), 2016 California Plumbing Code (2015 UPC), 2016 California Mechanical Code (2015 UMC), 2016 California Electrical Code (2014 NEC), 2016 California Fire Code (2015 IFC), 2016 California Energy Code, 2016 California Existing Building Code, 2016 California Historical Building Code, 2015 International Property Maintenance Code, 2015 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.

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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 \$17,500 (See Table 8.33). This figure compares favorably with those found in the

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		\$146/hr.	\$1,750.00
Plan Checking	\$1100.00	\$2,948.00	\$146/hr.	\$1,200.00
Mechanical Permit	-	-	\$173	-
Electrical	-	-	\$173	-
Plumbing	-	-	\$183	-
SMIP Fees- Residential	\$28.00	-	Planning	\$28.00
General Plan Update	-	-	PUD	-
Architectural Review	\$800.00	-	-	-
Water Supply/Dist.	\$2,115.00	\$12,418.00	\$4,510	-
Sewer Hook-up	\$1,230.00	\$12,500.00	\$1,650	-
Regional Traffic Fees	\$4,201.00	\$7,601.54	\$5,771	\$5,481.00
Local Traffic Fees	\$3,023.98.00			
Flood Protection	-	-	-	-
Fire Protection	\$205.02	\$836.52	\$1,680	\$800.00
Police Protection	\$589.35	\$333.40	-	-
Park and Recreation	\$918.09	\$2,831.92	\$3,020	\$350.00-900.00
City Administration	\$101.62	\$460.05	-	-
School Mitigation ⁽⁴⁾	4,752.00	\$4,872.00	\$5,260	\$5,250.00
Other Mitigation/Building Permit Fees	Approx. \$5,384	\$790.69	\$1,680	\$900-1,400.00
Septic Permit	-	-	-	\$550-750
Well Permit	-	-	-	\$533.00
TOTAL	\$26,048.46⁽¹⁾	\$45,592.12⁽²⁾	\$47,471⁽³⁾	\$17,467

Source: City of Grass Valley, Nevada City, Town of Truckee, and Nevada County, 2014 and 2018.

⁽¹⁾ Build Permit, Plan Review and SMIP Fees are based on a 1,500-square-foot single-family dwelling all other fees for Nevada City are based on a 1,600-square-foot single-family dwelling. Total cost of permit fees was obtained from the City's 2014-2019 Housing Element update.

⁽²⁾ Based on a 1,400-square-foot Single-Family Dwelling with a 400-square-foot attached garage and permit fee information was obtained from the City of Grass Valley Community Development Department, 2019.

⁽³⁾ Based on a 2,000-square-foot single-family dwelling and total permit fee and other permit information was obtained from the Town's 2014-2019 Housing Element.

⁽⁴⁾ School fees are paid directly to the appropriate School District.

significant constraint on the production of single-family housing within the County.

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 considered to be a

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 31-unit three-story senior complex consisting of twenty-four 607-square-foot 1-bedroom units and seven 2-bedroom units at 805 square feet. This hypothetical apartment building was used as an example as it is reflective of a past Planning Commission approval of a project in western Nevada County. 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.

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

<i>Fee/Tax Category</i>	<i>Single-Family⁽¹⁾</i>	<i>31-Unit Multi-Family⁽²⁾</i>	<i>Multi-Family by Unit</i>
Building Permit	\$1,750.00		
Plan Checking	\$1,200.00		
Mechanical Permit	-	\$4,075.00	\$131.45
Electrical	-		
Plumbing	-		
SMIP Fees- Residential	\$28.00		
Water Supply/Dist	-	\$64,684 ⁽³⁾	\$2,086.58
Wastewater Collection	-	\$26,145 ⁽⁴⁾	\$843.39
Traffic Circulation	\$5,481.00	\$65,774.25	\$2,121.75
Flood Protection	-	-	-
Fire Protection	\$800.00	\$17,354.58	\$559.83
Police Protection	-	-	-
Park and Recreation	\$350.00-900.00	\$28,427.00	\$917.00
School Mitigation	\$5,250.00	\$12,332.88	\$397.83
Septic Permit	\$550-750	-	-
Well Permit	\$533	-	-
TOTAL	\$16,447.54	\$218,792.71	\$7,057.83

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 1 building, three-story 20,203-square-foot (+/-10,000-square-foot footprint), multi-family senior apartment building consisting of 31-units on public water and sewage disposal located within the Western Gateway Recreation District, Penn Valley Fire District and County Sanitation Zone #6.

⁽³⁾ Based on the Nevada Irrigation District, Water Demand Analysis with a 5/8" meter connection fee plus \$10,433 per (Equivalent Dwelling Unit (EDU) of 17.4 EDU's.

⁽⁴⁾ Assumes initial sewer capacity increase cost of \$843.39 per equivalent dwelling unit (EDU) x0.67 (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 \$995.

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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	\$6,345	\$7,500	\$3,472.55
Rezone	\$2,000	\$4,345	\$6,500	\$3,381.84
Tentative Parcel Map (4 parcels or less)	\$595+\$385/lot	\$3,000	\$2,500	\$5,104.18
Tentative Final Map (5 or more lots)	\$1,295+\$210/lot	\$4,170-\$11,225 ⁽²⁾	\$6,500	\$7,869.94
Use Permit for Multi-Family	\$2,000	\$2,373	\$6,500	\$5,272.18 ⁽³⁾
Development Permit for Multi-Family	\$2,000	\$2,566	\$6,500	\$3,389.22
Variance	\$500	\$1,589	\$3,000	\$2,078.06

Source: Nevada County, Nevada City, Town of Truckee and City of Grass Valley Planning Departments, 2018.

⁽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 \$150.14/hour; DPW fees at \$197.62/hour; EH fees at \$181.42/hour; and Bldg. fees at \$150.14/hour.

⁽²⁾ City of Grass Valley Tentative Map (5 to 10 lots) = \$4,170; (11 to 25 lots) = \$5,589; (26 to 50 lots) = \$7,665; and (51 lots or more) = \$11,225.

⁽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.

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>R1</i>	<i>R2</i>	<i>R3</i>
<i>Residential</i>					
Community Care Facilities for 6 or fewer people including, but not limited to, residential care and social rehabilitation facilities, and alcoholism and drug abuse recovery or treatment facilities.	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.	UP	NL	NL	NL	NL
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, allowing a maximum 10 clients in the R1 district, and 12 clients in the R2 and R3 districts; and in the R1, R2 and R3 districts where the facility is federally funded, registered sex offenders are excluded as clients.	NL	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 (Including Transitional and Supportive Housing)	A	A	A	A	NP ⁽¹⁾
Dwelling, Accessory Unit	A	A	A	A	NP ⁽¹⁾
Dwellings, Second Units consistent with allowed density	DP	DP	DP	DP	DP
Dwellings, Multiple-Family (Including Transitional and Supportive Housing)	UP	UP	UP	DP	DP
Dwelling Groups, consistent with allowed density	UP	UP	UP	DP	NP
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
Mobile home 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
Rooming and boarding houses	NL	NL	NL	UP	UP

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Senior citizen and disabled housing facilities	NL	NL	NL	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
Commercial					
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	A	A	A	A	A
Medical Clinics and medical support services, non-profit	UP	UP	UP	UP	UP
Medical Marijuana Dispensary	NP	NP	NP	NP	NP
Nursery, Retail Plant	UP	NL	NL	NL	NL
Industrial					
None Listed					
Agricultural, Resource, and Open Space					
Accessory structures incidental to an allowable use.	A	NL	NL	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
Agricultural uses and structures including, but not limited to, equipment storage structures, packing facilities for products grown on-site, wholesale plant nurseries, private stables	A	A	NP	NL	NL
Agritourism Activities, Field Retail Stand and Farm Stand	A	V	NP	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 access to 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
Institutional and Public					
Antennae, minor and certain non-commercial	A	A	A	A	A
Airports	UP	NL	NL	NL	NL
Churches	UP	UP	UP	UP	UP
Communication Towers	UP	UP	NP	NL	NL
Emergency services (including fire and ambulance stations)	UP	UP	UP	UP	UP
Public Utility Uses and Structures	V	V	V	V	V

Schools	UP	UP	UP	UP	UP
Temporary Staging Areas for public road projects	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
Ski Tow Facilities	NP	NL	NL	NL	NL
Trails, Pedestrian and Equestrian	A	A	A	A	A

Source: Nevada County Zoning Ordinance, 2018

- (1) Not permitted, unless it can be proven that single-family development will otherwise produce and guarantee low and moderate-income housing.

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, Accessory Dwelling Units, Second Units Consistent with Allowed Density, Residential Guest Quarters, Emergency Shelters for 6 or fewer people, Transitional and Supportive Housing and Care Facilities for 6 or fewer people 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 Dwelling Units as an allowed use in all zoning districts that allow single-family uses as such, to the requirements of Nevada County Land Use and Development Code Section L-II 3.19.1. In addition, to allow for Second Dwelling Units on parcels within available density without limiting the size of the unit, the County allows Second Dwelling Units Consistent with Allowed Density in all Zoning Districts, subject to the approval of an Administrative Development Permit, pursuant to Nevada County Land Use and Development Code Section L-II 3.19.2 in all residential zoning districts. The second unit shall comply with the zoning density established for the parcel on which the second unit is located and no more than one second unit may be allowed on any one parcel. In addition, the parcel shall be at least twice the minimum lot size established by the Zoning District. A Second Unit Consistent with Allowed Density is different from an Accessory Dwelling Unit, in that the latter is limited to 1,200 square feet in size. The County also allows Residential Guest Quarters in all single-family residential zoning districts subject to the issuance of a Building Permit. A Residential Guest Quarters is limited to a maximum floor area of 500 square feet unless the Zoning Administrator approves a Use Permit for a larger structure. In addition to the uses shown in Table 8.36, the County Zoning Ordinance allows 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 requires 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. Furthermore, the County Zoning Ordinance allows by-right development of multi-family development on parcels which contain the Regional Housing Need Combining District (RH). In addition, as part of the by-right development process, the County Zoning Ordinance requires a

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Design Review process and public hearing by the Planning Commission which is limited to design review issues only. No discretionary permit is necessary for the density or use of the site.

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. In implementing Program EO-8.5.4 (2014-2019 Housing Element), the County amended its Zoning Regulations in 2017 to be consistent with SB2 (Cedillo) and included definitions for Transitional Housing and Supportive Housing for Community Care Facilities for more than 6 people, subject to the approval of a Use Permit in the R1, R2 and R3 Zoning Districts and also subject to the same permitting requirements as other similar types of housing in the same Zoning District. In addition, the County also in 2017, amended the Zoning Regulations for Accessory Dwelling Units to allow them in the R2 Zoning District and made other changes related to setbacks and parking with regards to AB299 (Bloom) and SB1069 (Wieckowski).

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 currently 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 (Nevada County Land Use and Development Code Section L-II 2.7.11) 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, but will allow for a maximum of 20-units per acre on sites within a City's Sphere of Influence. 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 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.

In 2015, the County adopted Ordinance No. 1060 which repealed Subsection G of Section L-II 3.16 and Section L-IV 3.12 of the Nevada County Land Use and Development Code which implemented Housing Element Program RC-8.4.5 to remove the County's inclusionary housing requirements from the Zoning and Subdivision Ordinances with the exception of the Town of Truckee Sphere of Influence at the recommendation of the District V Supervisor and the Town of Truckee due to unique housing situation in eastern Nevada County. The recommendation to remove this constraint was a result of a 2011 Priority "A" Board Objective, which was a request to eliminate the inclusionary housing policy. Inclusionary Housing, also referred to as Inclusionary Zoning or an Inclusionary Housing Policy, is a tool used by local jurisdictions to require a set percentage of housing units in an overall development to be affordable to very low, low and moderate income households. Nevada County's former Inclusionary Housing Policy (2009-2014 Housing Element Policy HD-8.1.7) required 10-percent of all units or lots in a development of 20-units/lots or more with the Urban High, Urban Medium and Urban Single Family General Plan designations to be affordable to very low, low, senior citizen or disabled households proportionate with the percentage distribution of the County's Regional Housing Need Allocation (RHNA), which is assigned to the County by the State Department of Housing and Community Development. One of the reoccurring themes that the County Planning Department has heard regarding inclusionary housing programs is: "they do not work and it makes it difficult or virtually impossible to get funding for a development". Many have made the argument that the cost of providing deed restricted affordable housing units is "shell game" that results in cost shifting where the cost of subsidizing the affording housing units is provided for by the purchasers of market-rate housing in the form of higher prices. Additionally, as a result of the economic downturn the Planning Department has been told by several potential developers that very few, if any, lending institutions are providing loans on developments that are strapped with inclusionary housing. Therefore, one school of thought is that the elimination of the County's Inclusionary Housing Policy could "jumpstart" development in Nevada County by removing the hurdle of the providing

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mandatory inclusionary housing therefore stimulating the County’s economic recovery and increasing the supply of affordable housing.

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 (2014-2019), 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 Requirements for Transitional / Supportive Housing within Commercial Zones

To promote higher densities and mixed land use, Nevada County allows various land uses within its commercial 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 8.37 below. 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 8.37
COMMERCIAL DISTRICTS ALLOWED USES AND PERMIT REQUIREMENTS**

<i>Land Use</i>	<i>C1</i>	<i>C2</i>	<i>C3</i>	<i>CH</i>	<i>OP</i>	<i>IDR</i>	<i>P</i>
<i>Residential</i>							
Community Care Facilities for 6 or fewer people including, but not limited to, residential care and social rehabilitation facilities, and alcoholism and drug abuse recovery or treatment facilities.	UP	UP	NP	NP	UP	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. Such facilities shall be self-contained and provide on-site educational facilities	UP	UP	NP	NP	UP	NL	NL
Community meeting facilities	UP	UP	UP	NP	UP	NL	NL
Day Care Center (more than 14 children)	DP	DP	DP	DP	DP		
Day Care Home, small family	NL	NL	NL	NL	NL	A	A
Day Care Home, large family (9 to 14 children)	NL	NL	NL	NL	NL	DP	NP

Dwelling, Single Family (including Transitional and Supportive Housing)	NL	NL	NL	NL	NL	A	UP
Dwelling units as part of a mixed-use development where residential is not the primary use, not to exceed 4 units per acre. Integral shall mean that all uses are designed and located so as to be visually and functionally related.	UP	UP	UP	UP	UP	NP	UP
Dwelling, Single Room Occupancy (SRO)	UP	UP	NP	NP	NP	NL	NL
Home Businesses, limited	UP	NA	NA	NA	UP	NL	NL
Emergency Shelter Housing (6 or fewer people)	A	A	NP	A	A	NP	A
Emergency Shelter or Transitional / Supportive Housing ⁽¹⁾	UP	A	UP	UP	UP	NL	NL
Security Housing, Temporary	NL	NL	NL	NL	NL	NP	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	NL	NL	NL	NL	NL	A	A
Temporary use of a mobile home or an RV during construction of a properly permitted dwelling unit.	A	A	A	A	A	A	A

Source: Nevada County Zoning Ordinance, 2018

(1) Subject to Government Code Sections 65582, 65583 and 65589.5, as may be amended

KEY TO TABLE

- A= Allowed Use
- DP= Development Permit (Administrative and Discretionary)
- NL = Not Listed
- NP= Not Permitted
- UP= Use Permit
- V= Varies

As shown on Table 8.37 above, Nevada County has zoning which supports a variety of housing types which are located within the Commercial Zoning Districts including allowing mixed use residential, Single Room Occupancy Units, Community Care Facilities, Emergency Shelter Housing and Supportive and Transitional Housing.

As part of the requirement of AB 2162 (Chiu), the County has revised its Zoning Regulations with regards to Supportive and Transitional Housing, which is allowed as a “by right use” within the C2 Zoning District. Consistent with SB 2, 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). In addition, as part of Ordinance No. 2441, which was approved by the Board of

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Supervisors on September 12, 2017 the County amended LUDC Section L-II 6.1 – Definitions, revising definitions for Transitional and Supportive Housing in regards to Program EO-8.5.4, which was part of the 2014-2019 Housing Element. The revisions responded to the above Housing Element Program to allow Transitional and Supportive Housing as a residential use of property subject to the same restrictions and permitting requirements that apply to other residential dwellings of the same type in the same zoning district with one exception, and amended the definitions for transitional and supportive housing. Furthermore, as shown above on Table 8.37, Ordinance 2441 also changed the permitting requirements for Transitional and Supportive Housing as outlined above. The one exception related to the fact that the County’s Community Commercial (C2) Zoning District required approval a Use Permit for construction of residential dwelling units that are part of a mixed-use development, but permits transitional and supportive housing as an allowed “by-right” use in the C2 zone. In further reviewing AB2162 it has been determined that additional review of the County Zoning Ordinance is needed as it pertains to supportive housing to ensure compliance with State law, therefore Program EO-8.5.7 is recommended. As shown on Table A.8, within the C2 Zoning District alone, there are 12 undeveloped sites consisting of 17.68-acres that are available which could be developed with supportive housing. These sites are generally located within established communities which contain both public water and public sewer which would allow for ease of development. Since there are more than adequate sites, the availability of land is not considered a constraint on the development of such housing after the implementation of Program EO-8.5.7.

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 including Transitional and Supportive Housing 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 8.38
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, 2018.

- ⁽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 Nevada County

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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 8.39
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.

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?	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.
Does the locality restrict the siting of group homes?	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.
What zones allow group homes other than those allowed by State law? Are group homes over six persons allowed?	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 allows these types of facilities in other zoning districts subject to a use permit.
Does the County have occupancy standards in the Zoning Ordinance that apply specifically to unrelated adults and not to families?	The County Zoning Ordinance was amended in 2013 to establish a new definition of “family” that is consistent with fair housing law.
Does the land use element regulate the sitting of special housing in relationship to one another?	No. There is not local minimum distance required between two or more special needs housing.
Does the County have provisions for temporary or permanent special housing to support persons with disabilities?	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.
PERMITS AND PROCESSING	
How does the County process a request to retrofit homes for accessibility?	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.
Does the County allow group homes with fewer than six persons by right in single-family zones?	Yes

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<p>Does the County have a set of particular conditions or use restrictions for group homes with greater than six persons?</p>	<p>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.</p>
<p>What kind of community input does the County allow for approval of group homes?</p>	<p>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.</p>
<p>Does the County have particular conditions for group homes that will be providing services on site?</p>	<p>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.</p>
<p><i>BUILDING CODES</i></p>	
<p>Has the County adopted the Uniform Building Code?</p>	<p>The County has adopted the California Building Code as its Model Code.</p>
<p>Has the County adopted any universal design element into the code?</p>	<p>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.</p>
<p>Does the County provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?</p>	<p>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.</p>

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 Lake Wildwood 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 identified further upgrades to both the Penn Valley and Lake Wildwood treatment zones. A project was identified which included the decommissioning of the Penn Valley treatment facility and the installation of a sewer force main pipeline and lift station(s) that would transfer sewage from the Penn Valley zone to the Lake Wildwood treatment facility. The pipeline from Penn Valley to Lake Wildwood would free up additional Equivalent Dwelling Units (EDU) in Penn Valley by eliminating the capacity issues at the current Penn Valley facility and would provide for future growth in the Penn Valley area. The project encompassed two of the five largest zones and was dependent on receiving funding. The County applied received a \$1.3 million dollar Community Development Block Grant (CDBG) and a Small Community Development Grant in the amount of \$6.1 million dollars from the California Regional Water Quality Control Board to accomplish the project. The project was completed in 2018 and the County is continuing to look for additional grant opportunities to upgrade infrastructure. 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 January 2019

TABLE 8.40
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	3263	763	274
Lake of the Pines	2,090	97	270
Penn Valley	-	-	0
North San Juan	85	29	0
Cascade Shores	86	19	25
TOTAL	5,524	908	569

Source: Department of Public Works, Sanitation Division, 2019.

provided by the County Department of Public Works, Sanitation Division indicate that there are approximately 908 Standby EDUs and 569 unallocated EDUs in those zones. The current charge for acquisition of an unallocated EDU of Zone 2 sewer capacity is \$15,045.21. 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 \$3.48 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. This element contains a policy to ensure that these provisions are made (see Policy RC 8.4.10).

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 California State Department of Finance population estimates show that just over 99,000 people reside in Nevada County, with approximately 66,000 within the Unincorporated Area.

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 professional prepare an analysis of the proposed

development, it's 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). 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. Beginning in 2013, the County started to see a steady increase in Building Permit Activity with new housing starts increasing to 95-single family and 1 mobile home permit. Building Permit activity has been steadily increasing with the County issuing 100 Building Permits in 2014 (72-single-family, 11 multi-family and 17 mobile homes), 138 Building Permits in 2015 (106-single-family, 9 multi-family, 23 mobile homes), 169 Building Permits in 2016, 143 Building Permits in 2017 and 235 Building Permits in 2018. While Building Permit activity has been less than during the boom period of the early 2000's, it is anticipated that permit activity will continue to increase during this planning period.

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 showed a drop in approximately 2,000 residents between 2012 and 2013; however, between 2014 and 2018, population estimates have shown a steady increase of about 0.3 percent annually. This increase in population can be attributed to several factors including, social and economic factors as well as an increasing population of those people who are 65 and older.

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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 adequately meet local housing needs over the next eight 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, which 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 have 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 typical interest rate for a 30-year home loan was around 4.5 percent according. In 2018, according to a search on Wells Fargo Bank website, the interest rate for a 30-year fixed rate loan ranged from 4.5 to 4.6 percent. 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 (2019-2027), however, 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. 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 2018, the average cost of raw land sold in western Nevada County in 2018 was \$162,573, based on the sale of 193 properties that met this criteria. Whereas in 2017, 85 raw land parcels were sold with an average price of \$144,341. A search of the Nevada County Multiple Listing Service (MLS) conducted in January of 2018, 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 \$14,999. There were 15 properties that were priced below \$50,000 and varied in size from 1.30-acres to as large as 2.06-acres. These properties were spread-out in a variety of locations from Penn Valley to Nevada City to Lake of the Pines. This search found that there were 131 undeveloped properties below the 2018 average cost of \$162,573. 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 2018 construction “hard costs” for a typical single-family residential buildings range from approximately \$150 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 2019 National Building Cost Manual published by Craftsman Book Company. The estimate found that the hypothetical home would cost approximately \$203 per square foot.

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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 on Table 8.5, the California Department of Finance estimates that Nevada County from 2010 - 2018, 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 14.4 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 51.0 percent vacancy rate in 2018. For comparison, Grass Valley's vacancy rate was 8.0 percent and Nevada City's vacancy rate was 10.2 percent in 2018. The 14.4 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.

Requests to Develop at Densities below Those Permitted

For most single-family residential subdivisions over the past few years, applicants have developed at the maximum density as allowed by the Nevada County Land Use and Development Code. However, there have been a few larger residential subdivisions whose applicants have elected not to develop at maximum allowed densities due to varying reasons, including economic conditions, road access requirements and availability of public utilities. Therefore, while development could be proposed at a lower density than the maximum permitted on a parcel, it is unusual for this to occur, generally due to land costs and overall construction costs. Thus, the County does not see this as a constraint to development at this time. In addition, for multi-family development, applicants over the years have developed at the maximum density allowed by the Nevada County Land Use and Development Code. To promote the construction of affordable housing, the County encourages the development of multi-family residential projects at the maximum practical densities provided by the Zoning District, subject to limitations which may be imposed by environmental and public service constraints, as well as County development standards. Therefore, while development could be proposed at a lower density than the maximum permitted on a parcel, it would be generally unusual for this to occur. Thus, the County does not see this as a constraint to development at this time.

Length of Time between Application Approval and Building Permit Issuance

The time between application approval and building permit issuance in most cases is determined by the individual applicant. Other than required appeal rights, pursuant to the County Zoning Ordinance, there is nothing to stop an immediate transition from application approval to permit processing. However, applicants usually must complete a number of actions which do not typically involve the County, however, they may influence the length of time between an approved application and the issuance of a Building Permit. These can include:

- Technical / Engineering Studies
- Completion of Construction Drawings
- Final Construction-Level Landscaping / Site Plans
- Construction and Permanent Financing
- Retention of Contractor and Sub-Contractors

- Obtaining required easements and rights of entry

In Nevada County, most approved projects are constructed in a reasonable time period and few project approvals expire. Due to no development project being the same and development pro formas differing based upon locational and other site factors, it is proactive for the County to outreach to developers and property owners who have received approvals but not constructed their projects in a reasonable time period. In assisting developers and property owners to process their projects as quickly as possible, Policy RC-8.4.6 recommends that the Nevada County Community Development Agency continue the function of the County's "Permit Information Center" which acts as a one-stop permit application process to reduce the uncertainty and costs associated with the development permit process.

Community Opposition to Housing Development

Community members may oppose specific housing developments for various reasons such as: Incompatibility with the established neighborhood, poor design quality, lack of adequate infrastructure including availability of public water and impacts related to traffic. Nevada County Residents may have located in a neighborhood and invested their life savings based in part on the established land use and development standards, and proposals to change the surrounding neighborhood may be contrary to their reasonable expectations of the neighborhood's character. Litigation filed by residents, especially under the California Environmental Quality Act, may significantly delay and increase the costs of housing development and could be considered a constraint to development in Nevada County.

Local Efforts to Remove Non-Governmental Constraints

Non-Governmental constraints are defined as constraints on housing development that are not under the control of the County or another governmental agency. Non-Governmental constraints are generally market-driven and outside the control of local government.

During the course of this Housing Element update, a number of comments received from property owners and developers addressed nongovernmental constraints. In particular, the cost of land in Nevada County has outpaced other adjacent jurisdictions. 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 adequately meet local housing needs over the next eight 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.

According to local developers and private land owners in Nevada County, there are two major components that directly relate to feasibility of development. Those are time and uncertainty. The faster a project applicant can process a project, the lower the building costs. Therefore, reducing the approval timeline can be a significant contributor to accessing funding and reducing investor

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risk. Secondly, reducing the uncertainty of development approval can influence access to capital and the risk profile for investors. To summarize, local actions to reduce the timeline for project approval and to increase the level of uncertainty in entitlement decisions have been identified as methods to influence Non-Governmental behavior and contribute to housing development.

The County has included several Policies and Programs in this Housing Element update that may assist in removing Non-Governmental constraints. Policy RC-8.4.1 proposes as part of the annual monitoring of housing policy implementation, methods should be considered to increase the efficiency of the development review and permit issuance process for all housing development projects. Policy RC-8.4.3 proposes that affordable pre-application meetings, accurate and consistent processing of information and priority application processing may reduce Non-Governmental constraints. Program RC-8.4.1 proposes that the County Health and Human Services Agency and the Regional Housing Authority shall work with affordable housing developers, County Departments and other public agencies to help expedite the processing of affordable housing development applications.

Quantified Objectives

Quantified Objectives

As shown in Table 8.40, the County expects approximately 914 new dwelling units to be constructed in Nevada County during the current (2019-2027) 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, Building Permit activity which has increased in recent years, however it has not increased beyond pre-recession levels as well as limited availability of funding for affordable housing.

From 2014-2018, the County issued Building Permits for 785-units that were considered new construction with an average of 157 Building Permits annually. In reviewing the Building Permit data which is over a 5-year period and the annual number of Building Permits, the County would anticipate a similar number of Building Permits to be issued over an eight year period which would increase the number of permits to 1,256. Given that this Housing Element update is changing from a 5-year cycle to an 8-year cycle, the County is taking a conservative approach in anticipating that Building Permit activity is likely to increase and is therefore estimate a 2% growth rate over the 8-year cycle and is therefore estimating that approximately 1,281-units would be built over the next eight year planning period. While this number is higher than the average number of Building Permits which have been issued during the past 5-years, the County is optimistic that this is a reachable goal.

**TABLE 8.41
QUANTIFIED OBJECTIVES BY INCOME CATEGORY 2019-2027 AS A PERCENT OF NEED FILLED**

<i>Income Category</i>	<i>Additional Units Needed by 2027</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	238	119	50%	118	30	19%
Very Low	237	118	50%	118	80	26%
Low	367	231	63%	130	105	31%
Moderate	346	228	66%	106	72	23%
Above Moderate	874	585	67%	0	0	0%
TOTAL	2,062	1,281	60%	472	287	40%

Source: Regional Housing Need Allocation for Nevada County, 2019-2027, Nevada County Building Department, Nevada County HHSA and the Regional Housing Authority.

To further demonstrate that this is a reachable goal, Table 8.15 on page 8-29 shows that the County has experienced an increase in overall Building Permit activity over past eight years beginning in 2011 with the issuance of 52 Building Permits which has steadily increased to 138 Building Permits in 2015 and increasing to 143 Building Permits in 2017 and 235 in 2018.

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Based on the trends over the last eight years the objective of 1,281 new units by 2027 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 472 families which is an increase of 9 families that were assisted during the prior planning cycle, where 463 families received some form of essential services or rehabilitation which allowed them to maintain safe affordable housing. The County also anticipates conserving approximately 287 affordable housing units through rental assistance primarily Section 8 (Housing Voucher Program) and other similar programs. The 287 units is reflective of the number of housing vouchers issued annually by the Regional Housing Authority who facilitates 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 Accessory Dwelling 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 Nevada County Board of Supervisors annually develops a Legislative Platform in order to prioritize and draw attention to specific legislative areas which are of interest to the County as a whole as well as specific programs or legislative efforts that affect the County's ability to deliver best possible services to our residents. As part of this platform, the Nevada County Board of Supervisors adopted a series of formal housing goals in 2018 and 2019. These goals include as a 2019 Legislative Priority "A" to coordinate with local jurisdictions, developers and other partners to maximize leveraging opportunities with new state funding for affordable and workforce housing development. For 2018, as a Legislative Priority "A", the goals include to leverage County resources to expand opportunities to address housing affordability issues for all target populations in Nevada County through partnerships with other jurisdictions, potential developers and the housing authority.

The proper basis for any plan of action is a well-integrated set of Goals. In preparing this updated Housing Element staff has reviewed all of the Goals from the 2014-2019 Housing Element which has resulted in some of these Goals being retained and expanded, some have been modified and, some 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; Chapter 9: Noise and Chapter 10: Safety. The framework within which these Goals, Policies and Programs as 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.

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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)
- Environmental Justice (EJ)
- 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 2019-2027 planning cycle. These allocations include providing adequately zoned sites for: 475-units affordable to Very-

Low income households; 367-units affordable to Low-Income households; 346-units affordable to Moderate-Income households; and 874-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.

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- **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.

- **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.

- **Environmental Justice**

GOAL EJ-8.1

Ensure that all residents have access to healthy and affordable housing opportunities including those areas which have been identified as Disadvantaged Communities, in accordance with Government Code Section 65302.10.

GOAL EJ-8.2

Encourage a range of housing opportunities for all segments and income levels of the Citizens of Nevada County.

- **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

Achieve the Department of Housing and Community Development, Regional Housing Need Allocation goals for the current Housing Element planning cycle.

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

The County shall provide adequately zoned sites during the 2019 – 2027 Housing Element planning cycle to implement the Regional Housing Need Allocation goals to achieve the following:

- 475-units affordable to Very-Low income households.
- 367-units affordable to Low-Income households.
- 346-units affordable to Moderate-Income households.
- 874-units affordable to Above Moderate-Income households.

Policy HD-8.1.2

Ensure an adequate supply of land to meet the County’s share of regional lower-income housing needs during the period from August 15, 2019 to August 15, 2027 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 and 6-units per gross acre in the Soda Springs Rural Center, 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-8.1.3 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-8.1.4 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-8.1.5 Provide for a variety of Accessory Dwelling Unit programs, as follows:

- a. Continue to allow Accessory 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 Accessory Dwelling 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-8.1.6 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-8.1.7 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-8.1.8 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-8.1.9 Encourage subsidized housing in all residential areas of the County that have densities appropriate to support higher density housing.

Policy HD-8.1.10 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-8.1.11 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-8.1.12** 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-8.1.13** 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-8.1.14** 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 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-8.1.15** Continue to work together on any affordable housing issues and programs with the Town of Truckee and the City of Nevada City and the City of Grass Valley.
- Policy HD-8.1.16** 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-8.1.17** The County shall encourage a streamlined and affordable building permit review process for Accessory Dwelling Units.
- Policy HD-8.1.18** The County shall encourage the development and retention of alternate housing types, such as Single-Room Occupancy Units, for Very-Low and Extremely-Low households and those with special needs.
- Policy HD-8.1.19** 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-8.1.20 To the extent feasible, the County should continue to work with the Regional Housing Authority to promote the rehabilitation, development and management of affordable housing complexes in Nevada County.

Policy HD-8.1.21 To the extent feasible, the County shall appropriate available funding sources to encourage the development of affordable housing for all Citizens of Nevada County.

Policy HD-8.1.22 To the extent feasible, the County will partner with existing non-profit and for-profit groups and corporations who are interested and able to construct and manage Very-Low and Low-Income Households throughout the County. The County shall 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.

Policy HD-8.1.23 To provide incentives to Accessory Dwelling Unit owners as ways to provide more affordable housing, the County shall continue to prohibit Short Term Rental of Accessory Dwelling Units pursuant to Nevada County Land Use and Development Code, Section L-II 3.19.1, subject to deed restriction with the exception of Agritourism Activities as allowed by Nevada County Land Use and Development Code Section L-II 3.3 and verified by the County Agricultural Commissioner; or on properties located within the Soda Springs Rural Center or on properties located within the Town of Truckee Sphere of Influence subject to the Town of Truckee Zoning Ordinance.

Policy HD-8.1.24 To provide incentives to Accessory Dwelling Unit owners as ways to provide more affordable housing, the County shall continue to offer a fee deferral of the payment of traffic and sewer mitigation fees, pursuant to Nevada County Land Use and Development Code, Section L-II 3.19.1.

Policy HD-8.1.25 The County shall review all residential subdivisions and multi-family housing developments, for consistency with applicable fire safety policies of the County Circulation and Safety Elements and apply the standards of the Land Use and Development Code Fire Safety Regulations, including Chapter II: Zoning Regulations,

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Chapter V, Article 5: Fire Safety Standards and California Fire Code Amendments, Chapter VII: Street Addressing and Naming, Chapter XVI: Fire Safety Regulations, and Chapter XVII: Road Standards.

Programs for the Development of Housing (HD)

Program HD-8.1.1 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-8.1.2 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 apply for a minimum of 4 grants from the Community Development Block Grant and the Water and Waste Disposal Programs. 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: Annually and based on release of Notice of Funding Availability (NOFA)
Funding: Appropriate grants.

Program HD-8.1.3 The County shall evaluate an increase in density for the Urban Medium Density (UMD) land use designation and a minimum density for the UMD and Urban High Density (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 2022/2023
Funding: General Fund

Program HD-8.1.4 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 2020/2021 and FY 2024/2025)
Funding: General Fund

Program HD-8.1.5

The County shall 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
Timeframe: FY 2020/2021
Funding: General Fund, Available Grants

Program HD-8.1.6

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 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, AB 2034 programs, SB 2 funds and SB3 Bonds.

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

Program HD-8.1.7

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

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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 2021/2022

Funding: General Fund, State or Federal Grant funding if applicable.

Program HD-8.1.8

The County shall continue to review the feasibility of providing incentives to Accessory Dwelling Unit owners and builders who volunteer to maintain their Accessory Dwelling Unit for an unspecified duration as Transitional or Emergency Housing to further develop affordable housing.

Responsible Agency: Planning Department, Health and Human Services Agency, Building Department, Tax Collector's Office

Timeframe: FY 2020/2021

Financing: General Fund

Program HD-8.1.9

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 / Health and Human Services Agency

Timeframe: Annually

Funding: State and Federal Grant and Loan programs

Program HD-8.1.10

To reduce the cost of housing, the County Building Department shall encourage builders and property owners to utilize "stock" housing plans for a variety of housing sizes.

Responsible Agency: Building Department

Timeframe: Annually

Funding: State or Federal Grant funding if applicable.

Program HD-8.1.11

Research and consider adopting an Ordinance which identifies incentives for the development of housing

which is affordable to the Above-Moderate (Missing Middle) income range, 120 – 195 percent above Area Median Income throughout unincorporated Nevada County.

Responsible Agency: Planning, Health and Human Services Agency, Building Department, Tax Collector’s Office

Timeframe: FY 2022/2023

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

Program HD-8.1.12 To accommodate the development of Low and Very-Low Income housing units on vacant sites that are zoned R3, it shall be the policy of the County to allow owner and renter occupied single or multifamily residential development in which at least 20 percent of the units are affordable to lower income households as a by-right use (without a Conditional Use Permit, Planned Unit Development Plan or other discretionary action) as required by Government Code 65583.2(i) if those properties have been identified in two or more consecutive Housing Element planning periods to accommodate the Low or Very-Low income category of the Regional Housing Need Allocation. In addition, the County shall amend its zoning ordinance to codify this procedure.

Responsible Agency: Planning Department

Timeframe: Ongoing, Complete Ordinance within one year of adoption of this Housing Element Update (August 2020)

Funding: General Fund

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.

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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.

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)

<u>Program MI-8.2.1</u>	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 should seek funding to conduct a housing condition survey consistent with state criteria in County identified Disadvantaged Communities. If no funding is available the County Health and Human Services Agency Division should prepare and perform the survey either in-house or with the benefit of a consultant.

Responsible Agency:
Timeframe:
Funding:

Health and Human Services Agency
FY 2021/2022 and 2026/2027
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” an 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/Health and Human Services Agency

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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 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

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Sphere of Influence shall be consistent with the respective jurisdiction's Design Guidelines.

- 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.
- Policy RC-8.4.11** The County will expedite the development review and processing for all projects which qualify for Permit Streamlining as well as for Senior Housing, Workforce Housing, Very Low, Low- and Moderate-Income housing projects.
- Policy RC-8.4.12** The County will streamline the development review and processing for all projects which qualify for Permit Streamlining, pursuant to SB35 (Wiener).

Programs for Removing Constraints (RC)

- Program RC-8.4.1 The County Health and Human Services Agency and the Regional Housing Authority 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
- Timeframe: Ongoing
- Funding: General Fund, Grants
- Program RC-8.4.2 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-8.4.3

Annually 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: Annually
Funding: General Fund

Program RC-8.4.4

The County shall bi-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.

Responsible Agency: Health and Human Services Agency, Regional Housing Authority, Building and Planning Departments
Timeframe: Bi-Annually
Funding: General Fund

Program RC-8.4.5

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. The program should include the development an informational brochure, including information on the County's website and facilitating meetings with

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	special districts to encourage participation in the program.
Responsible Agency:	Board of Supervisors, CEO's Office, Health and Human Services Agency.
Timeframe:	FY 2019/2020
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
- j. AG, General Agricultural
- k. AE, Agricultural
- l. FR, Forest
- m. TPZ, Timberland Production Zone
- n. 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** All subdivisions creating 20 or more lots, parcels or units within the Town of Truckee Sphere of Influence located within the Urban High Density, Urban Medium Density, and Urban Single Family Land Use Map designations shall have an inclusionary affordable housing component of 10 percent applied to the number of parcels/units in the proposed project.
- Policy EO-8.5.6** 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-8.5.7** 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-8.5.8** 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

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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 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 The County shall annually work with the Regional Housing Authority 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

Responsible Agency: providing housing-related training for individuals/families through workshops. Health and Human Services Agency, Regional Housing Authority
Timeframe: Annually
Funding: General Fund

Program EO-8.5.5

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 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.

Responsible Agency: Health and Human Services Agency, Regional Housing Authority
Timeframe: Annually
Funding: General Fund

Program EO-8.5.6

Continue exploring new models by working with local Non-Profits and For-Profits to encourage the creation of housing for persons with developmental disabilities. 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
Timeframe: Annually
Funding: General Fund, State and Federal Funding if available.

Program EO-8.5.7

The County shall review its zoning ordinance for consistency with AB2162 as it pertains to supportive housing within one year of the adoption of this Housing Element update. If the County’s permitting requirements are determined to be inconsistent with AB2162, the County will amend its zoning ordinance to allow the development of qualifying supportive housing pursuant to AB2162. Further, the ordinance amendment, will include allowing qualifying supportive housing, as defined by Government Code Section 65650, as a by-right use in all zones where multifamily and mixed uses are permitted as provided for in Article 11 (commencing with Section 65650).

Responsible Agency:

Planning Department

Timeframe:

Within one-year of the adoption of this Housing Element (August 2020)

Funding:

General Fund

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** 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-8.6.3** 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;

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- 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-8.6.4 Continue to strongly support the current housing weatherization programs and Energy Crisis Intervention Program within Nevada County.

Policy EC-8.6.5 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-8.6.6 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-8.6.7 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 2021/2022
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

<u>Program EC-8.6.3</u>	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 2022/2023
Funding:	General Fund, Energy Commission or other grants
<u>Program EC-8.6.4</u>	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 2022/2023
Funding:	General Fund, Energy Commission or other grants
<u>Program EC-8.6.5</u>	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 2023/2024
Funding:	General Fund, Energy Commission or other grants

Environmental Justice (EJ)

A major emphasis of Environmental Justice is ensuring that people have a healthy home environment. Low-income and minority populations are disproportionately affected by home health hazards as their limited incomes reduce housing choices and their options for maintenance and repairs. Housing-related environmental hazards include exposure to indoor air pollution, lead-based paint, asbestos, mold and mildew. These toxins can cause developmental delays, asthma and allergies and other health risks. Ensuring that all residents have access to healthy homes in an important way to achieve Environmental Justice.

Goals for Environmental Justice

GOAL EJ-8.1

Ensure that all residents have access to healthy and affordable housing opportunities including those areas which have been identified as Disadvantaged Communities, in accordance with Government Code Section 65302.10.

GOAL EJ-8.2

Encourage a range of housing opportunities for all segments and income levels of the Citizens of Nevada County.

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Policies for Environmental Justice

- Policy EJ 8.7.1** The County shall ensure that proposed new affordable development housing projects meet the same standards of health and safety as conventional market rate housing.
- Policy EJ 8.7.2** The County shall promote efforts to repair, improve and rehabilitate substandard housing.
- Policy EJ 8.7.3** The County shall support efforts of responsible public agencies to develop and implement programs to remediate lead-based paint and other contaminants in residential structures.
- Policy EJ-8.7.4** The County shall 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 EJ-8.7.5** The County shall support the preservation of assisted long-term rental housing by Very-Low and Low-Income households.

Programs for Environmental Justice

- Program EJ 8.7.1 To encourage development of medium and high-density multi-family residential development along transit corridors, to the extent feasible, the County Public Works Department, Transportation Division shall review all subdivision maps to ensure that future residents have access to bus stops and public transit services within *Community Regions*.
- Responsible Agency: Planning and Department of Public Works
Timeframe: Ongoing
Funding: General Fund
- Program EJ-8.7.2 Research and consider adopting 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 2025/2026
Funding: General Fund, Energy Commission or other grants

<u>Program EJ-8.7.3</u>	Research and consider adopting 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 2023/2022
Funding:	General Fund
<u>Program EJ-8.7.4</u>	The County will continue to partner with local non-profit agencies such as Project Go, Inc., to assist in the repair, rehabilitation, and improvement of residential structures; demolish and replace structures which are dilapidated and beyond repair.
Responsible Agency:	Health and Human Services Agency
Timeframe:	Implemented with Program MI-8.2.1, FY 2021/2022 and 2026/2027
Funding:	General Fund and State and Federal Grants
<u>Program EJ-8.7.5</u>	The County will partner with local non-profit agencies and for-profit-developers to seek State and Federal Grants to support the production of affordable housing.
Responsible Agency:	Health and Human Services Agency
Timeframe:	Ongoing
Funding:	State and Federal 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.

Goals for Implementation and Monitoring (IM)

GOAL IM-8.1

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

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Policy for Implementation and Monitoring (IM)

Policy IM 8.8.1 The County shall annually monitor the policies, programs and quantified objectives contained in this element.

Program for Implementation and Monitoring (IM)

Program IM-8.8.1 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.10 provide detailed parcel specific information that resulted in Table 8.29 Inventory of Suitable Sites to Accommodate the 2019-2027 Regional Housing Need Allocation.

**TABLE A.1
RESIDENTIAL AGRICULTURE (RA) VACANT PARCELS**

APN	ZONING	GPDES	SANDIST	ACRES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
048100013	RA-3	EST		0.25			1		1
060091007	RA-1.5	RES		0.25			1		1
007300024	RA-1.5	RES		0.25			1		1
036350005	RA-3	EST		0.25			1		1
004051030	RA-3	EST		0.26			1		1
048120012	RA-3	EST		0.26			1		1
004151022	RA-3	EST		0.26			1		1
036290018	RA-5	EST		0.26			1		1
007260016	RA-1.5	RES		0.26			1		1
005010033	RA-3	EST		0.27			1		1
004140048	RA-3	EST		0.27			1		1
007300025	RA-1.5	RES		0.27			1		1
052290036	RA-3	EST		0.27			1		1
036310008	RA-3	EST		0.27			1		1
048120042	RA-3	EST		0.27			1		1
012133015	RA-3	EST		0.28			1		1
060120029	RA-1.5-RC	RES	NORTH SAN JUAN (4)	0.29			1		1
024340009	RA-1.5	PRC		0.30			1		1
023010021	RA-3	EST		0.30			1		1
012100011	RA-3	EST		0.30			1		1
036040023	RA-3	EST		0.31			1		1
004140034	RA-3	EST		0.31			1		1
007390004	RA-3	EST		0.31			1		1
007300026	RA-1.5	RES		0.31			1		1
022230065	RA-3	EST		0.32			1		1
036011049	RA-3	EST		0.32			1		1
036780003	RA-3	EST		0.32			1		1
012160035	RA-3	EST		0.32			1		1
035221032	RA-1.5	RES		0.32			1		1
039170027	RA-5	RUR-5		0.33			1		1

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039030045	RA-5	RUR-5		0.33			1		1
007460012	RA-1.5	RES		0.33			1		1
052120014	RA-1.5	RES		0.34			1		1
057141023	RA-3	EST		0.34			1		1
060120001	RA-1.5	RES	NORTH SAN JUAN (4)	0.35			1		1
022110027	RA-1.5	RES		0.35			1		1
048100001	RA-3	EST		0.35			1		1
022300019	RA-1.5	RES		0.36			1		1
022281031	RA-3	EST		0.36			1		1
52200028	RA-3	EST		0.36			1		1
22110026	RA-1.5	RES		0.37			1		1
4170040	RA-5	RUR-5		0.37			1		1
060090017	RA-1.5	RES	NORTH SAN JUAN (4)	0.37			1		1
23080048	RA-3	EST		0.38			1		1
060120037	RA-1.5-RC	RES	NORTH SAN JUAN (4)	0.38			1		1
009420014	RA-3	EST		0.38			1		1
039150073	RA-5	RUR-5		0.39			1		1
037090019	RA-5	RUR-5		0.39			1		1
004070037	RA-3	EST		0.39			1		1
056120001	RA-3	EST		0.39			1		1
012600060	RA-3	EST		0.40			1		1
036310010	RA-3	EST		0.40			1		1
034210003	RA-10	RUR-10		0.41			1		1
026320016	RA-1.5	RES		0.41			1		1
005010005	RA-3	EST		0.41			1		1
022160028	RA-1.5	RES		0.42			1		1
060090048	RA-1.5	RES	NORTH SAN JUAN (4)	0.42			1		1
048120019	RA-3	EST		0.42			1		1
056120025	RA-3	EST		0.43			1		1
006820038	RA-3	EST		0.43			1		1
006720024	RA-5	EST		0.43			1		1
007240032	RA-1.5	RES		0.43			1		1
012091019	RA-5	RUR-5		0.44			1		1
012190025	RA-3	EST		0.45			1		1
012190023	RA-3	EST		0.45			1		1
053110013	RA-3	EST		0.46			1		1
052200045	RA-3	EST		0.46			1		1
007190007	RA-1.5	RES		0.46			1		1

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052150023	RA-1.5	RES		0.46			1		1
052140039	RA-1.5	RES		0.46			1		1
036350007	RA-3	EST		0.46			1		1
26010013	RA-3	EST		0.46			1		1
060110014	RA-1.5	RES	NORTH SAN JUAN (4)	0.47			1		1
012600061	RA-3	EST		0.49			1		1
023250009	RA-1.5	RES		0.49			1		1
022110041	RA-1.5	RES		0.49			1		1
036190015	RA-5	RUR-5		0.49			1		1
036301009	RA-3	EST		0.49			1		1
023070003	RA-3	EST		0.50			1		1
039170030	RA-5	RUR-5		0.50			1		1
039150001	RA-5	RUR-5		0.50			1		1
022100007	RA-1.5	RES		0.50			1		1
007220009	RA-1.5	RES		0.50			1		1
064070019	RA-1.5	RES		0.50			1		1
056140005	RA-3	EST		0.50			1		1
012850009	RA-3	EST		0.50			1		1
022310027	RA-1.5	RES		0.50			1		1
051450009	RA-1.5	RES	VALLEY OAK COURT (12)	0.50			1		1
051450006	RA-1.5	RES	VALLEY OAK COURT (12)	0.50			1		1
022190033	RA-1.5	RES		0.50			1		1
022260019	RA-3	EST		0.50			1		1
007460011	RA-1.5	RES		0.50			1		1
022190031	RA-1.5	RES		0.50			1		1
012091027	RA-5	RUR-5		0.51			1		1
004170072	RA-5	RUR-5		0.51			1		1
022090004	RA-3	EST		0.51			1		1
036310022	RA-3	EST		0.51			1		1
024390001	RA-1.5	PRC		0.52			1		1
036090026	RA-5-PD-SC	RUR-5		0.53			1		1
056120020	RA-3	EST		0.53			1		1
022290013	RA-3	EST		0.53			1		1
052200030	RA-3	EST		0.53			1		1
020810053	RA-1.5	PRC		0.54			1		1
007240029	RA-1.5	RES		0.54			1		1
004140054	RA-3-PD	EST		0.54			1		1

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004051035	RA-3	EST		0.55			1		1
012190024	RA-3	EST		0.55			1		1
022100006	RA-1.5	RES		0.55			1		1
035396011	RA-1.5	RES		0.55			1		1
051450004	RA-1.5	RES	VALLEY OAK COURT (12)	0.55			1		1
005010024	RA-3	EST		0.55			1		1
004170041	RA-5	RUR-5		0.56			1		1
052150024	RA-1.5	RES		0.56			1		1
036040029	RA-3	EST		0.56			1		1
060091010	RA-1.5	RES	NORTH SAN JUAN (4)	0.56			1		1
052200038	RA-3	EST		0.57			1		1
034203035	RA-10	EST		0.57			1		1
022220015	RA-3	EST		0.57			1		1
023070037	RA-3	EST		0.57			1		1
060100015	RA-1.5	RES		0.57			1		1
007190002	RA-1.5	RES		0.57			1		1
012091003	RA-3	EST		0.57			1		1
039270020	RA-PD-X	RUR-5		0.58			1		1
035221038	RA-1.5	RES		0.58			1		1
009600030	RA-1.5	RES		0.59			1		1
004151030	RA-3	EST		0.60			1		1
039170035	RA-5	RUR-5		0.60			1		1
024340006	RA-1.5	PRC		0.60			1		1
051450003	RA-1.5	RES	VALLEY OAK COURT (12)	0.60			1		1
036310011	RA-3	EST		0.60			1		1
023070035	RA-3	EST		0.61			1		1
023610008	RA-3	EST		0.62			1		1
009411034	RA-3	EST		0.62			1		1
052380022	RA-5	RUR-5		0.62			1		1
036301046	RA-3	EST		0.62			1		1
036100046	RA-3	EST		0.63			1		1
009581066	RA-1.5	RES		0.63			1		1
036200021	RA-5	RUR-5		0.64			1		1
004180013	RA-3	EST		0.64			1		1
052200048	RA-3	EST		0.64			1		1
056110013	RA-3	EST		0.66			1		1
039270021	RA-PD-X	RUR-5		0.66			1		1

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007460013	RA-1.5	RES		0.67			1		1
035420009	RA-1.5	RES		0.67			1		1
064060024	RA-1.5	RES		0.67			1		1
060090058	RA-1.5,AG-10	RES,RUR-10		0.67			1		1
009600021	RA-1.5	RES		0.68			1		1
006790005	RA-5	EST		0.68			1		1
026310005	RA-1.5	RES		0.68			1		1
012060013	RA-3	EST		0.68			1		1
037040011	RA-5	EST		0.68			1		1
064060044	RA-1.5	RES		0.68			1		1
036060002	RA-3-SC	EST		0.68			1		1
012091034	RA-5	RUR-5		0.69			1		1
060090061	RA-1.5	RES	NORTH SAN JUAN (4)	0.69			1		1
052200033	RA-3	EST		0.69			1		1
060091008	RA-1.5-RC	RES	NORTH SAN JUAN (4)	0.70			1		1
024520008	RA-1.5	PRC		0.71			1		1
038020005	RA-10	RUR-5		0.71			1		1
024340003	RA-1.5	PRC		0.72			1		1
052290037	RA-3	EST		0.72			1		1
023070052	RA-3	EST		0.72			1		1
036190041	RA-5	RUR-5		0.72			1		1
009581065	RA-1.5	RES		0.73			1		1
056470021	RA-3	EST		0.74			1		1
007120056	RA-1.5	RES		0.74			1		1
052220030	RA-3	EST		0.75			1		1
004180025	RA-3	EST		0.76			1		1
012070019	RA-3	EST		0.76			1		1
007260021	RA-1.5	RES		0.77			1		1
024520010	RA-1.5	PRC		0.77			1		1
004151039	RA-3-PD	EST		0.78			1		1
053110014	RA-3	EST		0.79			1		1
024510007	RA-1.5	PRC		0.79			1		1
004140042	RA-3-PD	EST		0.79			1		1
060120023	RA-1.5-RC	PUB	NORTH SAN JUAN (4)	0.80			1		1
012641002	RA-X	RUR-10		0.80			1		1
037090076	RA-5	EST,RUR-5		0.80			1		1
024510008	RA-1.5	PRC		0.80			1		1

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035396001	RA-1.5	RES		0.81			1		1
024510009	RA-1.5	PRC		0.82			1		1
024530009	RA-1.5	PRC		0.82			1		1
024360004	RA-1.5	PRC		0.83			1		1
022180042	RA-1.5	RES		0.83			1		1
060090016	RA-1.5	RES	NORTH SAN JUAN (4)	0.84			1		1
036200002	RA-5	RUR-5		0.85			1		1
022230063	RA-3	EST		0.86			1		1
037050031	RA-5	EST		0.86			1		1
004070071	RA-3	EST		0.86			1		1
026010023	RA-5	RUR-5		0.86			1		1
023130042	RA-3	EST		0.86			1		1
024360003	RA-1.5	PRC		0.86			1		1
052150008	RA-1.5	RES		0.86			1		1
004670026	RA-3-PD	EST		0.87			1		1
005100010	RA-3	EST		0.87			1		1
036310023	RA-3	EST		0.88			1		1
024360002	RA-1.5	PRC		0.88			1		1
004070051	RA-3	EST		0.88			1		1
056470012	RA-3	EST		0.88			1		1
056100007	RA-3	EST		0.88			1		1
024320005	RA-1.5,R1-X	PRC		0.89			1		1
064060043	RA-1.5	RES		0.90			1		1
004051036	RA-3	EST		0.90			1		1
034290043	RA-10	RUR-10		0.91			1		1
023200015	RA-1.5	RES		0.91			1		1
012261062	RA-X	EST		0.91			1		1
004151065	RA-3	EST		0.92			1		1
009581064	RA-1.5	RES		0.92			1		1
056100005	RA-3	EST		0.93			1		1
009581063	RA-1.5	RES		0.93			1		1
009581062	RA-1.5	RES		0.94			1		1
009581061	RA-1.5	RES		0.94			1		1
024530007	RA-1.5	PRC		0.95			1		1
036120006	RA-3	EST		0.95			1		1
036180019	RA-X	RUR-10		0.96			1		1
036100026	RA-5-PD	RUR-5		0.97			1		1
023250026	RA-1.5	RES		0.97			1		1
023200020	RA-1.5	RES		0.97			1		1
026230007	RA-5	RUR-5		0.97			1		1

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022250009	RA-3	EST		0.97			1		1
053400007	RA-3	EST		0.98			1		1
036210039	RA-3	EST		0.98			1		1
036200020	RA-5	RUR-5		0.99			1		1
007111011	RA-1.5	RES		1.00				1	1
056260011	RA-5	RUR-5		1.00				1	
052380025	RA-5	RUR-5		1.00				1	
036260026	RA-3	EST		1.00				1	
036020023	RA-3	EST		1.00				1	1
051210040	RA-1.5	RES	PENN VALLEY (6)	1.00			1		1
056151011	RA-3	EST		1.00				1	1
035396015	RA-1.5	RES		1.00				1	1
052380021	RA-5	RUR-5		1.00				1	1
026220006	RA-5	RUR-5		1.00				1	1
035240028	RA-5	EST		1.00				1	1
064090007	RA-1.5	RES		1.00				1	1
024410006	RA-1.5	RES		1.00				1	1
051200020	RA-1.5	RES	PENN VALLEY (6)	1.00			1		1
012080044	RA-3	EST		1.00				1	1
025260046	RA-3	EST		1.00				1	1
012210036	RA-3	EST		1.00				1	1
035210038	RA-1.5	RES		1.00				1	1
012850007	RA-3	EST		1.00				1	1
026020017	RA-5	RUR-5		1.00				1	1
056260032	RA-5	RUR-5		1.00				1	1
012060074	RA-3	EST		1.00				1	1
007540004	RA-1.5	RES		1.00				1	1
012600020	RA-3	EST		1.00				1	1
012600012	RA-3	EST		1.00				1	1
012600018	RA-3	EST		1.00				1	1
007320014	RA-1.5	RES		1.00				1	1
037040016	RA-5	EST		1.00				1	1
023182004	RA-1.5	RES		1.00				1	1
036360023	RA-5	EST		1.01				1	1
022320018	RA-1.5	RES		1.02				1	1
037030002	RA-5	EST		1.02				1	1
037330021	RA-3	EST		1.03				1	1
037030014	RA-3- PD,RA-5	EST		1.03				1	1
051270050	RA-1.5	RES		1.03				1	1

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023080037	RA-3	EST		1.03				1	1
064070004	RA-1.5	RES		1.04				1	1
004131021	RA-3	EST		1.04				1	1
022310004	RA-1.5	RES		1.04				1	1
038560010	RA-10	RUR-5		1.04				1	1
051210038	RA-1.5	RES	PENN VALLEY (6)	1.04				1	1
055060086	RA-X-PD	RUR-5		1.05				1	1
024330002	RA-1.5	PRC		1.06				1	1
023600011	RA-3	EST		1.06				1	1
012100026	RA-3	EST		1.06				1	1
004131028	RA-3	EST		1.06				1	1
037030013	RA-5	EST		1.06				1	1
051321008	RA-3	EST		1.06				1	1
051191057	RA-1.5	RES	PENN VALLEY (6)	1.07				1	1
064050004	RA-1.5	RES		1.07				1	1
012060067	RA-3	EST		1.07				1	1
012610029	RA-3	EST		1.07				1	1
053071016	RA-3	EST		1.09				1	1
023183016	RA-1.5	RES		1.09				1	1
023183015	RA-1.5	RES		1.09				1	1
023183014	RA-1.5	RES		1.09				1	1
022200064	RA-3	EST		1.09				1	1
025220091	RA-10	RUR-10		1.09				1	1
052180032	RA-3	EST		1.10				1	1
023250038	RA-1.5	RES		1.10				1	1
035200034	RA-1.5	RES		1.10				1	1
051140023	RA-1.5	RES		1.10				1	1
024870004	RA-X	PRC		1.10				1	1
012850008	RA-3	EST		1.10				1	1
023080031	RA-3	EST		1.10				1	1
052270001	RA-3	EST		1.10				1	1
012140017	RA-3	EST		1.10				1	1
051120004	RA-1.5	RES	PENN VALLEY (6)	1.11			1		1
012600059	RA-3	EST		1.12				1	1
007430053	RA-3	EST		1.13				1	1
036260007	RA-3	EST		1.13				1	1
052200006	RA-3	EST		1.16				1	1
012600027	RA-3	EST		1.17				1	1

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051210045	RA-1.5	RES	PENN VALLEY (6)	1.17			1		1
037020009	RA-5	EST		1.17				1	1
053110015	RA-3	EST		1.17				1	1
024340002	RA-1.5	PRC		1.17				1	1
026490025	RA-10	RUR-10		1.18				1	1
064070012	RA-1.5	RES		1.18				1	1
026220008	RA-5	RUR-5		1.19				1	1
009600019	RA-1.5	RES		1.19				1	1
007320005	RA-1.5	RES		1.19				1	1
022281011	RA-3	EST		1.20				1	1
012091035	RA-5	RUR-5		1.20				1	1
022241002	RA-3	EST		1.21				1	1
051270023	RA-1.5	RES		1.21				1	1
009420009	RA-3	EST		1.22				1	1
026100004	RA-1.5	RES		1.22				1	1
035396024	RA-1.5	RES		1.22				1	1
064060028	RA-1.5	RES		1.23				1	1
028330006	RA-X	EST		1.23				1	1
060090015	RA-1.5	RES	NORTH SAN JUAN (4)	1.25			1		1
024520002	RA-1.5	PRC		1.25				1	1
060090042	RA-1.5	RES		1.25				1	1
024370004	RA-1.5	PRC		1.25				1	1
037170045	RA-3	EST		1.25				1	1
051260080	RA-1.5	RES		1.26				1	1
012600047	RA-3	EST		1.26				1	1
036190023	RA-3	EST		1.27				1	1
022180046	RA-1.5	RES		1.27				1	1
060090059	RA-1.5	RES		1.27				1	1
022241015	RA-3	EST		1.28				1	1
024510002	RA-1.5	PRC		1.28				1	1
023130046	RA-3	EST		1.28				1	1
022190026	RA-1.5	RES		1.29				1	1
023222030	RA-1.5	RES		1.30				1	1
024730007	RA-1.5	PRC		1.30				1	1
012020043	RA-3	EST		1.30				1	1
012620029	RA-3	EST		1.30				1	1
038020052	RA-5	RUR-5		1.32				1	1
060090010	RA-1.5,AG-10	RES,RUR-10		1.32				1	1

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007180063	RA-1.5	RES		1.32				1	1
012091017	RA-5	RUR-5		1.33				1	1
060110012	RA-1.5	RES	NORTH SAN JUAN (4)	1.33			1		1
051191007	RA-1.5	RES	PENN VALLEY (6)	1.34			1		1
009600031	RA-1.5	RES		1.34				1	1
022241054	RA-3	EST		1.35				1	1
024680006	RA-1.5	PRC		1.35				1	1
039030040	RA-5	RUR-5		1.35				1	1
053240005	RA-3	EST		1.35				1	1
022290016	RA-3	EST		1.35				1	1
060120057	RA-1.5-RC	RES	NORTH SAN JUAN (4)	1.36			1		1
026230009	RA-5	RUR-5		1.37				1	1
022260008	RA-3	EST		1.37				1	1
035412020	RA-1.5	UMD		1.37				1	1
004060075	RA-3	EST		1.37				1	1
052160008	RA-3	EST		1.38				1	1
022170022	RA-1.5	RES		1.38				1	1
037170046	RA-3	EST		1.38				1	1
051210048	RA-1.5	RES	PENN VALLEY (6)	1.39			1		1
034180042	RA-10	RUR-10		1.39				1	1
023030026	RA-3	EST		1.40				1	1
022241028	RA-3	EST		1.40				1	1
037090081	RA-5	RUR-5		1.40				1	1
060230005	RA-X	RUR-10		1.40				1	1
035230046	RA-5	EST		1.40				1	1
007370041	RA-1.5	RES		1.40				1	1
023222028	RA-1.5	RES		1.41				1	1
051200006	RA-PD	PD	PENN VALLEY (6)	1.41			1		1
056470029	RA-3	EST		1.42				1	1
009581025	RA-1.5	RES		1.42				1	1
036110012	RA-3	EST		1.42				1	1
039260004	RA-X	EST		1.43				1	1
012620025	RA-3	EST		1.43				1	1
012610031	RA-3	EST		1.43				1	1
036310074	RA-3	EST		1.44				1	1
051200016	RA-PD	PD	PENN VALLEY (6)	1.45			1		1

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022220009	RA-3	EST		1.45				1	1
026020028	RA-5	RUR-5		1.46				1	1
022260016	RA-3	EST		1.46				1	1
022100009	RA-1.5	RES		1.47				1	1
023320034	RA-3	EST		1.48				1	1
036240024	RA-5	EST		1.48				1	1
023182025	RA-1.5	RES		1.49				1	1
051200015	RA-PD	PD	PENN VALLEY (6)	1.49			1		1
036310064	RA-3	EST		1.49				1	1
060220003	RA-X	RUR-10		1.49				1	1
024410005	RA-1.5	RES		1.50				1	1
056260024	RA-5	RUR-5		1.50				1	1
021730082	RA-1.5	RES		1.50				1	1
021730080	RA-1.5	RES		1.50				1	1
056480023	RA-1.5	RES		1.50				1	1
056480019	RA-1.5	RES		1.50				1	1
056480018	RA-1.5	RES		1.50				1	1
056480017	RA-1.5	RES		1.50				1	1
053300021	RA-1.5	RES		1.50				1	1
021700048	RA-1.5- SP	RES		1.50				1	1
006800029	RA-5	EST		1.50				1	1
023222018	RA-1.5	RES		1.50				1	1
039150027	RA-5	RUR-5		1.50				1	1
004680009	RA-3-PD	EST		1.50				1	1
035020042	RA-1.5- PD	RES		1.50				1	1
023590014	RA-1.5	RES		1.50				1	1
004680012	RA-3-PD	EST		1.50				1	1
009730014	RA-1.5	RES		1.50				1	1
035430016	RA-1.5	RES		1.50				1	1
009740031	RA-1.5	RES		1.50				1	1
036370006	RA-5	EST		1.50				1	1
009730024	RA-1.5	RES		1.50				1	1
053110018	RA-3	EST		1.50				1	1
021700052	RA-1.5- SP	RES		1.51				1	1
026130012	RA-5	RUR-5		1.51				1	1
024380007	RA-1.5	PRC		1.51				1	1
026110040	RA-1.5	RES		1.51				1	1
004501026	RA-5	RUR-5		1.51				1	1

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012200022	RA-3	EST		1.51				1	1
021700051	RA-1.5- SP	RES		1.52				1	1
052380020	RA-5	RUR-5		1.52				1	1
007280019	RA-1.5	RES		1.52				1	1
039270027	RA-PD-X	RUR-5		1.52				1	1
036390004	RA-1.5	RES		1.52				1	1
056071047	RA-10	RUR-10		1.52				1	1
057110007	RA-3	EST		1.52				1	1
022230066	RA-3	EST		1.53				1	1
051200004	RA-PD	PD	PENN VALLEY (6)	1.53			1		1
006471004	RA-5	EST		1.53				1	1
009581059	RA-1.5	RES		1.54				1	1
024720011	RA-1.5	PRC		1.55				1	1
064040011	RA-1.5	RES		1.55				1	1
051321048	RA-1.5	RES		1.55				1	1
004151041	RA-3-PD	EST		1.55				1	1
004680005	RA-3-PD	EST		1.55				1	1
012620030	RA-3	EST		1.55				1	1
022180027	RA-1.5	RES		1.57				1	1
036190024	RA-3	EST		1.58				1	1
035240008	RA-1.5	RES		1.59				1	1
032480020	RA-10	RUR-10		1.59				1	1
004670018	RA-3-PD	EST		1.59				1	1
053110034	RA-3	EST		1.60				1	1
055060081	RA-X-PD	RUR-5		1.60				1	1
024720005	RA-1.5	PRC		1.62				1	1
022241003	RA-3	EST		1.62				1	1
009600020	RA-1.5	RES		1.62				1	1
026080033	RA-5	RUR-5		1.63				1	1
026150002	RA-10	RUR-10		1.63				1	1
055060091	RA-X-PD	RUR-5		1.63				1	1
012091009	RA-5	RUR-5		1.63				1	1
012610016	RA-3	EST		1.64				1	1
064060040	RA-1.5	RES		1.64				1	1
039150021	RA-5	RUR-5		1.65				1	1
052200005	RA-3	EST		1.65				1	1
064080004	RA-1.5	RES		1.65				1	1
036130034	RA-3	EST		1.65				1	1
039120016	RA-5	RUR-5		1.65				1	1
037070003	RA-5	EST		1.65				1	1

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057141077	RA-1.5	RES		1.66				1	1
039260012	RA-X	EST		1.66				1	1
004501033	RA-5	RUR-5		1.67				1	1
023320018	RA-3	EST		1.67				1	1
012600022	RA-3	EST		1.67				1	1
022220021	RA-3	EST		1.68				1	1
021700045	RA-1.5- SP	RES		1.68				1	1
025220042	RA-10	RUR-10		1.68				1	1
012610032	RA-3	EST		1.68				1	1
035221067	RA-1.5	RES		1.69				1	1
004170065	RA-5	RUR-5		1.70				1	1
006800022	RA-5	EST		1.70				1	1
052220045	RA-3	EST		1.70				1	1
064040003	RA-1.5	RES		1.70				1	1
009600028	RA-1.5	RES		1.71				1	1
025232029	RA-3	EST		1.71				1	1
026110039	RA-1.5	RES		1.71				1	1
023060003	RA-3	EST		1.71				1	1
004680016	RA-3-PD	EST		1.72				1	1
004670021	RA-3-PD	EST		1.72				1	1
004161010	RA-5	RUR-5		1.74				1	1
056480020	RA-1.5	RES		1.74				1	1
007580007	RA-1.5	RES		1.74				1	1
023550029	RA-3	EST		1.74				1	1
023120020	RA-3	EST		1.74				1	1
007280020	RA-1.5	RES		1.75				1	1
039270016	RA-PD-X	RUR-5		1.76				1	1
039260002	RA-X	EST		1.76				1	1
023320017	RA-3	EST		1.77				1	1
007410015	RA-3	EST		1.77				1	1
024370002	RA-1.5	PRC		1.78				1	1
024890013	RA-X	PRC		1.78				1	1
056071049	RA-10	RUR-10		1.78				1	1
053250042	RA-3	EST		1.79				1	1
022281037	RA-3	EST		1.79				1	1
007360008	RA-3	EST		1.80				1	1
009630016	RA-3	EST		1.80				1	1
036270030	RA-3	EST		1.80				1	1
036390028	RA-1.5	RES		1.80				1	1
012110012	RA-5	RUR-5		1.80				1	1

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028330008	RA-X	EST		1.80				1	1
022180005	RA-1.5	RES		1.81				1	1
035430019	RA-1.5	RES		1.81				1	1
012091002	RA-3	EST		1.81				1	1
022260038	RA-3	EST		1.82				1	1
008020010	RA-1.5,RA-5	RES,RUR-5		1.83				1	1
037100079	RA-3	EST		1.83				1	1
051321015	RA-3	EST		1.84				1	1
006410051	RA-5	RUR-5		1.84				1	1
022241056	RA-3	EST		1.85				1	1
036320016	RA-3	EST		1.85				1	1
004151067	RA-3	EST		1.86				1	1
022230068	RA-3	EST		1.86				1	1
057130005	RA-5	RUR-5		1.87				1	1
036800002	RA-5-PD	RUR-5		1.87				1	1
024720007	RA-1.5	PRC		1.88				1	1
004180016	RA-3	EST		1.88				1	1
024310005	RA-1.5	PRC		1.88				1	1
024480009	RA-1.5	PRC		1.88				1	1
053300020	RA-3	EST		1.88				1	1
057270019	RA-1.5	RES		1.88				1	1
036220002	RA-3	EST		1.88				1	1
007280021	RA-1.5	RES		1.89				1	1
056480021	RA-1.5	RES		1.90				1	1
035396008	RA-1.5	RES		1.91				1	1
022241041	RA-3	EST		1.92				1	1
039270010	RA-PD-X	RUR-5		1.92				1	1
039270012	RA-PD-X	RUR-5		1.92				1	1
024530005	RA-1.5	PRC		1.93				1	1
039270005	RA-PD-X	RUR-5		1.93				1	1
025232030	RA-3	EST		1.94				1	1
024350008	RA-1.5	PRC		1.94				1	1
023600008	RA-3	EST		1.94				1	1
056480022	RA-1.5	RES		1.95				1	1
012091078	RA-5	RUR-5		1.96				1	1
012091061	RA-5	RUR-5		1.97				1	1
026110008	RA-1.5	RES		1.97				1	1
007360050	RA-3	EST		1.98				1	1
024700003	RA-1.5	PRC		1.98				1	1
004190011	RA-3	EST		1.98				1	1
039270011	RA-PD-X	RUR-5		1.98				1	1

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039270008	RA-PD-X	RUR-5		1.98				1	1
036040050	RA-3	EST		1.98				1	1
056100001	RA-3	EST		1.98				1	1
007360049	RA-3	EST		1.98				1	1
056090035	RA-10	RUR-10		1.98				1	1
053400008	RA-3	EST		1.99				1	1
004121008	RA-3	EST		1.99				1	1
039270006	RA-PD-X	RUR-5		1.99				1	1
056151016	RA-3	EST		2.00				1	1
024410004	RA-1.5	RES,PRC		2.00				1	1
009600012	RA-1.5	RES		2.00				1	1
039050002	RA-5	RUR-5		2.00				1	1
036310058	RA-3	EST		2.00				1	1
052380063	RA-5	RUR-5		2.00				1	1
036270027	RA-3	EST		2.00				1	1
051280076	RA-3	EST		2.00				1	1
025512006	RA-3	EST		2.00				1	1
025512008	RA-3	EST		2.00				1	1
025512007	RA-3	EST		2.00				1	1
051191015	RA-1.5	RES	PENN VALLEY (6)	2.00		1			1
036030018	RA-1.5	RES		2.00				1	1
052380044	RA-5	RUR-5		2.00				1	1
056010032	RA-10	RUR-10		2.00				1	1
006401055	RA-3	EST		2.00				1	1
034190023	RA-10	RUR-10		2.00				1	1
012610033	RA-3	EST		2.00				1	1
052231064	RA-5	RUR-5		2.00				1	1
012600053	RA-3	EST		2.00				1	1
024700006	RA-1.5	PRC		2.00				1	1
022260030	RA-3	EST		2.00				1	1
025512029	RA-3	EST		2.00				1	1
052231052	RA-5	RUR-5		2.00				1	1
052380017	RA-5	RUR-5		2.00				1	1
023310010	RA-3	EST		2.00				1	1
007340008	RA-1.5	RES		2.01				1	1
039070008	RA-5	RUR-5		2.01				1	1
039100018	RA-5	RUR-5		2.01				1	1
039060002	RA-5	RUR-5		2.01				1	1
037460011	RA-3	EST		2.01				1	1
056480024	RA-1.5	RES		2.02				1	1
052380052	RA-5	RUR-5		2.02				1	1

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011640011	RA-X	RUR-5		2.03				1	1
053240015	RA-3	EST		2.03				1	1
024440004	RA-1.5	PRC		2.03				1	1
024890010	RA-X	PRC		2.03				1	1
023020006	RA-3	EST		2.03				1	1
036390009	RA-1.5	RES		2.03				1	1
024890011	RA-X	PRC		2.04				1	1
024700012	RA-1.5	PRC		2.04				1	1
039030043	RA-5	RUR-5		2.05				1	1
021700046	RA-1.5- SP	RES		2.05				1	1
036280017	RA-3	EST		2.05				1	1
012060060	RA-3	EST		2.06				1	1
024680004	RA-1.5	PRC		2.06				1	1
039050008	RA-5	RUR-5		2.06				1	1
022300004	RA-1.5	RES		2.06				1	1
034202034	RA-10	RUR-10		2.06				1	1
004051059	RA-3	EST		2.07				1	1
053250040	RA-3	EST		2.08				1	1
007111001	RA-SP	PD		2.09				1	1
022230060	RA-3	EST		2.09				1	1
039270023	RA-PD-X	RUR-5		2.09				1	1
051170015	RA-1.5	RES	PENN VALLEY (6)	2.10			1		1
012600050	RA-3	EST		2.10				1	1
006790047	RA-5	EST		2.11				1	1
034180045	RA-10	RUR-10		2.11				1	1
036130024	RA-3	EST		2.11				1	1
012100020	RA-5	RUR-5		2.11				1	1
052220042	RA-3	EST		2.12				1	1
034290035	RA-10	RUR-10		2.13				1	1
024720009	RA-1.5	PRC		2.13				1	1
039050007	RA-5	RUR-5		2.13				1	1
051200007	RA-1.5	RES	PENN VALLEY (6)	2.14			1		1
055060082	RA-X-PD	RUR-5		2.14				1	1
026070047	RA-5	RUR-5		2.15				1	1
039300009	RA-5	RUR-5		2.15				1	1
053440020	RA-3	EST		2.17				1	1
023610026	RA-3	EST		2.18				1	1
034203037	RA-10	RUR-10		2.19				1	1

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021700050	RA-1.5-SP	RES		2.20				1	1
039060011	RA-5	RUR-5		2.20				1	1
024340004	RA-1.5	PRC		2.20				1	1
039270015	RA-PD-X	RUR-5		2.20				1	1
056260025	RA-5	RUR-5		2.20				1	1
012170004	RA-3	EST		2.21				1	1
023610022	RA-3	EST		2.22				1	1
023140008	RA-3	EST		2.23				1	1
023110032	RA-3	EST		2.23				1	1
024690009	RA-1.5	PRC		2.24				1	1
052300027	RA-3	EST		2.24				1	1
060230004	RA-X	RUR-10		2.24				1	1
022241030	RA-3	EST		2.25				1	1
037050029	RA-5	EST		2.25				1	1
012600032	RA-3	EST		2.25				1	1
012820002	RA-3	EST		2.25				1	1
036800003	RA-5-PD	RUR-5		2.27				1	1
022230010	RA-1.5	RES		2.27				1	1
039270009	RA-PD-X	RUR-5		2.27				1	1
056030003	RA-3	EST		2.27				1	1
012091018	RA-5	RUR-5		2.28				1	1
039270001	RA-PD-X	RUR-5		2.29				1	1
056480016	RA-1.5	RES		2.29				1	1
036800001	RA-5-PD	RUR-5		2.29				1	1
022230050	RA-3	EST		2.29				1	1
022241029	RA-3	EST		2.31				1	1
023010020	RA-3	EST		2.31				1	1
026110038	RA-1.5	RES		2.31				1	1
004670012	RA-3-PD	EST		2.31				1	1
036060006	RA-3	EST		2.31				1	1
051140024	RA-1.5	RES	PENN VALLEY (6)	2.33			1		1
026160014	RA-10	RUR-10		2.33				1	1
056090015	RA-10	RUR-10		2.33				1	1
036110001	RA-3	EST		2.34				1	1
056480025	RA-1.5	RES		2.35				1	1
022200058	RA-3	EST		2.35				1	1
038020017	RA-10	RUR-5		2.35				1	1
057280008	RA-1.5	RES		2.35				1	1
053440019	RA-3	EST		2.36				1	1
004111006	RA-X	EST		2.36				1	1

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025240037	RA-3	EST		2.36				1	1
026020052	RA-5	RUR-5		2.38				1	1
023610015	RA-3	EST		2.38				1	1
004070073	RA-3	EST		2.39				1	1
060230003	RA-X	RUR-10		2.40				1	1
052380051	RA-5	RUR-5		2.40				1	1
034180040	RA-10	RUR-10		2.41				1	1
023140007	RA-3	EST		2.41				1	1
023610019	RA-3	EST		2.41				1	1
007360066	RA-3	EST		2.41				1	1
023310037	RA-3	EST		2.42				1	1
025271007	RA-1.5	EST		2.43				1	1
034203003	RA-10	RUR-10		2.43				1	1
026100003	RA-1.5	RES		2.44				1	1
022220020	RA-3	EST		2.44				1	1
055060084	RA-X-PD	RUR-5		2.44				1	1
023610018	RA-3	EST		2.44				1	1
057100032	RA-3	EST		2.44				1	1
004650012	RA-5- SP,RA-10	RUR-5,RUR- 10		2.45				1	1
055060092	RA-X-PD	RUR-5		2.45				1	1
004111005	RA-X	EST		2.46				1	1
060110007	RA-1.5	RES	NORTH SAN JUAN (4)	2.47			1		1
024700005	RA-1.5	PRC		2.47				1	1
036130023	RA-3	EST		2.47				1	1
052180011	RA-3	EST		2.48				1	1
024690008	RA-1.5	PRC		2.49				1	1
024720012	RA-1.5	PRC		2.49				1	1
038020011	RA-10	RUR-5		2.49				1	1
056080019	RA-10	RUR-10		2.50				1	1
056071040	RA-10	RUR-10		2.50				1	1
051280036	RA-3	EST		2.50				1	1
056071069	RA-10	RUR-10		2.50				1	1
056071041	RA-10	RUR-10		2.50				1	1
051321021	RA-3	EST		2.50				1	1
056090039	RA-10	RUR-10		2.50				1	1
028221011	RA-3	EST		2.51				1	1
056071016	RA-10	RUR-10		2.52				1	1
004670016	RA-3-PD	EST		2.53				1	1
022230058	RA-3	EST		2.54				1	1
022281079	RA-1.5	RES		2.54				1	1

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039150087	RA-PD-X	RUR-5		2.54				1	1
036250021	RA-3	EST		2.54				1	1
034203013	RA-10	RUR-10		2.55				1	1
006700072	RA-3	EST		2.56				1	1
025220075	RA-10	RUR-10		2.57				1	1
022220019	RA-3	EST		2.58				1	1
012600026	RA-3	EST		2.58				1	1
024280002	RA-1.5	PRC		2.62				1	1
023610014	RA-3	EST		2.64				1	1
024360001	RA-1.5	PRC		2.66				1	1
034202033	RA-10	RUR-10		2.66				1	1
006410062	RA-5	RUR-5		2.66				1	1
026070034	RA-5	RUR-5		2.67				1	1
026070033	RA-5	RUR-5		2.67				1	1
034202032	RA-10	RUR-10		2.67				1	1
057110009	RA-3	EST		2.68				1	1
039250007	RA-X	RUR-5		2.69				1	1
052140044	RA-1.5	RES		2.70				1	1
026220007	RA-5	RUR-5		2.71				1	1
023070046	RA-3	EST		2.71				1	1
037070016	RA-5	EST		2.72				1	1
036800004	RA-5-PD	RUR-5		2.72				1	1
036011057	RA-3	EST		2.73				1	1
023070043	RA-3	EST		2.73				1	1
024430001	RA-1.5	PRC		2.74				1	1
012610015	RA-3	EST		2.76				1	1
056071060	RA-10	RUR-10		2.76				1	1
055060077	RA-X-PD	RUR-5		2.77				1	1
051321020	RA-3	EST		2.77				1	1
034202039	RA-10	RUR-10		2.78				1	1
056071061	RA-10	RUR-10		2.78				1	1
057280014	RA-1.5	RES		2.79				1	1
034202038	RA-10	RUR-10		2.79				1	1
23050081	RA-3	EST		2.80				1	1
004111003	RA-X	EST		2.81				1	1
012190001	RA-3	EST		2.82				1	1
004070054	RA-3	EST		2.82				1	1
051280027	RA-3	EST		2.84				1	1
004151036	RA-3	EST		2.85				1	1
023140015	RA-3	EST		2.85				1	1
064040008	RA-1.5	RES		2.85				1	1

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056151013	RA-3	EST		2.85				1	1
038020022	RA-5	RUR-5		2.85				1	1
006481009	RA-5	EST		2.85				1	1
025271013	RA-1.5	EST		2.87				1	1
012010064	RA-3	EST		2.88				1	1
023590012	RA-1.5	RES		2.89				1	1
036310047	RA-3	EST		2.90				1	1
039100013	RA-5	RUR-5		2.90				1	1
023590019	RA-1.5	RES		2.90				1	1
004670015	RA-3-PD	EST		2.90				1	1
025220074	RA-10	RUR-10		2.91				1	1
004501047	RA-5	RUR-5		2.93				1	1
036140066	RA-X,RA-X-SC	RUR-5		2.94				1	1
057280018	RA-1.5	RES		2.96				1	1
023210036	RA-1.5	RES		2.96				1	1
012091070	RA-5	RUR-5		2.96				1	1
004151077	RA-3,RA-3-PD	EST		2.97				1	1
012600054	RA-3	EST		2.98				1	1
022281076	RA-1.5	RES		2.99				1	1
026160022	RA-10	RUR-10		3.00				1	1
011041049	RA-X	RUR-5		3.00				1	1
004620009	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.00			1		1
012070036	RA-5	RUR-5		3.00				1	1
056080017	RA-10	RUR-10		3.00				1	1
056080016	RA-10	RUR-10		3.00				1	1
004090011	RA-X	EST		3.00				1	1
004090010	RA-X	EST		3.00				1	1
004090007	RA-X	EST		3.00				1	1
036280024	RA-3	EST		3.00				1	1
052180020	RA-3	EST		3.00				1	1
036800005	RA-5-PD	RUR-5		3.00				1	1
056500011	RA-5	RUR-5		3.00				1	1
012180031	RA-3	EST		3.00				1	1
006840036	RA-X	EST		3.00				1	1
006840043	RA-X	EST		3.00				1	1
012133013	RA-3	EST		3.00				1	1
051321066	RA-3	EST		3.00				1	1

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052231055	RA-5	RUR-5		3.00				1	1
023600006	RA-3	EST		3.00				1	1
023600005	RA-3	EST		3.00				1	1
023600004	RA-3	EST		3.00				1	1
023600003	RA-3	EST		3.00				1	1
023600002	RA-3	EST		3.00				1	1
051321077	RA-3	EST		3.00				1	1
009600033	RA-3,RA-1.5	EST,RES		3.00				1	1
007430048	RA-3	EST		3.00				1	1
036301016	RA-3	EST		3.00				1	1
004610009	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.00			1		1
036120010	RA-3	EST		3.00				1	1
012020054	RA-3	EST		3.00				1	1
004620018	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.00			1		1
051160027	RA-1.5	RES	PENN VALLEY (6)	3.00			2		2
036070031	RA-3	EST		3.00				1	1
023600009	RA-3	EST		3.00				1	1
007360026	RA-3	EST		3.00				1	1
023182005	RA-1.5	RES		3.00				2	2
036080051	RA-3	EST		3.01				1	1
025220087	RA-5	RUR-5		3.01				1	1
037010016	RA-3-PD	EST		3.01				1	1
037010015	RA-3-PD	EST		3.01				1	1
004030063	RA-3	EST		3.01				1	1
005100098	RA-3	EST		3.01				1	1
039141070	RA-PD-X	RUR-5		3.01				1	1
056260016	RA-5	RUR-5		3.01				1	1
005100084	RA-3-PD	EST		3.01				1	1
025220088	RA-5	RUR-5		3.02				1	1
021730063	RA-1.5-SP	RES		3.02			1	1	2
004100012	RA-X	EST		3.03				1	1
004490043	RA-5	RUR-5		3.03				1	1
009600024	RA-3	EST		3.04				1	1
005100085	RA-3-PD	EST		3.04				1	1
009600026	RA-1.5	RES		3.05			1	1	2
012610003	RA-3	EST		3.05				1	1

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022281092	RA-1.5	RES		3.05			1	1	2
025512056	RA-3	EST		3.06				1	1
039290001	RA-5	RUR-5		3.06				1	1
053081004	RA-3	EST		3.07				1	1
012620035	RA-3	EST		3.07				1	1
025560008	RA-X-PD	EST		3.07			1	1	2
012261039	RA-X	EST		3.08				1	1
022300006	RA-1.5	RES		3.08			1	1	2
004610008	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.08			1		1
004111007	RA-X	EST		3.09				1	1
004100011	RA-X	EST		3.09				1	1
039050015	RA-5	RUR-5		3.09				1	1
039100011	RA-5	RUR-5		3.10				1	1
012810002	RA-X	EST		3.10				1	1
022250038	RA-3	EST		3.10				1	1
004040010	RA-3	EST		3.10				1	1
004161014	RA-5	RUR-5		3.11				1	1
039060005	RA-5	RUR-5		3.12				1	1
023140023	RA-3	EST		3.12				1	1
034270021	RA-10	RUR-10		3.13				1	1
012810009	RA-X	EST		3.13				1	1
036080055	RA-3	EST		3.13				1	1
056160002	RA-3	EST		3.13				1	1
022290031	RA-3	EST		3.14				1	1
053400002	RA-3	EST		3.14				1	1
036070032	RA-3	EST		3.14				1	1
007120019	RA-5	RUR-5		3.15				1	1
025260040	RA-3	EST		3.15				1	1
005100079	RA-3-PD	EST		3.15				1	1
036060007	RA-3	EST		3.16				1	1
005100099	RA-3	EST		3.16				1	1
036260035	RA-3	EST		3.16				1	1
023140016	RA-3	EST		3.18				1	1
021730078	RA-1.5	RES		3.18				2	2
023580017	RA-3	EST		3.18				1	1
004580042	RA-5	RUR-5		3.19				1	1
004501040	RA-5	RUR-5		3.20				1	1
036301065	RA-3	EST		3.20				1	1
004490044	RA-5	RUR-5		3.21				1	1
012261035	RA-X	EST		3.21				1	1

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012020048	RA-3	EST		3.21				1	1
005020006	RA-3	EST		3.22				1	1
036011058	RA-3	EST		3.22				1	1
004610007	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.23			1		1
023070047	RA-3	EST		3.24				1	1
022250037	RA-3	EST		3.24				1	1
026010028	RA-5	RUR-5		3.27				1	1
025512014	RA-3	EST		3.27				1	1
026150001	RA-10	RUR-10		3.28				1	1
036140061	RA-X	RUR-5		3.28				1	1
004650018	RA-10	RUR-10		3.29				1	1
023183053	RA-1.5	RES		3.30			1	1	2
037050055	RA-5	EST		3.30				1	1
036800008	RA-5-PD	RUR-5		3.32				1	1
028141011	RA-X	EST		3.32				1	1
064030007	RA-1.5	RES		3.33			1	1	2
037100077	RA-3	EST		3.33				1	1
025220060	RA-10	RUR-10		3.34				1	1
038570002	RA-10	RUR-10		3.35				1	1
012091008	RA-5	RUR-5		3.37				1	1
036301008	RA-3	EST		3.37				1	1
024380001	RA-1.5	PRC		3.38				1	1
052380024	RA-5	RUR-5		3.38				1	1
023050059	RA-3	EST		3.39				1	1
022241042	RA-3	EST		3.41				1	1
005100083	RA-3-PD	EST		3.41				1	1
052200058	RA-3	EST		3.42				1	1
006710010	RA-5	EST		3.42				1	1
009610028	RA-3	EST		3.44				1	1
005100081	RA-3-PD	EST		3.44				1	1
012133001	RA-3	EST		3.44				1	1
022281071	RA-1.5	RES		3.46				1	1
004580034	RA-5	RUR-5		3.46				1	1
026480037	RA-5	RUR-5		3.46				1	1
051160004	RA-1.5	RES	PENN VALLEY (6)	3.47			2		2
036011012	RA-3	EST		3.48				1	1
024460003	RA-1.5	PRC		3.48				1	1
004070058	RA-3	EST		3.48				1	1
051220014	RA-1.5	RES		3.49				1	1

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026480033	RA-5	RUR-5		3.49				1	1
004161009	RA-5	RUR-5		3.50				1	1
005100082	RA-3-PD	EST		3.50				1	1
036070034	RA-3	EST		3.50				1	1
024410002	RA-1.5	PRC		3.52				1	1
022230059	RA-3	EST		3.55				1	1
036040043	RA-3	EST		3.55			1	1	2
004650010	RA-10	RUR-10		3.56			2		2
057100023	RA-3	EST		3.57				1	1
004501052	RA-5	RUR-5		3.57				1	1
056151062	RA-3	EST		3.58				1	1
004111002	RA-X	EST		3.59				1	1
007120002	RA-5	RUR-5		3.60				1	1
026230013	RA-5	RUR-5		3.60				1	1
053300007	RA-1.5	RES		3.62			1	1	2
035010067	RA-5	RUR-5		3.62				1	1
038280005	RA-X	EST		3.64				1	1
004131016	RA-3	EST		3.64				1	1
051350018	RA-3	EST		3.65				1	1
006401045	RA-3	EST		3.69				1	1
036100052	RA-5,AG-5	RUR-5		3.69				1	1
036800006	RA-5-PD	RUR-5		3.72				1	1
004620010	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	3.72			1		1
036080034	RA-3	EST		3.72				1	1
036290048	RA-5	EST		3.73				1	1
053440018	RA-3	EST		3.74				1	1
056071046	RA-10	RUR-10		3.74				1	1
036130047	RA-3	EST		3.75				1	1
012170008	RA-3	EST		3.77			1	1	2
053280034	RA-3	EST		3.77				1	1
051140025	RA-1.5	RES		3.78			1	1	2
007120001	RA-5	RUR-5		3.81				1	1
036140065	RA-X	RUR-5		3.83				1	1
025260032	RA-3	EST		3.85				1	1
023010015	RA-3	EST		3.85				1	1
006421007	RA-5	RUR-5		3.87				1	1
057141053	RA-1.5	RES		3.88			1	1	2
004131013	RA-3	EST		3.89				1	1
004650003	RA-10	RUR-10		3.89				1	1

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026130018	RA-5	RUR-5		3.89				1	1
057141061	RA-1.5	RES		3.89			1	1	2
004490042	RA-5	RUR-5		3.91				1	1
026480028	RA-5	RUR-5		3.91				1	1
004040090	RA-3	EST		3.92				1	1
039030061	RA-5	RUR-5		3.96				1	1
036070033	RA-3	EST		3.96				1	1
026080062	RA-5	RUR-5		3.97				1	1
023200030	RA-1.5	RES		3.98			1	1	2
026160015	RA-10	RUR-10		3.99				1	1
051321003	RA-3	EST		3.99				1	1
057141058	RA-1.5	RES		4.00			1	1	2
051430005	RA-3	EST		4.00				1	1
004131037	RA-3	EST		4.00				1	1
056151038	RA-3	EST		4.00				1	1
025140045	RA-3	EST		4.00				1	1
004650005	RA-10	RUR-10		4.00				1	1
036050011	RA-5- PD,RA-5- PD-SC	RUR-5		4.00				1	1
023060018	RA-1.5	RES		4.00			1	1	2
028221004	RA-3	EST		4.01				1	1
039170058	RA-5	RUR-5		4.01				1	1
022241024	RA-3	EST		4.02				1	1
012610040	RA-3	EST		4.02				1	1
023050086	RA-3	EST		4.02				1	1
038310006	RA-X	EST		4.03				1	1
004501029	RA-5	RUR-5		4.03				1	1
036800007	RA-5-PD	RUR-5		4.04				1	1
036011043	RA-X-PD	EST		4.04				1	1
022270057	RA-3	EST		4.07				1	1
004620015	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	4.07			1		1
006421010	RA-5	RUR-5		4.07				1	1
026150012	RA-10	RUR-10		4.08				1	1
039170050	RA-5	RUR-5		4.08				1	1
012600045	RA-3	EST		4.08				1	1
004090012	RA-X	EST		4.12				1	1
036080003	RA-3	EST		4.14				1	1
053440005	RA-3	EST		4.14				1	1
026480031	RA-5	RUR-5		4.14				1	1

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022250039	RA-3	EST		4.15				1	1
036170037	RA-5	RUR-5		4.16				1	1
055070030	RA-3	EST		4.18				1	1
034202023	RA-10	RUR-10		4.19				1	1
004040091	RA-3	EST		4.19				1	1
051170013	RA-1.5	RES	PENN VALLEY (6)	4.20			2		2
012620002	RA-3	EST		4.20				1	1
026080034	RA-5	RUR-5		4.21				1	1
026170009	RA-10	RUR-10		4.22				1	1
036370051	RA-5	EST		4.22				1	1
026130004	RA-5	RUR-5		4.25				1	1
026160005	RA-10	RUR-10		4.25				1	1
022200040	RA-1.5	EST		4.25			1	1	2
004131075	RA-3	EST		4.27				1	1
038280004	RA-X	EST		4.29				1	1
006700071	RA-3	EST		4.29				1	1
038280002	RA-X	EST		4.30				1	1
004040049	RA-3	EST		4.31				1	1
036130046	RA-3	EST		4.33				1	1
024520005	RA-1.5	PRC		4.34			1	1	2
022180028	RA-1.5	RES		4.34			1	1	2
024870008	RA-X	PRC		4.35				1	1
012620016	RA-3	EST		4.39				1	1
005100057	RA-3-PD	EST		4.39				1	1
023050080	RA-3	EST		4.41				1	1
004060089	RA-3	EST		4.41				1	1
022260025	RA-3	EST		4.42				1	1
053120001	RA-3	EST		4.42				1	1
038540013	RA-10	RUR-10		4.44				1	1
051300029	RA-3	EST		4.45				1	1
036310039	RA-3	EST		4.45				1	1
023390001	RA-1.5	PRC		4.46			1	1	2
004161026	RA-5	RUR-5		4.47				1	1
004670009	RA-3-PD	EST		4.47				1	1
039020009	RA-5	RUR-5		4.50				1	1
023460009	RA-X	PRC		4.50				1	1
023222015	RA-1.5	RES		4.50			2	1	3
006410036	RA-5	RUR-5		4.50				1	1
052190007	RA-3	EST		4.50				1	1
008020029	RA-5,RA-1.5	RUR-5,RES		4.51				1	1

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052220049	RA-3	EST		4.52				1	1
012210052	RA-3	EST		4.52				1	1
004171004	RA-5	RUR-5		4.55				1	1
004051031	RA-3	EST		4.55				1	1
024510004	RA-1.5	PRC		4.56			2	1	3
004100014	RA-X	EST		4.56				1	1
025140018	RA-3	EST		4.58				1	1
036030016	RA-1.5	RES		4.60			2	1	3
022220003	RA-3	EST		4.60				1	1
022230073	RA-3	EST		4.66				1	1
006421014	RA-5	RUR-5		4.66				1	1
006421019	RA-5	RUR-5		4.67				1	1
004100013	RA-X	EST		4.69				1	1
026170002	RA-10	RUR-10		4.72				1	1
037090077	RA-5	RUR-5,EST		4.72				1	1
026020003	RA-5	RUR-5		4.73				1	1
023050063	RA-3	EST		4.73				1	1
004100015	RA-X	EST		4.73				1	1
004501005	RA-5	RUR-5		4.74				1	1
023030002	RA-3	EST		4.78				1	1
039150059	RA-5	RUR-5		4.80				1	1
039150058	RA-5	RUR-5		4.80				1	1
048100012	RA-3	EST		4.80				1	1
024890017	RA-X	PRC		4.80				1	1
036380046	RA-3	EST		4.81				1	1
039150041	RA-5	RUR-5		4.82			2		2
038520018	RA-X	RUR-10		4.82				1	1
039150040	RA-5	RUR-5		4.83				1	1
056160060	RA-3	EST		4.83				1	1
004501011	RA-5	RUR-5		4.83				1	1
022241006	RA-3	EST		4.84				1	1
039030068	RA-5	RUR-5		4.84				1	1
026220013	RA-5	RUR-5		4.87				1	1
022241004	RA-3	EST		4.87				1	1
036180004	RA-5	RUR-5		4.88				1	1
009420005	RA-3	EST		4.89				1	1
026010020	RA-5	RUR-5		4.89				1	1
048120043	RA-3	EST		4.91				1	1
004580023	RA-5	RUR-5		4.91				1	1
004580022	RA-5	RUR-5		4.91				1	1
052180005	RA-3	EST		4.92				1	1

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004151095	RA-3-PD	EST		4.92				1	1
038310001	RA-X	EST		4.94				1	1
009610032	RA-1.5	RES		4.94				1	1
039190063	RA-5	RUR-5		4.95				1	1
038300008	RA-X	EST		4.96				1	1
052101038	RA-5	RUR-5		4.96				1	1
004480007	RA-5	RUR-5		4.96				1	1
039170078	RA-5	RUR-5		4.96				1	1
039100031	RA-5	RUR-5		4.97				1	1
022180006	RA-1.5	RES		4.97				1	1
052101037	RA-5	RUR-5		4.97				1	1
037440025	RA-3	EST		4.98		2		1	3
039030067	RA-5	RUR-5		4.98				1	1
012091083	RA-5	RUR-5		4.99				1	1
036170028	RA-5,AG-30	RUR-5,RUR-30		4.99				1	1
039150075	RA-5	RUR-5		4.99				1	1
036380025	RA-X	EST		4.99				1	1
037020025	RA-5	RUR-5		4.99				1	1
038540014	RA-10	RUR-10		5.00		2		1	3
004040063	RA-X	EST		5.00				1	1
007120050	RA-5	RUR-5		5.00				1	1
006410037	RA-5	RUR-5		5.00				1	1
022300020	RA-1.5	RES		5.00		2		1	3
053280038	RA-3	EST		5.00				1	1
053290015	RA-5	RUR-5		5.00				1	1
026470025	RA-5	RUR-5		5.00		2		1	3
036100070	RA-3	EST		5.00				1	1
026290003	RA-5	RUR-5		5.00				1	1
026450045	RA-5	RUR-5		5.00				1	1
056090041	RA-10	RUR-10		5.00				1	1
004131072	RA-5	RUR-5		5.00				1	1
011031007	RA-X	RUR-5		5.00				1	1
012300031	RA-X	EST		5.00				1	1
004600002	RA-X	EST		5.00				1	1
053290007	RA-5	RUR-5	PENN VALLEY (6)	5.00		1		1	1
053270072	RA-3	EST		5.00				1	1
039020044	RA-5	RUR-5		5.00				1	1
053280039	RA-3	EST		5.00				1	1
053270073	RA-3	EST		5.00				1	1
039020064	RA-5	RUR-5		5.00				1	1

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039020065	RA-5	RUR-5		5.00				1	1
011020048	RA-5	RUR-5		5.00				1	1
023030041	RA-3	EST		5.00				1	1
039020030	RA-5	RUR-5		5.00				1	1
007430016	RA-3	EST		5.00				1	1
039030059	RA-5	RUR-5		5.00				1	1
036170045	RA-5	RUR-5		5.00				1	1
004590001	RA-X	EST		5.00				1	1
004600005	RA-X	EST		5.00				1	1
011031023	RA-X	RUR-5		5.00				1	1
011031011	RA-X	RUR-5		5.00				1	1
023030048	RA-3	EST		5.00				1	1
023130026	RA-3	EST		5.00				1	1
036100057	RA-5	RUR-5		5.00				1	1
036170049	RA-5	RUR-5		5.00				1	1
011031006	RA-X	RUR-5		5.00				1	1
028410018	RA-X	EST		5.00				1	1
053290016	RA-5	RUR-5		5.00				1	1
056080036	RA-10	RUR-10		5.00				1	1
056080035	RA-10	RUR-10		5.00				1	1
056010036	RA-10	RUR-10		5.00				1	1
053280033	RA-3	EST		5.00				1	1
023040052	RA-3	EST		5.00				1	1
011640013	RA-X	RUR-5		5.00				1	1
028410024	RA-X	EST		5.01				1	1
036170048	RA-5	RUR-5		5.01				1	1
006481012	RA-5	EST		5.01				1	1
035010057	RA-5	RUR-5		5.01				1	1
026290005	RA-5	RUR-5		5.01				1	1
056260030	RA-5	RUR-5		5.01				1	1
026300004	RA-5	RUR-5		5.02				1	1
026470012	RA-5	RUR-5		5.02				1	1
004501002	RA-5,AG-10	RUR-5,RUR-10		5.02				1	1
028410015	RA-X	EST		5.02				1	1
012641041	RA-X	RUR-10		5.02				1	1
025232022	RA-5	RUR-5		5.03				1	1
025232023	RA-5	RUR-5		5.03				1	1
004490045	RA-5	RUR-5		5.03				1	1
006410067	RA-5	RUR-5		5.03				1	1
006410066	RA-5	RUR-5		5.03				1	1
026420003	RA-5	RUR-5		5.04				1	1

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004051019	RA-10	RUR-10		5.04				1	1
026290004	RA-5	RUR-5		5.05				1	1
052160042	RA-3	EST		5.05				1	1
035200043	RA-1.5	RES	GLENBROOK ()	5.05			3		3
052160043	RA-3	EST		5.05				1	1
038300007	RA-X	EST		5.05				1	1
023050079	RA-3	EST		5.06				1	1
021660012	RA-5	RUR-5		5.06				1	1
026490013	RA-5	RUR-5		5.07				1	1
006421003	RA-5	RUR-5		5.07				1	1
022210005	RA-3	EST		5.08				1	1
026290010	RA-5	RUR-5		5.08				1	1
051131003	RA-1.5	RES	PENN VALLEY (6)	5.08			3		3
026180004	RA-10	RUR-10		5.08				1	1
051200030	RA-1.5	RES	PENN VALLEY (6)	5.09			3		3
037090073	RA-5	RUR-5		5.09				1	1
056071005	RA-10	RUR-10		5.09				1	1
052160044	RA-3	EST		5.10				1	1
051180002	RA-3	EST		5.11				1	1
038570007	RA-10	RUR-10		5.11				1	1
038290002	RA-X	EST		5.12				1	1
023030054	RA-3	EST		5.14				1	1
057141026	RA-3	EST		5.14				1	1
038540002	RA-10	RUR-10		5.15				1	1
004131030	RA-3	EST		5.15				1	1
026420008	RA-5	RUR-5		5.15				1	1
012091039	RA-5	RUR-5		5.15				1	1
012610005	RA-3	EST		5.16				1	1
023390003	RA-1.5	PRC		5.16			2	1	3
039030069	RA-5	RUR-5		5.16				1	1
011640004	RA-X	RUR-5		5.16				1	1
011690008	RA-X	RUR-5		5.16				1	1
023182024	RA-1.5	RES		5.16			2	1	3
026490024	RA-5	RUR-5		5.17				1	1
026430001	RA-5	RUR-5		5.17				1	1
056071025	RA-10	RUR-10		5.17				1	1
022241005	RA-3	EST		5.18				1	1
028410013	RA-X	EST		5.18				1	1
039150056	RA-5	RUR-5		5.19				1	1

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026430020	RA-5	RUR-5		5.19				1	1
038540012	RA-10	RUR-10		5.20				1	1
011690007	RA-X	RUR-5		5.20				1	1
026490011	RA-5	RUR-5		5.20				1	1
021640001	RA-5	RUR-5		5.20				1	1
004040020	RA-3	EST		5.22				1	1
036011010	RA-3	EST		5.23				1	1
012091084	RA-5	RUR-5		5.23				1	1
021640002	RA-5	RUR-5		5.23				1	1
026480010	RA-5	RUR-5		5.23				1	1
038570009	RA-10	RUR-10		5.23				1	1
026490012	RA-5	RUR-5		5.25				1	1
009620003	RA-1.5	RES		5.26		2		1	3
022331001	RA-1.5	RES		5.26		2		1	3
036011006	RA-3	EST		5.27				1	1
052180003	RA-3	EST		5.27				1	1
024720014	RA-1.5	PRC		5.28		2		1	3
023020004	RA-3	EST		5.31				1	1
038540015	RA-10	RUR-10		5.32				1	1
026480025	RA-5	RUR-5		5.32				1	1
056071001	RA-10	RUR-10		5.32				1	1
039100032	RA-5	RUR-5		5.33				1	1
026460019	RA-5	RUR-5		5.33				1	1
038290007	RA-X	EST		5.35				1	1
021730044	RA-1.5	RES	LAKE OF THE PINES (2)	5.35		3			3
036250041	RA-3	EST		5.37				1	1
026450025	RA-5	RUR-5		5.38				1	1
012060009	RA-5	RUR-5		5.39				1	1
026450016	RA-5	RUR-5		5.41				1	1
026120007	RA-1.5	RES		5.43		2		1	3
004161029	RA-5	RUR-5		5.43				1	1
028410007	RA-X	EST		5.45				1	1
007111012	RA- 5,RA-1.5	RUR-5,RES		5.47				1	1
009620010	RA-1.5	RES		5.47		3			3
025140054	RA-3	EST		5.48				1	1
011640009	RA-X	RUR-5		5.48				1	1
026490010	RA-5	RUR-5		5.49				1	1
036100071	RA-5	RUR-5		5.50				1	1
037380026	RA-1.5	RES		5.50				1	1

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026480003	RA-5	RUR-5		5.53				1	1
034202018	RA-10	RUR-10		5.53				1	1
024870002	RA-X	PRC		5.54				1	1
004501053	RA-5	RUR-5		5.54				1	1
034203011	RA-10	RUR-10		5.54				1	1
037020014	RA-5	RUR-5		5.54				1	1
024710013	RA-1.5	PRC		5.57		2		1	3
039240027	RA-5	RUR-5		5.59				1	1
023310013	RA-3	EST		5.59				1	1
036170038	RA-5	RUR-5		5.59				1	1
039240042	RA-5	RUR-5		5.62				1	1
011650019	RA-X	RUR-5		5.64				1	1
026160017	RA-10	RUR-10		5.65				1	1
023480040	RA-X	PRC		5.65				1	1
039020037	RA-5	RUR-5		5.67				1	1
011650035	RA-X	RUR-5		5.69				1	1
026390014	RA-5	RUR-5		5.71				1	1
026390015	RA-5	RUR-5		5.73				1	1
026470016	RA-5	RUR-5		5.74				1	1
052200062	RA-3	EST		5.74				1	1
022230053	RA-1.5	EST		5.74		2		1	3
039170073	RA-5	RUR-5		5.76				1	1
053280053	RA-3	EST		5.78				1	1
036210059	RA-3	EST		5.81				1	1
024410007	RA-1.5	RES,PRC		5.84		2		1	3
004131079	RA-5	RUR-5		5.85				1	1
036011009	RA-3	EST		5.86				1	1
026430011	RA-5	RUR-5		5.86				1	1
023120035	RA-3	EST		5.86				1	1
036170052	RA-5	RUR-5		5.86				1	1
026450008	RA-5	RUR-5		5.86				1	1
012133026	RA-3	EST		5.89				1	1
022241063	RA-3	EST		5.93				1	1
025232027	RA-5	RUR-5		5.95				1	1
021650008	RA-5	RUR-5		5.97				1	1
026430009	RA-5	RUR-5		5.98				1	1
026440014	RA-5	RUR-5		5.98				1	1
056151015	RA-3	EST		5.99				1	1
008020028	RA-1.5	RES		6.00		2		2	4
025590020	RA-3	EST		6.00		1		1	2
004501020	RA-5	RUR-5		6.00				1	1

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023580023	RA-3	EST		6.00			1	1	2
008020030	RA-1.5	RES		6.01			2	2	4
011670015	RA-X	RUR-5		6.04				1	1
051131019	RA-1.5	RES		6.04			2	2	4
026450027	RA-5	RUR-5		6.05				1	1
026470005	RA-5	RUR-5		6.08				1	1
039290004	RA-5	RUR-5		6.11				1	1
026430003	RA-5	RUR-5		6.11				1	1
026410011	RA-5	RUR-5		6.12			2	1	3
026470001	RA-5	RUR-5		6.12				1	1
036380014	RA-X	EST		6.15				1	1
026480038	RA-5	RUR-5		6.16				1	1
038290001	RA-X	EST		6.18				1	1
011640028	RA-X	RUR-5		6.19				1	1
026470007	RA-5	RUR-5		6.20				1	1
006421002	RA-5	RUR-5		6.21				1	1
037090037	RA-5	RUR-5		6.21				1	1
022270055	RA-3	EST		6.24			1	1	2
038290006	RA-X	EST		6.26				1	1
004161037	RA-5	RUR-5		6.28				1	1
037080049	RA-5	EST		6.31				1	1
004161025	RA-5	RUR-5		6.31				1	1
012110001	RA-5	RUR-5		6.31				1	1
004161036	RA-5	RUR-5		6.32				1	1
036180007	RA-5	RUR-5		6.33			2	1	3
026450021	RA-5	RUR-5		6.33				1	1
024720010	RA-1.5	PRC		6.35			2	2	4
026400004	RA-5	RUR-5		6.35				1	1
026490030	RA-5	RUR-5		6.36			2	1	3
024430003	RA-1.5	RES,PRC		6.37			2	2	4
022300008	RA-1.5	RES		6.40			2	2	4
026430008	RA-5	RUR-5		6.40				1	1
024430002	RA-1.5	RES,PRC		6.42			2	2	4
028410034	RA-X	EST		6.42				1	1
036011021	RA-3	EST		6.44			1	1	2
039300005	RA-5	RUR-5		6.46				1	1
023130066	RA-3	EST		6.52			1	1	2
028410021	RA-X	EST		6.53				1	1
038290008	RA-X	EST		6.56				1	1
004131053	RA-5	RUR-5		6.58				1	1
008020043	RA-1.5	RES		6.60				1	1

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057141079	RA-3	EST	LAKE OF THE PINES (2)	6.61			2		2
011690005	RA-X	RUR-5		6.61				1	1
056090020	RA-10	RUR-10		6.72				1	1
023040017	RA-3	EST		6.73			1	1	2
026470020	RA-5	RUR-5		6.77				1	1
022270010	RA-3	EST		6.77			1	1	2
004111001	RA-X	EST		6.78				1	1
036100069	RA-5	RUR-5		6.80				1	1
023050004	RA-3	EST		6.82			1	1	2
026480001	RA-5	RUR-5		6.83				1	1
026380003	RA-10	RUR-10		6.85				1	1
024470001	RA-1.5	RES,PRC		6.85			2	2	4
026390013	RA-5	RUR-5		6.90				1	1
006421008	RA-5	RUR-5		6.92				1	1
036380013	RA-X	EST		6.94				1	1
009581055	RA-1.5	RES		6.95			2	2	4
023210030	RA-1.5	RES		6.97			2	2	4
039190074	RA-5	RUR-5		7.00				1	1
026470015	RA-5	RUR-5		7.00				1	1
051321080	RA-3	EST	LAKE OF THE PINES (2)	7.00			2		2
026430018	RA-5	RUR-5		7.03			2	1	3
022241039	RA-3	EST		7.10			1	1	2
051220015	RA-1.5	RES		7.11			2	2	4
026500003	RA-5	RUR-5		7.13				1	1
026290008	RA-5	RUR-5		7.13				1	1
026170007	RA-10	RUR-10		7.18				1	1
004040092	RA-3	EST		7.20			1	1	2
036290047	RA-5	EST		7.21				1	1
024450001	RA-1.5	PRC		7.27			2	2	4
011660015	RA-X	RUR-5		7.28				1	1
004030081	RA-5	RUR-5		7.28				1	1
022200037	RA-1.5	RES		7.31			2	2	4
035430006	RA-1.5	RES		7.37			2	2	4
021690006	RA-5	RUR-5		7.37				1	1
052111009	RA-5	RUR-5		7.45				1	1
034180036	RA-10	RUR-10		7.48				1	1
026410003	RA-5	RUR-5		7.49			2	2	4
036280007	RA-3	EST		7.50			2	2	4

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023050067	RA-3	EST		7.52				1	1
007370034	RA-1.5	RES		7.52			3	2	5
022200066	RA-1.5	RES		7.53			2	2	4
026270005	RA-5	RUR-5		7.70				1	1
026160030	RA-10	RUR-10		7.71				1	1
036380019	RA-X	EST		7.73				1	1
037090085	RA-5	RUR-5		7.78				1	1
012600036	RA-3	EST		7.82			1	1	2
022270015	RA-3	EST		7.86			1	1	2
025232024	RA-5	RUR-5		7.91				1	1
022270062	RA-3	EST		7.96				1	1
039150042	RA-5	RUR-5		7.97				1	1
039160030	RA-5	RUR-5		7.99				1	1
026080031	RA-5	RUR-5		8.00				1	1
039150043	RA-5	RUR-5		8.00				1	1
011640005	RA-X	RUR-5		8.05				1	1
022160002	RA-1.5	RES		8.06			3	2	5
056160031	RA-3	EST		8.16			1	1	2
038020018	RA-10	RUR-5		8.17				1	1
026500006	RA-5	RUR-5		8.18				1	1
022230074	RA-3	EST		8.30			1	1	2
026500007	RA-5	RUR-5		8.30				1	1
011640015	RA-X	RUR-5		8.34				1	1
036230001	RA-3	EST		8.35			1	1	2
039030073	RA-PD- X,TPZ- PD-X	PD		8.43				1	1
023050068	RA-3	EST		8.44			1	1	2
022300022	RA-1.5	RES		8.48			3	2	5
037100081	RA-3	EST		8.49			1	1	2
053081051	RA-3	EST		8.51			1	1	2
036220015	RA-3	EST		8.52			1	1	2
026240014	RA-10	RUR-10		8.53			2	2	4
026150007	RA-10	RUR-10		8.53			2	2	4
037170066	RA-3	EST		8.56			1	1	2
036790007	RA-5- PD- SC,OS- PD-SC-X	RUR-5		8.57				1	1
026500008	RA-5	RUR-5		8.57				1	1
037170065	RA-3	EST		8.59			1	1	2
012610035	RA-3	EST		8.64			1	1	2
037410013	RA-1.5	RES		8.68			3	2	5

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004051042	RA-3	EST		8.70			1	1	2
028030017	RA-3	EST		8.78			1	1	2
039160027	RA-5	RUR-5		8.91				1	1
036290014	RA-5	EST		8.91				1	1
011050036	RA-X	RUR-5		8.92				1	1
035010073	RA-5	RUR-5		8.93				1	1
022230004	RA-3	EST		9.00			2	1	3
053450005	RA-3	EST		9.00			2	1	3
004490006	RA-3	EST		9.00			2	1	3
026500005	RA-5	RUR-5		9.01				1	1
026460009	RA-5	RUR-5		9.02			1	1	2
007120048	RA-5	RUR-5		9.05				1	1
022300021	RA-1.5	RES		9.07			3	3	6
011660009	RA-X	RUR-5		9.07				1	1
011670010	RA-X	RUR-5		9.11				1	1
056220004	RA- PD,OS	PD		9.19				1	1
026390012	RA-5	RUR-5		9.29				1	1
011660006	RA-X	RUR-5		9.30				1	1
026160025	RA-10	RUR-10		9.31				1	1
026150009	RA-10	RUR-10		9.32				1	1
035010072	RA-5	RUR-5		9.32				1	1
053440015	RA-3	EST		9.35			2	1	3
035400065	RA-1.5	RES		9.43			3	3	6
056160059	RA-3	EST		9.49			2	1	3
023060057	RA-3	EST		9.56			2	1	3
039150038	RA-5	RUR-5		9.57				1	1
007120003	RA-5	RUR-5		9.63			1	1	2
004620024	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	9.64			1		1
023040051	RA-3	EST		9.64			2	1	3
038530003	RA-10	RUR-10		9.65				1	1
026390005	RA-5	RUR-5		9.68				1	1
039020026	RA-5	RUR-5		9.69				1	1
039240003	RA-5	RUR-5		9.71				1	1
011650006	RA-X	RUR-5		9.78				1	1
021720010	RA-1.5- SP	RES	LAKE OF THE PINES (2)	9.80			6		6
039020005	RA-5	RUR-5		9.86				1	1
026160009	RA-10	RUR-10		9.88				1	1
011660010	RA-X	RUR-5		9.90				1	1

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035412021	RA-1.5	UMD		9.90			3	3	6
038290009	RA-X	EST		9.90				1	1
036080022	RA-3	EST		9.96			2	1	3
052111017	RA-5	RUR-5		9.99				1	1
052101036	RA-5,AG-10	RUR-5,RUR-10		9.99				1	1
057130006	RA-5	RUR-5		10.00			1	1	2
026380012	RA-10	RUR-10		10.00				1	1
036290045	RA-5	EST		10.00			1	1	2
025220055	RA-3	EST		10.00			1	1	2
039020028	RA-5	RUR-5		10.00			1	1	2
011031001	RA-X	RUR-5		10.00				1	1
038530005	RA-10	RUR-10		10.00				1	1
022160005	RA-1.5	RES		10.00				1	1
035010013	RA-5	RUR-5		10.00			1	1	2
056010008	RA-10	RUR-10		10.00				1	1
004161018	RA-5	RUR-5		10.01			1	1	2
032650036	RA-10	RUR-10		10.01				1	1
023300035	RA-10	RUR-10		10.01				1	1
039100026	RA-5	RUR-5		10.03			1	1	2
039160035	RA-5	RUR-5		10.05			1	1	2
039160036	RA-5	RUR-5		10.05			1	1	2
039160034	RA-5	RUR-5		10.06			1	1	2
039160033	RA-5	RUR-5		10.06			1	1	2
039160031	RA-5	RUR-5		10.07			1	1	2
039160032	RA-5	RUR-5		10.07			1	1	2
039190080	RA-5	RUR-5		10.09			1	1	2
035010046	RA-5	RUR-5		10.10			1	1	2
026470014	RA-5	RUR-5		10.11			1	1	2
057130007	RA-5	RUR-5		10.13			1	1	2
026500010	RA-5	RUR-5		10.14			1	1	2
039240053	RA-5	RUR-5		10.16			1	1	2
011650034	RA-X	RUR-5		10.18				1	1
011050025	RA-X	RUR-5		10.20				1	1
039150071	RA-5	RUR-5		10.21			1	1	2
039150004	RA-5	RUR-5		10.22			1	1	2
039150070	RA-5	RUR-5		10.23			1	1	2
011650020	RA-X	RUR-5		10.28				1	1
057071010	RA-1.5	RES	LAKE OF THE PINES (2)	10.31			6		6

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024440001	RA-1.5	PRC		10.32			3	3	6
022250028	RA-3	EST		10.40			2	1	3
023040001	RA-3	EST		10.40			2	1	3
011660005	RA-X	RUR-5		10.41				1	1
026500009	RA-5	RUR-5		10.45			1	1	2
035430007	RA-1.5	RES		10.52			4	3	7
026270006	RA-5	RUR-5		10.59			1	1	2
026460010	RA-5	RUR-5		10.62			1	1	2
022281090	RA-3	EST		10.63			2	1	3
038560012	RA-10	RUR-5		10.64				1	1
005100069	RA-3-PD	EST		10.73			2	1	3
039020006	RA-5	RUR-5		10.77			1	1	2
025590032	RA-3	EST		10.78			2	1	3
037440027	RA-3	EST		10.79			2	1	3
022230064	RA-3	EST		10.85			2	1	3
025140010	RA-3	EST		10.89			2	1	3
011050030	RA-X	RUR-5		10.95				1	1
039160028	RA-5	RUR-5		11.01			1	1	2
021700009	RA-1.5- SP	RES	LAKE OF THE PINES (2)	11.04			7		7
056260028	RA-5	RUR-5		11.06			1	1	2
057130010	RA-5	RUR-5		11.08			1	1	2
028300043	RA-X	EST		11.08				1	1
039280001	RA-PD-X	RUR-5		11.21				1	1
034180005	RA-5-PD	RUR-5		11.23			1	1	2
007540065	RA-1.5	RES		11.28			4	3	7
004161028	RA-5	RUR-5		11.35			1	1	2
036390002	RA-1.5	RES		11.37			2	1	3
036050013	RA-5- PD- SC,RA-5- PD	RUR-5		11.54			1	1	2
022200062	RA-3	EST		11.58			2	1	3
011650016	RA-X	RUR-5		11.66				1	1
026460014	RA-5	RUR-5		11.76			1	1	2
022230008	RA-3	EST		11.80			2	1	3
051250029	RA-3	EST		11.87			2	1	3
009620014	RA-3	EST		11.94			2	1	3
023182031	RA-1.5	RES		12.07			4	4	8
023130074	RA-3	EST		12.30			2	2	4
011050028	RA-X	RUR-5		12.40				1	1
036011063	RA-3	EST		12.42			2	2	4

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037060082	RA-5	EST		12.65			1	1	2
036070025	RA-3	EST		12.68			2	2	4
022241038	RA-3	EST		12.70			2	2	4
051310022	RA-3	EST	PENN VALLEY (6)	12.73			4		4
026410006	RA-5	RUR-5		12.78			1	1	2
057071006	RA-1.5,RA-1.5-SC	RES	LAKE OF THE PINES (2)	12.81			8		8
036210013	RA-5	RUR-5		12.83			1	1	2
005310006	RA-1.5,OS	RES,OS		12.99			4	4	8
008100019	RA-1.5	RES		13.03			4	4	8
023130007	RA-3	EST		13.05			2	2	4
005100096	RA-3-PD	EST		13.11			2	2	4
004151086	RA-3,RA-5	EST,RUR-5		13.15			2	1	3
036380042	RA-3	EST		13.22			2	2	4
039030038	RA-5	RUR-5		13.28			1	1	2
022200061	RA-3	EST		13.53			2	2	4
036011054	RA-3,RA-3-SC	EST		13.54			2	2	4
026410008	RA-5	RUR-5		13.60			1	1	2
035396012	RA-1.5	RES		13.60			5	4	9
053110036	RA-3	EST		13.73			2	2	4
022241023	RA-3	EST		13.87			2	2	4
022200038	RA-1.5	RES		13.95			5	4	9
038570001	RA-10	RUR-10		13.97				1	1
055160007	RA-PD,OS	PD		13.99				1	1
004161035	RA-5	RUR-5		14.05			1	1	2
026160016	RA-10	RUR-10		14.28				1	1
008100034	RA-1.5,RA-5	RES,RUR-5		14.29			4	3	7
037070007	RA-5	EST		14.45			1	1	2
004171005	RA-5	RUR-5		14.47			1	1	2
022281005	RA-1.5	RES		14.48			5	4	9
022260055	RA-1.5	RES		14.55			5	4	9
022200036	RA-1.5	RES		14.62			5	4	9
034210006	RA-10	RUR-10		14.72				1	1
025140055	RA-3	EST		14.92			2	2	4
025220059	RA-3	EST		14.94			2	2	4

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028410004	RA-X	EST		14.95				1	1
004161038	RA-5	RUR-5		15.01			2	1	3
006410068	RA-5	RUR-5		15.09			2	1	3
039190053	RA-5	RUR-5		15.10			2	1	3
037020017	RA-5	RUR-5		15.34			2	1	3
023130073	RA-3	EST		15.44			2	1	3
004161003	RA-5	RUR-5		15.60			2	1	3
021700006	RA-1.5- SP	RES	LAKE OF THE PINES (2)	15.63			10		10
022160007	RA-1.5	RES		15.88			5	5	10
022230001	RA-1.5	RES		16.01			5	5	10
007120042	RA-5	RUR-5		16.23			2	1	3
037090023	RA-5	RUR-5		16.34			2	1	3
009640028	RA-3	EST		16.49			3	2	5
009640020	RA-3	EST		16.61			3	2	5
036210014	RA-5	RUR-5		16.74			2	1	3
007120041	RA-5	RUR-5		16.84			2	1	3
036140067	RA-X	RUR-5		17.09				1	1
022241051	RA-3	EST		17.10			3	2	5
004580033	RA-5	RUR-5		17.16			2	1	3
035010007	RA-5	RUR-5		17.31			2	1	3
053360007	RA-3	OS		17.34				1	1
057130009	RA-5	RUR-5		17.75			2	1	3
053071020	RA-3	EST		18.40			3	3	6
022200063	RA-3	EST		18.47			3	3	6
012060047	RA- 5,RA-3	RUR-5		18.68			2	1	3
034190046	RA-10	RUR-10		18.74				1	1
004490005	RA-3	EST		18.84			3	3	6
009620012	RA-1.5	RES		19.05			6	6	12
012230012	RA-3	EST		19.21			3	3	6
039190078	RA-5	RUR-5		19.25			2	1	3
022241036	RA-3	EST		19.33			3	3	6
036210076	RA-3	EST		19.79			3	3	6
037090008	RA-5	RUR-5		19.88			2	1	3
025140022	RA-3	EST		20.00			3	3	6
011670011	RA-X	RUR-5		20.00				1	1
022281064	RA-3	EST		20.01			3	3	6
022200039	RA-1.5	RES		20.04			7	6	13
026160034	RA-10	RUR-10		20.18			1	1	2
039150034	RA-5	RUR-5		20.27			2	2	4

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039150017	RA-5	RUR-5		20.35			2	2	4
022031009	RA-1.5	RES		20.54			7	5	12
021680061	RA-5	RUR-5		20.60			2	2	4
008020048	RA-1.5	RES		20.66			7	6	13
034180003	RA-10	RUR-10		21.10			1	1	2
039280002	RA-PD-X	RUR-5		21.31				1	1
053400001	RA-3	EST		21.36			4	3	7
052160005	RA-1.5	RES		21.42			7	7	14
039160029	RA-5	RUR-5		21.45			2	2	4
009600032	RA-3,RA-1.5	EST,RES		21.64			4	3	7
022300023	RA-1.5	RES		21.90			7	7	14
023030046	RA-3	EST		22.51			4	3	7
005100097	RA-3-PD	EST		22.93			4	3	7
053440014	RA-3	EST		23.00			4	3	7
053110035	RA-3	EST		23.51			4	3	7
024740001	RA-1.5	PRC		23.78			8	7	15
026480036	RA-10	RUR-10		23.90			1	1	2
005190066	RA-3-PD,RA-1.5-PD	EST,RES		24.02			4	4	8
023040002	RA-3	EST		24.04			4	4	8
024540005	RA-X	PRC		24.65				1	1
053400010	RA-3	EST		24.76			4	4	8
004620023	RA-X	RUR-5	MOUNTAIN LAKES ESTATES (7)	25.00				1	1
036011008	RA-3	EST		25.31			4	4	8
022160003	RA-1.5	RES		25.78			6	11	17
026480035	RA-10	RUR-10		26.10			1	1	2
026160001	RA-10	RUR-10		26.23			1	1	2
005100093	RA-3-PD	EST		27.11			2	2	4
023230002	RA-1.5	RES		27.27			9	9	18
004121002	RA-5,AG-5	RUR-5		27.30			3	2	5
022230072	RA-3	EST		27.46			5	4	9
023060056	RA-3	EST		27.66			5	4	9
037090080	RA-5	RUR-5		27.79			3	2	5
035010009	RA-5	RUR-5		28.00			3	2	5
004121004	RA-5	RUR-5		28.21			3	2	5
022230011	RA-3	EST		28.40			3	2	5
007120004	RA-5	RUR-5		28.61			3	2	5
037460003	RA-3	EST		30.25			5	5	10

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034180062	RA-5-PD	RUR-5		31.75			3	3	6
052111018	RA-5	RUR-5		32.43			3	3	6
037090086	RA-5	RUR-5		32.61			3	3	6
039170091	RA-5	RUR-5		32.89			3	3	6
022200065	RA-3	EST		33.18			6	5	11
039160025	RA-5	RUR-5		33.64			3	3	6
022031004	RA-3	EST		34.88			6	5	11
034180061	RA-5-PD	RUR-5		35.00			4	3	7
004131060	RA-5	RUR-5		35.60			4	3	7
038570003	RA-10	RUR-10		36.47			2	1	3
022140035	RA-1.5	RES		36.63			12	12	24
055060085	RA-X-PD	RUR-5		36.84				1	1
026150011	RA-10	RUR-10		37.20			2	1	3
051310008	RA-3	EST		37.33			4	3	7
034180063	RA-5-PD	RUR-5		37.53			4	3	7
036090025	RA-5,RA-5-PD-SC	RUR-5		37.94			4	3	7
036050015	RA-5-PD,RA-5-PD-SC	RUR-5		38.08			4	3	7
004121003	RA-5,AG-5	RUR-5		38.16			4	3	7
026480039	RA-5	RUR-5		38.49			6	6	12
053360002	RA-3	EST		38.71			6	6	12
012010060	RA-3	EST		38.71			6	6	12
004051024	RA-3	EST		38.81			2	1	3
034180009	RA-10	RUR-10		38.86			7	6	13
053120027	RA-3	EST		39.83			4	3	7
004161001	RA-5	RUR-5		39.98			7	6	13
053071005	RA-3	EST		40.00			7	6	13
022290005	RA-3	EST		40.00			7	6	13
022230057	RA-3	EST		40.06			7	6	13
052111019	RA-PD-SP,OS-SP	PD		40.13			7	6	13
022230052	RA-1.5	RES,EST		42.91			7	7	14
005190068	RA-1.5-PD,RA-3-PD	RES,EST		46.01			8	7	15
053300028	RA-3	EST		48.05			8	8	16
028410036	RA-X	EST		52.75				1	1
004480009	RA-5	RUR-5		56.53			6	5	11

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052160010	RA-3	EST		57.55			10	9	19
022140053	RA-1.5,R2,C2	RES,UMD,CC		59.88			15	24	39
036790004	RA-5-PD,RA-5-PD-SC	RUR-5		64.58			6	6	12
007120006	RA-5	RUR-5		65.75			7	7	14
036050012	RA-5-PD,RA-5-PD-SC	RUR-5		74.64			7	7	14
037020035	RA-5	EST,RUR-5		75.93			8	8	16
004030023	RA-10	RUR-10		81.53			4	4	8
037010014	RA-3-PD,RA-5	EST		83.87			8	8	16
004151088	RA-5	RUR-5		84.66			8	8	16
034160001	RA-5-PD	RUR-5		91.01			9	9	18
026130019	RA-5	RUR-5		101.33			10	10	20
009630040	RA-3-PD	EST		105.82			18	17	35
039160014	RA-5	RUR-5		119.64			1	1	2
056230016	RA-PD,OS-SP,OS	PD		136.58			14	13	27
TOTAL				9,793.99	0	0	1,146	1,793	2,939

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

APN	ZONING	GPDES	SANDIST	ACRES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
047420013	R1-SP	USF		0.26			1		1
047420007	R1-SP	USF		0.26			1		1
047420006	R1-SP	USF		0.26			1		1
047420003	R1-SP	USF		0.26			1		1
047420002	R1-SP	USF		0.26			1		1
047420001	R1-SP	USF		0.26			1		1
047410021	R1-SP	USF		0.26			1		1
047290018	R1	USF		0.26			1		1
047241002	R1	USF		0.26			1		1
047210026	R1	USF		0.26			1		1
047170039	R1	USF		0.26			1		1
047090018	R1-SP	USF		0.26			1		1
047090013	R1-SP	USF		0.26			1		1
047090002	R1-SP	USF		0.26			1		1
033180022	R1-PD	PRC	LAKE WILDWOOD (1)	0.26			1		1
023520033	R1-X	PRC		0.26			1		1

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021090003	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.26			1		1
020750038	R1-X	PRC		0.26			1		1
011191034	R1-PD-SP	USF	DARK HORSE (10)	0.26			1		1
011191024	R1-PD-SP	USF	DARK HORSE (10)	0.26			1		1
011191018	R1-PD-SP	USF	DARK HORSE (10)	0.26			1		1
009400042	R1	USF		0.26			1		1
009380006	R1	USF		0.26			1		1
009290001	R1	USF		0.26			1		1
009400041	R1	USF		0.26			1		1
047410016	R1-SP	USF		0.27			1		1
047410005	R1-SP	USF		0.27			1		1
033500003	R1-PD	PRC	LAKE WILDWOOD (1)	0.27			1		1
033300045	R1-PD	PRC	LAKE WILDWOOD (1)	0.27			1		1
031100019	R1-PD	PRC	LAKE WILDWOOD (1)	0.27			1		1
020780051	R1-X	PRC		0.27			1		1
011191021	R1-PD-SP	USF	DARK HORSE (10)	0.27			1		1
004200010	R1-PD	PD	EDEN RANCH (9)	0.27			1		1
047410020	R1-SP	USF		0.28			1		1
047410018	R1-SP	USF		0.28			1		1
047410004	R1-SP	USF		0.28			1		1
047275012	R1	USF		0.28			1		1
023350010	R1-X	PRC		0.28			1		1
020800012	R1-X	PRC		0.28			1		1
020060036	R1-X	PRC		0.28			1		1
009430014	R1	USF		0.28			1		1
047420010	R1-SP	USF		0.29			1		1
047410003	R1-SP	USF		0.29			1		1
047242020	R1	USF		0.29			1		1
047130010	R1	USF		0.29			1		1
037230012	R1-3	EST		0.29			1		1
033470005	R1-PD	PRC	LAKE WILDWOOD (1)	0.29			1		1
033370024	R1-PD	PRC	LAKE WILDWOOD (1)	0.29			1		1

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033300030	R1-PD	PRC	LAKE WILDWOOD (1)	0.29			1		1
031430018	R1-PD	PRC	LAKE WILDWOOD (1)	0.29			1		1
020900043	R1-X	PRC		0.29			1		1
020750023	R1-X	PRC		0.29			1		1
047410015	R1-SP	USF		0.30			1		1
047410008	R1-SP	USF		0.30			1		1
047410002	R1-SP	USF		0.30			1		1
047410001	R1-SP	USF		0.30			1		1
047053004	R1-SP	USF		0.30			1		1
038110011	R1-X	USF		0.30			1		1
038060022	R1-X	USF		0.30			1		1
035110014	R1-1.5	RES		0.30			1		1
033590026	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
033570043	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
033550013	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
033550005	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
033350011	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
033140009	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
033120012	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
031270007	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
031240034	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
031110017	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
031060021	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
031060012	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1

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031010038	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
021080033	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.30			1		1
020370005	R1-X	PRC		0.30			1		1
009292017	R1	USF		0.30			1		1
033600035	R1-PD	PRC	LAKE WILDWOOD (1)	0.30			1		1
047272008	R1	USF		0.31			1		1
047251003	R1	USF		0.31			1		1
047210025	R1	USF		0.31			1		1
047160014	R1	USF		0.31			1		1
047130011	R1	USF		0.31			1		1
047080023	R1-SP	USF		0.31			1		1
038130002	R1-X	USF		0.31			1		1
033110004	R1-PD	PRC	LAKE WILDWOOD (1)	0.31			1		1
031110016	R1-PD	PRC	LAKE WILDWOOD (1)	0.31			1		1
024610011	R1-X	PRC		0.31			1		1
023500017	R1-X	PRC		0.31			1		1
023450026	R1-X	PRC		0.31			1		1
021440011	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.31			1		1
021040005	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.31			1		1
020920014	R1-X	PRC		0.31			1		1
020890030	R1-X	PRC		0.31			1		1
020890028	R1-X	PRC		0.31			1		1
020780047	R1-X	PRC		0.31			1		1
020080009	R1-X	PRC		0.31			1		1
020040025	R1-X	PRC		0.31			1		1
011191022	R1-PD-SP	USF	DARK HORSE (10)	0.31			1		1
011191007	R1-PD-SP	USF	DARK HORSE (10)	0.31			1		1
004200015	R1-PD	PD	EDEN RANCH (9)	0.31			1		1
047410007	R1-SP	USF		0.32			1		1
038080024	R1-X	USF		0.32			1		1
037270016	R1-3	EST		0.32			1		1
035420019	R1-1.5	RES		0.32			1		1
035060002	R1-1.5	RES		0.32			1		1

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031260013	R1-PD	PRC	LAKE WILDWOOD (1)	0.32			1		1
031110040	R1-PD	PRC	LAKE WILDWOOD (1)	0.32			1		1
024650008	R1-X	PRC		0.32			1		1
021520019	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.32			1		1
020890020	R1-X	PRC		0.32			1		1
011191037	R1-PD-SP	USF	DARK HORSE (10)	0.32			1		1
011191025	R1-PD-SP	USF	DARK HORSE (10)	0.32			1		1
011191006	R1-PD-SP	USF	DARK HORSE (10)	0.32			1		1
011191004	R1-PD-SP	USF	DARK HORSE (10)	0.32			1		1
047090012	R1-SP	USF		0.33			1		1
038060025	R1-X	USF		0.33			1		1
033590024	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
033350012	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
033120011	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
033080021	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
033020029	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
031240033	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
031120010	R1-PD	PRC	LAKE WILDWOOD (1)	0.33			1		1
024640018	R1-X	PRC		0.33			1		1
023480034	R1-X	PRC		0.33			1		1
023440039	R1-X	PRC		0.33			1		1
021020016	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.33			1		1
020780049	R1-X	PRC		0.33			1		1
020750008	R1-X	PRC		0.33			1		1
011191026	R1-PD-SP	USF	DARK HORSE (10)	0.33			1		1

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011191017	R1-PD-SP	USF	DARK HORSE (10)	0.33			1		1
011191008	R1-PD-SP	USF	DARK HORSE (10)	0.33			1		1
011191005	R1-PD-SP	USF	DARK HORSE (10)	0.33			1		1
007210009	R1-1.5	RES		0.33			1		1
047290003	R1	USF		0.34			1		1
047130009	R1	USF		0.34			1		1
047120029	R1	USF		0.34			1		1
038100001	R1-X	USF		0.34			1		1
038090015	R1-X	USF		0.34			1		1
038090010	R1-X	USF		0.34			1		1
031450020	R1-PD	PRC	LAKE WILDWOOD (1)	0.34			1		1
023480012	R1-X	PRC		0.34			1		1
023480011	R1-X	PRC		0.34			1		1
023480010	R1-X	PRC		0.34			1		1
023430031	R1-X	PRC		0.34			1		1
021450011	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.34			1		1
020750009	R1-X	PRC		0.34			1		1
020560002	R1-X	PRC		0.34			1		1
011191016	R1-PD-SP	USF	DARK HORSE (10)	0.34			1		1
009430001	R1	USF		0.34			1		1
008220001	R1-1.5	RES		0.34			1		1
008190042	R1-1.5	RES		0.34			1		1
047390004	R1-SP	USF		0.35			1		1
038160011	R1-X	USF		0.35			1		1
038090027	R1-X	USF		0.35			1		1
033650017	R1-PD	PRC	LAKE WILDWOOD (1)	0.35			1		1
033300002	R1-PD	PRC	LAKE WILDWOOD (1)	0.35			1		1
033240006	R1-PD	PRC	LAKE WILDWOOD (1)	0.35			1		1
033060008	R1-PD	PRC	LAKE WILDWOOD (1)	0.35			1		1
031180008	R1-PD	PRC	LAKE WILDWOOD (1)	0.35			1		1
024610027	R1-X	PRC		0.35			1		1
023470011	R1-X	PRC		0.35			1		1
023450031	R1-X	PRC		0.35			1		1

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023440036	R1-X	PRC		0.35			1		1
023430038	R1-X	PRC		0.35			1		1
023430037	R1-X	PRC		0.35			1		1
023430016	R1-X	PRC		0.35			1		1
020900034	R1-X	PRC		0.35			1		1
011191047	R1-PD-SP	USF	DARK HORSE (10)	0.35			1		1
011191003	R1-PD-SP	USF	DARK HORSE (10)	0.35			1		1
038130012	R1-X	USF		0.36			1		1
038090019	R1-X	USF		0.36			1		1
031320028	R1-PD	PRC	LAKE WILDWOOD (1)	0.36			1		1
031240036	R1-PD	PRC	LAKE WILDWOOD (1)	0.36			1		1
031120009	R1-PD	PRC	LAKE WILDWOOD (1)	0.36			1		1
020900038	R1-X	PRC		0.36			1		1
011191040	R1-PD-SP	USF	DARK HORSE (10)	0.36			1		1
011191030	R1-PD-SP	USF	DARK HORSE (10)	0.36			1		1
011191015	R1-PD-SP	USF	DARK HORSE (10)	0.36			1		1
007140018	R1-1.5	RES		0.36			1		1
038060030	R1-X-SP	USF	CASCADE SHORES (8)	0.36			1		1
050430029	R1-PD	PD	LAKE WILDWOOD (1)	0.37			1		1
038140004	R1-X	USF		0.37			1		1
038060008	R1-X-SP	USF	CASCADE SHORES (8)	0.37			1		1
037270038	R1-3	EST		0.37			1		1
033310019	R1-PD	PRC	LAKE WILDWOOD (1)	0.37			1		1
033300035	R1-PD	PRC	LAKE WILDWOOD (1)	0.37			1		1
031140022	R1-PD	PRC	LAKE WILDWOOD (1)	0.37			1		1
031130019	R1-PD	PRC	LAKE WILDWOOD (1)	0.37			1		1
023440035	R1-X	PRC		0.37			1		1
020800016	R1-X	PRC		0.37			1		1
020030015	R1-X	PRC		0.37			1		1

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011191041	R1-PD-SP	USF	DARK HORSE (10)	0.37			1		1
011191029	R1-PD-SP	USF	DARK HORSE (10)	0.37			1		1
011171077	R1-PD-SP	USF	DARK HORSE (10)	0.37			1		1
011161016	R1-PD-SP	USF	DARK HORSE (10)	0.37			1		1
047241006	R1	USF		0.37			1		1
050430025	R1-PD	PD	LAKE WILDWOOD (1)	0.38			1		1
050430012	R1-PD	PD	LAKE WILDWOOD (1)	0.38			1		1
047420019	R1-SP	USF		0.38			1		1
047080003	R1-SP	USF		0.38			1		1
038090006	R1-X	USF		0.38			1		1
033620018	R1-PD	PRC	LAKE WILDWOOD (1)	0.38			1		1
033570044	R1-PD	PRC	LAKE WILDWOOD (1)	0.38			1		1
024650012	R1-X	PRC		0.38			1		1
023470001	R1-X	PRC		0.38			1		1
021260002	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.38			1		1
011191036	R1-PD-SP	USF	DARK HORSE (10)	0.38			1		1
011191009	R1-PD-SP	USF	DARK HORSE (10)	0.38			1		1
011191002	R1-PD-SP	USF	DARK HORSE (10)	0.38			1		1
011171023	R1-PD-SP	USF	DARK HORSE (10)	0.38			1		1
047420008	R1-SP	USF		0.39			1		1
047410006	R1-SP	USF		0.39			1		1
047150018	R1	USF		0.39			1		1
035060012	R1-1.5	RES		0.39			1		1
035030022	R1-1.5	RES		0.39			1		1
033070008	R1-PD	PRC	LAKE WILDWOOD (1)	0.39			1		1
031320029	R1-PD	PRC	LAKE WILDWOOD (1)	0.39			1		1
031090001	R1-PD	PRC	LAKE WILDWOOD (1)	0.39			1		1

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031080019	R1-PD	PRC	LAKE WILDWOOD (1)	0.39			1		1
024610024	R1-X	PRC		0.39			1		1
024590015	R1-X	PRC		0.39			1		1
023630008	R1-X	PRC		0.39			1		1
023470048	R1-X	PRC		0.39			1		1
020800018	R1-X	PRC		0.39			1		1
011161023	R1-PD-SP	USF	DARK HORSE (10)	0.39			1		1
050430030	R1-PD	PD	LAKE WILDWOOD (1)	0.40			1		1
047110017	R1	USF		0.40			1		1
047052001	R1-SP	USF		0.40			1		1
033340024	R1-PD	PRC	LAKE WILDWOOD (1)	0.40			1		1
033300004	R1-PD	PRC	LAKE WILDWOOD (1)	0.40			1		1
033270007	R1-PD	PRC	LAKE WILDWOOD (1)	0.40			1		1
031020008	R1-PD	PRC	LAKE WILDWOOD (1)	0.40			1		1
026340003	R1-X	PRC		0.40			1		1
023630005	R1-X	PRC		0.40			1		1
023450024	R1-X	PRC		0.40			1		1
020920018	R1-X	PRC		0.40			1		1
020860010	R1-X	PRC		0.40			1		1
008163010	R1-1.5	RES		0.40			1		1
008150012	R1-1.5-SP	RES		0.40			1		1
008150014	R1-1.5-SP	RES		0.40			1		1
047110006	R1	USF		0.41			1		1
038170027	R1-X	USF	CASCADE SHORES (8)	0.41			1		1
038160017	R1-X	USF		0.41			1		1
037240009	R1-3	EST		0.41			1		1
036770003	R1-X	USF		0.41			1		1
031090002	R1-PD	PRC	LAKE WILDWOOD (1)	0.41			1		1
023480031	R1-X	PRC		0.41			1		1
023480018	R1-X	PRC		0.41			1		1
020840020	R1-X	PRC		0.41			1		1
020030010	R1-X	PRC		0.41			1		1
011191035	R1-PD-SP	USF	DARK HORSE (10)	0.41			1		1

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011171052	R1-PD-SP	USF	DARK HORSE (10)	0.41			1		1
011161024	R1-PD-SP	USF	DARK HORSE (10)	0.41			1		1
004200008	R1-PD	PD	EDEN RANCH (9)	0.41			1		1
050410014	R1-PD-SP	PD	LAKE WILDWOOD (1)	0.42			1		1
047420018	R1-SP	USF		0.42			1		1
036680002	R1-X	USF		0.42			1		1
035100002	R1-1.5	RES		0.42			1		1
033030022	R1-PD	PRC	LAKE WILDWOOD (1)	0.42			1		1
024850021	R1-X	PRC		0.42			1		1
024790001	R1-X	PRC		0.42			1		1
023630011	R1-X	PRC		0.42			1		1
021410016	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.42			1		1
021210003	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.42			1		1
050420020	R1-PD	PD	LAKE WILDWOOD (1)	0.43			1		1
047040010	R1-SP	USF		0.43			1		1
033190006	R1-PD	PRC	LAKE WILDWOOD (1)	0.43			1		1
024650021	R1-X	PRC		0.43			1		1
023460019	R1-X	PRC		0.43			1		1
020750025	R1-X	PRC		0.43			1		1
020320005	R1-X	PRC		0.43			1		1
011171051	R1-PD-SP	USF	DARK HORSE (10)	0.43			1		1
011171025	R1-PD-SP	USF	DARK HORSE (10)	0.43			1		1
011161019	R1-PD-SP	USF	DARK HORSE (10)	0.43			1		1
009370011	R1	USF		0.43			1		1
008160002	R1-1.5	RES		0.43			1		1
047410023	R1-SP	USF		0.44			1		1
047290012	R1	USF		0.44			1		1
047140003	R1	USF		0.44			1		1
047110007	R1	USF		0.44			1		1
038060029	R1-X-SP	USF	CASCADE SHORES (8)	0.44			1		1
035420010	R1-X	RES		0.44			1		1

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031150004	R1-PD	PRC	LAKE WILDWOOD (1)	0.44			1		1
024860008	R1-X	PRC		0.44			1		1
020550027	R1-X	PRC		0.44			1		1
011191039	R1-PD-SP	USF	DARK HORSE (10)	0.44			1		1
011191010	R1-PD-SP	USF	DARK HORSE (10)	0.44			1		1
011171018	R1-PD-SP	USF	DARK HORSE (10)	0.44			1		1
011171017	R1-PD-SP	USF	DARK HORSE (10)	0.44			1		1
011161015	R1-PD-SP	USF	DARK HORSE (10)	0.44			1		1
047272009	R1	USF		0.45			1		1
038270016	R1-X	USF		0.45			1		1
038220027	R1-X	USF	CASCADE SHORES (8)	0.45			1		1
038140006	R1-X	USF		0.45			1		1
035130040	R1-1.5	RES		0.45			1		1
033290006	R1-PD	PRC	LAKE WILDWOOD (1)	0.45			1		1
033070015	R1-PD	PRC	LAKE WILDWOOD (1)	0.45			1		1
024610002	R1-X	PRC		0.45			1		1
024590002	R1-X	PRC		0.45			1		1
023630013	R1-X	PRC		0.45			1		1
023480004	R1-X	PRC		0.45			1		1
023470019	R1-X	PRC		0.45			1		1
020920017	R1-X	PRC		0.45			1		1
020450012	R1-X	PRC		0.45			1		1
020350006	R1-X	PRC		0.45			1		1
011191044	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
011191032	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
011171016	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
011151007	R1-PD-SP	USF	DARK HORSE (10)	0.45			1		1
047070025	R1-SP	USF		0.46			1		1
047070015	R1-SP	USF		0.46			1		1
047070001	R1-SP	USF		0.46			1		1
038130016	R1-X	USF		0.46			1		1
038080005	R1-X	USF		0.46			1		1
023500005	R1-X	PRC		0.46			1		1

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011191013	R1-PD-SP	USF	DARK HORSE (10)	0.46			1		1
007270023	R1-1.5	RES		0.46			1		1
038270018	R1-X	USF		0.47			1		1
038220028	R1-X	USF	CASCADE SHORES (8)	0.47			1		1
035450016	R1-1.5	RES		0.47			1		1
035191007	R1-1.5	RES		0.47			1		1
033320003	R1-PD	PRC	LAKE WILDWOOD (1)	0.47			1		1
024640028	R1-X	PRC		0.47			1		1
021250033	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.47			1		1
021030042	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.47			1		1
020870003	R1-X	PRC		0.47			1		1
011191052	R1-PD-SP	USF	DARK HORSE (10)	0.47			1		1
050440001	R1-PD	PD	LAKE WILDWOOD (1)	0.48			1		1
047140018	R1	USF		0.48			1		1
038220017	R1-X	USF		0.48			1		1
038100011	R1-X	USF		0.48			1		1
038070010	R1-X	USF		0.48			1		1
035080025	R1-1.5	RES		0.48			1		1
033210007	R1-PD	PRC	LAKE WILDWOOD (1)	0.48			1		1
031440005	R1-PD	PRC	LAKE WILDWOOD (1)	0.48			1		1
031330029	R1-PD	PRC	LAKE WILDWOOD (1)	0.48			1		1
026340004	R1-X	PRC		0.48			1		1
021140009	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.48			1		1
011191051	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
011191048	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
011191042	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
011191038	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
011171014	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1

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011161022	R1-PD-SP	USF	DARK HORSE (10)	0.48			1		1
047040013	R1-SP	USF		0.49			1		1
031080039	R1-PD	PRC	LAKE WILDWOOD (1)	0.49			1		1
024830004	R1-X	PRC		0.49			1		1
024610021	R1-X	PRC		0.49			1		1
024230011	R1-X	PRC		0.49			1		1
024180006	R1-X	PRC		0.49			1		1
021460040	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.49			1		1
020860016	R1-X	PRC		0.49			1		1
020390034	R1-X	PRC		0.49			1		1
011191012	R1-PD-SP	USF	DARK HORSE (10)	0.49			1		1
011171041	R1-PD-SP	USF	DARK HORSE (10)	0.49			1		1
011171026	R1-PD-SP	USF	DARK HORSE (10)	0.49			1		1
011161021	R1-PD-SP	USF	DARK HORSE (10)	0.49			1		1
038270014	R1-X	USF		0.50			2		2
038110002	R1-X	USF		0.50			2		2
038070017	R1-X	USF		0.50			2		2
033620004	R1-PD	PRC	LAKE WILDWOOD (1)	0.50			2		2
031460008	R1-PD	PRC	LAKE WILDWOOD (1)	0.50			2		2
031320042	R1-PD	PRC	LAKE WILDWOOD (1)	0.50			2		2
031140024	R1-PD	PRC	LAKE WILDWOOD (1)	0.50			2		2
026330009	R1-X	PRC		0.50			2		2
024760006	R1-X	PRC		0.50			2		2
024640021	R1-X	PRC		0.50			2		2
024640020	R1-X	PRC		0.50			2		2
024600014	R1-X	PRC		0.50			2		2
024290007	R1-X	PRC		0.50			2		2
024010004	R1-X	PRC		0.50			2		2
020440014	R1-X	PRC		0.50			2		2
020440004	R1-X	PRC		0.50			2		2
011191046	R1-PD-SP	USF	DARK HORSE (10)	0.50			2		2
011191014	R1-PD-SP	USF	DARK HORSE (10)	0.50			2		2

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038240015	R1-X	USF		0.50			2		2
038240016	R1-X	USF		0.50			2		2
050440002	R1-PD	PD	LAKE WILDWOOD (1)	0.51			2		2
047440014	R1-SP	USF		0.51			2		2
047170002	R1	USF		0.51			2		2
037260068	R1-3	EST		0.51			2		2
035080001	R1-1.5	RES		0.51			2		2
024850056	R1-X	PRC		0.51			2		2
024640036	R1-X	PRC		0.51			2		2
023480032	R1-X	PRC		0.51			2		2
023370009	R1-X	PRC		0.51			2		2
011191049	R1-PD-SP	USF	DARK HORSE (10)	0.51			2		2
011171013	R1-PD-SP	USF	DARK HORSE (10)	0.51			2		2
047410024	R1-SP	USF		0.52			2		2
047040011	R1-SP	USF		0.52			2		2
038260019	R1-X	USF		0.52			2		2
038100021	R1-X	USF		0.52			2		2
037360001	R1-3	EST		0.52			2		2
035420008	R1-1.5	RES		0.52			2		2
033620007	R1-PD	PRC	LAKE WILDWOOD (1)	0.52			2		2
024810012	R1-X	PRC		0.52			2		2
020400010	R1-X	PRC		0.52			2		2
011191043	R1-PD-SP	USF	DARK HORSE (10)	0.52			2		2
011191027	R1-PD-SP	USF	DARK HORSE (10)	0.52			2		2
011161026	R1-PD-SP	USF	DARK HORSE (10)	0.52			2		2
047150022	R1	USF		0.53			2		2
035090024	R1-1.5	RES		0.53			2		2
024780008	R1-X	PRC		0.53			2		2
021010010	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.53			2		2
011171066	R1-PD-SP	USF	DARK HORSE (10)	0.53			2		2
011171044	R1-PD-SP	USF	DARK HORSE (10)	0.53			2		2
047150020	R1	USF		0.54			2		2
038220021	R1-X	USF	CASCADE SHORES (8)	0.54			2		2
038150013	R1-X	USF		0.54			2		2
024790023	R1-X	PRC		0.54			2		2
024790010	R1-X	PRC		0.54			2		2

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024180009	R1-X	PRC		0.54			2		2
023630009	R1-X	PRC		0.54			2		2
023620011	R1-X	PRC		0.54			2		2
020850002	R1-X	PRC		0.54			2		2
011171040	R1-PD-SP	USF	DARK HORSE (10)	0.54			2		2
011171029	R1-PD-SP	USF	DARK HORSE (10)	0.54			2		2
011171012	R1-PD-SP	USF	DARK HORSE (10)	0.54			2		2
011171010	R1-PD-SP	USF	DARK HORSE (10)	0.54			2		2
038270021	R1-X	USF		0.55			2		2
035420007	R1-1.5	RES		0.55			2		2
035170005	R1-1.5	RES		0.55			2		2
035030019	R1-1.5	RES		0.55			2		2
033330013	R1-PD	PRC	LAKE WILDWOOD (1)	0.55			2		2
024810006	R1-X	PRC		0.55			2		2
024230003	R1-X	PRC		0.55			2		2
023460011	R1-X	PRC		0.55			2		2
021490018	R1-X-PD	PRC	LAKE OF THE PINES (2)	0.55			2		2
020520012	R1-X	PRC		0.55			2		2
020500007	R1-X	PRC		0.55			2		2
011171036	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
011171035	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
011171033	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
011171030	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
011171009	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
011161025	R1-PD-SP	USF	DARK HORSE (10)	0.55			2		2
047180019	R1	USF		0.56			2		2
047180018	R1	USF		0.56			2		2
038220025	R1-X	USF	CASCADE SHORES (8)	0.56			2		2
038220024	R1-X	USF	CASCADE SHORES (8)	0.56			2		2
033040004	R1-PD	PRC	LAKE WILDWOOD (1)	0.56			2		2
024850039	R1-X	PRC		0.56			2		2
020600012	R1-X	PRC		0.56			2		2

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020340008	R1-X	PRC		0.56			2		2
011191033	R1-PD-SP	USF	DARK HORSE (10)	0.56			2		2
011171032	R1-PD-SP	USF	DARK HORSE (10)	0.56			2		2
011171007	R1-PD-SP	USF	DARK HORSE (10)	0.56			2		2
038250011	R1-X	USF		0.57			2		2
038240008	R1-X	USF	CASCADE SHORES (8)	0.57			2		2
024570004	R1-X	PRC		0.57			2		2
020550011	R1-X	PRC		0.57			2		2
038070015	R1-X	USF		0.58			2		2
031060002	R1-PD	PRC	LAKE WILDWOOD (1)	0.58			2		2
024830013	R1-X	PRC		0.58			2		2
011171074	R1-PD-SP	USF	DARK HORSE (10)	0.58			2		2
011151006	R1-PD-SP	USF	DARK HORSE (10)	0.58			2		2
035060009	R1-1.5	RES		0.59			2		2
035040008	R1-1.5	RES		0.59			2		2
031460010	R1-PD	PRC	LAKE WILDWOOD (1)	0.59			2		2
031060001	R1-PD	PRC	LAKE WILDWOOD (1)	0.59			2		2
011161011	R1-PD-SP	USF	DARK HORSE (10)	0.59			2		2
004200047	R1-PD	PD	EDEN RANCH (9)	0.59			2		2
047150019	R1	USF		0.60			2		2
038270026	R1-X	USF		0.60			2		2
038250010	R1-X	USF		0.60			2		2
037200017	R1-3	EST		0.60			2		2
036670002	R1-X	USF		0.60			2		2
033330008	R1-PD	PRC	LAKE WILDWOOD (1)	0.60			2		2
024770016	R1-X	PRC		0.60			2		2
024230013	R1-X	PRC		0.60			2		2
023420004	R1-X	PRC		0.60			2		2
011171075	R1-PD-SP	USF	DARK HORSE (10)	0.60			2		2
011171043	R1-PD-SP	USF	DARK HORSE (10)	0.60			2		2
011171037	R1-PD-SP	USF	DARK HORSE (10)	0.60			2		2

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026370011	R1-X	PRC		0.61		2		2
011191011	R1-PD-SP	USF	DARK HORSE (10)	0.61		2		2
011171056	R1-PD-SP	USF	DARK HORSE (10)	0.61		2		2
011161013	R1-PD-SP	USF	DARK HORSE (10)	0.61		2		2
011161003	R1-PD-SP	USF	DARK HORSE (10)	0.61		2		2
038270002	R1-X	USF		0.62		2		2
024590004	R1-X	PRC		0.62		2		2
024220004	R1-X	PRC		0.62		2		2
011171006	R1-PD-SP	USF	DARK HORSE (10)	0.62		2		2
036680019	R1-X	USF		0.63		2		2
031270009	R1-PD	PRC	LAKE WILDWOOD (1)	0.63		2		2
020880005	R1-X	PRC		0.63		2		2
011171047	R1-PD-SP	USF	DARK HORSE (10)	0.63		2		2
011161012	R1-PD-SP	USF	DARK HORSE (10)	0.63		2		2
011151012	R1-PD-SP	USF	DARK HORSE (10)	0.63		2		2
024890003	R1-X	PRC		0.64		2		2
024760019	R1-X	PRC		0.64		2		2
024760003	R1-X	PRC		0.64		2		2
024680020	R1-X	PRC		0.64		2		2
020840002	R1-X	PRC		0.64		2		2
011161014	R1-PD-SP	USF	DARK HORSE (10)	0.64		2		2
011161010	R1-PD-SP	USF	DARK HORSE (10)	0.64		2		2
020550009	R1-X	PRC		0.64		2		2
031190005	R1-PD	PRC	LAKE WILDWOOD (1)	0.65		2		2
024850036	R1-X	PRC		0.65		2		2
024570005	R1-X	PRC		0.65		2		2
024260003	R1-X	PRC		0.65		2		2
047060002	R1-SP	USF		0.66		2		2
033560005	R1-PD	PRC	LAKE WILDWOOD (1)	0.66		2		2
033060036	R1-PD	PRC	LAKE WILDWOOD (1)	0.66		2		2
026370010	R1-X	PRC		0.66		2		2
024290003	R1-X	PRC		0.66		2		2

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011191053	R1-PD-SP	USF	DARK HORSE (10)	0.66			2		2
011171046	R1-PD-SP	USF	DARK HORSE (10)	0.66			2		2
011151010	R1-PD-SP	USF	DARK HORSE (10)	0.66			2		2
020850011	R1-X	PRC		0.67			2		2
020590030	R1-X	PRC		0.67			2		2
038200007	R1-X	USF		0.67			2		2
026370007	R1-X	PRC		0.68			2		2
023480041	R1-X	PRC		0.68			2		2
011171039	R1-PD-SP	USF	DARK HORSE (10)	0.68			2		2
038180005	R1-X	USF		0.69			2		2
031250050	R1-PD-SP	PD	LAKE WILDWOOD (1)	0.69			2		2
024840020	R1-X	PRC		0.69			2		2
024660001	R1-X	PRC		0.69			2		2
011161009	R1-PD-SP	USF	DARK HORSE (10)	0.69			2		2
011151013	R1-PD-SP	USF	DARK HORSE (10)	0.69			2		2
011151011	R1-PD-SP	USF	DARK HORSE (10)	0.69			2		2
038210005	R1-X	USF		0.70			2		2
036660003	R1-X	USF		0.70			2		2
036660002	R1-X	USF		0.70			2		2
011191055	R1-PD-SP	USF	DARK HORSE (10)	0.70			2		2
031440019	R1-PD	PRC	LAKE WILDWOOD (1)	0.71			2		2
024880033	R1-X	PRC		0.71			2		2
047160015	R1	USF		0.72			2		2
024880023	R1-X	PRC		0.72			2		2
023330003	R1-X	PRC		0.72			2		2
047110008	R1	USF		0.73			2		2
024860005	R1-X	PRC		0.73			2		2
024830003	R1-X	PRC		0.73			2		2
020560018	R1-X	PRC		0.73			2		2
020550013	R1-X	PRC		0.73			2		2
038230015	R1-X	USF	CASCADE SHORES (8)	0.74			2		2
038180011	R1-X	USF		0.74			2		2
011171050	R1-PD-SP	USF	DARK HORSE (10)	0.74			2		2
007140008	R1-1.5	RES		0.74			2		2
038200009	R1-X	USF		0.75			3		3

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020440011	R1-X	PRC		0.75			3		3
011151038	R1-PD-SP	USF	DARK HORSE (10)	0.75			3		3
024800005	R1-X	PRC		0.76			3		3
024020010	R1-X	PRC		0.76			3		3
011151008	R1-PD-SP	USF	DARK HORSE (10)	0.76			3		3
008080006	R1-1.5	RES		0.76			3		3
037280054	R1-3,P	EST,PUB		0.77			3		3
026330008	R1-X	PRC		0.77			3		3
024790019	R1-X	PRC		0.77			3		3
024220003	R1-X	PRC		0.77			3		3
038120016	R1	USF		0.78			3		3
011191054	R1-PD-SP	USF	DARK HORSE (10)	0.78			3		3
047150003	R1	USF		0.79			3		3
022331034	R1	USF		0.79			3		3
047390005	R1-SP	USF		0.80			3		3
038190012	R1-X	USF	CASCADE SHORES (8)	0.80			3		3
024850030	R1-X	PRC		0.81			3		3
020550014	R1-X	PRC		0.81			3		3
047290004	R1	USF		0.82			3		3
024190006	R1-X	PRC		0.82			3		3
020070013	R1-X	PRC		0.82			3		3
011221027	R1-PD-SP	USF	DARK HORSE (10)	0.82			3		3
011171072	R1-PD-SP	USF	DARK HORSE (10)	0.82			3		3
011161008	R1-PD-SP	USF	DARK HORSE (10)	0.82			3		3
047150016	R1	USF		0.83			3		3
011151020	R1-PD-SP	USF	DARK HORSE (10)	0.83			3		3
011171027	R1-PD-SP	USF	DARK HORSE (10)	0.84			3		3
007160026	R1-1.5	RES		0.84			3		3
007160020	R1-1.5	RES		0.84			3		3
025520051	R1-X	PRC		0.85			3		3
024850005	R1-X	PRC		0.85			3		3
038190013	R1-X	USF	CASCADE SHORES (8)	0.86			3		3
026370014	R1-X	PRC		0.86			3		3
025520060	R1-X	PRC		0.86			3		3
024840030	R1-X	PRC		0.86			3		3
020840008	R1-X	PRC		0.86			3		3
011151040	R1-PD-SP	USF	DARK HORSE (10)	0.87			3		3
024880021	R1-X	PRC		0.88			3		3

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024330010	R1-X,RA-1.5	PRC		0.88			3		3
047150017	R1	USF		0.89			3		3
009462013	R1	USF		0.89			3		3
038210007	R1-X	USF		0.90			3		3
037340003	R1-3	EST		0.90			3		3
011151015	R1-PD-SP	USF	DARK HORSE (10)	0.90			3		3
037312005	R1-3	EST		0.91			3		3
024320004	R1-X,RA-1.5	PRC		0.91			3		3
024250009	R1-X	PRC		0.91			3		3
047140019	R1	USF		0.92			3		3
047140017	R1	USF		0.92			3		3
047140001	R1	USF		0.93			3		3
038200002	R1-X	USF		0.93			3		3
031150017	R1-PD	PRC	LAKE WILDWOOD (1)	0.93			3		3
024020004	R1-X	PRC		0.93			3		3
047272007	R1	USF		0.94			3		3
024770019	R1-X	PRC		0.94			3		3
024250003	R1-X	PRC		0.94			3		3
024060002	R1-X	PRC		0.94			3		3
011151022	R1-PD-SP	USF	DARK HORSE (10)	0.94			3		3
011151021	R1-PD-SP	USF	DARK HORSE (10)	0.94			3		3
007111015	R1-1.5	PD		0.94			3		3
024670001	R1-X	PRC		0.95			3		3
011171057	R1-PD-SP	USF	DARK HORSE (10)	0.95			3		3
011151037	R1-PD-SP	USF	DARK HORSE (10)	0.95			3		3
024880026	R1-X	PRC		0.96			3		3
047120024	R1	USF		0.97			3		3
026340016	R1-X	PRC		0.97			3		3
020850013	R1-X	PRC		0.97			3		3
011151016	R1-PD-SP	USF	DARK HORSE (10)	0.97			3		3
047140014	R1	USF		0.98			3		3
047120035	R1	USF		0.99			3		3
047110016	R1	USF		0.99			3		3
033380020	R1-PD	PRC	LAKE WILDWOOD (1)	0.99			3		3
011221026	R1-PD-SP	USF	DARK HORSE (10)	0.99			3		3
009460004	R1	USF		0.99			3		3
047120037	R1	USF		1.00				4	4
038260004	R1-X	USF		1.00				4	4

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037340009	R1-3	EST		1.00				4	4
035192036	R1-1.5	RES		1.00				4	4
024240013	R1-X	PRC		1.00				4	4
009650009	R1-X	USF		1.00				4	4
031420019	R1-PD	PRC	LAKE WILDWOOD (1)	1.01				4	4
024270015	R1-PD	PRC		1.01				4	4
011151041	R1-PD-SP	USF	DARK HORSE (10)	1.01				4	4
047080002	R1-SP	USF		1.02				4	4
037240022	R1-3	EST		1.04				4	4
037230009	R1-3	EST		1.04				4	4
047140015	R1	USF		1.05				4	4
011151019	R1-PD-SP	USF	DARK HORSE (10)	1.05				4	4
022331018	R1	USF		1.05				4	4
035200016	R1-1.5	RES		1.06				4	4
024780002	R1-X	PRC		1.07				4	4
011221025	R1-PD-SP	USF	DARK HORSE (10)	1.07				4	4
033030001	R1-PD	PRC	LAKE WILDWOOD (1)	1.09				4	4
024850035	R1-X	PRC		1.09				4	4
022331035	R1	USF		1.11				4	4
024100003	R1-X	PRC		1.12				4	4
020860019	R1-X	PRC		1.12				4	4
022331019	R1	USF		1.13				4	4
022331030	R1	USF		1.14				4	4
047140020	R1	USF		1.15				4	4
038130017	R1-X	USF		1.15				4	4
047140016	R1	USF		1.16				4	4
035030004	R1-1.5	RES		1.16				4	4
031150015	R1-PD	PRC	LAKE WILDWOOD (1)	1.16				4	4
031140025	R1-PD	PRC	LAKE WILDWOOD (1)	1.16				4	4
011221032	R1-PD-SP	USF	DARK HORSE (10)	1.16				4	4
037190002	R1-3	EST		1.17				4	4
033560006	R1-PD	PRC	LAKE WILDWOOD (1)	1.17				4	4
024590007	R1-X	PRC		1.17				4	4
038200017	R1-X	USF		1.18				4	4
037380007	R1-X	RES		1.18				4	4

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011221018	R1-PD-SP	USF	DARK HORSE (10)	1.18				4	4
011161002	R1-PD-SP	USF	DARK HORSE (10)	1.18				4	4
047040006	R1-SP	USF		1.22				4	4
031080042	R1-PD	PRC	LAKE WILDWOOD (1)	1.22				4	4
011161030	R1-PD-SP	USF	DARK HORSE (10)	1.22				4	4
024800002	R1-X	PRC		1.23				4	4
038120019	R1	USF		1.24				4	4
011151018	R1-PD-SP	USF	DARK HORSE (10)	1.24				4	4
011221019	R1-PD-SP	USF	DARK HORSE (10)	1.25				5	5
011151025	R1-PD-SP	USF	DARK HORSE (10)	1.26				5	5
011171071	R1-PD-SP	USF	DARK HORSE (10)	1.28				5	5
047060005	R1-SP	USF		1.30				5	5
033360002	R1-PD	PRC	LAKE WILDWOOD (1)	1.30				5	5
011151035	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	1.30				5	5
037250015	R1-3	EST		1.31				5	5
037430034	R1-1.5	RES		1.33				5	5
037430033	R1-1.5	RES		1.33				5	5
033590005	R1-PD	PRC	LAKE WILDWOOD (1)	1.33				5	5
033580013	R1-PD	PRC	LAKE WILDWOOD (1)	1.33				5	5
011151026	R1-PD-SP	USF	DARK HORSE (10)	1.34				5	5
024610009	R1-X	PRC		1.37				5	5
024140001	R1-X	PRC		1.37				5	5
020460019	R1-X	PRC		1.37				5	5
037400007	R1-X	RES		1.38				5	5
037430021	R1-1.5	RES		1.39				5	5
037430015	R1-1.5	RES		1.39				5	5
024560020	R1-X	PRC		1.41				5	5
020480005	R1-X	PRC		1.43				5	5
038200012	R1-X	USF		1.45				5	5
047120025	R1	USF		1.49				5	5
020060023	R1-X	PRC		1.49				5	5
011171061	R1-PD-SP	USF	DARK HORSE (10)	1.51				6	6

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031060041	R1-PD	PRC	LAKE WILDWOOD (1)	1.52				6	6
047101048	R1-SP	USF		1.54				6	6
011221022	R1-PD-SP	USF	DARK HORSE (10)	1.54				6	6
047150001	R1	USF		1.55				6	6
011151001	R1-PD-SP	USF	DARK HORSE (10)	1.55				6	6
047040008	R1-SP	USF		1.56				6	6
038210011	R1-X	USF		1.57				6	6
025520062	R1	PRC		1.57				6	6
020870022	R1-X	PRC		1.57				6	6
038100024	R1	USF		1.58				6	6
011221036	R1-PD-SP	USF	DARK HORSE (10)	1.58				6	6
011221024	R1-PD-SP	USF	DARK HORSE (10)	1.59				6	6
011151036	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	1.59				6	6
024840034	R1-X	PRC		1.60				6	6
024880028	R1-X	PRC		1.63				6	6
023510013	R1-X	PRC		1.64				6	6
023410004	R1-X	PRC		1.64				6	6
011221020	R1-PD-SP	USF	DARK HORSE (10)	1.65				6	6
035192027	R1-1.5	RES		1.67				6	6
025520063	R1	PRC		1.67				6	6
037430004	R1-1.5	RES		1.68				6	6
024290008	R1-X	PRC		1.68				6	6
020460020	R1-X	PRC		1.69				6	6
011221033	R1-PD-SP	USF	DARK HORSE (10)	1.69				6	6
024590014	R1-X	PRC		1.70				6	6
020880004	R1-X	PRC		1.70				6	6
011161029	R1-PD-SP	USF	DARK HORSE (10)	1.72				6	6
038240018	R1-X	USF		1.72				6	6
047040004	R1-SP	USF		1.76				7	7
037260002	R1-3	EST		1.76				7	7
047120041	R1	USF		1.81				7	7
037430025	R1-1.5	RES		1.82				7	7
011161006	R1-PD-SP	USF	DARK HORSE (10)	1.83				7	7
031200021	R1-PD	PRC	LAKE WILDWOOD (1)	1.84				7	7
011151023	R1-PD-SP	USF	DARK HORSE (10)	1.85				7	7

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011221021	R1-PD-SP	USF	DARK HORSE (10)	1.86				7	7
008080026	R1-1.5	RES		1.89				7	7
038190011	R1-X	USF	CASCADE SHORES (8)	1.90				7	7
011151044	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	1.91				7	7
021450048	R1-X-PD	PRC	LAKE OF THE PINES (2)	1.94				7	7
038170013	R1-X	USF		1.97				7	7
011151032	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	1.98				7	7
047120040	R1	USF		1.99				7	7
011151031	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	1.99				7	7
011221028	R1-PD-SP	USF	DARK HORSE (10)	2.07				8	8
007210018	R1-1.5	RES		2.17				8	8
037430006	R1-1.5	RES		2.18				8	8
020860022	R1-X	PRC		2.20				8	8
011171004	R1-PD-SP	USF	DARK HORSE (10)	2.23				8	8
024090004	R1-X	PRC		2.31				9	9
004200045	R1-PD	PD	EDEN RANCH (9)	2.36				9	9
031140026	R1-PD	PRC	LAKE WILDWOOD (1)	2.40				9	9
037340051	R1-3	EST		2.42				9	9
038190009	R1-X	USF		2.42				9	9
031190021	R1-PD	PRC	LAKE WILDWOOD (1)	2.46				9	9
011161005	R1-PD-SP	USF	DARK HORSE (10)	2.48				9	9
020660041	R1-X	PRC		2.50			4	6	10
011221029	R1-PD-SP,OS	USF,OS	DARK HORSE (10)	2.66			4	6	10
037260004	R1-3	EST		2.68			4	6	10
031070012	R1-PD	PRC	LAKE WILDWOOD (1)	2.74			4	6	10
024840041	R1-X	PRC		2.76			4	7	11
037430007	R1-1.5,RA-5	RES,EST		2.79			4	7	11
037430008	R1-1.5	RES		2.93			4	7	11
011221034	R1-PD-SP	USF	DARK HORSE (10)	2.93			4	7	11
047060003	R1-SP	USF		2.96			4	7	11
037260031	R1-3	EST		2.98			4	7	11

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047390001	R1-SP	USF		3.00			4	8	12
037430010	R1-1.5	RES		3.00			4	8	12
011221023	R1-PD-SP	USF	DARK HORSE (10)	3.00			4	8	12
047120032	R1	USF		3.11			4	8	12
038110017	R1	USF		3.30			6	9	15
037230003	R1-3	EST		3.53			5	8	14
021460043	R1-X-PD	PRC	LAKE OF THE PINES (2)	3.74			6	9	15
038120025	R1,R1-X	USF		4.77			7	12	19
047430005	R1	USF		4.83			7	12	19
037240025	R1-3	EST		4.95			7	12	19
047051001	R1-SP	USF		5.00			8	12	20
038120021	R1	USF		5.03			8	12	20
047120003	R1	USF		5.08			8	12	20
047430006	R1	USF		5.22			8	12	20
021610003	R1-X-PD	PRC		5.26			9	12	21
038070032	R1,R1-X	USF		5.66			11	16	23
047120001	R1	USF		6.43			10	15	25
008170063	R1-1.5	RES		7.03			12	14	26
033170006	R1-PD	PRC	LAKE WILDWOOD (1)	7.07			12	14	26
020770001	R1-PD	PRC		8.19			12	20	32
008170062	R1-1.5	RES		10.50			16	26	42
011181003	R1-PD-SP	USF	DARK HORSE (10)	11.03			17	28	45
037430037	R1-1.5	RES		11.74			18	29	47
011161001	R1-PD-SP	USF	DARK HORSE (10)	13.15			21	31	52
024080003	R1-X	PRC		13.44			21	32	53
004200007	R1-PD	PD	EDEN RANCH (9)	14.44			25	34	59
008170002	R1-1.5	RES		14.80			26	36	62
				705.19	0	0	1,285	1,199	2,484

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

<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>
047090023	R2-RC	UMD		0.25			1		1
057300002	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.26			1		1
051390027	R2-SP	UMD	PENN VALLEY (6)	0.28			1		1

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057300005	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.41			1	1	2
060092006	R2-RC	UMD	NORTH SAN JUAN (4)	0.44			1	1	2
047080032	R2-RC	UMD		0.44			1	1	2
047420024	R2-RC	UMD		0.49			1	1	2
047080034	R2-PD-RC	UMD		0.65			2	1	3
047080019	R2-RC	UMD		0.69			2	2	4
057300003	R2-SC-SP	UMD	LAKE OF THE PINES (2)	0.72			2	2	4
047080028	R2-RC	UMD		0.76			2	2	4
023560017	R2-PD	UMD		1.22			4	3	7
023560005	R2-PD	UMD		1.30			4	3	7
060120056	R2-RC	UMD	NORTH SAN JUAN (4)	1.68			5	5	10
057141097	R2-SC-SP	UMD		1.80			5	5	10
023560033	R2-PD	UMD		2.16			6	6	12
057270006	R2-SC-SP	UMD		2.36			7	7	14
023560054	R2-PD	UMD		2.58			8	7	15
057141090	R2-SC-SP	UMD		2.90			7	7	14
057200015	R2-SC-SP	UMD		3.30			10	9	19
057141039	R2-SC-SP	UMD		3.38			10	10	20
057270005	R2-SC-SP	UMD		3.54			11	10	21
057141040	R2-SC-SP	UMD		3.67			11	11	22
035412017	R2-PD	UMD		11.35			34	34	68
023190043	R2-PD	PD		37.51			113	112	225
TOTAL				84.14	0	0	250	240	490

**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
023300015	R2-MH	UMD		0.71	2	2			4
TOTAL				0.71	2	2	0	0	4

**TABLE A.5
URBAN MEDIUM DENSITY RESIDENTIAL (R2)- MOBILE HOME (MH) - PLANNED DEVELOPMENT (PD) VACANT SITES**

APN	ZONING	GPDES	SANDIST	ACRES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
910001500	R2-MH-PD	UMD		0.10	1				1
910001511	R2-MH-PD	UMD		0.10	1				1
910001515	R2-MH-PD	UMD		0.10	1				1

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910001501	R2-MH-PD	UMD		0.11	1			1
910001504	R2-MH-PD	UMD		0.11	1			1
910001512	R2-MH-PD	UMD		0.11	1			1
910001513	R2-MH-PD	UMD		0.11	1			1
910001518	R2-MH-PD	UMD		0.11	1			1
910001520	R2-MH-PD	UMD		0.11	1			1
910001493	R2-MH-PD	UMD		0.12	1			1
910001494	R2-MH-PD	UMD		0.12	1			1
910001495	R2-MH-PD	UMD		0.12	1			1
910001496	R2-MH-PD	UMD		0.12	1			1
910001497	R2-MH-PD	UMD		0.12	1			1
910001498	R2-MH-PD	UMD		0.12	1			1
910001506	R2-MH-PD	UMD		0.12	1			1
910001507	R2-MH-PD	UMD		0.12	1			1
910001517	R2-MH-PD	UMD		0.12	1			1
910001531	R2-MH-PD	UMD		0.12	1			1
910001184	R2-MH-PD	UMD		0.13	1			1
910001185	R2-MH-PD	UMD		0.13	1			1
910001186	R2-MH-PD	UMD		0.13	1			1
910001199	R2-MH-PD	UMD		0.13	1			1
910001490	R2-MH-PD	UMD		0.13	1			1
910001509	R2-MH-PD	UMD		0.13	1			1
910001521	R2-MH-PD	UMD		0.13	1			1
910001522	R2-MH-PD	UMD		0.13	1			1
910001524	R2-MH-PD	UMD		0.13	1			1
910001526	R2-MH-PD	UMD		0.13		1		1
910001527	R2-MH-PD	UMD		0.13		1		1
910001529	R2-MH-PD	UMD		0.13		1		1
910001530	R2-MH-PD	UMD		0.13		1		1
910001532	R2-MH-PD	UMD		0.13		1		1
910001187	R2-MH-PD	UMD		0.14		1		1
910001188	R2-MH-PD	UMD		0.14		1		1
910001189	R2-MH-PD	UMD		0.14		1		1
910001190	R2-MH-PD	UMD		0.14		1		1
910001195	R2-MH-PD	UMD		0.14		1		1
910001197	R2-MH-PD	UMD		0.14		1		1
910001198	R2-MH-PD	UMD		0.14		1		1
910001491	R2-MH-PD	UMD		0.14		1		1
910001505	R2-MH-PD	UMD		0.14		1		1
910001508	R2-MH-PD	UMD		0.14		1		1
910001510	R2-MH-PD	UMD		0.14		1		1
910001516	R2-MH-PD	UMD		0.14		1		1
910001519	R2-MH-PD	UMD		0.14		1		1

910001196	R2-MH-PD	UMD		0.15		1			1
910001489	R2-MH-PD	UMD		0.15		1			1
910001492	R2-MH-PD	UMD		0.15		1			1
910001528	R2-MH-PD	UMD		0.15		1			1
910001192	R2-MH-PD	UMD		0.16		1			1
910001193	R2-MH-PD	UMD		0.16		1			1
910001194	R2-MH-PD	UMD		0.16		1			1
910001523	R2-MH-PD	UMD		0.16		1			1
910001191	R2-MH-PD	UMD		0.17		1			1
910001525	R2-MH-PD	UMD		0.19		1			1
TOTAL				7.40	28	28	0	0	56

**TABLE A.6
REGIONAL HOUSING NEED RESIDENTIAL (RH) VACANT SITES**

APN	ZONING	GPDES	SANDIST	TOTAL ACRES	SIZE OF DEVELOPMENT FOOTPRINT	MINIMUM REQUIRED DENSITY (Developable Footprint x16 DU)	VERY LOW	LOW	TOTAL
035412015	R3-RH	UHD	GV SOI	9.15	7.39	118	70	48	118
035412018	R3-RH	UHD	GV SOI	4.50	4.48	71	42	29	71
035412019	R3-RH	UHD	GV SOI	9.70	9.45	151	90	61	151
051151065	R3-RH-SP	UHD	PENN VALLEY	2.42	0.9	14	8	6	14
051151066	R3-RH-SP	UHD	PENN VALLEY	1.96	1.96	31	18	13	31
057141029	R3-RH-SP-SC	UHD	LOP SOI	5.00	2.63	42	25	17	42
057270002	R3-RH-SP-SC	UHD	LOP SOI	5.00	4.4	70	42	28	70
057270003	R3-RH-SP-SC	UHD	HIGGINS	18.12	11.81	188	112	76	188
051120022	C2-RH-SP	CC	PENN VALLEY	7.85	2.29	36	21	15	36
<i>Subtotal (RH Zoning)</i>				<i>63.70</i>	<i>45.31</i>	<i>721</i>	<i>428</i>	<i>293</i>	<i>721</i>

URBAN HIGH DENSITY RESIDENTIAL (R3) VACANT SITES

APN	ZONING	GPDES	SANDIST	TOTAL ACRES	MAXIMUM DENSITY (Total Acres x 15 DU or 20 DU in SOI)	VERY LOW	LOW	TOTAL
047080027*	R3-RC	UHD	DONNER SUMMIT	0.34	4	2	2	4
047080024*	R3-RC	UHD	DONNER SUMMIT	0.79	9	5	4	9

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048110012*	R3-MH	UHD	TRUCKEE SOI	1.01	16	10	6	16
048110011*	R3-MH	UHD	TRUCKEE SOI	5.61	90	54	36	90
021730087	R3-SC-SP-PD	UHD	LOP SOI	1.88	28	16	12	28
009270004*	R3-SP	USF	GV SOI	3.8	61	37	24	61
<i>Subtotal (R3 Zoning)</i>				<i>13.43</i>	<i>208</i>	<i>124</i>	<i>84</i>	<i>208</i>
TOTAL (RH+R3 ZONING)				58.74	929	552	377	929

*Denotes R3 undeveloped parcels having a realistic capacity of 80% of the maximum density allowed by the R3 Zoning District.

**TABLE A.7
INTERIM DEVELOPMENT RESERVE (IDR) VACANT PARCELS**

APN	ZONING	GPDES	GP LAND USE DETAIL	ACRES	SANDIST	VERY LOW	LOW	MODERATE	ABOVE MODERATE
017010010	IDR	PD	PD: RUR-5 (190ac) OS (512ac) 38 units	28.99				16	22
017020023	IDR	PD		322.00					
017020025	IDR	PD		280.88					
017020029	IDR	PD		70.00					
016060014	IDR	REC,RES,FOR-160	178 ac of RES (4 units per acre) 712 unit potential	558.56				284	428
035240037	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
035240039	IDR	PD		12.21					
035240040	IDR	PD		8.13					
048200001	IDR	PD	PD: FOR (1800ac) Remainder (265 DU)	95.79				106	159
048200010	IDR	PD		5.52					
04824002	IDR	PD		40.72					
04824003	IDR	PD		41.44					
048240005	IDR	PD		27.01					
048240006	IDR	PD		22.79					
048240011	IDR	PD		41.59					
048240012	IDR	PD		168.38					
048210016	IDR	PD		143.91					
049020002	IDR	PD		362.07					
049020003	IDR	PD		517.96					
049020004	IDR	PD		120.00					
049020005	IDR	PD		637.02					
048240001	IDR,C1	PD,NC		122.43					
049020010	IDR	PD		40.00					

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049020014	IDR	PD		120.00						
049100001	IDR	PD		174.93						
049100002	IDR	PD		254.79						
049100004	IDR	PD		569.00						
048240018	IDR	PD		6.04						
049040020	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	
049040021	IDR	PD		71.28						
049040022	IDR	PD		374.77						
049040023	IDR	PD		244.81						
049050001	IDR	PD		80.00						
051370002	IDR-SP	PD	PD: UMD (11ac) OS (5ac) (66 units)	1.59	PENN VALLEY			26	40	
051120018	IDR-SP	PD		11.68						
051120020	IDR-SP	PD		2.23						
051290011	IDR	PD	PD: NC (14ac) OS (16ac) 56 units as a part of a mixed use project	2.58	LWW			26	30	
051290016	IDR	PD		28.09						
051370002	IDR-SP	PD	72% UMD (91 units)	20.10	PENN VALLEY			43	48	
007540063	IDR	SDA	SDA: CC 15ac IND 200ac REMAINDER 363 DU	6.56				145	218	
007550012	IDR	SDA		64.16						
022120018	IDR	SDA		0.01						
022120028	IDR	SDA		21.50						
022120033	IDR	SDA		17.83						
022120035	IDR	SDA		51.63						
022120039	IDR	SDA		55.11						
022130027	IDR	SDA		132.76						
022300027	IDR	SDA		2.93						
022300029	IDR	SDA		181.93						
022300031	IDR	SDA		10.52						
022300032	IDR	SDA		5.90						
029290028	IDR	SDA		1.27						
029290042	IDR	SDA		65.88						
029350002	IDR	SDA		15.29						
029350003	IDR	SDA		8.30						
029350004	IDR	SDA		45.17						
029350016	IDR	SDA		10.31						
022160027	IDR,RA- 1.5	SDA,RES			24.42					

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TOTAL	6,456.85	0	0	1,004	1,484
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**TABLE A.8
VACANT MIXED USE (C1, C2, CH, OP, BP) 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>
047102013	C2-RC	CC	DONNER SUMMIT	0.26			1		1
047102015	C2-RC	CC	DONNER SUMMIT	0.3			1		
060110027	BP-RC	BP	NORTH SAN JUAN (4)	0.31			1		1
047101017	C2-RC	CC	DONNER SUMMIT	0.31			1		
051370004	C2-SP	CC	PENN VALLEY (6)	0.32			1		1
060090036	OP-RC	OP	NORTH SAN JUAN (4)	0.36			1		1
047101019	C2-RC	CC	DONNER SUMMIT	0.41			1	1	2
047102003	C2-RC	CC	DONNER SUMMIT	0.52			2	1	3
060090050	OP-RC	OP	NORTH SAN JUAN (4)	0.53			1	1	2
047102021	C2-RC	CC	DONNER SUMMIT	0.63			2	1	3
060120067	C1-RC	NC	NORTH SAN JUAN (4)	0.67			1	2	3
047102001	C1-RC	C1	DONNER SUMMIT	0.85			2	3	5
047102022	C2-RC	CC	DONNER SUMMIT	0.86			2	3	5
060110018	C1-RC	NC	NORTH SAN JUAN (4)	0.87			1	2	3
047410009	CH-RC	HC	DONNER SUMMIT	1.03			2	2	4
051160024	C2-SP	CC	PENN VALLEY (6)	1.19			2	3	4
050320041	C1	NC	LAKE WILDWOOD (1)	2.02			4	4	8
051130014	C2	CC	PENN VALLEY (6)	2.16			4	4	8
021730051	OP-SC-SP,OS-SC-SP	OP,OS	LAKE OF THE PINES	4.2			8	8	16
051151009	C2-SP	CC	PENN VALLEY (6)	4.77			9	10	19

051140001	OP	OP	PENN VALLEY (6)	5.60			11	11	22
051120006	C2-SP	CC	PENN VALLEY (6)	5.95			11	12	23
TOTAL				34.12	0	0	69	68	137

TABLE A.9

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.10

APPROVED BUT NOT BUILT AFFORDABLE INCLUSIONARY HOUSING UNITS

File Number	Project Name	Unit Mix/Affordable Units Required or Provided
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
**CONSTRAINTS ANALYSIS FOR SITES IDENTIFIED TO
ACCOMMODATE VERY LOW AND LOW-INCOME RESIDENTIAL
DEVELOPMENT**

Very-low and Low Income Environmental Constraints

Tables B.1 and B.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.6 – Urban High Density Residential (R3) Vacant Sites). The Urban Medium Density (R2) – Mobile Home (MH) – Planned Development (PD) Vacant Site (Table A.5), PD-CCRC Sites (Table A.9) and the “Approved But Not Built Affordable Inclusionary Housing Units” (Table A.10) 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. Lastly, the Regional Housing Need Residential (RH) Vacant Sites (Table A.6) sites were included in the Housing Element Rezone Implementation Program and were analyzed under an Environmental Impact Report (EIR12-002, State Clearing House No. 2009072070) pursuant to the California Environmental Quality Act to accommodate high density residential at 16-units dwelling units minimum per acre. Therefore additional environmental analysis is not conducted for those parcels.

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

<i>APN</i>	023-300-015
<i>Zoning</i>	R2-MH
<i>General Plan</i>	UMD
<i>Acres</i>	0.71
<i>Sanitation District</i>	
<i>Hardwoods</i>	N
<i>Waterways</i>	N
<i>Deer Migration Corridor</i>	N
<i>Slope</i>	Below 30%
<i>FEMA Floodzone</i>	X
<i>Fire Severity Zone</i>	High
<i>MRZ-2</i>	N
<i>Soils</i>	Sites Loam/Boomer Rock Outcrop
<i>Near/On Fault</i>	N
<i>Important Farmland 06</i>	Urban Built Up Land
<i>Ingress/Egress</i>	Little Valley Raod
<i>Apprx. Dist. To public Sewer District</i>	Approx. 850-ft to Gold Creek San Dist.
<i>Water Service?</i>	In NID Service Area

**TABLE B.2
HIGH DENSITY RESIDENTIAL (R3) CONSTRAINTS ANALYSIS**

<i>APN</i>	047-080-027	047-080-024	048-110-012	048-110-011	021-730-087	009-270-004 ⁽¹⁾
<i>Zoning</i>	R3-RC	R3-RC	R3-MH	R3-MH	R3-SC-SP	R1, R3-SP
<i>General Plan</i>	UHD	UHD	UHD	UHD	UHD	USF
<i>Acres</i>	0.34	0.79	1.01	5.61	1.88	10.68
<i>Sanitation District</i>	Donner Summit	Donner Summit	Truckee SOI	Truckee SOI	LOP SOI	Grass Valley SOI
<i>Hardwoods</i>	N	N	N	N	N	N
<i>Waterways</i>	N	N	N	N	N	Y – Blue line stream along northern portion of parcel
<i>Deer Migration Corridor</i>	N	N	N	N	N	N
<i>Slope</i>	Below 30%	Below 30%	Below 30%	Below 30%	Below 30%	Below 30%
<i>FEMA Floodzone</i>	D	D	X	X	X	AE & X
<i>Fire Severity Zone</i>	VH	VH	VH	VH	H	VH
<i>MRZ-2</i>	N	N	N	N	N	Y
<i>Soils</i>	Tinker-Rock Outcrop	Tinker-Rock Outcrop	Out of soil survey area	Out of soil survey area	Boomer Loam	Alluvial Land Clay and Very Stony Loam
<i>Near/On Fault</i>	N	N	N	N	N	N
<i>Important Farmland 06</i>	N	N	N	N	N	N
<i>Ingress/Egress</i>	Donner Pass Road	Donner Pass Road	Juniper Ln.	Juniper Ln.	Combie Rd.	Gold Hill Drive
<i>Apprx. Dist. To public Sewer District</i>	In Donner Summit	In Donner Summit	140ft to Truckee San Dist.	Adjacent to Truckee San Dist.	In LOP San Dist.	Adjacent to Grass Valley Sewer
<i>Water Service?</i>	In Donner Summit PUD	In Donner Summit PUD	In Truckee Donner PUD	In Truckee Donner PUD	In NID Service Area.	Adjacent to NID Service Area

(1) The subject parcel is split zoned and is developed with an existing single-family residence located in the R3 zoned area which comprises approximately 3.8 acres of the 10.68 acre parcel. As such, the subject parcel does not show up as unimproved. The subject parcel would be considered an underutilized site. The SP note requires connection to public sewer to develop as high density residential.

APPENDIX C
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,
- 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:

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- 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.

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, 2019

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 C.1
QUALIFYING INCOME FOR CARE PROGRAM**

<i>Number of Persons per Household</i>	<i>Total Combined Annual Income</i>
1 or 2	\$32,920
3	\$41,560
4	\$50,200
5	\$58,840
6	\$67,480
7	\$76,120
8	\$84,760
Each Additional	\$8,640

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.**

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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, 2018.