Nevada City Housing Element Update Workshop Summary

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Community Workshop #1 Results

Held: Thursday, July 30th, 2026

On Thursday, July 30, 2026, the City held the first workshop for the 2027-2035 Housing Element Update to discuss housing needs and concerns in Nevada City. The workshop featured a presentation and facilitated group discussion. Following the group discussion, participants were invited to complete various exercises to provide additional feedback.

Approximately 40 individuals attended the workshop, many of whom noted that they lived in the city, while some owned or managed a business in the city. In addition to attendees, City Councilmembers and the Mayor were in attendance as well as a Planning Commissioner. This section summarizes the input received through both group discussion and exercise activities.

Group Discussion Notes

The following lists summarize comments received during the group discussion.

General Questions. The Project Team responded to questions from attendees about:

- The difference between a residential buildout analysis and the Housing Element sites process
- Vacant and underutilized sites and State housing goals
- Progress of goals / policies in last Housing Element
- How zoning is involved in the Housing Element Update

Household Needs: What housing is most needed in Nevada City?

- Affordable housing (*mentioned by several attendees*)
- Rental housing
- Mixed use development
- A variety of housing (all examples on slide) *(mentioned by several attendees)*
- Employee housing
    - One attendee noted that their children and aging parents found no difficulties in finding housing in the city
    - Other attendees expressed the opposite, and that there is a large need workforce housing (for both entry level and management workers)
- Cohousing/share common space
- Senior housing
    - Many seniors are aging in place
    - Small, 1 story, low maintenance housing types for all income levels are needed
    - Senior households don't need large homes with high maintenance costs
- Housing for students, families, young adults
- Multigenerational
- Artists
- Smaller homes needed for many groups (starter homes + rental)
- Duplexes, triplexes, and fourplexes are housing types that meet many group's needs and tend to be more affordable

Housing Concerns. This list summarizes comments received on local housing concerns.

- Larger employers struggle with higher professional job housing
- Need different levels of senior housing; lack housing for seniors of all income levels
- Lower maintenance options would be good

- More diversity in housing would lead to more diverse demographics
- Have a lot of 1-2 person households and stock is larger homes
- Should build smaller housing for seniors so older people can move into those and leave larger houses for families
- People in service jobs need homes

Common Barriers to Housing. What are the largest constraints/barriers to housing?

- Development process
- Infrastructure issues (roads, sidewalks, sewer, water, traffic)
- Parking requirements
- Fire insurance
- Short-term rentals and vacation homes that are vacant
- NIMBYism
- Cost of construction
- Impact fees, planning and development fees, etc.
- Zoning, including unrealistic setbacks (too high)
    - Particular issue in historic areas
- Insufficient density / density not high enough
- Easier pathway for development, including ADUs
- Incentives needed to encourage lot splits

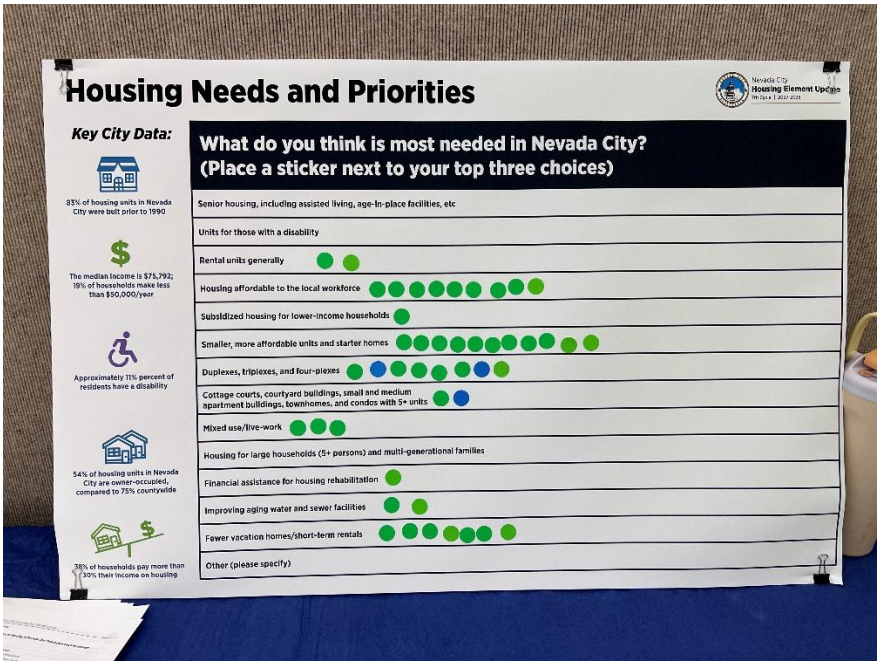
Potential Solutions:

- Rezone sites to higher density zones
- Allow spaces to be converted to multi-unit
- Lower parking standards
- Increase density within existing zones
- Encourage a variety of residential and mixed use development in traditionally non-residential zones
- Reduce setback requirements
- Encourage/support the development of more 2-, 3- and 4-plexes

Exercise Results

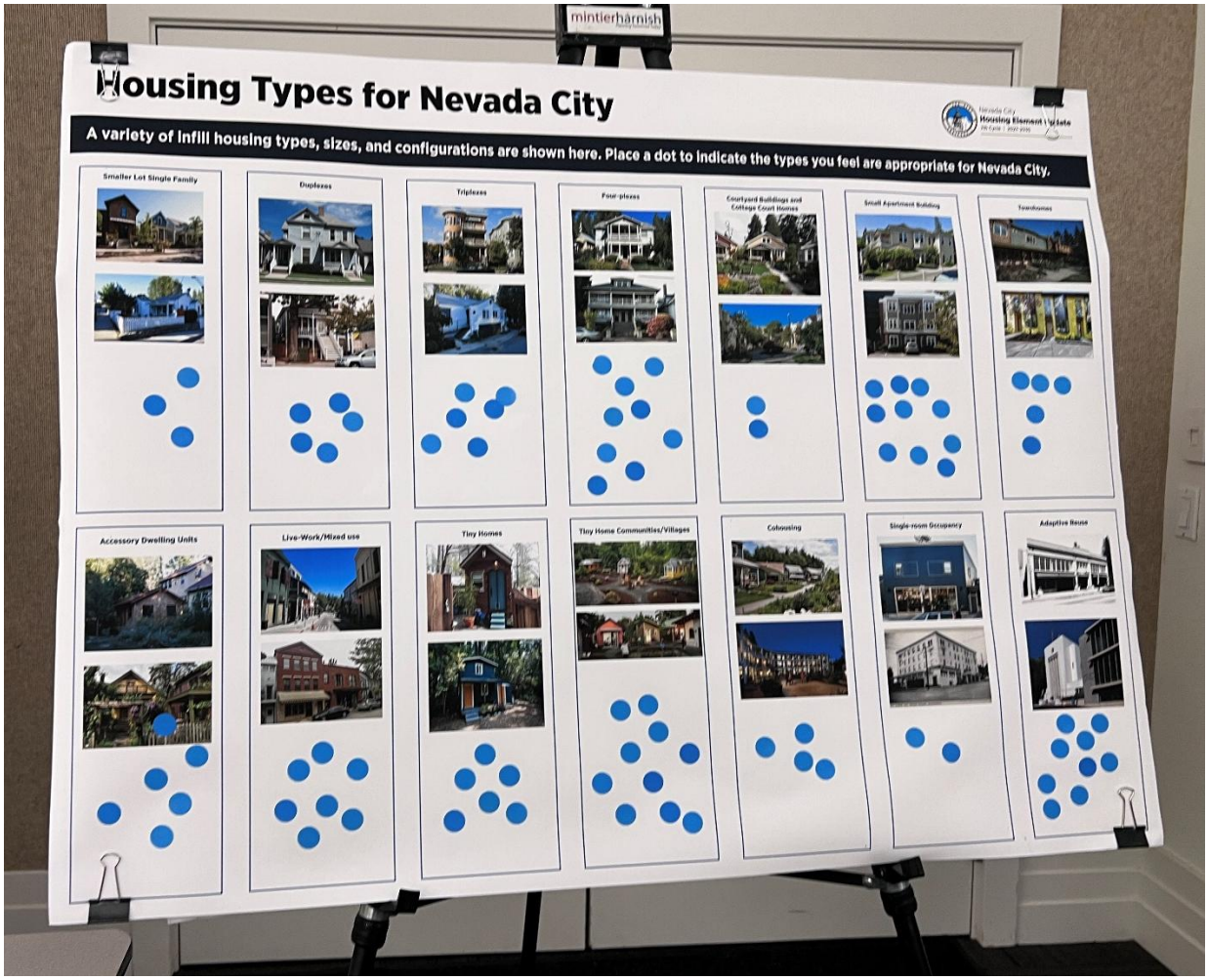
Housing Needs and Priorities

What do you think is most needed in Nevada City? (Place a sticker next to your top three choices)	
Option	**Number of stickers**
Senior housing, including assisted living, age-in-place facilities, etc.	0
Units for those with a disability	0
Rental units generally	2
Housing affordable to the local workforce	9
Subsidized housing for lower-income households	1
Smaller, more affordable units and starter homes	11
Duplexes, triplexes, and four-plexes	8
Cottage courts, courtyard buildings, small and medium apartment buildings, townhomes, and condos with 5+ units	2
Mixed use/live-work	2
Housing for large households (5+ persons) and multi-generational families	0
Financial assistance for housing rehabilitation	1
Improving aging water and sewer facilities	2
Fewer vacation homes/short-term rentals	7
Other (please specify)	0



Housing Types

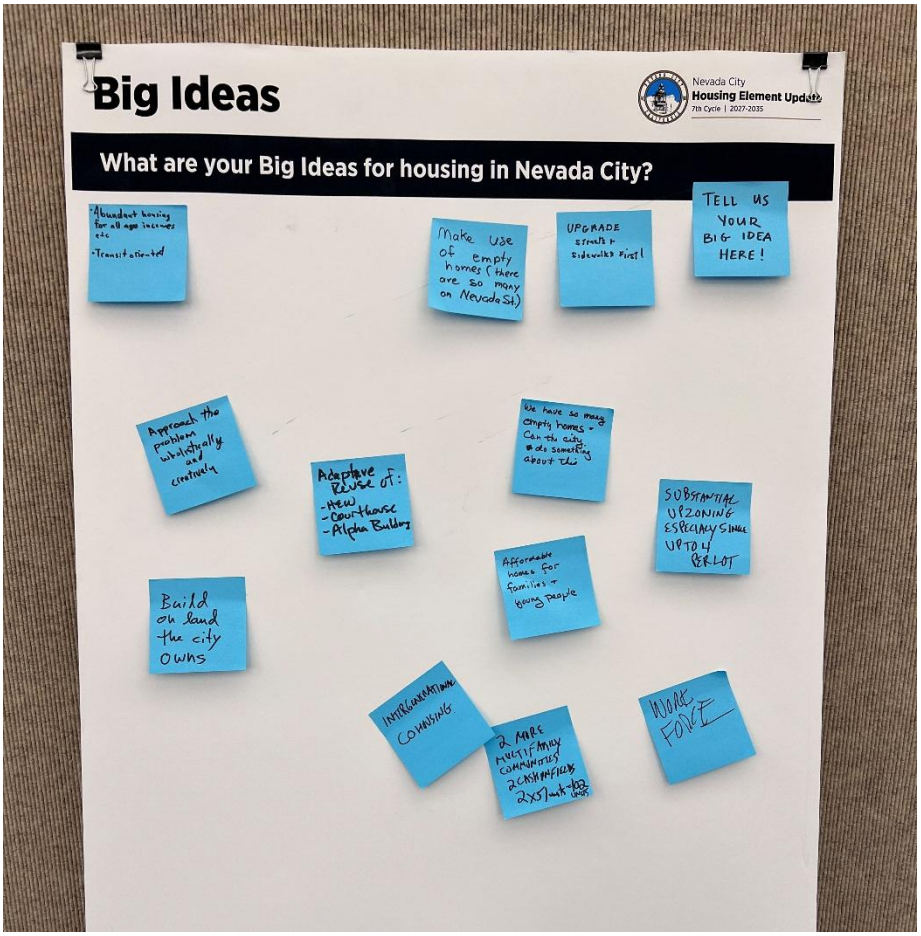
A variety of infill housing types, sizes, and configurations are shown here. Place a dot to indicate the types you feel are appropriate for Nevada City.	
Option	**Number of stickers**
Smaller Lot Single Family	3
Duplexes	5
Triplexes	6
Four-plexes	9
Courtyard Buildings and Cottage Court Homes	2
Small Apartment Building	10
Townhomes	5
Accessory Dwelling Units	6
Live-Work/Mixed use	7
Tiny Homes	6
Tiny Home Communities/Villages	10
Cohousing	4
Single-room Occupancy	2
Adaptive Reuse	9



Where should the City prioritize infill housing types? The activity table includes small cards with photos representing one of the housing types. Place the cards in the boxes on these posters to indicate your responses, using the provided Zoning Map for reference.	
Option	**Number of stickers**
RR - Rural residential	0
R1 - Single Family Residential	• Courtyard buildings and cottage court homes: 1 sticker • No specified housing type: 2 stickers
R2 - Multiple Family Residential	• Cohousing: 1 sticker • No specified housing type: 4 stickers
R3 - High Density Residential	• No specified housing type: 1 sticker
LB - Retail and service uses serving neighborhoods (e.g., 7 Hills District)	0
EC and LI - Light industrial/manufacturing/R&D (e.g., Old Bottleworks on Uren, Gold Flat Rd, Railroad Ave, Nevada City Tech Center, New Mohawk Rd)	• No specified housing type: 2 stickers
GB zone - General Business - retail and service uses and mixed-use residential (e.g., downtown (adaptive re-use in old office buildings or upper story of commercial buildings))	• No specified housing type: 2 stickers
OP: Office and professional uses (e.g., Providence Mine Court complex, portions of Coyote Street)	0
SL: Hotels & motels (e.g., Northern Queen, Nevada City Inn, Nevada City Motel)	• No specified housing type: 2 stickers
P: Public and institutional uses such as schools, cemeteries and public works yards (e.g., 7 Hills and Nevada City Elementary Schools, Hooper-Weaver, and Pioneer Park)	0
AF - Agricultural and forestry land suited to eventual development pending proper timing (e.g., Old Airport site)	0
Near jobs/employment centers	• Live-work/mixed use: 1 sticker • No specified housing type: 1 sticker
On City owned sites (e.g., Old Airport, Sugarloaf, Pioneer Park)	• No specified housing type: 1 sticker
Everywhere	• Single-room occupancy: 1 sticker • No specified housing type: 1 sticker

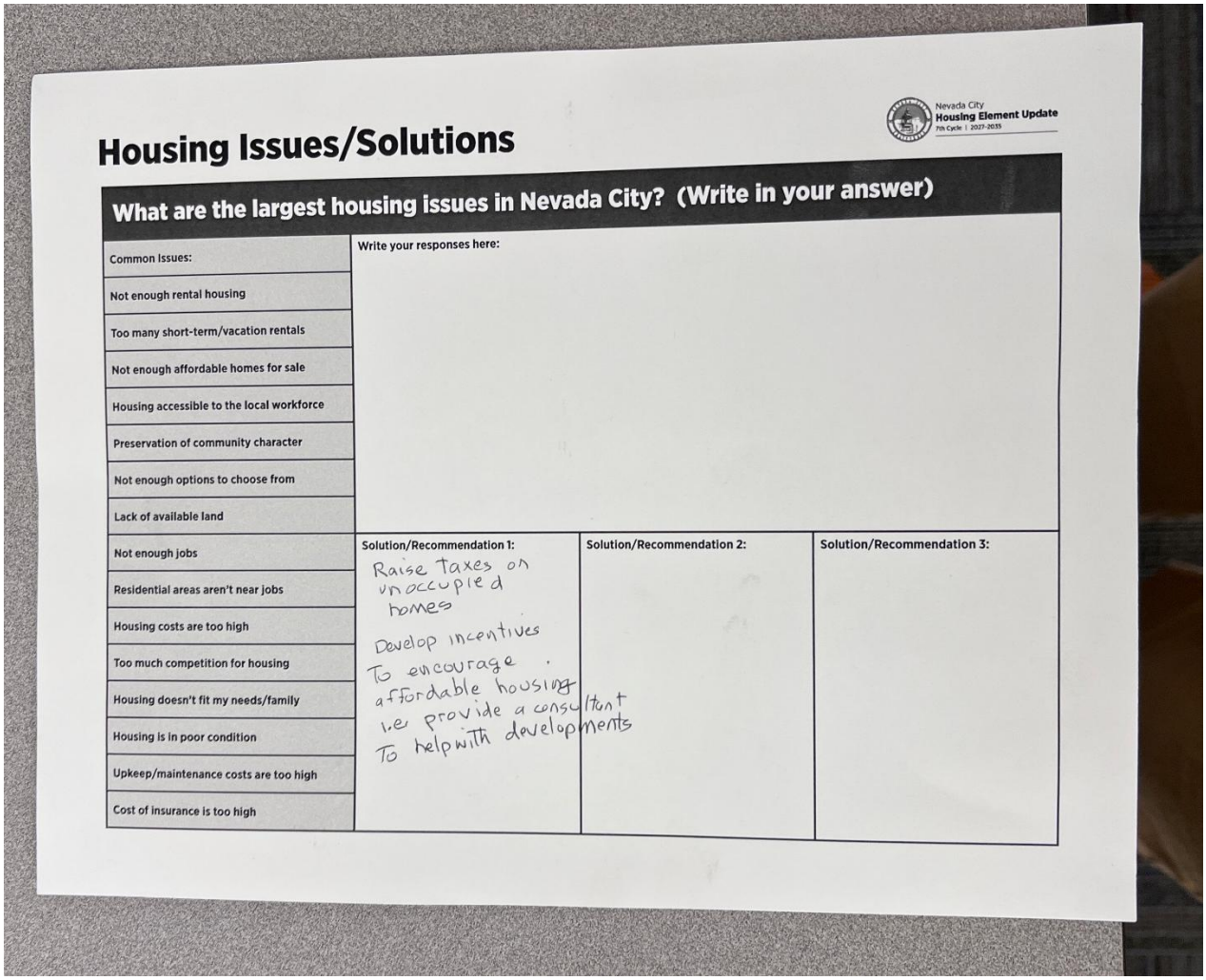
Big Ideas

What are your Big Ideas for housing in Nevada City?
• Abundant housing for all ages incomes etc. • Transit oriented
Make use of empty homes (there are so many on Nevada St.)
UPGRADE streets + sidewalks first!
Approach the problem wholistically and creatively
Adaptive reuse of: • HEW • Courthouse • Alpha building
We have so many empty homes – can the city do something about this
Substantial upzoning especially single up to 4 per lot
Build on land the city owns
Affordable homes for families + young people
Intergenerational cohousing
2 more multifamily communities 2 more Cashin Fields 2 x 51 units = 102 units
WORK FORCE



Housing Issues/Solutions

What are the largest housing issues in Nevada City? (Write in your answer)
Raise taxes on unoccupied homes
Develop incentives to encourage affordable housing (i.e. provide a consultant to help with developments



Housing Needs Survey Results

Survey Open: Thursday, July 16th, 2026, to Saturday, August 15th, 2026

Between Thursday, July 16th, 2026, and Saturday, August 15th, 2026, the City hosted an online survey on the Housing Element Update project website. Responses to this survey will help the City to better understand and respond to the community's housing needs, including renters, homeowners, employers who are seeking to hire and retain workers, and community members with special housing needs. The survey provided those who were unable to attend the first workshop with the opportunity to provide feedback.

The survey received 447 responses. Of those total responses, 209 individuals provided their email to receive eblast updates about the City's Housing Element Update and future opportunities to provide feedback. This section summarizes the input received through both group discussion and exercise activities.

Survey Results

Housing Barriers

What are the largest barriers to housing in Nevada City? Select your top five answers.		
Option	**Number of Responses**	**Percent of Responses**
Cost of rent	337	20.1%
Cost of insurance/inability to secure insurance	275	16.4%
Few options for rental units	275	16.4%
Cost of mortgage payment	253	15.1%
Upfront costs (e.g., security deposit, down payment)	162	9.7%
Cost of repairs/maintenance/upkeep	125	7.5%
Few options for units for-sale	112	6.7%
Lack of accessible units	48	2.9%
Other (please describe below)	46	2.8%
Discrimination by landlords	41	2.5%
Total	***1,674***	***100.0%***

Other Responses (organized by topic):

- *Lack of housing options meeting local needs:*

  - Lack of new housing inventory being built
  - Lack of Workforce housing
  - Realtors ask for 3x the rent; No pets; Nothing included in rent compared to other areas. Absent landlords only here for investment; Too many Air BnB's; Not enough housing to rent or purchase for local economy.
  - There is NO affordable housing for a single individual.
  - Discrimination against couples
  - Lack of housing
  - Competitive and lacking rental markets has meant more Landlord harassment and retaliation, price-gouging, etc. as Landlords know that as quick as they push a renter out, a new one will replace them.
  - Need more affordable homes to buy!
  - LIHTC or low-income options and moving/storage costs
- *Local incomes:*
  - Credit score and income barriers
  - employment wages verses housing costs
  - Income requirements
- *Housing costs:*
  - Housing prices (i.e., not just rentals)
  - Cost of purchasing a home
  - Cost of Property Tax
  - mass influx and a market mimicking other areas
  - utilities — it's not uncommon to have a $700 electricity bill based on just AC
  - Cost of homeowner's insurance
- *Housing allowing pets:*
  - I have a dog and a cat and there are countless units that say no pets
  - No options for renters with pets
  - Not enough pet friendly housing options
  - Having pets
  - lack of places that take pets or are flexible to multi generational or larger families
- *Short-term rentals:*
  - The problem occurred with the approval of Airbnb.
  - Short-term rentals
  - Air b and b
  - Vacation rentals such as Airbnb supplanting renting to locals
  - housing being used for Airbnb and part-time Dwellings for people who have greater financial means. The spirit of AirBnb is that the Dwellings our owner occupied and

rented when someone goes on a vacation not having a bunch of vacation rentals in our community.
  - Vacant or unoccupied by owner homes (VRBO/Air B&B)
  - We should do a better job of restricting short term rentals and vacation housing so that units can be available for residents.
  - houses rented as vrbo and air&b instead of as long term rentals
  - Whole house, short-term rentals are taking rentals off the market and are driving up rental prices. Whole house short term rentals should be prohibited completely.
  - We have a shortage of housing already and then out of owners are buying up properties to AirBandB. I don't mind people coming to live in our beautiful city but not to Airbnb it up
- *Government constraints:*
  - Strict building codes
  - City barriers to multifamily housing and creative solutions
  - Having to build huge homes on property. Who needs 3700 sq feet anymore. I live on a street and there is property for sale, I can't afford to build a 3700 sq ft home. It's just me.
  - difficulty in getting through the bureaucracy in Nevada City
  - being a slave tax sales tax, property taxes, perc/mantel testing, county fees/taxes for permits
  - Costs & requirements for permits. Homes built on top of each other, no breathing room.
  - The cost for development and building codes.
  - Cost prohibitive building permits for undeveloped land
  - Law that reappraises inherited houses if owner doesn't live in it in first year makes it cost prohibitive to rent at affordable prices anymore.
- *Other:*
  - Discrimination by landlords
  - I don't believe there is a lack of housing in NC
  - According to A.I. Aggregation their around a 1 million homeless people and 15 million empty houses which mean the housing market is totally fake.
  - The city's resistance to growth
  - Unsure but I imagine it's some of each category

If you rent or have rented in Nevada City in the past, are there barriers to finding affordable rental housing options within the city? (Check all that apply)		
Option	**Number of Responses**	**Percent of Responses**
Yes; existing rental housing is too costly	238	31.6%
Yes; there are too few units available for rent	218	29.0%
I have never rented within the city	122	16.2%
Yes; existing rental housing was in too poor of condition	83	11.0%
Yes; existing rental housing units are not the right size for my household	56	7.4%
Yes; other (please describe below)	23	3.0%
No; there are no barriers to finding affordable rental housing options	13	1.7%
Total	***753***	***100.0%***

Other Responses (organized by topic:

- *Lack of housing options meeting local needs:*
  - Need more affordable homes to buy!
- *Local incomes:*
  - Income regulated to rent
  - No one can afford 3 times the rent. If they could they'd be buying a house.
  - Houses are being bought up by those who don't even reside here full time. Rent is so insanely high that a 1 bedroom costs almost 2k a month. People cannot afford those prices along with utilities and food and gas.
  - Bay area pricing from new owners that do not support the economy of local persons who live and work here. No pets. Excellent credit but not even considered due to the number of applicants. Single elders are not considered. 3-6 month leases only. Nothing long term.
- *Housing allowing pets:*
  - The pet restrictions can be challenging.
  - No pets
  - Many renters have pets, and most rentals don't allow them.
  - No pet friendly apartments! Also extremely high income requirements and high credit score requirements
  - No pet options for responsible pet owners. Extra Deposits or pet rents would be nice for families.
  - Not allowing dogs, most millennials own dogs instead of having children
  - Near impossible to have a pet- pet rent, pet insurance, type of pet

- *Short term rentals:*
  - Too many short term rental units
  - The barriers began with Airbnb.
  - allowing numerous short term rentals while crying about no rentals makes no sense at all! restrict strs in the city limits.
- *Discrimination:*
  - No watchdogs for housing discrimination
  - Landlords make it very hard to feel safe as a renter
  - People don't rent to my kind of people I have had this said to me
  - Rentals usually go to friends of friends, friends here about availability before general public
- *Other:*
  - Too many prerequisites to qualify for rental housing
  - I rent in grass valley
  - Fire danger - Many are in areas of high fire danger (tons of fuels, on ridges, etc). Lack of public transportation limits options further from town; Not enough housing, high costs.
  - Mold

Types of Needed Housing

What types of housing are most appropriate to meet the city's housing needs? Select your top five answers.		
Option	**Number of Responses**	**Percent of Responses**
Rental units	266	14.0%
Affordable homes available for purchase	254	13.4%
Single-family housing types on smaller lots (such as cottage housing or single-family homes with reduced yard space)	190	10.0%
Tiny homes or tiny home communities	168	8.8%
Starter homes	164	8.6%
Workforce housing (for moderate income households)	159	8.4%
Subsidized affordable housing (for lower income households)	141	7.4%
Housing for seniors, with or without assisted living	113	5.9%
Co-housing	91	4.8%
Multifamily housing/apartments	80	4.2%
Shelters for those experiencing homelessness	77	4.1%

Townhomes	54	2.8%
Supportive housing for individuals with a disability	45	2.4%
Housing for large or multi-generational families	36	1.9%
Manufactured/prefabricated housing	30	1.6%
Mobile home parks	20	1.1%
Other (please describe below)	13	0.7%
Total	***1,901***	***100.0%***

Other Responses (organized by topic):

- *Variety of housing types:*
  - Most of the above. Creative options are needed for flexibility, affordability, safety and bold new approaches to the housing crisis affecting all but the very wealthy.
  - The need for a variety of housing is huge and can't be limited to 5 answers. We need starter homes, townhomes, subsidized housing, shelters, senior housing, really Missing Middle housing.
- *Specific housing types:*
  - Affordable rental units
  - shelter and/or transitional housing for minors and youth experiencing homelessness
  - Unsubsidized single family homes
  - mixed use
  - ADUs
  - Live work housing
  - 2-8 unit smallplexes
  - Duplex housing that can be purchased as 1/2 plexes
  -
- *Other*:
  - I do not believe we need more housing in NC
  - To.be allowed to live in an rv, trailer or barn/shed without so many restrictions as long as there is a septic solution in place. People with disabilities, lower income, seniors live in these because its all they can afford. They can't save up to afford all the maintenance the county requires. Maybe a grant program can assist the lower income population with funds to help bring it up to code if requirements are needed and the person can't afford. This would help lessen the homeless problem. So many lower income residents live in them.
  - We shouldn’t have to “meet” housing needs in a small place like Nevada City. It’s small and historic. Keep it that way. There are very few jobs as it is.

A majority of the housing units in the city are single-unit, detached residences. What other types of residential development opportunities should be encouraged in Nevada City? Please rank the following (1-8):						
	Respondents Who Ranked #1		Respondents Who Ranked #2		Respondents Who Ranked #3	
Option	#	%	#	%	#	%
Developments with a mix of commercial and residential uses, including lofts and live/work units	168	37.8%	56	12.6%	56	12.6%
Tiny home villages/communities	69	15.5%	49	11.0%	49	11.0%
Accessory dwelling units for rent	58	13.1%	60	13.5%	56	12.6%
Duplexes, triplexes, four-plexes and other smaller multifamily housing types	56	12.6%	159	35.8%	54	12.2%
Apartments and multifamily developments with 12+ units	35	7.9%	40	9.0%	126	28.4%
Accessory dwelling units for housing family members, friends, and extended family	33	7.4%	51	11.5%	61	13.7%
Townhomes	22	5.0%	24	5.4%	32	7.2%
Mobile home parks	3	0.7%	5	1.1%	10	2.3%
Total	***444***	***100.0%***	***444***	***100.0%***	***444***	***100.0%***

Accessory dwelling units (ADUs; also known as second units or granny flats) are one way to increase housing availability in existing residential areas of the city. ADUs can take a variety of different forms, but are generally smaller, single bedroom or studio residences located on the same property as an existing single-family home or within a converted garage space. If you own your home, what would make you consider adding an accessory dwelling unit to your property? (Check all that apply)		
Option	Number of Responses	Percent of Responses
Easy, quick and expectable application and permitting process	265	19.0%
Reduced, waived, or deferred fees	248	17.8%
Pre-approved building plans	165	11.8%
Help with financing	174	12.5%
The availability of technical assistance relates to permitting and code compliance	153	11.0%
If renting the accessory dwelling unit would be a new source of income	158	11.3%

If it would increase your property's potential sale price	118	8.5%
Not interested/doesn't apply to me	115	8.2%
Total	***1,396***	***100.0%***

If you are a renter, would you be interested in renting an accessory dwelling unit?		
Option	**Number of Responses**	**Percent of Responses**
Yes, if it is affordable	182	25.0%
Yes, if I had some degree of separation from the main dwelling	146	20.1%
Not interested/doesn't apply to me	134	18.4%
Yes, if the unit is the right size for my household	106	14.6%
Yes, if it had yard access	89	12.2%
Very interested, no concerns	53	7.3%
Yes, other (please describe below)	17	2.4%
Total	***727***	***100.0%***

Other Responses (organized by topic:

- *Affordability:*
  - I currently rent an ADU. I think it is a great option but I wish the rent was more affordable relative to average wages.
  - If there was rental cost support or a way to be able to pay to buy
- *Amenities:*
  - size, has full household appliances, space, yard, parking, not tiny. Yard. privacy.
  - Right size (minimum 650-800 sq. ft.), yard access, garage or storage space, pets allowed
  - If the unit has certain amenities and is comfortably livable, not just the bare minimum.
- *Housing allowing pets:*
  - If it would allow me to have pets
  - Dog friendly
  - Pets being allowed with a fully refundable pet deposit! Our animals are our lives and most of us have fantastic animals who are well behaved. If they aren't, you got the deposit to repair anything.
  - If allowed pets
  - Pet approval
  - If it allowed pets

- *Other:*
  - Not too close to the landlords
  - If it doesn't rely on ground water or septic
  - No mold and meets access needs
  - If families were able to rent, not limited to single person or 2.
  - If I could rent the main house and ADU for aging parents to be close by.
  - I don't think the first option can actually measure interest

Housing Priorities

Another way to increase housing availability is to allow multifamily housing developments in more areas of the city. Where should multifamily developments be prioritized? Please check all that apply, but please select at least one answer.		
Option	**Number of Responses**	**Percent of Responses**
Underutilized or vacant infill parcels	290	22.4%
In proximity to employment opportunities/major employers	201	15.5%
Near existing commercial areas	187	14.4%
Along major streets and transportation corridors	184	14.2%
Near schools	168	13.0%
Residential areas	162	12.5%
In commercial zones	104	8.0%
Total	***1,296***	***100.0%***

What are your top three choices for amenities to prioritize near new residential developments?		
Option	**Number of Responses**	**Percent of Responses**
Grocery stores and other retail shopping	227	19.3%
Open space and trails	215	18.3%
Parks and play areas	198	16.8%
A bus stop	158	13.4%
Proximity to downtown	119	10.1%
Community centers, libraries, or other public facilities	105	8.9%
Schools	80	6.8%
Health care providers	34	2.9%
Proximity to government services	20	1.7%
Other (please describe below)	19	1.6%
Pharmacy	3	0.3%

Total	***1,178***	***100.0%***

Other Responses (organized by topic:

- *Specific amenities:*
  - Recreation center!
  - adequate parking and emergency vehicle clearance
  - I would like to see the city take a more active role, a leadership role really, in appropriate housing development. When the new Self Storage was approved on Grace (at a county hearing) I was the only one there suggesting that because it is within walking distance to downtown Nevada City it should be housing. Self storage is 100% auto oriented.
  - In a housing crisis these are all secondary to just having more units.
  - Amenities don't matter, no one can afford them anyways. We all want to live somewhere with a yard of our own not another gym or gas station.
- *Walkability and proximity to other services:*
  - While all of the above are important and some are already in the city's infrastructure, having a walkable town where citizen's can walk, bike, or bus easily will build community, not division.
  - Making it walkable and connected to downtown Nevada city and Grass valley
  - Sidewalks
  - mixed use 3rd spaces w plenty of space for small restaurants and small retail not big brand box stores like they did in mcknight — also make it walkable and livable designed for ppl not cars. keep the character and just build more of downtown
- *Other:*
  - Pets accepted no limit
  - Don't want any new developments, we are overdeveloped and there is fire dangers
  - I don't believe we should build multi family housing at all. We need to preserve NATURE. If you cannot afford to live here, you can live elsewhere.

Additional Housing Factors

What additional factors would you like us to consider when updating Nevada City's housing plan?

Responses (organized by topic):

- *Affordability:*
  - Affordability for people who work in businesses and schools here. Also for seniors.
  - Lower cost!!

  - For affordable housing to purchase, look at the Habitat for Humanity model on Perseverance Mine Ct....deed restricted and still lower purchasing costs 30 years later.

- *Variety of housing types:*
  - Allow ownership of ADUs pursuant to AB1033 and Government Code Section 66342. Detached ADU condominiums can be financed by FHA loans without project approval requirements, which facilitates home ownership. Also, consider allowing ADUs to be larger than 1,200 square feet, (perhaps 1,400 or 1,500 square feet), which is permitted by local agency ordinances, and structure building permit and utility hookup fees to encourage the construction of ADUs.
  - The county needs to stop pushing the ADU idea. Too many "landlords" turn uninhabitable spaces into ADUs or are not well-suited to being landlords and may, in fact, bully renters and otherwise be inappropriate with tenants. More apartments, townhomes, small rental homes, etc. would allow tenants more autonomy and not so dependent on landlords' willingness to follow tenant law, building codes, etc.--or, in most cases, not.
  - Avoid high density apartment complexes and larger units (beyond triplex size). Consider the impact of vehicles, traffic, parking and associated noise. Require sidewalks, and bike lanes.
  - I would like to see more experimental housing, although I know that these would have to be away from the historical district.
  - It would be nice to see more developments along the lines of co-housing, or developments that fulfil more of people's needs than a roof over there heads. Like nearby access to food, pleasant places to walk, public spaces. Nevada City is a special place and it needs forward thinking developments, not just cheap housing.
  - Do not increase the already generously zoned residential growth capacity of the city. There is generous and adequate multi-family zoning already. Just use it. Drastically reduce the 53 whole house Short Term Rentals to bring these houses back into long term residential use.
  - Don't allow large scale, dense, single family, cookie cutter houses and apartments. Require traffic, sidewalks, parking and quality of life factors be addressed before approval. It should be mandatory that the developer of any new housing developments should be required to pay up front fees to contribute to upgrades to our water and sewer. Co housing, tiny homes and the like seem to suit our community.
- *Housing appropriate for families:*

  - Please consider families true income when looking at "affordable" housing which often is in between low-income where they are able to get help and medium income. Families and people of all ages cannot afford housing here!
  - Adding a significant number of units in order to enable the community to remain affordable for those who love to live and contribute here, including younger workers and families
  - We more family's with children in Nevada City. Ideally there should be a variety of housing options.
  - Be more flexible for the new families moving here.
- *Housing for other groups:*
  - Nevada City needs more affordable housing for single member households. Most of the rentals seem to be for houses.
  - Affordable Senior housing 65 years plus
- *Short-term rentals:*
  - Airbnb/vrbo/etc properties that are not occupied by residents full time. For example, I know retired folks who live in their home, allow open dates to be booked and then they go travel during rental times. That's totally cool! Please consider the other side of second homes of folks who primarily rent out their house/ADU online for extra income to have better reasons & opportunities to rent to long term tenants.
  - Please reduce the 52 whole house STR to bring back long term residential use. As I mentioned in the last city council meeting, it's neighborhoods with families who have an investment in our community that defines who we are. The many referrals that I received over the 40 years I have worked in the field of elder care came from caring neighbors. And those same neighbors are on nonprofit boards, volunteers, and attend BofS's members, etc. And, fire evacuation concerns should be a top priority that you didn't mention in your survey. I basically found the survey to be quite misleading.
  - Short term rentals where owners live on site are OK. Whole house Short term rentals disrupt the rental market in Nevada City and drive up rental prices. By prohibiting all whole house STRs, Nevada City would be helping to drive down rental prices, and would make more rental units available for workforce housing. That's what everybody who lives in Nevada City wants.
  - Implement the current residential plan. Be more circumspect in limiting Air B n B type rentals. Returning those units to regular residential will not necessarily provide what we want. Some of those units provide income to seniors who are still full time residents. Some provide income to people who already otherwise treat their houses here as second homes and do not live here permanently. A more carefully articulated plan vis a vis those short term rentals. We already have the possibility of

adding ADUs - I think as many as two. The best thing we can do is to promote the lowering or suspension of property tax just on those units (not on the main dwelling units on such lots). We have one, and that incentive, along with a restriction on the deed requiring us to rent to low income folks, was persuasive.
    - Stop whole house short term rentals.
- *Infrastructure and amenities:*
    - Update the infrastructure before building more housing. Road, sidewalk repairs, firehouse maintenance/updates. Increasing police and fire department funding to meet increased population growth.
    - along with more housing there needs to be more parking. There is not enough parking either.
    - Less parking lots and more pedestrianized facilities near town
    - Any development is going to impact our streets and infrastructures so it is essential that developers be required to instal and pay for sidewalks, bike lanes and utilities. This cost should not be passed on to residences that are already seeing major increases over the next decade. Also increased traffic is going to need to be taken into account and our small narrow streets cannot be expected to safely handle that. Access routes to and from new development should have alternate routes away from smaller streets paid for by the developer.
    - More playgrounds and parks included with housing development
    - More handicap friendly . Less decks more patios. Ok to waive solar in new construction due to cost .
- *Cost of development:*
    - The cost of development, including plans, permits, and construction costs continues to run about $500 or more per square foot. Average selling prices per square foot average well under that mark, so the only people who build are owners happy to be "under water" for a while in their new home. There is no incentive for builders to do anything on a speculative or entrepreneurial basis; all work is done under contract with owners. This has been noted before in NC official documents: You're better off buying than building anew, even with our limited and imperfect NC inventory. Just be ready: some newly listed homes sell immediately, others sit for months.NC has an array of housing issues, but it's fundamentally an economic arithmetic problem. I own an undeveloped, in-town lot in a nice neighborhood, splitable under SB9. I could build up to six dwelling units including ADUs (3+3), but it doesn't pencil out to build even a single home on the 16,000 sf lot, split or not. I use it for RV and vehicle storage, but it could be primo housing if it wasn't such a dumb investment to build. If I built housing I'd lose money either way, selling or renting units out.

  - All of the upfront costs combined with increased taxes and fees make it untenable to develop an ADU in the city.
- *Sites appropriate for housing, Infill development, and reuse:*
  - Try to use existing buildings like the building on willow valley rd and the alpha hardware building etc. Try to use land the city already owns. Maintain the look and feel of NC in new construction or NC will be ruined
  - Please stop destroying meadows and forests to make room for housing. Enough is enough. There is plenty of vacant commercial space. Spend the money rehabbing that.
  - Existing residents must be respected when making decisions regarding location of housing developments that will seriously change/effect existing neighborhoods. Do not encourage annexation resulting in poorly thought out development. There is a serious misconception, as happened with Cashin's Field, that only current local residents or employees will have priority in new developments. Locations with easily accessible roads /escape routes in the event of fire is a priority.
  - Nevada City faces a unique challenge in meeting the need for additional housing because we have limited room to expand and a historic character that is important to preserve. I believe we should focus on creative ways to add housing within our existing footprint rather than relying primarily on large-scale development. One opportunity is to allow appropriately designed multigenerational housing, including the ability for suitable properties to accommodate up to three residences. This could allow parents, grandparents, adult children, caregivers, or others to live independently while remaining on the same property. I would also encourage the City to support cohousing communities, which can provide more homes while using land, parking, open space, and community facilities efficiently. Nevada City and the surrounding area are particularly well suited for this type of community-oriented housing. Finally, the City should actively encourage smaller affordable and mixed-income housing projects, along with cottages, duplexes, triplexes, and other forms of thoughtfully designed infill housing. With 424 new homes to accommodate and very little room for outward growth, I believe Nevada City's best approach is to make better use of the land we already have while protecting the historic character, natural environment, and sense of community that make Nevada City special.
  - Build on the existing Housing Element and implement its policies and programs. The first question on the survey seems to assume that the city needs more multi family zoning. This does not seem to be the case. It just needs to be developed and was carefully selected to be in areas compatible with neighborhoods and scattered around town. Be sure to give credit to the LB and SL existing zoning which allows R2 by right with density bonuses. Remember that trendy methods like Live -Work and

Middle Housing don't add up to much in unit count and may not be worth the impact to existing neighborhoods. New housing projects should be discretionary and receive public and Planning Commission review. This survey and future surveys should be tallied by categories of resident, non resident, business owner. This is Nevada City's not western Nevada County's Housing Element. Do not propose new housing in high fire hazard areas. Start with gaining 53 housing units by drastically reducing STRs. Keep housing projects in scale and character with Nevada City. Housing should not be allowed on ground floor downtown. Upstairs a great opportunity.

- Adu's mess up our beautiful city. Parking, ruined aesthetic because people will shove them in anywhere. We need to maintain our downtown and historic neighborhoods (3 digit addresses) or tourists won't want to come visit. We need housing in vacant lots and infill areas. There's plenty of space right outside of town.

- *Infrastructure constraints:*
  - Realistic numbers that show a concerted effort to maintain our quality of life. That contains controls to be implemented over an extended period of time and doesn't allow for runaway development. Consideration for our existing infrastructure and limitations such as narrow streets that can't be widened in most neighborhoods without destroying them, our wildlands fire risks, our sewer and water systems and plants, our many one ingress/egress streets among a long list of things. The existing land we already have zoned for multi-family, higher density housing. Consideration for how much housing we can reasonably add with our limited resources and staffing. What is driving the push to add so much more housing - actual residents of Nevada City, people who work in Nevada City, people who just want to live in Nevada City because it's so (charming, vibrant, cool, want 2nd homes here to "escape" to, or developers wanting to cash in or ??? This Housing Element is for Nevada City, not Grass Valley, not Nevada County and not beyond. The thoughts of the actual property owners and residents of Nevada City should be the ones that drive and shape it, not anyone else.
  - Must review the vacant land opportunity inventory for a parcels true build-ability. There are little to no parcels that don't have significant development constraints of one type of the other. Prioritize increasing the density for parcels that have existing sewer and water service.
  - be sure housing fits into existing neighborhoods, allows some hospitality to support community events, is attentive to fire issues and not much greater that what we have now. Our 150 year old town is already developed. Consider infill but do not go beyond the capacity of roadways, emergency issues and the capacity of the land to

support housing. Also, consider fire issues. There seems to be a lot of housing coming on very nearby. do not think that our community needs new impacts.

- *Government constraints:*
  - Expediting processes for the new developments and minimizing or eliminating codes that delay rather than provide safety and progress.
  - The time for planning and permitting and the amount of requests and comments from planning and permitting.
  - We need to make it easy for people to pull up an RV, and for landowners to establish communities on undeveloped land.
  - 1. 30' front yard setback way to restrictive and needs reduction! 2. Code requirement of rear property line on new split (even SB9 splits) be at least 100' from right of way is too restrictive - needs to be reduced or allow City planner more discretion to approve reductions on ministerial basis! 3.City needs to implement AB1033 and or other single family condo type developments for smaller, more creative, single family, cost effective homes to be built! 4. Development on 30% slopes need more leeway and are way too restrictive, onerous! Approvals should be allowed!5. Ministerial approval of new home Design Review needs more leeway, options. Siding types, window sizes, roof slopes all need more flexibility. 6. R1 density need to increased significantly along with reduction of 75' street frontage requirement. Flag lots should be allowed!7. City planner needs to be able to have more discretion to approve projects!
  - Flexible zoning, with bureaucratic ease of expansion in terms of adding to space for growing family or business venture.
- *Safety and fire:*
  - Ingress and egress safely, especially during fire evacuation should be top consideration. Density in a fire risk area is foolish if not criminal.
  - Fire insurance will force us to sell our property. Then finding an affordable place to live seems like a daunting and nearly impossible task. Our roots run deep in Nevada County and the thought of moving out of the area is almost unacceptable.
  - Actually enforce policies to protect existing properties and their tenants from health and safety risks. Our housing shouldn't be harming and killing its residents via neglect.
  - Using environmentally friendly and nontoxic building materials. Keeping builder/developer money local. Planning for reduced carbon emissions (enabling shorter trips, bike/pedestrian-friendly infrastructure)
- *Discrimination:*
  - Tenant resources. Specifically when LIHTC complexes, Parkway Plaza for example do not abide by federal/state laws, abuse power by illegally issuing non renewal

notices. It seems impossible to get help from code enforcement (broken floors, insufficient insulation), health department (animal feces), Nevada Housing Division (ignored safety or habitability concerns), HUD (illegal non renewal notices or evictions). Tenants are helpless and have no recourse when landlords who receive millions in tax credits aren't even ashamed for their reckless disregard for the law.

- *Other:*
  - I think Nevada County should STOP building new homes. All that does is bring more people to our area, jam up our highways, cheapen our towns, and decrease the values of our properties. Let GV and NC stay SMALL. That's why people come here in the first place. If there is NO housing - then move somewhere else where there is more development. I am against new development in Nevada County.
  - I understand that Nevada City is required by the State to increase the housing availability. I do not wish to see poor quality construction, nor do I want to attract tenants that do not appreciate nor respect the housing made available. As a former long term landlord I experienced tenants who did not know how to clean and maintain the property, nor did I experience tenants participating in keeping the community clean and safe. Tenants are increasingly more demanding on having pets (plural), which contribute to noise and property damage. I think stricter pet policies and ordinances should be in place.
  - At this time, Nevada City is home to retirees, some families with young children, and childless single folks. The retirees already own their home and don't work. The young families often own their business or work in tech remotely. The childless single folks work downtown or own their business or struggle to find work. This is not a bustling urban environment where more humans are needed. This is a quaint, historic area and should remain as such. We don't need more development here. We don't need more people moving here. There are already not enough jobs. It's okay to keep an area small. Bringing in hundreds to thousands of new residents will begin to ruin this area. Of course, I'm sure money is all that matters for the people who want to develop Nevada City.