City of Nevada City
HOUSING ELEMENT UPDATE

FACT SHEET

What is a Housing Element?

Housing elements identify and analyze existing and projected housing needs in order to support housing preservation, improvement, and development that meet the needs of all community members. In short, it's the City's housing action plan.

Why is the City updating its Housing Element?

The housing element is one of the required elements (or chapters) of a general plan. However, it has several unique requirements that set it apart from the other required elements. State law (Government Code Section 65580 (et seq.)) specifies the topics the housing element must address and sets a schedule for each local government to update its housing element every eight years.

What has changed since the last Housing Element Update?

The 2027-2035 Housing Element builds upon the previous Housing Element and works to respond to new State requirements. Key aspects of this Update include updated housing needs and constraints analyses, residential sites inventory, a section on Affirmatively Further Fair Housing (AFFH), and updated to goals, policies, and programs to respond to changing housing needs, the AFFH analysis, and new State laws.

What is the RHNA?

The State of California requires each city and county to plan for its fair share of the regional housing need. This fair share is determined through a process called the Regional Housing Need Allocation (RHNA). Once a local government has received its RHNA, it must revise its housing element to show that the jurisdiction has provided sufficient residential zoning to accommodate the number of new units identified in the RHNA.

What happens if the City does not have an approved Housing Element?

Without a compliant Housing Element, the City could:

- face legal challenges to land use decisions,
- have to pay legal fines,
- lose grant funding opportunities,
- be mandated to comply by courts,
- lose local land use power, and
- face a court-ordered moratorium on all permits.

RHNA Allocation

Acutely Low Income: 44
Extremely Low Income: 37
Very Low Income: 60
Low Income: 70
Moderate Income: 56
Above Moderate Income: 157

Total: 424 Units

How Do We Plan For Low- And Very Low-Income Housing Units?

Provide residential capacity at densities above 15 dwelling units per acre

When Will The Housing Be Built?

That is up to property owners and the market. A city must ensure that the appropriate zoning is in place to accommodate its RHNA allocation, but does not control when or how much housing is actually built.

How Can I Get Involved?

Participate in upcoming workshops, join our email list, and send us your comments. For more information, visit: HousingNevadaCity.com

Take the Housing Needs Survey by August 15, 2026