Nevada City Housing Element Update Community Workshop #2 Results

Held: Thursday, September 10, 2026

On Thursday, September 10, 2026, the City held a second workshop for the Housing Element Update. The workshop featured an introductory presentation followed by interactive group activities seeking input on:

- Vacant sites appropriate for multifamily development
- The ways housing needs, opportunities, and concerns vary in different areas of the city

The meeting was held at the Miners Foundry Cultural Center, located at 325 Spring Street.

Approximately 30 individuals attended the workshop. This document summarizes the input received through workshop activities.

Exercise Results

Sites Inventory Group Exercise

Purpose: *The purpose of this exercise was to have participants plan locations for higher density housing. Each table was provided a giant poster map for the participants to record their group responses.*

Context: The City is required to identify available residential-zoned land with capacity for 211 lower income units. These sites must allow for 16 dwelling units per acre. The City does not currently have sufficient high-density sites and must identify sites to rezone to meet the shortfall.

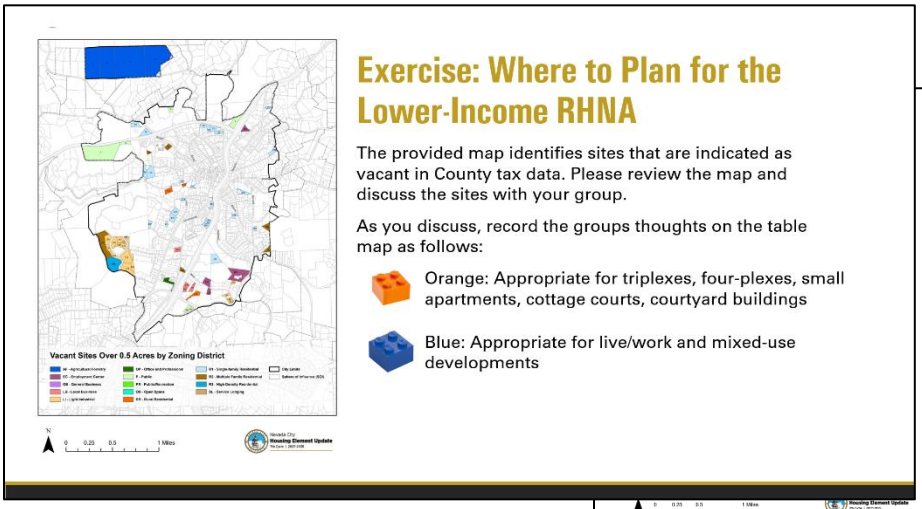
Exercise. The table map identified sites that are indicated as vacant in County tax data. Participants were asked to review the map and discuss the sites with their group and to mark up the table map as follows:

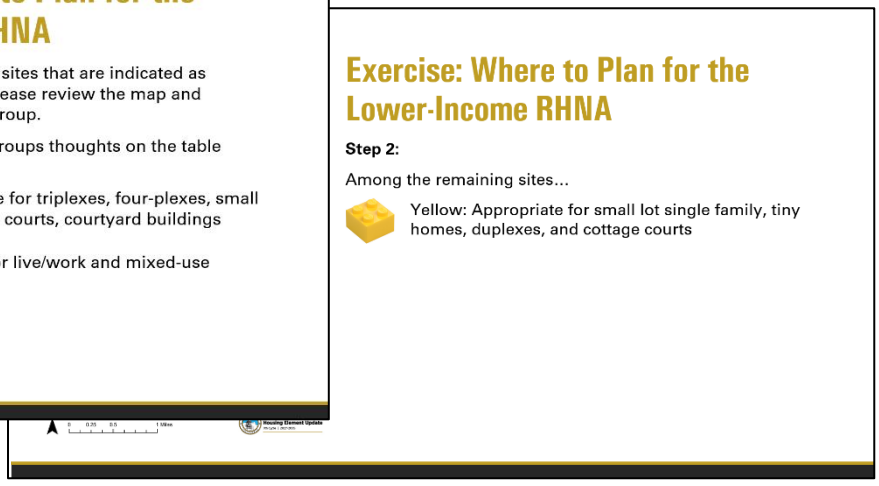
- **Higher Density Multifamily:** Place an orange Lego on sites appropriate for triplexes, fourplexes, small apartments, cottage courts, or courtyard buildings
- **Mixed-use:** Place a blue Lego on sites appropriate for live/work or mixed-use developments
- Use sticky notes to provide additional information

After 10 minutes: Participants were given yellow Legos and prompted to:

- **Medium Density Residential:** Place a yellow Lego on sites you feel are appropriate for small lot single family homes, tiny homes, duplexes, and cottage courts

Following 20 minutes of group discussion, each group presented their findings to the room.

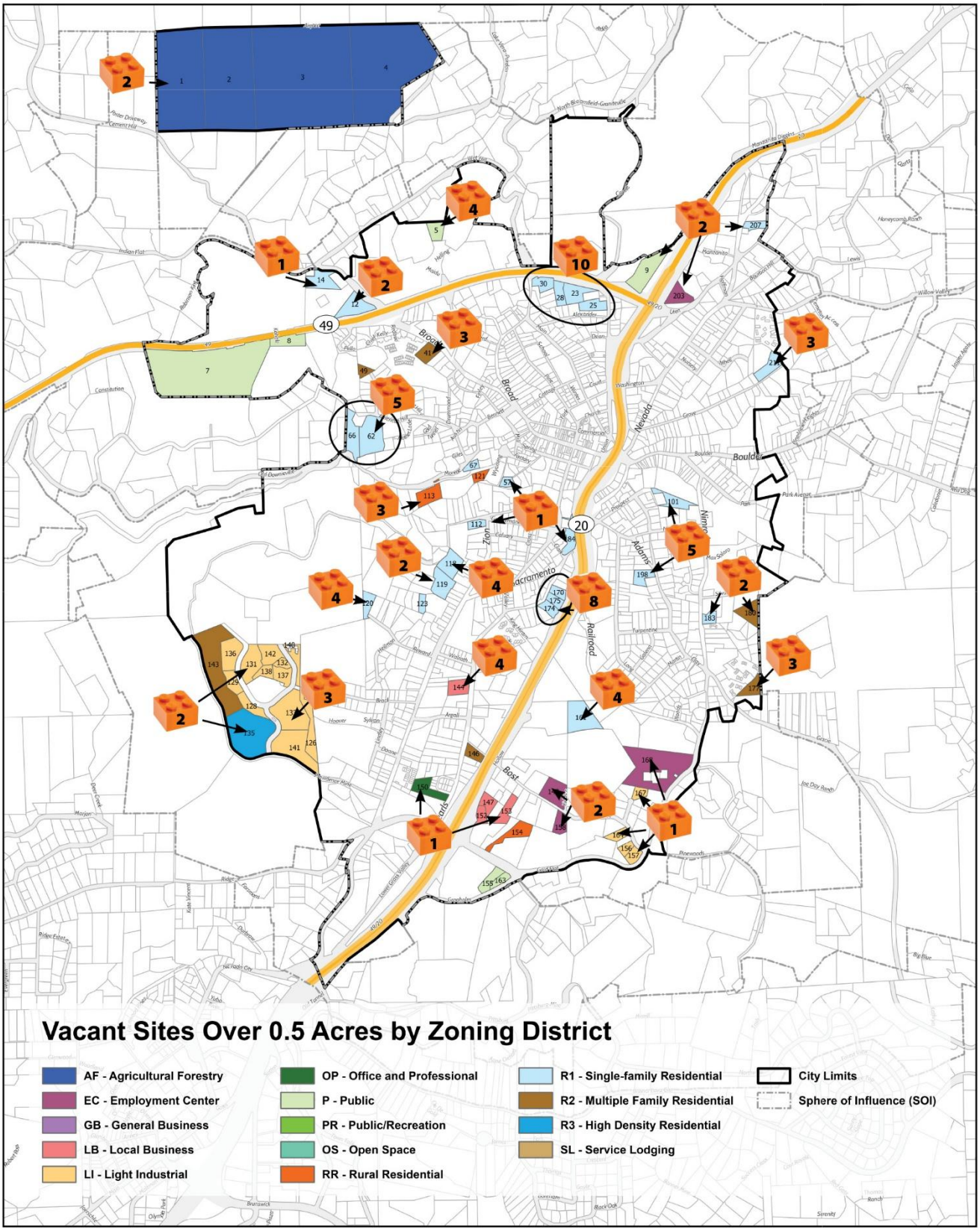




Sites Inventory Exercise: Results

	Lego Color		
Table	**Orange (Higher Density Multifamily Residential)**	**Blue (Mixed-use/Live Work)**	**Yellow (Medium Density Residential)**
1	17	11	11
2	7	2	0
3	24	17	25
4	16	8	8
5	23	7	12
6	20	8	10
7	15	10	10

Number of Higher Density Multifamily Legos Placed by Site



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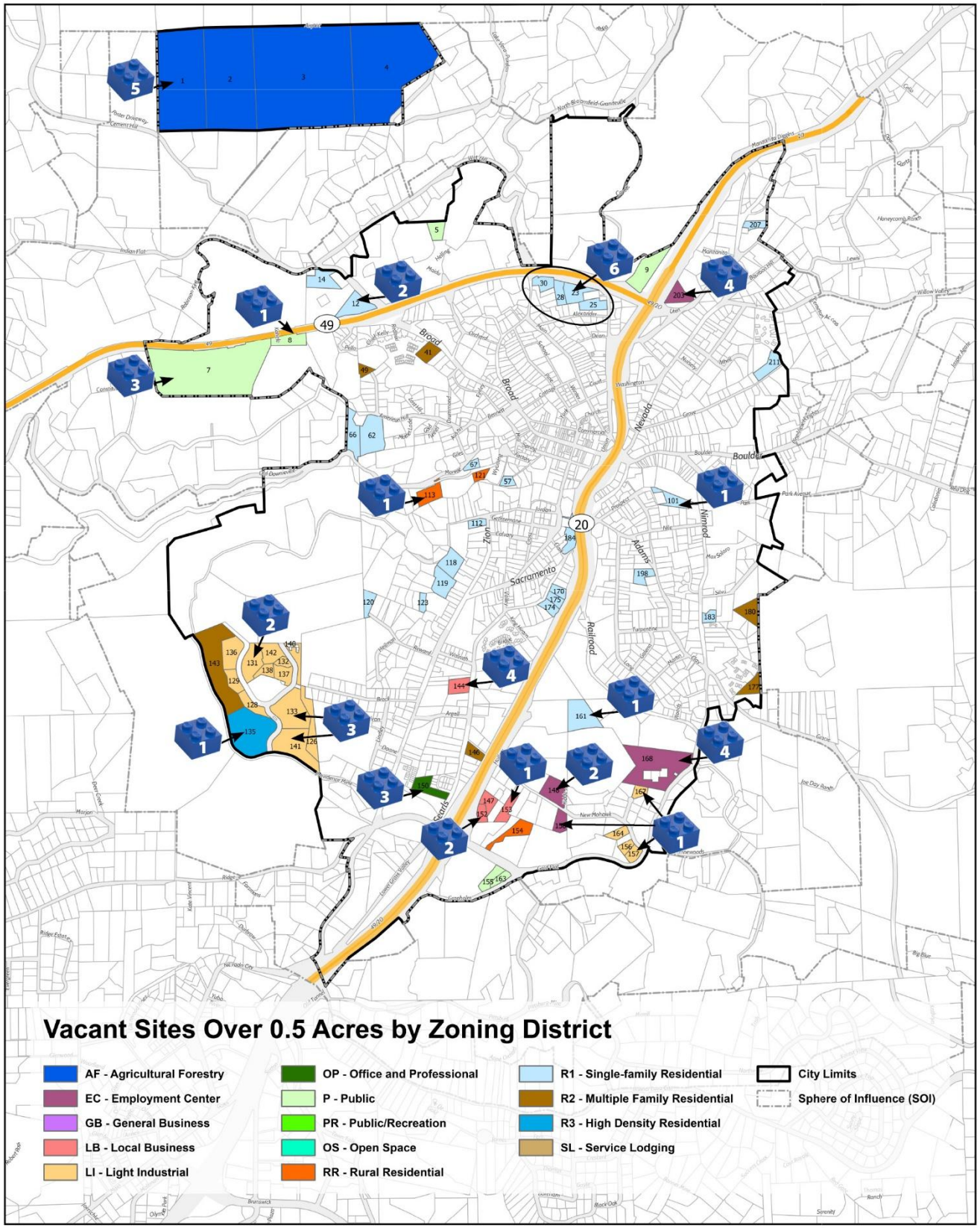
Number of Mixed-use Legos Placed by Site



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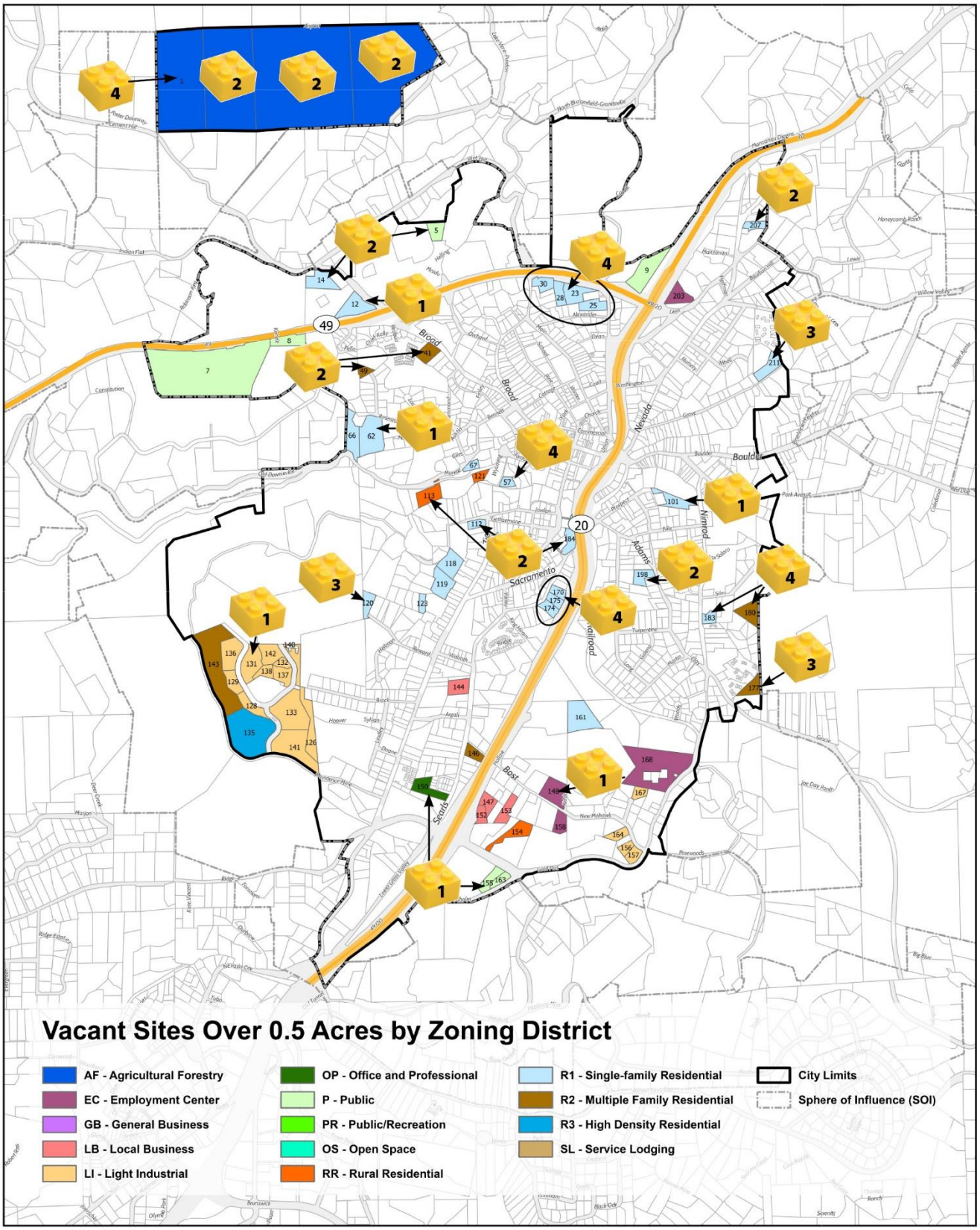
Number of Medium Density Residential Legos Placed by Site



N

0 0.25 0.5 1 Miles

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Fair Housing Exercise

Purpose: The purpose of this exercise was to prompt participants to discuss housing needs and conditions within the city and to locate areas relevant to their comments. This information will help the City identify areas with fewer resources or unique conditions within the city. This information supplements the more in-depth fair housing survey.

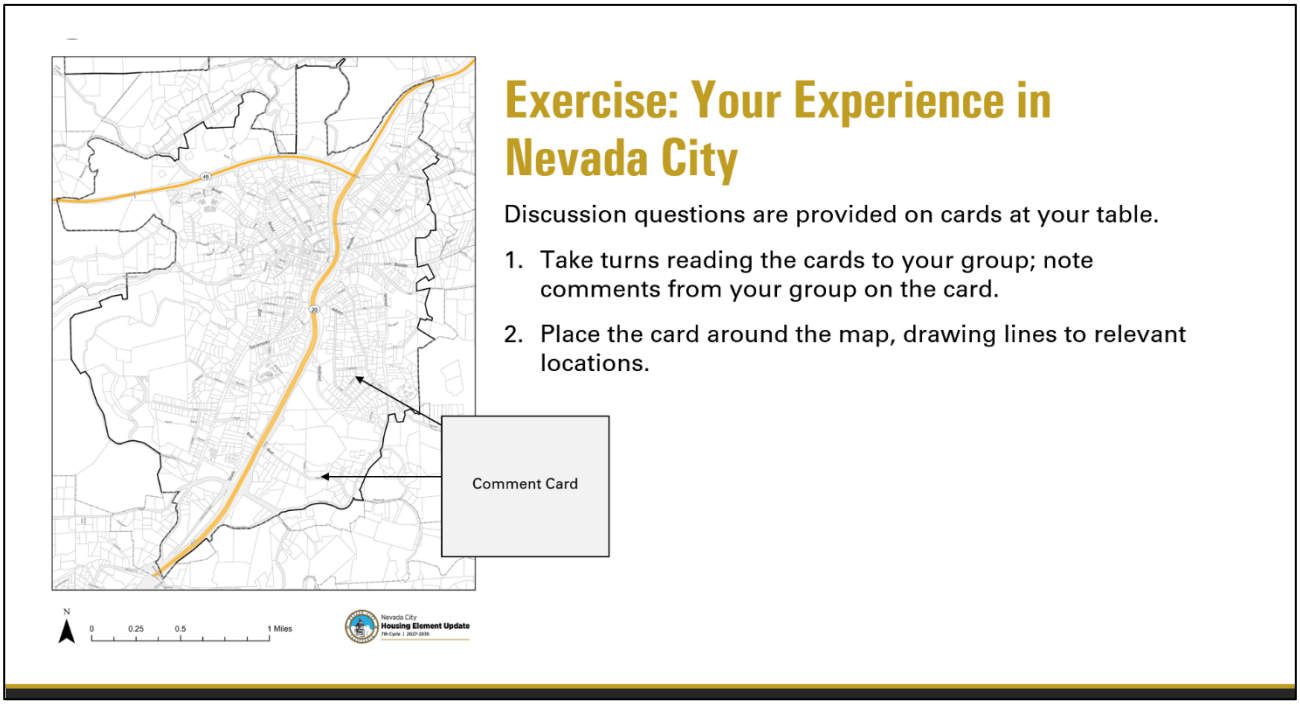
Instructions:

Discussion questions are provided on cards at your table.

1. Take turns reading the cards and discuss as a group before moving on to the next; note the responses from your group on the card.
2. Place the card around the map, drawing lines to locations relevant to your responses.

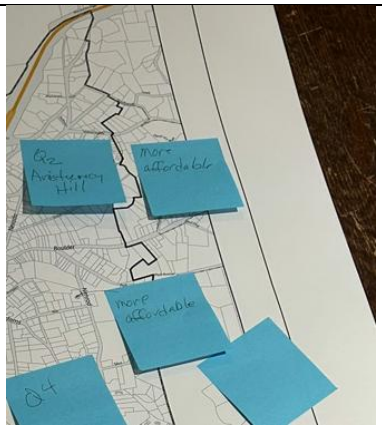
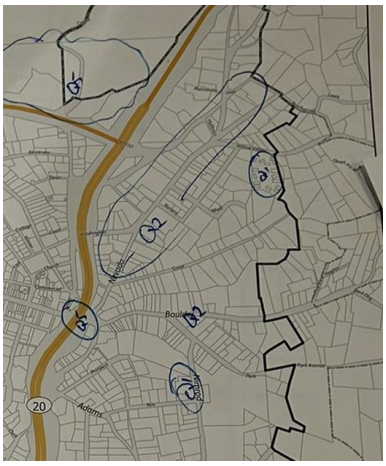
Discussion Questions:

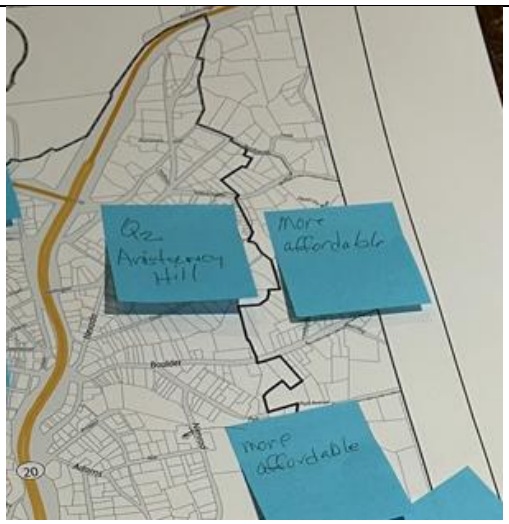
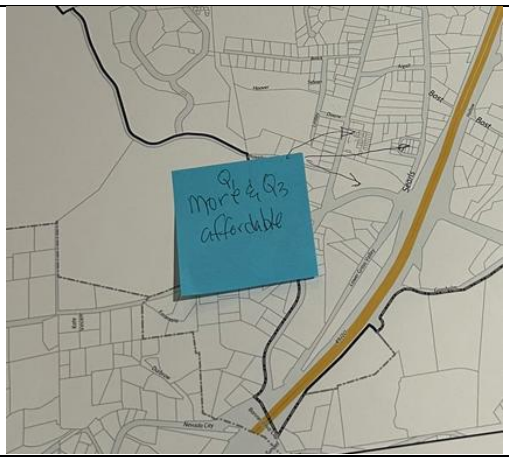
- Are there areas that are generally more affordable?
- Are there areas where housing is more expensive/less accessible?
- Are rental units concentrated in an area, or generally dispersed throughout the city?
- Are there areas or neighborhoods that lack grocery stores or other access to healthy food?
- Are there areas where persons experiencing homelessness tend to congregate?
- Are there areas with more homes in need of repair or replacement?

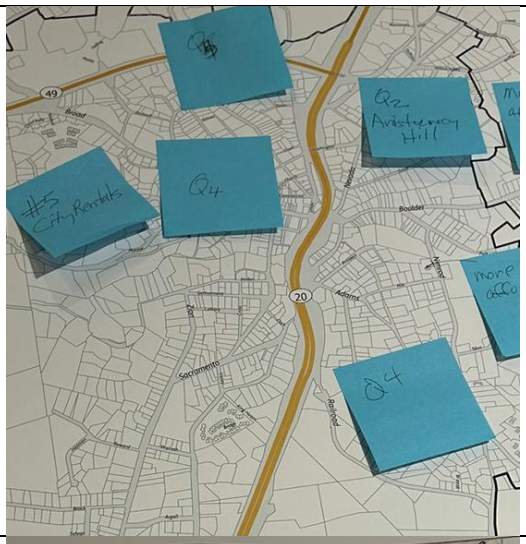
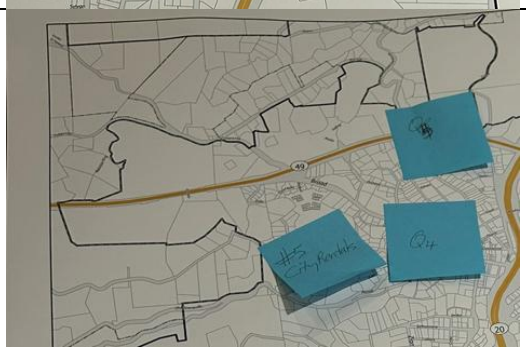
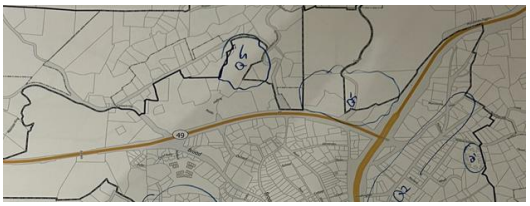


Fair Housing Exercise: Results

Question	Responses	Pictures

Q1: Are there areas that are generally more affordable?	• Southeastern part of the city
	• Central part of city
	• East part of the city, near city limits
	• Apartments (King Hiram Ln)
	• Mobile home parks
	  ○ Pine Rock
	  ○ Zion Street
	• Other Higher Density
	  ○ Cashin's Field
	• "7 Hills maybe somewhat more affordable"
		
		 

Q2: Are there areas where housing is more expensive/less accessible?	• "Aristocracy Hill" in northeastern part of city • Northeastern part of the city • Willow Valley Neighborhood (northeastern part of city) • Nevada Street (northeastern part of city) • Downtown • Near Pioneer Park • Lost Hill Ct part of Chief Kelly	
Q3: Are rental units concentrated in an area, or generally dispersed throughout the city?	• Southeastern part of the city • Cashin's Field • King Hiram Lane • Dispersed	

Q4: Are there areas or neighborhoods that lack grocery stores or other access to healthy food?	• Northern central part of the city • Southern central part of city • Much of town lacks affordable access to healthy foods • "No"	
Q5: Are there areas where persons experiencing homelessness tend to congregate?	• "City Rentals" western part of the city • Sugarloaf • Northern edge of city • Southern edge of city • Not concentrated	 

Q6: Are there areas with more homes in need of repair or replacement?	• Many historic homes • Mobile home parks	