Nevada City
Housing Element Update
7th Cycle | 2027-2035

Newsletter #1: Housing Element Overview

The City of Nevada City is excited to announce that it is updating its Housing Element Update for the 2027-2035 planning period. As part of this effort the City will work with the public, housing stakeholders, and decision-makers to evaluate housing issues, constraints, and opportunities, identify sites appropriate for residential use, and create policies and programs to help Nevada City meet its housing needs.

What is a Housing Element?

All cities and counties in California must adopt a general plan outlining a long-term framework for future growth and development. The housing element is one of the state-required parts or "elements" of a general plan.

The purpose of the housing element is to identify and analyze existing and projected housing needs in order to preserve, improve, and develop housing for all economic segments of the community. The City is currently working on an update to its Housing Element for the 2027-2035 planning period.

The Housing Element consists of two parts: a background report and a policy document. The background report identifies the nature and extent of housing needs in the city, analyzes constraints to housing, and provides an inventory of sites available for residential use. The background report provides the basis for the City's action plan, the policy document, which includes goals, policies, and programs that will guide the City's housing efforts through 2035.

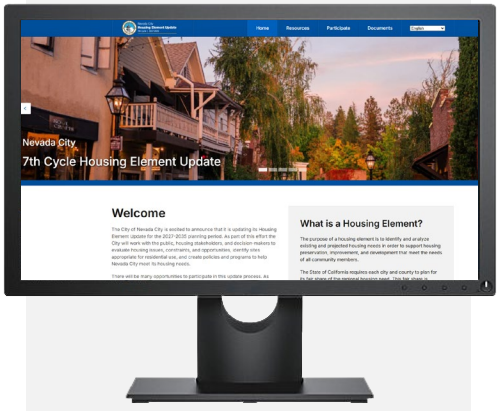
Why is the City updating its Housing Element?

State law requires each local government to update its housing element every eight years. The housing element must be reviewed and certified by the State for compliance with State law. The California Department of Housing and Community Development (HCD) is the State department responsible for review and certification of housing elements. If a city or county does not have an adopted or certified housing element, HCD can initiate enforcement actions to ensure compliance with State law.

Certification of a compliant housing element is important to the City's eligibility for State funding programs for transportation, infrastructure, and housing.

Visit the Project Website to:

- **Complete Surveys**
- **Find out about upcoming meetings**
- **Sign up for the email list**
- **Share your ideas on the city's housing needs**



HousingNevadaCity.com

Questions?

Contact: Jessica Hankins, Planning Director
(530) 265-2496 (Ext. 130) | jessica.hankins@nevadacityca.gov

What does a Housing Element Do?

The purpose of a housing element is to:

- Provide an assessment of current and future housing needs
- Identify opportunities for and constraints on housing production
- Establish goals, policies, and programs to meet those needs
- Update City practices and regulations to reflect new State laws

What is included in a housing element:

- A summary of community engagement that informed the plan
- An evaluation of the existing housing element and the City's progress in meeting the city's housing needs.
- An assessment of housing needs and conditions.
- A analysis of barriers to housing development, access, and affordability
- An inventory of land available for residential development sufficient to meet State-identified housing goals
- An assessment of fair housing issues in the community
- An action plan including meaningful goals, policies, and programs that works to meet housing needs by encouraging housing development, preservation, and rehabilitation; supporting and incentivizing affordable housing; and addressing fair housing issues and their contributing factors.

Early Engagement Opportunities

As the Housing Element Update is prepared, there will be many opportunities for the public and decision-makers to provide feedback on housing needs in the city. These opportunities include:

Community Workshop #1: Housing Concerns and Needs
July 30, 2026

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Planning Commission and City Council Study Session
August 12, 2026

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Housing Needs Survey and Fair Housing Survey
July - August 2026

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Community Workshop #2: Sites Inventory and Fair Housing
August-September 2026

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Public Review Draft Housing Element
October - November 2026

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Planning Commission Public Hearing
April 2027

City Council Public Hearing
May 2027

What is RHNA?

Each jurisdiction in California is required to plan for its fair share of the region's housing need. This fair share is determined through a process called the Regional Housing Need Allocation (RHNA). HCD identifies the total housing need for each region of the State. In Nevada County, the total RHNA is distributed between Nevada City, Grass Valley, Truckee, and the unincorporated communities of Nevada County.

Once a local government has received its RHNA, it must revise the housing element to show how it plans to accommodate its portion of the region's housing need within the planning period. The Final RHNA for Nevada County (issued by HCD on January 8, 2026) determined Nevada City is responsible identifying available residential sites sufficient to accommodate 424 new housing units within the city by 2035.

The Housing Element Process

The Housing Element Update process will be completed between May 2026 and June 2027.
The Housing Element Update will be developed in the following phases:

Phase 1: Project Initiation | June 2026

This phase establishes the foundation of the Housing Element Update, including establishing a project schedule and discussing data resources to be used for the project.

Phase 2: Community Outreach and Engagement | May 2026 - May 2027

This phase runs through the entirety of the Project. Throughout the Technical General Plan Update there will be several opportunities for community members and stakeholders to provide input and feedback including: online engagement, stakeholder interviews, and community workshops.

Phase 3: Administrative Draft Housing Element | July - September 2026

This phase includes a review and evaluation of the current Housing Element, followed by community engagement, identifying housing needs and constraints in the city, and drafting revisions to the goals, policies, and programs to the Element.

Phase 4: Review General Plan for Consistency | August - September 2026

Once a draft of the Housing Element Update is complete, the Project Team will review other General Plan Elements for consistency with the updated Housing Element and identify if any General Plan amendments are needed.

Phase 5: Zoning Code Consistency Update | August - September 2026

Similar to Phase 4, the Project Team will identify any portions of the City's Zoning Code that may need to be amended to comply with State housing law, the Housing Element Update, or any amendments to the General Plan identified in Phase 4.

Phase 6: Public Review Draft Housing Element | October - November 2026

The draft Housing Element Update will be posted for public review and comment.

Phase 7: HCD Review | November 2026 - February 2027

Following the public review period, the Project Team will submit the draft Housing Element Update to the State for review and certification.

Phase 8: CEQA Compliance | December 2026 - February 2027

During this phase, the Project Team will prepare CEQA documentation to evaluate the potential environmental effects of the Housing Element Update.

Phase 9: Review and Adoption | February - June 2027

The Project Team will present the draft Housing Element Update and CEQA documentation to the Planning Commission for recommendation and the City Council for consideration of adoption during public hearings with opportunities for community input.

How Can You Make a Difference?

For the Housing Element to truly represent the community's vision for the future, we need your help. The success of this planning effort will depend on your input, and the community will have a range of ways to voice their ideas for the future of Nevada City, including attending community workshops and public meetings, completing online surveys, or submitting comments from the comfort of your home.

Visit the Housing Element Website

The project website (HousingNevadaCity.com) is the hub for updates on the status of the project, announcements for upcoming workshops and meetings, and publication of project documents.

Sign Up for E-mail Updates

You can join the email list by visiting HousingNevadaCity.com and using the orange email list tab. By signing up, you will receive notifications when the City releases new documents, and when the City will be holding meetings, workshops, and other events.

Attend Workshops and Public Meetings

In addition to being great opportunities to learn about the Housing Element update, meetings and workshops are also a great place to share your ideas, connect with the community, and review draft documents.

For more information visit: HousingNevadaCity.com

Why should I get involved?

The Housing Element Update process provides all residents, property owners, and businesses the chance to help guide the future of housing in Nevada City. A successful Update will reflect the community needs and priorities. **To do this we need YOUR input!**

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