



# City of Grass Valley City Council Agenda Action Sheet

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**Title:** Review of 2025 Annual Housing Element Progress Report

**CEQA:** Not a Project

**Recommendation:** Receive and File. No formal action required.

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**Prepared by:** Amy Wolfson, City Planner

**Council Meeting Date:** March 10, 2026

**Date Prepared:** March 4, 2025

**Agenda:** Consent

**Background Information:** The City adopted its 2019 - 2027 Housing Element on August 13, 2019. The 2019-2027 Housing Element Regional Housing Needs Assessment (RHNA) allocates 743 housing units to the City of Grass Valley during the Housing Element planning period, with income level targets as follows:

Income Level	RHNA Allocation
Very Low	143
Low	126
Moderate	125
Above Moderate	349

State law requires each city and county to prepare an Annual Progress Report (APR) on the status of the implementation of their Housing Element. This report must be submitted to the City Council, Governor's Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD) by April 1.

Attached is an excerpt summary of the City's APR from forms adopted by HCD. Entitlements for City's housing numbers for 2025 include 57 units proposed, 46 permits issued, and 13 units finalized with certificates of occupancy for 2025. Of the permits issued, three were for very low-income units.

Within the eight-year housing cycle to date, the city has permitted 206 units. We have entitlements for a total of 413 additional units including those approved but not yet built in Loma Rica, Timberwood Estates, Berriman Ranch, and the Pines. Based on average annual build-out, the City can expect an additional 50 to 75 units by the end of the housing cycle in 2027, which means we will likely fall short of the units allocated for all income targets. The City is not responsible for ensuring build-out of their target allocation and is only responsible for ensuring there is adequate capacity to accommodate the build-out. However, jurisdictions do incur some consequences when build-out, largely not within their control, is not achieved including loss of some local

control. If a jurisdiction misses its housing production goals, it becomes subject to the "builder's remedy," allowing developers to submit projects that do not comply with local zoning and general plan standards, provided the project includes a certain percentage of affordable housing (typically 20% for lower-income or 100% for moderate-income). Developers also may take advantage of Streamlined Ministerial Approval (SB 35) for qualifying housing projects, which also must include a minimum of affordable units. It is worth noting, that few if any, jurisdictions manage to meet their housing build-out targets throughout California.

**Council Goals/Objectives:** This APR does not meet any specific or general goal or objective but is mandated by the State.

**Fiscal Impact:** Preparation of the APR has been completed with existing staffing resources. No impact to the General Fund will occur.

**Reviewed by:**

**ATTACHMENT:**  
**Attachment 1 -** 2025 Housing Element Annual Progress Report