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General Information	
Jurisdiction Name	Grass Valley
Reporting Calendar Year	2025
Contact Information	
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City	Grass Valley
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Grass Valley	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	08/15/2019 - 08/15/2027

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	3
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		46
Total Units		49

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	4
Single-family Detached	48	43	6
2 to 4 units per structure	3	3	3
5+ units per structure	0	0	0
Accessory Dwelling Unit	5	3	3
Mobile/Manufactured Home	0	0	0
Total	56	49	16

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	12	14
Not Indicated as Infill	35	35

Housing Applications Summary	
Total Housing Applications Submitted:	55
Number of Proposed Units in All Applications Received:	58
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	55	58
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	30
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Grass Valley	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	143		-	-	30	-	-	-	-	-	-	33	110
	Non-Deed Restricted			-	-	-	-	-	3	-	-	-	-	
Low	Deed Restricted	126	1	-	3	-	-	1	-	3	-	-	85	41
	Non-Deed Restricted		33	-	-	35	3	6	-	-	-	-	-	
Moderate	Deed Restricted	125		-	-	-	-	-	-	-	-	-	15	110
	Non-Deed Restricted			-	-	3	1	11	-	-	-	-	-	
Above Moderate		349	22	-	24	14	-	4	7	46	-	-	117	232
Total RHNA		743												
Total Units			56	-	95	18	17	5	10	49	-	-	250	493

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction	Grass Valley
Reporting Year	2025 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1: Adequate Sites for Housing	Accommodate the City's share of Nevada County's future housing needs	Current and ongoing, 2019 – 2027 (annexation related policies are addressed as property owners request annexation)	6th Cycle	continuous continuous	<p>No annexations were proposed or processed in 2025. However, staff worked with an applicant on a pre-application/conceptual plan for a multifamily residential project in the City's sphere of influence to determine the scope of improvements required.</p> <p>Currently, many areas of the city's sphere have limited access to connect to existing sewer infrastructure and city water. The City was awarded \$115,000 in REAP funding to conduct a water infrastructure study for the southern portion of the city and its sphere to identify gaps in infrastructure and opportunities to expand water infrastructure to support future development and annexation efforts. The Final Report outlining options for addressing infrastructure needs was presented to City Council in July 2024.</p> <p>No projects were proposed in the R-3 zone. However, the City continues to work with interested developers to build out residential parcels to their maximum capacity in all residential zones.</p> <p>In 2022, the City approved an infill affordable housing project for Habitat for Humanity on Joyce Drive, that subsequently identified contamination on the site. In 2023, the City purchased the site from Habitat in order to facilitate rehabilitation. The City was awarded \$500,000 for an EPA Brownsfields Assessment Grant, which included a contract to hire Geocon for technical expertise. Geocon conducted an assessment of the site and prepare a response plan, that was completed in September 2023. The City applied for and received a \$2 million dollar DTSC's Equitable Community Revitalization Grant (ECRG) in 2024, and is working with DTSC to approve a final cleanup plan. The City also worked with Habitat for Humanity on an AB9 lot split and development of four dwellings (including two ADUs) that will be deed-restricted for low to ver low income buyers.</p> <p>The City worked with Foothill House of Hospitality, a local nonprofit serving the homeless population, to expand an existing supportive housing facility to provide additional supportive housing units for the ELT homeless and at risk of</p>	Units	250	https://aca-prod.accela.com/grassvalley/default.aspx
Program 2: Flexible Development Standards and Mixed-Use Developments	Increase the options to provide for a variety of housing to meet the needs of all income groups	Use of Planned Development and other zoning techniques, current and ongoing, 2019 – 2027. Pre-annexation and pre-application meetings with applicants will occur each year as needed based on property owner interest	6th Cycle	continuous continuous	<p>In December 2025, City Council approved a zoning text amendment and General Plan text amendment to add a RHNA combining district allowing affordable housing projects to be developed in the Corporate Business Park (CBP) zoning designation, without the commercial component that is generally required. Habitat for Humanity has taken advantage of this policy change to propose 16 affordable housing units within the CBP zone. In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an an SB 10 ordinance increase residential and mixed-use capacity in the downtown to meet a largely unmet need for workforce housing near downtown. The ordinance is scheduled to be heard by City Council in early 2025.</p> <p>The South Auburn Street Master Plan was adopted in 2005 to cover approximately 2.5 acres along South Auburn Street that is entirely built out and comprised of 10 private lots. Implementation of the Plan relied on Redevelopment Agency funds that are no longer available. The City implements standards of the Town Core zone district in this area to encourage compatible redevelopment as property owners are interested.</p>	Units	29	https://meetings.municode.com/adaHtmlDocument/index?cc=GRASSVALCA&me=0fca8b4ec4524f168887bc92d7a99fc3&ip=False

<p>Program 3: Reduce Regulatory Barriers to Affordable Housing</p>	<p>Reduce regulatory barriers to facilitating the provision of a variety of housing for all income groups. Request the state understand and address the significant cumulative costs of implementing state housing regulations adopted by the state that severely impact the costs to housing, particularly those adopted after 2006</p>	<p>Ongoing monitoring</p>	<p>6th Cycle</p>	<p>continuous</p>	<p>Staff also continually reviews the Development Code and identifies ways to improve clarity and streamline housing development.</p> <p>The City has not had any requests for density bonuses. However, the City identified a need for additional incentives to encourage residential uses in the downtown area. Therefore, staff prepared an SB 10 ordinance to be heard by City Council in early 2025 to encourage conversion of unused upper- and basement-space to residential units in the Town Core zoning district.</p> <p>Staff worked with Habitat for Humanity in 2024 to expeditiously review a tenative parcel map for a lot split, and subsequent ministerial SB 9 urban lot split to result in 3 parcels for 3 affordable single-family homes on Ventana Sierra Drive. The City worked with Habitat to ensure the resulting parcels would facilitate the desired development, and leave room for a fourth unit as a detached ADU if desired. Further, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility. In both cases, the applicant had direct contact information for a designated staff member. In December 2025, City Council approved a zoning text amendment and General Plan text amendment to add a RHNA combining district allowing affordable housing projects to be developed in the Corporate Business Park (CBP) zoning designation, without the commercial component that is generally required. Habitat for Humanity has taken advantage of this policy change to propose 16 affordable housing units within the CBP zone.</p> <p>Due to staff turnover and capacity, City staff did not lobby the state directly in 2025. However, the City will continue to work with interested developers to address state requirements.</p>	<p>Units</p>	<p>22</p>	<p>https://meetings.municode.com/adaHtmlDocument/index?cc=GRASSVALCA&me=b9061df4fd1449eeaf187a706fbf0521&ip=False</p>
<p>Program 4: Implement General Plan Policies</p>	<p>Through measures described in programs 1 – 3, the City shall continue to implement General Plan policies that encourage efficient use of unconstrained land and a healthy economic base</p>	<p>Ongoing, 2019-2027</p>	<p>6th Cycle</p>	<p>continuous</p>	<p>In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an SB 10 ordinance increase residential and mixed-use capacity in the downtown. The ordinance is scheduled to be heard by City Council in early 2025. The intent of this ordinance is to promote infill mixed-use in the city's downtown area, thus encouraging use of unconstrained land and activating the downtown. Further, the City has encouraged construction of additional infill housing through ADUs.</p>	<p>Units</p>	<p>1</p>	<p>https://meetings.municode.com/adaHtmlDocument/index?cc=GRASSVALCA&me=bead3a3667be4a8fae5f4d139a5edf12&ip=False</p>
<p>Program 5: Encourage the Use of Development Agreements</p>	<p>To expedite the process of final development approvals and ensure long-term protection for the City and developer</p>	<p>Current and ongoing, as part of the application process</p>	<p>6th Cycle</p>	<p>continuous</p>	<p>No large residential developments were proposed in 2025; therefore, the City did not discuss development agreement opportunities. The City did discuss the development agreement as a potential option for a project known as Dorsey Marketplace, a mixed use project that includes 172 homes. Ultimately, the developer and City agreed their project could move forward with a phasing plan. This project is currently seeking entitlement.</p>	<p>Meetings</p>	<p>1</p>	<p>none</p>
<p>Program 6: Annual Housing Element Monitoring Report</p>	<p>To evaluate progress annually and make appropriate revisions to policies and programs</p>	<p>Annual report as required by State law</p>	<p>6th Cycle</p>	<p>continuous</p>	<p>The City submitted the 2024 APR to HCD on March 20, 2025 after receiving approval from City Council. The City continues to complete the APR annually.</p> <p>In 2025, staff met and worked with, multiple developers and property owners interested in building housing. These include affordable housing developers, including Habitat for Humanity and Foothill House of Hospitality, as well as market rate developers and individual owners. Further, the City has encouraged homeowners to take advantage of SB 9 as well as adding ADUs to their property. The results of these conversations included one SB 9 lot split for Habitat for Humanity, permanent supportive housing for 27 residents, seven ADUs, and several single family homes in 2024, inclusive of applications for two lower-income homes.</p> <p>Further, the City applied for and received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Staff also continually reviews the Development Code and identifies ways to improve clarity and streamline housing development.</p>	<p>Meetings</p>	<p>1</p>	<p>https://meetings.municode.com/adaHtmlDocument/index?cc=GRASSVALCA&me=5c5ce93ed0824b79a101ec1314e65ee9&ip=False</p>

Program 7: Promote Infill Development	To reduce infrastructure costs associated with infill development proposals	Current and ongoing, 2019 – 2027	6th Cycle	continuous	In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an SB 10 ordinance increase residential and mixed-use capacity in the downtown. The ordinance is scheduled to be heard by City Council in early 2025. The intent of this ordinance is to promote infill mixed-use in the city's downtown area, thus encouraging use of unconstrained land and activating the downtown. Further, the City has encouraged construction of additional infill housing through ADUs.	Units	25	See Table A2, infill housing column
Program 8: Allow Alternative Housing Types to Meet Special Needs	Provide greater housing and shelter opportunities for special needs groups	Current and ongoing, 2019 – 2027	6th Cycle	continuous	In 2025, the City approved a zoning and general plan text amendment to allow affordable, residential-only housing in the Corporate Business Park zoning designation, which usually requires housing as part of a mixed use project. Habitat for Humanity took advantage of this with a project proposal of 16 units, currently approved and entitled. In 2024, the City met with Habitat for Humanity to process traditional lots split and SB 9 urban lot split to create three parcels for lower-income ownership units. Additionally, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility and provide guidance on developing a nearby site with additional housing for residents experiencing or at risk of homelessness. The City allows ADUs in all residential zones and non-residential zones that allow residential uses.	Persons	59	https://meetings.municode.com/adaHtmlDocument/index?cc=GRASSVALCA&me=b9061df4fd1449eef187a706bf0521&ip=False
Program 9: Housing for Persons with Disabilities, including persons with Developmental Disabilities	Coordinate with the Regional Center and other entities that provide supportive housing to support and improve housing and shelter opportunities for persons with disabilities, including persons with developmental disabilities	Current and ongoing, 2019 – 2027	6th Cycle	continuous	In 2025, the City met with Habitat for Humanity to process a traditional lots split and SB 9 urban lot split to create three parcels for lower-income ownership units. Additionally, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility for persons with disabilities, and provide guidance on developing a nearby site with additional housing for residents experiencing or at risk of homelessness.	Persons	27	https://meetings.municode.com/adaHtmlDocument/index?cc=GRASSVALCA&me=b9061df4fd1449eef187a706bf0521&ip=False
Program 10: Housing Opportunities for Large Families	New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the schedule of the state or federal program	6th Cycle	continuous	In 2025, the City entitled 17 affordable housing units, and issued permits for 3 dwellings to Habitat for Humanity for affordable housing projects. The level of affordability for Habitat for Humanity housing is low-income or lower, but is not known until they know who the homeowner will be.	Units	20	https://aca-prod.accela.com/grassvalley/default.aspx?25BLD-0133,24BLD-0248,24BLD-0600
Program 11: Workforce Housing Study	Provide greater housing opportunities for local workforce	Current and ongoing, 2019 – 2027	6th Cycle	continuous	In 2025, the City worked with Habitat for Humanity several times to move single-family homes through to issued permits for deed-restricted homes. The City also applied for and received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Cleanup is expected to occur in the Spring of 2026. Further, the City processed applications for ten ADUs in 2025.	Units	30	https://meetings.municode.com/adaHtmlDocument/index?cc=GRASSVALCA&me=bead3a3667be4a8fae5f4d139a5edf12&ip=False
Program 12: Density Bonus	New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027	6th Cycle	continuous	Staff discussed the opportunity for a density bonus with one developer pursuing affordable housing during the year. However, no developers chose to pursue a density bonus. The City will continue to promote this opportunity for potential and proposed residential development opportunities.	Meetings	1	none
Program 13: Pursue State and Federal Funding for Affordable Housing	Continue to apply for specific grants and provide support to private developers that are pursuing funding assistance for lower income housing. Based on past project approvals, the City's objective is: New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the schedule of the state or federal program	6th Cycle	continuous	Staff worked with Habitat for Humanity in 2025 to expeditiously review a tentative subdivision map for 16 lots, and issue building permits pursuant to SB 9 and ADU law to Habitat for Humanity for three units (one additional entitled) on Ventana Sierra Drive. The City worked with Habitat to ensure the resulting parcels would facilitate the desired development, and leave room for a fourth unit as a detached ADU if desired. Further, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility.	Units	20	https://meetings.municode.com/adaHtmlDocument/index?cc=GRASSVALCA&me=bead3a3667be4a8fae5f4d139a5edf12&ip=False
Program 14: Tax Exempt Bonds and Mortgage Credit Certificates	Increase the availability of funding options for new or rehabilitated housing	Current and ongoing, 2019 – 2027	6th Cycle	continuous	Due to limited funding, the City's first-time homebuyer program has been suspended. However, staff shared information on state opportunities with interested prospective owners.	Meetings	2	none

Program 15: Community Reinvestment Act	Increase the availability of funding options for new or rehabilitated housing	Annual presentations, 2019 – 2027, additional meetings with specific lenders as needed	6th Cycle	continuous
Program 16: Housing Rehabilitation Programs	Rehabilitation of 2 extremely low-income, 3 very low-income, and 5 low-income housing units	Current and ongoing, 2019 – 2027	6th Cycle	continuous
Program 17: Preservation of At-Risk Housing	Preserve the affordability of 953 assisted rental housing units	The City will continue to monitor and begin to address as part of the next Housing Element cycle	6th Cycle	continuous
Program 18: Rental Assistance	Maintain availability of rental assistance to Grass Valley residents	Annual collaboration with the Housing Authority during federal funding request; information distribution, current and ongoing, 2019 – 2027; ongoing promotion of rental assistance program to rental property owners	6th Cycle	continuous
Program 19: Preservation of Mobile Home Parks	Preserve the condition and affordability of larger mobile home parks containing 360 spaces; provide relocation assistance to residents of parks that are not feasible to preserve	Meet with park owners and residents if requested to determine feasibility of preservation.	6th Cycle	continuous
Program 20: Housing Code Enforcement	Improve substandard housing conditions through correction of code violations. Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.	Current and ongoing, 2019 – 2027	6th Cycle	continuous
Program 21: Re-Use of Large, Older Homes	Efficiently re-use and preserve existing residential structures and increase the supply of housing.	Current and ongoing, 2019 – 2027	6th Cycle	continuous
Program 22: Fair Housing Program	Educate the public on fair housing issues, reduce housing discrimination, and promptly resolve housing discrimination complaints	Current and ongoing, 2019 – 2027; identify annual events in 2019 and include fair housing information beginning 2019 and thereafter	6th Cycle	continuous
Program 23: Energy Conservation for New Construction and Residential Design	Reduce residential energy consumption	Current and ongoing, 2019 – 2027	6th Cycle	continuous

The expansion of Sierra Guest Home was partially funded with a \$6 million CDSS Community Care Expansion Program grant to increase the availability of lower-income housing. The City's first-time homebuyer program has been suspended due to limited funding.	Persons	27	https://meetings.municode.com/adaHtmlDocument/index?cc=GRASSVALCA&me=b9061df4fd1449eeaf187a706fbf0521&ip=False
Due to limited capacity, the City was unable to secure rehabilitation funding in 2025. However, the Sierra Guest Home Supportive Housing project, did include rehabilitation of the existing 13-room facility.	Persons	13	None
No assisted rental units were lost in 2025.	Meetings	1	Staff is currently reviewing one potential at-risk complex as part of the 7th cycle update.
The City continues to collaborate with the Housing Authority as requested to administer Housing Choice Vouchers.	Meetings	1	None
No mobile home spaces were lost in 2025.	Other		None
The City responded to complaints of code violations and substandard housing conditions. Staff compiled photo documentation of conditions and records of contact made and when the investigation was resolved. In addition to enforcing safe housing conditions, the City also proactively monitored vegetation overgrowth and other potential hazards to public health and safety and contacted property owners if violations were found. In 2025, staff responded to 36 residential code enforcement complaints, three of which were vegetation overgrowth complaints.	Households	36	Code enforcement information can be produced upon request
In 2025, the City met with owners of a 2-story dwelling on Henderson Drive to determine how to maximize the number of dwellings on the property, which resulted in duplex with an ADU. Staff has had similar conversations with other owners of large residences looking to maximize their use of existing space. Owners of another residence on Bennett Street, built in approximately 1880 as a single-family home, converted to a duplex in 1987, are considering converting the home to a triplex, and converting a detached garage to two ADUs, to make the most of the property while preserving the historic integrity of the home. The owners are working with a contractor to develop plans for the conversion to increase housing supply. Additionally, the City allows conversion of larger structures into multifamily structures in the downtown (TC), R-2, and R-3 zones. To further this, staff developed an SB 10 ordinance for the TC area to allow conversion of unused/underused commercial space to residential units in the downtown area. This ordinance will be heard by City Council for consideration in February 2025.	Meetings	2	https://aca-prod.accela.com/grassvalley/default.aspx/24BLD-0709 , finalized 10/2025
Staff provides fair housing resource information by request and in response to code violation complaints. No housing discrimination complaints were received in 2025.	Meetings		chrome-extension://efaidnbmninnbpcjpcjgloefindmka/j/https://www.grassvalleyca.gov/sites/main/files/file-attachments/hud_fair_housing_poster_english.pdf
The City continues to enforce state energy standards for new residential construction. The City participates in a collaborative effort with other County jurisdictions and agencies in the development of a Resource Resilience Strategic Roadmap, which includes building efficiency as a means toward overall resiliency.	Meetings	4	https://www.nevadacountyca.gov/DocumentCenter/View/61499/225-In-Person-Community-Workshop-Flyer?bidId=

Program 24: Weatherization and Energy Conservation for Existing Dwelling Units	Rehabilitation of 2 extremely low-income, 3 very low-income, and 5 low-income housing units	Current and ongoing, 2019 – 2027	6th Cycle	continuous	In 2025, the City supported the Foothill House of Hospitality in their rehabilitation and an 8-room expansion of Sierra Guest Home, which provides supportive housing at a 27-room capacity, along with two manufactured homes on a nearby property (constructed as a primary and an ADU) to support 8-bedrooms. The grand opening of the rehabilitated space took place in February 2026.	Persons	35	https://grassvalley-prod-av.accela.com/portlets/web/en-us/#/core/spacev360/grassvalley24bd0113
Program 25: Encourage Development of Moderate Income and Above Moderate-Income Housing	Continue support of previously approved housing projects and encourage the development of at least 120 moderate and 350 above moderate for-sale housing units.	Current and on-going through housing element planning period.	6th Cycle	continuous	In 2025, the City issued building permits for 46 market-rate single-family homes, including the planned communities of Gilded Springs and Loma Rica Ranch, which included development of five ADUs. Staff also met with interested developers to discuss opportunities for market-rate residential development. All parties were encouraged to submit pre-application, or conceptual, plans; however, none were received. The city currently has issued entitlements for an additional 413 units. One development, Dorsey Marketplace, lost its entitlement as a result of a lengthy litigation challenge and is currently re-pursuing it with the City and includes a request for 172 multi-family residential units.	Units	413	none
Program 26: Encourage Development of Market Rate Rental Housing	Provide support for the development of 50 moderate and 25 above moderate rental housing units.	Current and on-going through housing element planning period.	6th Cycle	continuous	The City continues to encourage construction of ADU and SB9 units. Staff regularly discusses these options with potential developers at the front counter. Additionally, the developer of The Pines, a 108-unit apartment complex, has submitted grading plans for construction. The City issued 39 building permits for the Loma Rica Ranch development in 2025 .	Units	147	https://aca-prod.accela.com/grassvalley/default.aspx24GP-09
Program 27: Efficiency Dwelling Units (Tiny Homes)	Explore the feasibility of amending the CA Building Code and CA Residential Code to allow for tiny home development. If feasible, the City will encourage tiny home developments on a case by case basis through the City's Planned Development process. If feasible, the City will promote development 20 very low-income and 10 low-income tiny homes.	Adopt ordinance by 2020, if feasible	6th Cycle	continuous	The City has no minimum square footage requirements for housing beyond those established by the California Building Code. The City has adopted an SB-10 ordinance to incentivize dwelling units in our downtown core, and has also adopted a zoning text amendment to encourage affordable housing projects to be developed in the Corporate Business Park Zone.	Meetings	2	https://meetings.municode.com/adaHtmlDocument/index?cc=GRASSVALCA&me=Ofca8b4ec4524f168887bc92d7a99fc3&ip=False
Program 28: Facilitate the Development of Affordable Housing	Support Nevada County's and the Regional Housing Authority's effort to develop 40 transitional and supportive housing units and rental units that will not exceed 30% of the area's median income. Continue to cooperate with Habitat for Humanity's effort to build 2 to 3 housing units annually (assumes 20 for 2019-2027 Housing Element cycle) for extremely low-income residents.	During Housing Element Planning period	6th Cycle	continuous	The City worked with Foothill House of Hospitality to rehabilitate and expand the Sierra Guest Home, which after expansion supports 27-rooms as a Supportive Housing Facility, along with a nearby development of two manufactured homes supporting 8-rooms for supportive housing. The City has not received any requests for deferred fees for affordable housing development. The City has also worked with the County Department of Housing in support of a supportive housing project involving the conversion of an existing motel in Grass Valley to a 16-room supportive housing facility, with a goal of supporting veterans experiencing homelessness. In 2024, the City received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. The City has continued to work with DTSC to finalize the cleanup plan and we anticipate the cleanup to begin in Spring 2026. Additionally, in 2025, the City met with Habitat for Humanity several times and issued permits for three residential units, and approved entitlement for 16 additional units.	Persons	51	https://www.nevadacountyca.gov/m/newsflash/home/detail/8542
Program 29: Development Code, Policies and Procedures Review	To streamline development and building permit applications, in consultation with the development community, the City will continue to review its Development Code, policies and procedures and incorporate new systems to streamline the City's development review processes.	Annual Review with Supportive Housing provisions within 1 year of Housing Element adoption	6th Cycle	continuous	The City allows transitional and supportive housing in residential zones in the same manner as residential uses in those zones, to streamline development of a variety of housing types. Further, in 2025 staff has continued to update a comprehensive review of the Development Code to identify barriers to housing and clarity issues. The review resulted in a list of suggested changes to be made in 2026. The City is currently working with HCD to update its ADU Ordinance.	Other		none
Program 30: Lower Income By-Right Zoning	To streamline development and building permit applications for lower income multiple family housing units in accordance with Government Code 65583.2 et. seq.	Within 2 years of adoption of Housing Element.	6th Cycle	continuous	The City allows residential uses, including single-family and multi-family, by-right in the R-3 zone district, including lower-income housing. The City has supported Habitat for Humanity in issuance of 3 building permits, and 16 additional housing entitlements in 2025. The City also supported the expansion of the Sierra Guest Home supportive housing facility, and has recently met with a potential developer of a 10-unit SB 35 project, for which staff provided a Housing Development Pre-Application Form.	Units	29	none