



**City of Grass Valley
City Council
Agenda Action Sheet**

Title: Review of 2024 Annual Housing Element Progress Report

CEQA: Not a Project

Recommendation: Receive and File. No formal action required.

Prepared by: Lucy Rollins, Senior Planner

Reviewed by: Amy Wolfson, City Planner

Council Meeting Date: March 11, 2025

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 the new forms adopted by HCD. Entitlements for City’s housing numbers for 2024 include 18 units proposed, 3 units entitled, 10 permits issued, and 6 units finalized with certificates of occupancy for 2024. 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 601 additional units including those approved but not yet built in Loma Rica, Timberwood Estates, Berriman Ranch, the Pines, and Dorsey Marketplace. If built out, the city is well-poised to meet the overall RHNA target of 743 units by the end of the housing cycle in 2027, though we will likely fall short of the units allocated for moderate and lower-income targets.

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 - Excerpt Summary form from the 2024 Housing Element Annual Progress Report