

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications			Application Status	Project Type	Notes		
1				2	3	4	5							6	7	8	9	10			11	12	13	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below							0	5	2	1	0	0	0	10	18	11	0							
	35270083	508 Charlene Ln		24BLD-0046	SFA	O	1/26/2024							1	1	1		NONE	No	No	Pending	Ministerial		
	29200052	308 Miners Trail		24BLD-0065	ADU	R	2/5/2024							1	1			NONE	No	No	Approved	Ministerial		
	35270035	131 Glenwood Ave	Sierra Guest Home	24BLD-0113	SFD	R	3/4/2024	1							1	1		NONE	No	No	Approved	Discretionary	Supportive housing constructed and operated by Foothill House of Hospitality, a 501(c)3 nonprofit provider of affordable housing and services for individuals experiencing and at risk of homelessness in Nevada County. Funded by CDSS CCE Program. Project applied for a variance to setbacks	
	35270035	131 Glenwood Ave	Sierra Guest Home	24BLD-0113	ADU	R	3/4/2024	2							2	2		NONE	No	No	Approved	Discretionary	Supportive housing constructed and operated by Foothill House of Hospitality, a 501(c)3 nonprofit provider of affordable housing and services for individuals experiencing and at risk of homelessness in Nevada County. Funded by CDSS CCE Program. Project applied for a variance to setbacks	
	8800018	224 Cameron Ct	Gilded Springs	24BLD-0125	SFA	O	3/8/2024							1	1	1		NONE	No	No	Approved	Ministerial		
	35140025	Ventana Sierra Dr	Habitat for Humanity Ventana Sierra	24BLD-0248	SFA	O	5/2/2024			1					1	1		NONE	No	No	Approved	Ministerial	Habitat for Humanity residence. Parcel map in the process of being recorded, APN will change	
	8800028	214 Barker Ln	Gilded Springs	24BLD-0274	SFA	O	5/13/2024							1	1	1		NONE	No	No	Approved	Ministerial		
	8800021	223 Cameron Ct	Gilded Springs	24BLD-0300	SFA	O	5/24/2024							1	1	1		NONE	No	No	Approved	Ministerial		
	8050004	2468 Ridge Rd		24BLD-0321	ADU	R	6/5/2024							1	1	1		NONE	No	No	Approved	Ministerial		
	8800026	217 Ben Taylor Corssing	Gilded Springs	24BLD-0487	SFA	O	8/21/2024							1	1	1		NONE	No	No	Approved	Ministerial		
	8980003	235 Ryans Ln		24BLD-0563	ADU	R	9/24/2024							1	1	1		NONE	No	No	Approved	Ministerial	JADU garage conversion	
	35270085	236 Glenwood Rd		24BLD-0565	MH	R	9/25/2024	1							1			NONE	No	No	Pending	Ministerial	Manufactured home with attached JADU included in next row, applied for by Hospitality House, a 501(c)3 nonprofit provider of affordable housing and services for individuals experiencing and at risk of homelessness in Nevada County	
	35270085	236 Glenwood Rd		24BLD-0565	ADU	R	9/25/2024				1				1			NONE	No	No	Pending	Ministerial	JADU within manufactured home for caretaker, applied for by Hospitality House, a 501(c)3 nonprofit provider of affordable housing and services for individuals experiencing and at risk of homelessness in Nevada County	
	35270085	236 Glenwood Rd		24BLD-0566	ADU	R	9/25/2024	1							1			NONE	No	No	Pending	Ministerial	Manufactured ADU, applied for by Hospitality House, a 501(c)3 nonprofit provider of affordable housing and services for individuals experiencing and at risk of homelessness in Nevada County	
	35140025	Ventana Sierra Dr	Habitat for Humanity Ventana Sierra	24BLD-0600	SFA	O	10/9/2024			1					1			NONE	No	No	Pending	Ministerial	Habitat for Humanity residence. Parcel map in the process of being recorded, APN may change	
	8473004	415 Henderson St		24BLD-0709	2 to 4	R	10/7/2024							1	1			NONE	No	No	Pending	Ministerial	Conversion of existing SFD to duplex with attached ADU, ADU listed in next row. Only new units counted	
	8473004	415 Henderson St		24BLD-0709	ADU	R	10/7/2024							1	1			NONE	No	No	Pending	Ministerial		

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Table with 25 columns: Project Identifier, Unit Types, Affordability by Household Incomes - Completed Entitlement, Affordability by Household Incomes - Building Permits, Affordability by Household Incomes - Certificates of Occupancy, Streamlining, Infill, Housing with Financial Assistance and/or Deed, Housing without Financial Assistance, Term of Affordability, Demolished/Destroyed Units, Density Bonus, Notes. Includes rows for various projects like 2920052, 35270035, 35270035, 8800018, 8800028, 8800021, 8050004, 8800026, 8800003, 8800017, 8800024, 8800022, 9280054, 8260007, 8363012.

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	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
Very Low	Deed Restricted	143	-	-	30	-	-	-	-	-	-	-	33	110
	Non-Deed Restricted		-	-	-	-	-	-	3	-	-	-		
Low	Deed Restricted	126	1	-	3	-	-	1	-	-	-	-	84	42
	Non-Deed Restricted		33	2	35	3	6	-	-	-	-	-		
Moderate	Deed Restricted	125	-	-	-	-	-	-	-	-	-	-	15	110
	Non-Deed Restricted		-	-	3	1	11	-	-	-	-	-		
Above Moderate		349	22	3	24	14	-	4	7	-	-	-	74	275
Total RHNA		743												
Total Units			56	5	95	18	17	5	10	-	-	-	206	537
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date	Total Units Remaining
Units*		72		-	-	-	-	-	-	-	-	-	-	72

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very

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

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

Table D

Program Implementation Status pursuant to GC Section 65583
Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 polices are addressed as property owners request annexation)	<p>No annexations were proposed or processed in 2023. 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 Geocoon for technical expertise. Geocoon 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.</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 ELI, homeless and at-risk of homelessness, and senior population of Grass Valley. A Variance was approved in February 2024 to encroach into the rear setback requirement and exceed lot coverage standards to provide a 27 room permanently supportive housing facility with two ADUs for independent living quarters.</p>
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	<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 an SB 10 ordinance increase residential and mxied-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>
Program 3: Reduce Regulatory Barriers to Affordable Housing	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	Ongoing monitoring	<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 tentative 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.</p> <p>Due to staff turnover and capacity, City staff did not lobby the state directly in 2023. However, the City will continue to work with interested developers to address state requirements.</p>
Program 4: Implement General Plan Policies	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	Ongoing, 2019-2027	<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 an SB 10 ordinance increase residential and mxied-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>
Program 5: Encourage the Use of Development Agreements	To expedite the process of final development approvals and ensure long-term protection for the City and developer	Current and ongoing, as part of the application process	<p>No large residential developments were proposed in 2023; therefore, the City did not discuss development agreement opportunities.</p>

Program 6: Annual Housing Element Monitoring Report	To evaluate progress annually and make appropriate revisions to policies and programs	Annual report as required by State law	<p>The City submitted the 2023 APR to HCD on March 14, 2024 after receiving approval from City Council. The City continues to complete the APR annually.</p> <p>In 2024, 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>
Program 7: Promote Infill Development	To reduce infrastructure costs associated with infill development proposals	Current and ongoing, 2019 – 2027	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.
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	<p>In 2024, 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 and provide guidance on developing a nearby site with additional housing for residents experiencing or at risk of homelessness.</p> <p>The City allows ADUs in all residential zones and non-residential zones that allow residential uses.</p>
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	In 2024, 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.
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	While no lower-income multifamily developments were proposed in 2023, the City worked with Habitat for Humanity to process lot splits for future deed-restricted single-family homes, expected to be permitted in 2025.
Program 11: Workforce Housing Study	Provide greater housing opportunities for local workforce	Current and ongoing, 2019 – 2027	In 2024, the City worked with Habitat for Humanity to process lot splits to create three parcels for deed-restricted single-family homes, expected to be permitted in 2025. 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. Further, the City processed applications for eight ADUs in 2024.
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	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.
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	Staff worked with Habitat for Humanity in 2024 to expeditiously review a tentative 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.
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	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.
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	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.
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	Due to limited capacity, the City was unable to secure rehabilitation funding in 2024.
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	No assisted rental units were lost in 2024.

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	The City continues to collaborate with the Housing Authority as requested to administer Housing Choice Vouchers.
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.	No mobile home spaces were lost in 2024.
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	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.
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	In 2024, the City met with owners of a 2-story stacked duplex on Bennett Street built in approximately 1880 as a single-family home, and converted to a duplex in 1987. The current owners discussed 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.
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	Staff provided fair housing resource information by request and in response to code violation complaints. No housing discrimination complaints were received in 2024.
Program 23: Energy Conservation for New Construction and Residential Design	Reduce residential energy consumption	Current and ongoing, 2019 – 2027	The City continues to enforce state energy standards for new residential construction.
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	Due to limited capacity, the City was unable to secure rehabilitation funding in 2024.
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.	The City issued building permits for 4 market-rate single-family homes in the Gilded Springs development and three 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 601 units.
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.	The City continues to encourage construction of ADU and SB9 units. Staff is currently working with one property owners to process plans for SB9 units that, combined, will result in 4 new market rate rental units. Additionally, the developer of The Pines, a 108-unit apartment complex, has begun land clearing and grading work for construction, and the City processed master plans for Phase 1 of the Loma Rica Specific Plan area, with lot-specific building permits expected to be submitted in early 2025.
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	The City has no minimum square footage requirements for housing beyond those established by the California Building Code.
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	In 2024, City staff met with Habitat for Humanity and Foothill House of Hospitality to identify opportunities for affordable housing. The City has not received any requests for deferred fees for affordable housing development. 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. Additionally, in 2024, the City met with Habitat for Humanity to other housing opportunities. Staff worked with Habitat to process a traditional lot split and SB 9 urban lot split to result in 3 parcels for development of deed-restricted single-family homes. The homes are expected to be permitted in 2025.

<p>Program 29: Development Code, Policies and Procedures Review</p>	<p>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.</p>	<p>Annual Review with Supportive Housing provisions within 1 year of Housing Element adoption</p>	<p>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 2024 staff completed 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 2025.</p>
<p>Program 30: Lower Income By-Right Zoning</p>	<p>To streamline development and building permit applications for lower income multiple family housing units in accordance with Government Code 65583.2 et. seq.</p>	<p>Within 2 years of adoption of Housing Element.</p>	<p>The City allows residential uses, including single-family and multi-family, by-right in the R-3 zone district, including lower-income housing.</p>