



City of Grass Valley City Council Agenda Action Sheet

Title: Review of 2023 Annual Housing Element Progress Report

CEQA: Not a Project

Recommendation: Receive and File. No formal action required.

Prepared by: Amy Wolfson, City Planner

Council Meeting Date: March 12, 2024

Date Prepared: February 13, 2024

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 2023, are few, with 14 units proposed, 6 units entitled, 5 permits issued, and 32 units finalized with certificates of occupancy for 2023.

Within the eight-year housing cycle to date, the city has permitted 196 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 2023 Housing Element Annual Progress Report