



**PLANNING COMMISSION  
STAFF REPORT  
FEBRUARY 20, 2024**

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

**DATA SUMMARY**

**Subject:** Housing Element Annual Progress Report 2023  
**Environmental Status:** Not a Project

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**RECOMMENDATION:**

1. Receive and File; No formal action necessary

**BACKGROUND:**

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:

<b>Income Level</b>	<b>RHNA Allocation</b>
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

**ATTACHMENTS:**

1. Excerpt Summary form from the 2023 Housing Element Annual Progress Report