

Jurisdiction	Grass Valley		
Reporting Year	2023 (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
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 policies are addressed as property owners request annexation)	<p>No annexations were proposed or processed in 2023. However, staff had conversations with a potential applicant of a high density residential project in the eastern sphere to ensure the correct zoning was in place to support the project should it be proposed.</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.</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 Brownfields Assessment Grant, which included a contract to hire Geocoin for technical expertise. Geocoin conducted an assessment of the site and prepare a response plan, that was completed in September 2023. The City then applied for additional funding through DTSC's Equitable Community Revitalization Grant (ECRG) in November 2023 to implement the Response Plan. A response to the grant application is expected in early 2024.</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. The project was proposed in the summer of 2023 and applied for a variance that is scheduled to go to hearing in early 2024. With or without the variance, the facility will provide a minimum of 27 rooms.</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 September 2023, City Council directed staff to prepare a Request for Proposals to conduct a feasibility study and traffic study to support drafting an ordinance to incentivize conversion of underutilized upper and basement level spaces to residential use within the Town Core zoning district. The RFP was drafted in December 2023 to be released in January 2024. The intent of this ordinance is to promote mixed-use in the city's downtown area.</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>In 2023, staff completed a comprehensive review of the Development Code to identify barriers to housing and clarify issues. The review resulted in a list of suggested changes to be made in 2024.</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 a Request for Proposals to be released in early 2024 to conduct a feasibility study and traffic study to draft an ordinance 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 2023 to expeditiously review their application for an affordable single-family home on Orchard Way to ensure development standards and review time did not impact construction costs or funding deadlines. Further, staff worked with Foothill House of Hospitality to move their variance application for expanding a supportive housing facility through the public hearing process as quickly as meeting schedules would allow. 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 September 2023, City Council directed staff to prepare a Request for Proposals to conduct a feasibility study and traffic study to support drafting an ordinance to incentivize conversion of underutilized upper and basement level spaces to residential use within the Town Core zoning district. The RFP was drafted in December 2023 to be released in January 2024. 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	No large residential developments were proposed in 2023; therefore, the City did not discuss development agreement opportunities.
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 2022 APR to HCD on March 31, 2023 after receiving approval from City Council. The City continues to complete the APR annually.</p> <p>In 2023, staff met and worked with multiple developers and property owners interested in building housing. These include affordable housing developers, including Habitat for Humanity and Bright Futures for Youth, 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 applications for five SB9 units, seven ADUs, and several single family homes in 2023, inclusive of one lower-income unit.</p> <p>Further, the City applied for grant funding to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Staff also completed a comprehensive review of the Development Code in 2023 to identify needed revisions and updates to be completed in 2024.</p>
Program 7: Promote Infill Development	To reduce infrastructure costs associated with infill development proposals	Current and ongoing, 2019 – 2027	<p>In September 2023, City Council directed staff to prepare a Request for Proposals to conduct a feasibility study and traffic study to support drafting an ordinance to incentivize conversion of underutilized upper and basement level spaces to residential use within the Town Core zoning district. The RFP was drafted in December 2023 to be released in January 2024. The intent of this ordinance is to promote infill mixed-use in the city's downtown area. Further, the City has encouraged construction of additional infill housing through ADUs.</p>
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 2023, staff met with Bright Futures for Youth, a local nonprofit, to discuss opportunities and permitting processes for development of transitional housing targeting foster youth. Staff provided guidance on development standards and encouraged the organization to apply for a pre-application, or conceptual, of potential site(s) when the nonprofit to streamline future projects. The City also met with Habitat for Humanity to discuss subdivision processes for prospective parcels. Additionally, the City worked with Foothill House of Hospitality to process their application to expand a supportive housing facility to increase housing opportunities for individuals with disabilities.</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	<p>In 2023, staff met with Bright Futures for Youth, a local nonprofit, to discuss opportunities and permitting processes for development of transitional housing targeting foster youth. Staff provided guidance on development standards and encouraged the organization to apply for a pre-application, or conceptual, of potential site(s) when the nonprofit to streamline future projects. Additionally, the City worked with Foothill House of Hospitality to process their application to expand a supportive housing facility (Sierra Guest Home) to increase housing opportunities for individuals with disabilities. Sierra Guest Home received funding through a local Community Care Expansion grant.</p>
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	<p>While no lower-income multifamily developments were proposed in 2023, the City permitted one Habitat for Humanity, deed-restricted affordable single-family home with four bedrooms on Orchard Way in 2023.</p>
Program 11: Workforce Housing Study	Provide greater housing opportunities for local workforce	Current and ongoing, 2019 – 2027	The City permitted one deed-restricted single-family house in 2023 and applied for a Brownsfield Grant to complete remediation of a parcel on Joyce Drive suitable for construction of 12 lower-income units for the local workforce. Further, the City processed applications for seven ADUs in 2023.
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 nonprofit developer 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	<p>Staff worked with Habitat for Humanity in 2023 to expeditiously review their application for an affordable single-family home on Orchard Way to ensure development standards and review time did not impact construction costs or funding deadlines. Further, staff worked with Foothill House of Hospitality to move their variance application for expanding a supportive housing facility through the public hearing process as quickly as meeting schedules would allow.</p> <p>Additionally, staff updated the City's website to include information on, and links to, CalHFA down payment assistance programs.</p>
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 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 staff turnover and limited capacity, the City was unable to secure rehabilitation funding in 2023.
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	In 2023, Nevada County completed the conversion of the Homekey Coach and Four Project from transitional housing to the Empire Mine Courtyard 18 affordable permanent housing units for ELI residents. No assisted rental units were lost in 2023.
Program 18: Rental Assistance	Maintain availability of rental assistance to Grass Valley residents	Annual collaboration with the Housing Authority during federal funding request; information request, 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 2023.
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	The City has not had any interest from owners of large, older homes to convert to multi-family structures. However, in the downtown, R-2, and R-3 areas, the City permits the conversion of larger structures to multifamily structures and will continue to facilitate this process should any home owners or property owners express interest. To further this program beyond larger residential units, the City is preparing an ordinance to allow conversion of commercial space to residential units in structures in the downtown area.
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 2023.
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 staff turnover and limited capacity, the City was unable to secure rehabilitation funding in 2023.
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 units, including 3 homes in the new Gilded Springs development. 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. They city currently has 601 entitled 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 two property owners to process plans for SB9 units that, combined, will result in 4 new market rate rental units. The City has had recent conversations with the developer of an entitled 108-unit apartment complex, known as The Pines, who has indicated a desire to begin construction.
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. Humanity 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	<p>In 2023, City staff met with Habitat for Humanity, Foothill House of Hospitality, and Bright Futures for Youth to identify opportunities for affordable housing. The City has not received any requests for deferred fees for affordable housing in 2023. In November 2023, the City applied for funding through the Brownsfield Grant to facilitate affordable development on a Joyce Drive property of interest to Habitat for Humanity. The results of the application are expected to be released in early 2024.</p> <p>Additionally, in 2023, the City met with Habitat for Humanity to discuss several other housing opportunities. In June, staff worked with Habitat to identify an opportunity for a boarding house facility. In the fall, staff met with Habitat on multiple occasions to discuss feasibility of developing different sites, resulting in the selection of a site on Ventana Sierra Drive for four units using SB 9. Further, the City processed and approved an application by Habitat for construction of a single unit on Orchard Way and is in the process of securing funding to complete remediation of a contaminated site on Joyce Drive for Habitat to develop with 12 units.</p>
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 Supervisors within 1 year of Housing Element adoption	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 2023 staff completed a comprehensive review of the Development Code to identify barriers to housing and clarify issues. The review resulted in a list of suggested changes to be made in 2024.
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.	The City allows residential uses, including single-family and multi-family, by-right in the R-3 zone district, including lower-income housing.