



A. Population and Household Characteristics

1. Population Trends

The population of Grass Valley in January 2003 was 11,999, as estimated by the California Department of Finance. Between 2000 and 2003, the population of Grass Valley increased by 1,077 people, about ten percent. By comparison, Grass Valley's population increased by 21 percent between 1990 and 2000, or two percent per year (Table II-1).

Population projections for Grass Valley show that, by 2020, the City may have 23,395 residents, double the current population and double the rate of population growth between 1990 and 2000. The 2000 population for Grass Valley in Table II-2 is for the General Plan (GP) Planning Area, which includes the existing incorporated city, sphere of influence, and areas that will likely be annexed into the Grass Valley. The 5,078 people included within the GP Planning Area but not in the city's 2000 population currently live outside the City limits but within the city's Sphere of Influence or project annexation areas. By comparison, Nevada County's population is expected to grow by approximately two percent per year.

**Table II-1
Population Growth (1990 and 2000)**

Jurisdiction	1990	2000	Numeric Change	Percent Change
Grass Valley	9,048	10,922	1,874	21%
Nevada County	78,510	92,033	13,523	17%
Nevada City	2,855	3,001	146	5%
Truckee	3,484	13,864	10,380	298%

Source: U.S. Census, 1990 and 2000

Table II-2 shows population projections for Grass Valley and Nevada County.

**Table II-2
Population Projections (2000 and 2020)**

Jurisdiction	2000 Population	2020 Population	Numeric Change	Percent Change
Grass Valley (GP Planning Area)	16,000	23,395	7,395	46%
Nevada County	92,033	133,200	41,167	45%

Source: Grass Valley GP 2020; DOF E-5

2. Age Characteristics

Between 1990 and 2000, Grass Valley's population experienced significant growth in the number of persons under 24 and between the ages of 45 and 54. All other age groups experienced moderate increases over the ten-year period, except those in their mid-20s to mid-30s, which decreased slightly.

Approximately 700 people between the ages of 45 to 54 moved to Grass Valley during the 1990s. That is an increase of over 100 percent in ten years. The number of children increased by 428 people, or 30 percent.

**Table II-3
Age Characteristics (1990 and 2000)**

Age Group	1990		2000	
	Persons	Percent	Persons	Percent
Preschool (<5 yrs)	674	7%	700	6%
5-17	1,419	16%	1,847	17%
18-24	812	9%	1,021	9%
25-34	1,376	15%	1,276	12%
35-44	1,332	15%	1,456	13%
45-54	684	8%	1,400	13%
55-64	631	7%	819	8%
65+	2,120	23%	2,403	22%
Total	9,048	100%	10,922	100%

Source: U.S. Census, 1990 and 2000

3. Race and Ethnicity

As seen in Table II-4, 88 percent of the total population, or 9,628 people, identified themselves as non-Hispanic whites in the 2000 census. Over the ten-year period from 1990 to 2000, the number of people identifying themselves as Latino/Hispanic living in Grass Valley doubled. The Hispanic

population, which is the second largest ethnic group in Grass Valley, comprises six percent of the total population.

**Table II-4
Grass Valley Race and Ethnicity (1990 and 2000)**

Race/Ethnicity	1990		2000	
	Persons	Percent	Persons	Percent
Race, Not of Latino/Hispanic Origin				
White, not of Hispanic origin	8,468	94%	9,628	88%
African American	13	0.1%	29	0.3%
Native American	127	1.4%	106	1%
Asian or Pacific Islander	81	0.9%	123	1%
Other race	1	0.01%	319	3%
Latino/Hispanic Origin	358	4%	717	6%
Total	9,048	100%	10,922	100%

Source: U.S. Census, 1990 and 2000

Note: Difference is due in part to the Census allowing for Other Race category to include persons of multiple descents whereas, in the past, persons were only counted for their “dominant” ethnic or racial background.

4. Household Type

In 2000, 5,075 households resided in Grass Valley. About half (54 percent) were family households, two or more persons sharing a dwelling unit who were related in some way. Grass Valley has a lower percentage of family households than countywide (74 percent) largely due to large number of single adults and seniors. Between 1990 and 2000, the number of married couple families decreased slightly, while the number of married couple families with children increased slightly. The number of female-headed households, including single women with children, increased significantly.

Minimal change in household size occurred between 1990 and 2000. In 2003, the average household size in Grass Valley was estimated at 2.11, according to the California Department of Finance.

Table II-5 shows changes in types of households in Grass Valley from 1990 to 2000.

**Table II-5
Changes in Household Type (1990 and 2000)**

Household by Type	1990	%	2000	%
Household				
Total Households	4,174	100.00%	5,075	100.00%
Average Household Size	2.12		2.13	
Average Family Size	2.78		2.80	
Family Household (families)	2,317	56%	2,723	54%
Married-Couple Families	1,594	38%	1,547	30%
With Children	650	16%	722	14%
Female Householder, no spouse	548	13%	915	18%
With Children	431	10%	612	12%
Non-Family Households	1,857	44%	2,352	46%
Group Quarters (Non-Household Population)				
Persons in Group Quarters	259	3%	260	2%

Source: 1990 and 2000 Census

Note: Some cells do not total 100% due to rounding corrections.

5. Household Income

Historically, the median income for Grass Valley has been significantly lower than for other communities in Nevada County (Nevada City, Truckee, and unincorporated communities in the county). In 2000, the median income in Grass Valley was \$28,182, nearly \$8,500 less than Nevada City's median income and over \$17,500 less than the median incomes for both Nevada County and Truckee. Lower incomes in Grass Valley are the result of several factors: 1) the high percentage of renter households (57 percent of all households), 2) the high proportion of government-assisted rental apartments (most of the subsidized rental housing in Nevada County is located in Grass Valley), and 3) the high proportion of jobs that pay low- to moderate-wages. The median income of renter households (\$23,319) was significantly lower than for homeowners (\$35,552).

Nevada County's estimated median family income is \$59,000 (2003), according the California Department of Housing and Community Development (HCD).¹

Table II-6 compares median incomes for Nevada County and its cities in 2000. Table II-7 shows income in relation to tenure for 2000 in Grass Valley.

¹ HCD's estimate of median income is based on federal income guidelines that are used in determining eligibility for various federal housing and community development programs. The federal guidelines define five levels of income based on the family median income: extremely low (0 - 30 percent of median income), very low (31 - 50 percent of median income), low (51 - less than 80 percent of median income), moderate (80 - 120 percent of median income), and above moderate (over 120 percent of median income). The median family income is adjusted for household size. For example, the median family income for a household size of three is \$53,100, less than for a family of four (\$59,000). The federal income guidelines are not directly related to the U. S. Census estimates of income.

**Table II-6
Nevada County Median Incomes (2000)**

Jurisdiction	Median Household Income
Nevada County	\$45,864
Grass Valley	\$28,182
Nevada City	\$36,667
Truckee	\$58,848

Source: Census 1990, 2000

**Table II-7
Household Income by Tenure (2000)**

Income	Households	% of Total
Owner Occupied		2,189
Less than \$5,000	51	1%
\$5,000 to \$9,999	135	3%
\$10,000 to \$14,999	204	4%
\$15,000 to \$19,999	125	2%
\$20,000 to \$24,999	181	4%
\$25,000 to \$34,999	389	8%
\$35,000 to \$49,999	402	8%
\$50,000 to \$74,999	447	9%
\$75,000 to \$99,999	134	3%
\$100,000 to \$149,999	67	1%
\$150,000 and more	54	1%
City Median Income – All Owners		\$35,552
Renter Occupied		2,881
Less than \$5,000	183	4%
\$5,000 to \$9,999	325	6%
\$10,000 to \$14,999	398	8%
\$15,000 to \$19,999	370	7%
\$20,000 to \$24,999	260	5%
\$25,000 to \$34,999	539	11%
\$35,000 to \$49,999	363	7%
\$50,000 to \$74,999	264	5%
\$75,000 to \$99,999	113	2%
\$100,000 to \$149,999	48	1%
\$150,000 and more	18	0.36%
City Median Income – All Renters		\$23,319
City Median Income – All Households		\$28,182
Total		5,070

Source: Census 2000

Note: 2000 Census information is from 1999

6. Poverty Rate

The poverty rate is another indicator of housing need. The poverty rate is the proportion of the population with incomes below a subsistence level of income. Originally used in the 1960s as an estimate of the minimum income needed to obtain a nutritious diet, clothing, shelter, and other basic necessities of life, the definition of “poverty” has undergone several revisions over the decades. The dollar amount, or threshold, that defines poverty is established each year by the Census Bureau. The threshold varies by household size and composition. For example, the 2002 poverty threshold for a single person under 65 years of age was \$9,359. The poverty threshold for a family of two adults and two children was \$18,244 in 2002.

Because of lower incomes in Grass Valley, the poverty rate is higher than in other Nevada County communities. In 2000, 15 percent of the Grass Valley’s residents lived in poverty. Countywide, only eight percent of residents lived in poverty. The population group most likely to have poverty level incomes were families with children under five years of age (29 percent), particularly female-headed families with children under five years of age (62 percent).

Table II-8 shows poverty status by population and family type in 1999 in Grass Valley.

**Table II-8
Poverty Status (1999)**

Households	City of Grass Valley		Nevada County	
	# Below Poverty	% Below Poverty	# Below Poverty	% Below Poverty
Total Population	1,616	15%	7,332	8%
Under 18	531	20%	2,166	11%
18 to 64	952	16%	4,397	8%
65 and over	133	6%	769	5%
Families	351	13%	1,446	6%
w/ children under 18	287	19%	992	9%
w/ children under 5	98	29%	164	11%
Families with female householder, no husband Present				
	227	25%	592	17%
w/ children under 18	206	33%	513	23%
w/ children under 5	82	62%	115	44%

Source: Census 2000

B. Housing Stock Characteristics

1. Housing Type

The housing stock in Grass Valley increased by 20 percent (913 units) between 1990 and 2000, a significant increase for a relatively small community. Between 1990 and 2000, approximately 40 percent of the housing units built in Grass Valley were single-family homes and approximately 40 percent were multi-family residences. Grass Valley had 5,298 housing units in 2000, 2,722 single-family units, 2,073 multi-family units, the remainder consisting of mobile homes and other types of housing. According to the California Department of Finance, between 2000 and 2003, the city's housing stock increased to 5,790 units—approximately 200 additional single-family homes, 200 manufactured homes, and 100 multifamily units.

Multi-family structures, particularly apartment complexes of five or more housing units, represent a high proportion of the city's housing stock. A contributing factor to this high percentage is the number of government subsidized rental housing units in Grass Valley, as documented in analysis of at-risk housing below.

Table II-9 shows changes in housing stock between 1990 and 2000.

**Table II-9
Changes in Housing Stock (1990 and 2000)**

Housing Type	1990		2000	
	Number	Percent	Number	Percent
Single Family	2,350	54%	2,722	51%
Detached	2,205	50%	2,464	47%
Attached	145	3%	258	5%
Multi Family	1,735	40%	2,073	39%
2-4 Units	594	14%	748	14%
5+ Units	1,141	26%	1,325	25%
Mobile Homes	253	6%	503	9%
Other	47	1%	0	0%
Total Units	4,385	100%	5,298	100%

Source: Census 1990 and 2000

2. Tenure

Grass Valley has the highest percentage of renter households in Nevada County, 57 percent. Countywide, renters comprise 24 percent of households. Statewide, 43 percent of households are renters. The higher proportion of renters in Grass Valley is the result of historic development patterns in the City (over half of Nevada County's rental apartment housing stock is concentrated in Grass Valley) and significantly lower incomes that make home ownership difficult for many in Grass Valley.

Table II-10 shows tenure in Nevada County and its jurisdictions in 2000.

**Table II-10
Nevada County Tenure (2000)**

Jurisdiction	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Nevada County	27,958	76%	8,936	24%
Grass Valley	2,189	43%	2,881	57%
Nevada City	794	60%	519	40%
Truckee	3,805	74%	1,344	26%

Source: Census 2000

Between 1990 and 2000, homeownership in Grass Valley increased by 481 households (28 percent), increasing the homeownership rate from 41 to 43 percent of all households. Whether this trend continues between 2001 and 2009 will depend on development trends since 2000. Many of the residential projects approved or proposed since 2000 are multi-family apartments or mixed-use projects containing rental apartments, condominiums, and/or town homes. However, since 2000, nearly twice as many single-family homes have been constructed as multifamily homes.

Table II-11 and Table II-12 show changes in tenure by type of housing unit. These tables indicate a trend toward increasing rates of homeownership in Grass Valley, with small changes in tenure by housing unit. For example, the proportion of rented single-family homes declined between 1990 and 2000, although the number increased. The largest numeric gain in housing units between 1990 and 2000 was in owner-occupied single-family homes (an increase of more than 300 units), followed by mobile homes and rental apartments.

**Table II-11
Housing Tenure (1990 and 2000)**

Tenure of Units	1990		2000	
	Number	Percent	Number	Percent
Owner-Occupied	1,708	41%	2,189	43%
Renter-Occupied	2,440	59%	2,881	57%

Source: Census 1990, 2000

**Table II-12
Tenure by Units in Structure (1990 and 2000)**

Housing Type	1990		2000	
	Number	Percent	Number	Percent
Owner-Occupied	1,708	41%	2,189	43%
Single Family	1,420	34%	1,727	34%
2-4 Units	41	1%	25	0.5%
5+ Units	13	0.3%	20	0.4%
Mobile Homes	225	5%	417	8%
Other	9	0.2%	0	0%
Renter-Occupied	2,440	59%	2,881	57%
Single Family	782	19%	888	18%
2-4 Units	519	13%	669	13%
5+ Units	1,079	26%	1,252	25%
Mobile Homes	23	0.5%	72	1%
Other	37	0.8%	0	0%
Total Units	4,148	100.00%	5,070	100%

Source: Census 1990 and 2000

As is true in most communities, the rate of homeownership in Grass Valley increases with the age of householder. The highest rate of homeownership is among householders age 65 and older. Only those householders age 45 to 54 experienced a significant change in tenure between 1990 and 2000, however. The rate of homeownership among this group decreased from 51 percent to 43 percent.

Table II-13 compares tenure by the age of the householder in 1990 and 2000 for Grass Valley.

**Table II-13
Tenure by Age of Householder (1990 and 2000)**

Households	1990		2000	
	Number	%	Number	%
Owner-occupied housing units				
15 to 24 years	12	6%	17	5%
25 to 34 years	107	15%	111	18%
35 to 44 years	220	26%	314	29%
45 to 54 years	206	51%	389	43%
55 to 64 years	300	58%	282	59%
65 years and over	863	64%	1,076	65%
Total:	1,708	41%	2,189	43%
Renter-occupied housing units				
15 to 24 years	324	94%	353	95%
25 to 34 years	591	85%	490	82%
35 to 44 years	628	74%	751	71%
45 to 54 years	195	49%	525	57%
55 to 64 years	214	42%	194	41%
65 years and over	488	36%	568	35%
Total:	2,440	59%	2,881	57%

Source: U.S. Census, 1990 and 2000.

3. Housing Vacancy

During a period when the city's housing stock increased, the effective vacancy rates for housing units available for sale or for rent decreased. The effective vacancy rate indicates the actual percentage of units available for sale or rent at a given time, excluding seasonal housing, second homes, and other unoccupied units that are not on the market for sale or rent. The effective vacancy rate of rental housing in Grass Valley decreased from 3.8 percent in 1990 to 2.5 percent in 2000. The effective vacancy rate of housing for sale decreased from 2.9 percent in 1990 to 1.9 percent in 2000. These effective rates are below the level—typically five percent—considered to be adequate to ensure a balance between supply and demand.

Table II-14 compares vacancy rates of Grass Valley housing units in 1990 and 2000.

**Table II-14
Unit Vacancy and Rate (1990 and 2000)**

Type of Housing	1990		2000	
	# of Units	% of total	# of Units	% of total
Total units in Grass Valley	4,148	100%	5,070	100%
Vacant units:				
For rent	97	2%	75	1%
For sale only	51	1%	42	0.8%
Rented or sold, not occupied	24	0.6%	41	0.8%
For seasonal, recreational, or occasional use	20	0.5%	27	0.5%
For migrant workers	0	0%	0	0%
Other vacant	45	1%	65	1%
Total vacant units:	237	6%	250	5%
Effective Vacancy Rate		3.57%		2.31%

Source: U.S. Census, 1990 and 2000.

4. Overcrowding

Overcrowding, usually defined as more than one person per room, nearly doubled between 1990 and 2000. Overcrowding typically occurs when households cannot find housing of a suitable size that they can afford.

In 1990, approximately five percent (112) of renters lived in overcrowded conditions. By 2000, the number of renters living in overcrowded conditions more than doubled (232) and the proportion of such renters increased to eight percent. Between 1990 and 2000, the number of homeowners living in overcrowded conditions more than tripled, from 19 to 60, increasing the rate of overcrowding among homeowners from one percent to three percent. Although the percentage of the population living in overcrowded conditions was still relatively low in 2000, the increase in overcrowding is one indicator of the growing gap between local incomes and rising housing costs.

Table II-15 compares overcrowding in 1990 and 2000.

**Table II-15
Persons per Room in Occupied Housing Units (1990 and 2000)**

Occupant	1990		2000	
	Persons	Percent	Persons	Percent
Owner occupied:				
One or less person/room	1,689	99%	2,129	97%
More than one person/room	19	1%	60	3%
Total:	1,708	100%	2,189	100%
Renter occupied:				
One or less person/room	2,328	95%	2,649	92%
More than one person/room	112	5%	232	8%
Total:	2,440	100%	2,881	100%

Source: Census 1990, 2000

5. Housing Costs

a. Housing Prices

In 1990, the median price for a single-family home in Grass Valley was \$135,000, according to DataQuick. By 2003, the median price of a single-family home in Grass Valley rose to \$235,000, a 74 percent increase in a twelve-year period. Prices for new two- and three-bedroom homes under construction or completed during the first three months of 2003 ranged from \$220,000 (1,100 square feet) to \$400,000 (for 2,500 square feet), according to the National Association of Homebuilders HomeBuilder.com™.

By comparison, the median income among Grass Valley households increased by just 34 percent between 1990 and 2000. If housing prices continue to increase faster than local incomes, an increasing percentage of Grass Valley residents may be forced to pay more than 30 percent of their incomes to purchase homes. (See section B6, Overpayment for Housing.)

Table II-16 shows home prices by number of bedrooms in Grass Valley.

**Table II-16
Home Sales (2002 to 2003)**

Single Family Home	Average Price	Median Price	Units Sold
1 Bedroom	\$158,730	\$134,000	34
2 Bedroom	\$224,125	\$208,000	183
3 Bedroom	\$354,132	\$269,000	325
4 Bedroom	\$514,882	\$370,000	61
5 Bedroom	\$261,857	\$235,000	9
Total	\$261,857	\$235,000	612
Median Reported by C.A.R.		\$275,000	N.A.

Source: Data Quick Home Sales Data, 2003, California Association.

b. Rents

Between 1990 and 2000, the median contract rent increased by 34 percent, from \$427 to \$572, according to the U. S. Census Bureau. Contract rent is the dollar amount a renter pays under a rental or lease agreement, excluding utility costs (unless these costs are included in the rental agreement). The Census reports do not provide an accurate measure of market rents, however, because a large proportion of rental housing units in Grass Valley is either income and rent restricted (government subsidized rental apartments) or because a large number of Grass Valley residents have housing vouchers under the federal Housing Choice Voucher (8) Program and pay only 30 percent of their incomes for rents.

An indication of the difference between contract rents (the amount tenants pay) and market rents is the federal government’s estimate of fair market rents for Nevada County. The fair market rent is the dollar amount a property owner is entitled to receive, less utility costs, for a rental unit occupied by a low-income tenant with a federal housing voucher. The federal government pays the difference between the fair market rent and the tenant’s payment. The 2003 fair market rents in Nevada County range from \$415 for a studio apartment to \$1,215 for a four-bedroom rental unit, with an average of \$720 (including allowances for utilities).

Information from rental property managers in Grass Valley indicates that the median rent for a market rate apartment unit of any size in Grass Valley is \$766, higher than the federal government’s fair market rent.

Table II-17 shows April 2003 rents in Grass Valley provided by rental property managers. Table II-18 compares contract rents in 1990 and 2000 as reported by the Census.

**Table II-17
Apartment Rents (2003)**

Bedrooms	Median Rent	Average Rent
One Bedroom	\$675	\$675
Two Bedrooms	\$798	\$789
Three Bedrooms	\$825	\$805
Total	\$766	\$756

Source: Survey of Rental Property Managers – 4-11-03

**Table II-18
Contract Rents (1990 and 2000)**

Value	1990		2000	
	# of units	% of units	# of units	% of units
Less than \$100	33	1%	64	2%
\$100 to \$149	97	4%	26	1%
\$150 to \$199	122	5%	69	2%
\$200 to \$249	146	6%	95	3%
\$250 to \$299	227	9%	81	3%
\$300 to \$349	212	9%	109	4%
\$350 to \$399	208	9%	154	5%
\$400 to \$449	256	11%	234	8%
\$450 to \$499	270	11%	194	7%
\$500 to \$549	189	8%	217	8%
\$550 to \$599	127	5%	282	10%
\$600 to \$649	190	8%	324	11%
\$650 to \$699	67	3%	311	11%
\$700 to \$749	57	2%	131	5%
\$750 to \$799 (1990 data = \$750 to \$999)	114	5%	90	3%
\$800 to \$899	X	X	88	3%
\$900 to \$999	X	X	77	3%
\$1,000 to \$1,499	48	2%	146	5%
\$1,500 to \$1,999	X	X	29	1%
\$2,000 and up	X	X	16	0.6%
No cash rent	47	2%	123	4%
Median	\$427		\$572	
Total	2,410	100%	2,860	100%

Source: Census 1990, 2000

6. Overpayment for Housing

Between 1990 and 2000, the percentage of households in Grass Valley who overpaid for housing increased significantly, primarily due to rising housing prices. In 2000, the number of homeowners overpaying for housing in Grass Valley had increased by 313 households, representing an increase of over 100 percent from 1990. The standard for overpayment is usually more than 30 percent of a household's gross income devoted to housing expenses.

Overpayment among renters increased slightly, by 65 households, but declined as a percentage of renters, from 55 to 49 percent, largely due to the construction of government-subsidized rental housing between 1990 and 2000 and modest increased in market rent during most of the 1990s. Among renters earning less than \$10,000, overpayment for housing significantly decreased, by 294 households, between 1990 and 2000, largely due to the decline in the number of renter households earning less than \$10,000.

Table II-19 compares the number of renter- and owner-occupied households in Grass Valley in 1990 and 2000.

**Table II-19
Households Paying 30% or More for Housing (1990 and 2000)**

Income	1990				2000			
	Renters		Owners		Renters		Owners	
	Number	Percent Paying 30%+	Number	Percent Paying 30%+	Number	Percent Paying 30%+	Number	Percent Paying 30%+
Totals	1,338	55%	283	21%	1,403	49%	596	36%
Less Than \$10,000	640	85%	61	35%	346	68%	99	53%
\$10,000 to \$19,999	480	74%	56	21%	615	80%	71	22%
\$20,000 to \$34,999	202	30%	76	21%	400	50%	193	34%
\$35,000 to \$49,999	16	7%	74	29%	42	12%	129	32%
\$50,000 to \$74,999 ¹	0	0%	16	5%	0	0%	104	23%
\$75,000 to \$99,999	X	X	X	X	0	0%	0	0%
\$100,000 to \$149,999	X	X	X	X	0	0%	0	0%
\$150,000 or more	X	X	X	X	X	X	0	0%

Note: ¹(1990= \$50,000 or more)

Source: Census 1990, 2000

7. Age and Condition of Housing

In 2000, approximately 45 percent of the housing stock in Grass Valley was at least 30 years old or older, 31 percent was over 50 years old (Table II-20). Homes that are 30 years old and older are generally at the greatest risk of being substandard and/or subject to deterioration associated with improper maintenance and repair. The highest rehabilitation need usually occurs in communities with a combination of older housing, a high percentage of non-government subsidized rental housing, and a high percentage of low-income households. Each of these factors is characteristics of Grass Valley.

Grass Valley has not conducted a housing condition survey recently and has no baseline data on the number of dwelling units in need of rehabilitation or replacement. However, the presence of factors that suggest a potentially high need for rehabilitation, the City estimates that as much as 30 percent of its housing is need of repair, ranging from deferred maintenance to substantial rehabilitation and that as much as two percent of the housing stock needs replacement.

**Table II-20
Age of Housing Structure (2000)**

Age of Structure	Number	Percent
< 10 years	728	14%
10 to 20 years	917	17%
20 to 30 years	1,243	23%
30 to 50 years	747	14%
50 + years	1,663	31%
Total	5,298	100%
Median Year Constructed: 1972		

Source: Census 2000

C. Employment Trends

Grass Valley’s employment base is largely in retail and service trades. Approximately one half of the jobs available in Grass Valley are associated with retail trades. Approximately 20 percent of jobs available in Grass Valley are in health care and social assistance organizations. Within Nevada County, employment opportunities are mainly concentrated in government, transportation, and retail trade. Approximately 50 percent of the jobs in Nevada County are within these fields, according to the California Economic Development Department (EDD).

Significant differences exist between the types of jobs available in Grass Valley and the occupations of employed Grass Valley residents, because most residents (57 percent) commute to jobs outside Grass Valley. Although most jobs in Grass Valley are in retail and service industries, many Grass Valley residents hold jobs outside the City in manufacturing, education, government, and construction trades.

The difference between jobs in Grass Valley and jobs held by Grass Valley residents creates a kind of “reverse commute.” Many low- to moderate-wage workers employed in Grass Valley commute from homes outside the city, while many Grass Valley residents commute from their homes in the City to higher paying jobs outside Grass Valley.

Table II-21 compares employment in Grass Valley and Nevada County and information regarding where Grass Valley residents work. Table II-22 shows the number and percent of Grass Valley residents who work inside and outside the city.

**Table II-21
Comparison of Employment
(City of Grass Valley and Nevada County)**

Industry	1997 Economic Census (Jobs in the City of Grass Valley)		2002 California EDD Estimate (Jobs in Nevada County)		2000 Census (Jobs Held by Grass Valley Residents)	
	Number	Percent	Number	Percent	Number	Percent
Farming, Natural Resources, Mining	X	X	80	0.3%	108	2%
Construction	X	X	X	X	310	7%
Manufacturing	1,041	8%	1,890	6%	636	13%
Wholesale trade	491	4%	490	2%	63	1%
Retail trade	6,895	51%	4,240	13%	702	15%
Transportation, Warehousing, and Utilities	X	X	5,240	17%	145	3%
Information	X	X	320	1%	164	3%
Financial Activities	X	X	1,730	5%	129	3%
Broadcasting & telecommunications	90	0.7%	X	X	x	X
Real estate & rental & leasing	352	3%	590	2%	85	2%
Professional, scientific, & technical services	747	6%	2,580	8%	236	5%
Administrative & support	769	6%	X	X	212	4%
Educational services	19	0.1%	3,520 (Educational and Health Care and Social Assistance)	11%	268	6%
Health care & social assistance	2,333	17%	See above	see above	563	12%
Arts, entertainment, & recreation	224	2%	1,680	5%	113	2%
Leisure and Hospitality (Including food services)	56	0.4%	2,460	8%	396	8%
Other services	496	4%	1,050	3%	410	9%
Government	X	X	5,630	18%	228	5%
Total	13,513	100%	31,500	100%	4,768	100%

Source: 1997 Census, 2000 Census, EDD March Benchmark

**Table II-22
Commuting Workers (2000)**

Place of Work	Persons	Percent
Total Workers	4,701	100%
Worked in city of residence	2,001	43%
Worked outside of city of residence	2,700	57%

Source: Census 2000

As discussed above, Grass Valley residents mainly work in retail, manufacturing, health care and social assistance industries. Major employers located in Grass Valley include the Sierra Nevada Memorial Hospital, the Nevada Joint Union High School District, and the Thompson Multimedia Group. Annual wages associated with retail trades are less than the citywide median income, identified as \$28,182 earlier in this report. Jobs in the manufacturing industry are associated with wages slightly higher than the citywide median, at \$30,593. Health care and social assistance jobs also have wages higher than the citywide median, at \$31,876.

Table II-23 shows the mean annual wage by industry for jobs in Nevada County in 2002.

**Table II-23
Nevada County Mean Annual Wage by Industry**

Industry	Mean Annual Wage
Farming, Fishing, and Forestry Occupations	\$14,612
Construction Occupations	\$34,996
Manufacturing	\$30,593
Wholesale Trade	\$36,140
Retail Trade	\$22,021
Transportation and Warehousing	\$30,602
Information	\$34,528
Financial and Insurance	\$46,436
Real Estate and Rental and Leasing	\$23,192
Professional and Technical Services	\$37,960
Administrative and Support Services	\$24,492
Educational Services	\$24,284
Health Care and Social Assistance	\$31,876
Arts, Entertainment, and Recreation	\$16,328
Leisure and Hospitality	\$11,804
Other Services	\$19,656
Government	\$36,331

Source: EDD 2002 Labor market Information

In 2000, Grass Valley had the highest rate of unemployment of all jurisdictions in Nevada County, including the county itself. Approximately 390 people, or 7 percent of the work force, were unemployed in Grass Valley in 2000.

Table II-24 provides a comparison of Grass Valley with Nevada County, Nevada City, and Truckee.

**Table II-24
County and City Unemployment Rates (2000)**

Jurisdiction	Labor Force	Employment	Unemployment	
			Number	Rate
Nevada County	49,120	46,710	2,410	4
Grass Valley	5,550	5,160	390	7
Nevada City	2,050	1,950	100	5
Truckee	2,820	2,700	120	4

Source: EDD Labor Force Data for County Sub-Areas, March 2003

D. Special Housing Needs

Certain groups in the City of Grass Valley encounter greater difficulty finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one's employment and income, family characteristics, medical condition or disability, and/or household characteristics. A focus of the Housing Element is to ensure that persons from all walks of life have the opportunity to find suitable housing in Grass Valley.

State Housing Element law identifies the following "special needs" groups: senior households, persons with disabilities, single-parent households, large households, farmworkers, and homeless persons and families. This provides a discussion of housing needs for each particular group, and identifies the programs and services available to address their housing and supportive services needs.

1. Seniors

Senior households typically have special housing needs due to three primary concerns: 1) fixed, often low, incomes, 2) high health care costs, and 3) self-care or independent living limitations (such as health-related disabilities). According to the 2000 Census, 1,652 households in Grass Valley were headed by persons age 65 years and older. Over half of these households consisted of persons who lived alone.

A growing trend among retirees, most of whom are 65 years of age or more, is to relocate to Sierra Nevada foothill and mountain communities, either part-time or year round. Many retirees move to small communities in the Sierra region that lack a full complement of health care, transportation, and other services that seniors increasingly need as they age. Commercial and service centers in

the Sierra region, such as Grass Valley, can expect to experience a growing demand for public and private services oriented to seniors throughout the regions they serve.

As seniors in the region become less able to care for themselves and live independently, increasing numbers of senior housing, assisted care, and supportive service providers may choose to locate facilities in Grass Valley. Grass Valley has experienced this trend since the 1980s with a growing number of senior housing and assisting living facilities.

About six percent of individuals 65 years of age or older in Grass Valley had poverty-level incomes in 2000, which is significantly less than the poverty rate for the population as a whole. Nearly 75 percent of households headed by seniors, 1,220 households, had low-incomes (less than 80 percent of median), and 52 percent had very low-incomes (less than 50 percent of median). The percentage of senior-headed households with low- and very-low incomes is significantly higher than the overall population. These figures suggest that seniors may have limited capacity to absorb increases in housing-related expenses.

In 2000, 1,084 elderly households in Grass Valley were homeowners and 568 were renters. Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repairs. In addition, because many seniors have fixed and/or limited incomes, they may experience difficulty meeting monthly housing costs. Elderly women are especially in need of financial assistance because so many of them live alone and they tend to have lower incomes than seniors as a group. In 2000, 82 percent of senior households living alone were women (821 households).

Various programs can help meet the needs of seniors, including congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly or those with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Elderly people with mobility/self care limitations also benefit from transportation alternatives. Senior housing with these accommodations can allow more independent living. Transportation assistance is especially important in foothills communities such as Grass Valley because so much of the area is sloped and difficult for pedestrians with mobility limitations to traverse.

The City has adopted an Elder Care Ordinance, which includes provisions for affordable housing units for lower income elderly persons, affordable housing units for elderly persons with income lower than the median for Nevada County, and provisions to enable elderly people access to public transportation.

According to the California Department of Social Services (2003), twelve licensed care facilities, including residential, assisted-living, and independent living for seniors are located in Grass Valley. The twelve facilities have a combined capacity of over 80 beds available to senior residents of Grass Valley. There are also eight subsidized apartment complexes that accept seniors.

2. Persons with Disabilities

Persons with disabilities typically have special housing needs because of their fixed or limited incomes, a lack of accessible and affordable housing that meets their physical and/or

developmental capabilities, and higher health costs associated with their disabilities. A disability is defined broadly by state and federal agencies as a physical, mental, or emotional condition that lasts over a long period of time, makes it difficult to live independently, and affects one or more major life activities. The 2000 Census defines six disabilities: sensory, physical, mental, self-care, "go-outside-home," and employment disability. According to the 2000 Census, 2,298 Grass Valley residents had some type of disability, representing 21 percent of city residents. Of these persons, 904 are age 65 years or older. Many individuals who reported disabilities did not necessarily have conditions requiring special housing features or supportive services to facilitate independent living. However, the large percentage of the population reporting some type of disability during the 2000 Census indicates the potential for such a need.

To meet the unique housing needs of the disabled, the City offers and participates in various programs and allows for a variety of group home alternatives for persons with disabilities who cannot live independently. Through the Nevada County Housing and Community Services Department, disabled households may receive rental assistance to help them afford housing in the community. In addition, the City offers home improvement grants, which can be used to make upgrades/modifications to ensure accessibility. In addition, the city's municipal code requires new residential construction to comply with state building code standards (Title 24 of the California Code of Regulations) for handicapped accessibility. State standards require a minimum percentage of units in new developments to be fully accessible to the physically disabled.

Living arrangements for persons with disabilities depend on the severity of the disability. Many persons live independently with other family members. To maintain independent living, persons with disabilities may need special housing design features, income support, and in-home supportive services for persons with medical conditions.

Severely mentally ill persons are especially in need of assistance. Mentally disabled individuals are those with psychiatric disabilities that impair their ability to function in the community to varying degrees. The National Institute for Mental Health (2001) estimates that 2.5 percent of the adult population (age 18+) suffers from mental illness. If this percentage is applied to Grass Valley, approximately 200 persons may suffer from some form of mental illness.

Many persons with disabilities can live and work independently within a conventional living environment. However, more severely disabled individuals require a group living environment in which partial or constant supervision is provided by trained personnel. The most severely affected individuals may require an institutional environment in which medical attention and therapy are provided within the living environment. According to the California Department of Social Services, Grass Valley is home to three adult day care facilities with a combined capacity to serve 131 clients. (Adult day care facilities are facilities of any capacity that provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.)

3. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

According to the Nevada County Agricultural Commissioner, agricultural products within the county include timber, livestock, nursery and field crops, fruit and vegetable crops, wool, and apiary by-products (such as honey and bees' wax). In 2002, 80 people residing within Nevada County were employed in the farming, natural resources, and mining industries.

The Migrant Health Program of the U.S. Department of Health and Human Services released a study in 2000 estimating the number of migrant and seasonal farmworkers and their non-farmworker household members in California: *Migrant and Seasonal Farmworker Enumeration Profiles Study*. The study was based on secondary source material, including existing database information and interviews with knowledgeable individuals. The study indicates that Nevada County has an estimated 160 farmworkers, including 74 migrant and 86 seasonal farmworkers.

According to the 2000 Census, there were 108 Grass Valley residents (one percent of the city's total population) employed in farming, forestry, and fishing occupations. It is likely that the majority of these residents worked in forestry or fisheries industries rather than agriculture. There are no significant areas of agricultural activity within the City's planning area that would employ farmworkers.

There is a relatively small, active agricultural industry in Nevada County, however, that might employ a small number of Grass Valley residents. The small number of farmworkers that reside in the Grass Valley area are likely to be year-round residents. For this reason, the City believes there is no need for seasonal shelter to house migrant farm labor. The housing needs of any farmworkers that do reside in Grass Valley would be primarily addressed through the provision of permanent affordable housing, rather than migrant farm labor camps. Their housing need would be the same as other lower-income households.

4. Female-Headed, Single-Parent Households

Single-parent households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Single-parent households often receive unequal treatment in the rental housing market due to their family status. Female-headed single-parent households, in particular, face challenges in finding affordable, sound housing that is accessible to employment and services due to their relatively lower household incomes and childcare needs.

Grass Valley is home to over 800 single-parent households, of which over 75 percent (612) are headed by females. In 2000, 33 percent of the city's female-headed families with children lived in poverty, compared to 19 percent of all families with children. The median income for female-headed households with children was \$20,144, compared to \$41,741 for married-couple families.

Battered women with children comprise a sub-group of female-headed households that are especially in need. In the Grass Valley area, there are a number of social service providers and emergency housing facilities serving women in need, including Battered Woman's Alliance, Domestic Violence and Sexual Assault Coalition, and the Salvation Army.

5. Large Households

Large households are those with five or more members. These households constitute a special needs group because of an often-limited supply of adequately sized, affordable housing units. Because of rising housing costs, families and/or extended families are sometimes forced to live together under one roof. The 2000 Census reported 282 large households in Grass Valley, 62 percent of which were renter households. Large households represent six percent of the city's households.

The housing needs of large households could be met by larger units with more bedrooms. Because larger units typically cost more, lower-income large households may reside in smaller units, likely resulting in overcrowding. To help address overcrowding, Grass Valley and Nevada County are working to develop housing opportunities for larger households to relieve overcrowding and are promoting affordable ownership housing opportunities (such as first-time homebuyer and self-help housing programs) to help renters achieve homeownership.

6. Homeless

Most individuals and families become homeless because they are unable to afford housing in a particular community and/or unable to care for themselves. Beyond the need for housing, homeless individuals are likely to have other needs, such as support services, life skills training, medical care, and education or job skills training. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder of the homeless essentially live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and "throwaway" youth (children whose parents will not allow them to live at home or are unable to care for them).

The City of Grass Valley does not have an operating homeless shelter within its boundaries. However, through donations from various private sources, the Emergency Assistance Coalition (EAC) operates a program that includes lodging, food, and gas on an emergency basis. The homeless population in Grass Valley that frequents the EAC program is generally either local or transient single people and/or families. The EAC reports to being contacted by approximately 14 people per week with various housing, food, or other needs. Following attention to the client's immediate needs of food and shelter, the EAC will refer individuals to the Nevada County Human Services Agency in Nevada City. Local offices of the United Way and the Salvation Army operate in Grass Valley and work in conjunction with the Emergency Assistance Coalition.

Although Grass Valley does not have formal overnight shelters, there are several other programs operating in Grass Valley that provide assistance to women who are victims of domestic violence. An example is the Manzanita Family Center, a facility that provides assistance for homeless women with children. Clients of this facility are placed through the Nevada County Human Services Agency and are not necessarily victims of domestic violence.

The Food Bank of Nevada County makes monthly food deliveries to five locations throughout the county, including Penn Valley, North San Juan, Washington, Truckee, and Grass Valley. Clients of the Food Bank program are generally scheduled on a monthly basis, but can receive food donations

in the event of an emergency need as well. The program serves approximately 1,400 clients each month from throughout Nevada County, 33 percent of which are children. The program is funded by the United States Department of Agriculture therefore clients are required to meet the federal poverty standards in order to receive food donations.

No local count of the homeless population has been performed in Grass Valley, in part because homeless individuals avoid being counted and their numbers are often difficult to gauge accurately. According the Nevada County's Human Services Agency, five families requested homeless assistance in Nevada County in the month of January 2003. There is no separate count for Grass Valley. It is likely that the homeless population in Grass Valley is relatively small. In addition, programs that operate locally which are geared to assist the homeless generally refer clients to the county seat, Nevada City, for additional assistance.

Based on contacts with and information provided by, homeless service providers, it does not appear that a year-round homeless shelter is presently needed in Grass Valley. The present network of supportive services, referrals, and other assistance appears to be adequate. As the region continues to experience growth, however, a homeless shelter may be necessary at some future time.

E. Analysis of Assisted Housing Projects At-Risk

Existing rental housing that receives governmental assistance is a significant source of affordable housing that should be preserved, to the extent feasible. The loss of such rental units reduces the availability of housing affordable to very low- and low-income households. Unless housing has reached a substantial level of deterioration, it is far more cost-effective to preserve existing affordable housing than to replace it with newly constructed units. "At-risk" status is determined through identification of funding programs that support the affordable units and the potential likelihood that the funding will be discontinued allowing the units to convert to market rate rents.

All of the assisted units currently in Grass Valley participate in the United States Department of Agriculture (USDA) Rural Housing 515 program, a direct mortgage loan program that can be used for the development of low-income multiple family housing, housing for persons with disabilities and/or seniors. Loans may be up to 50 years, although the typical loan term under this program is 30 to 40 years with a minimum 20 year restricted rent period. After the 20-year period, the property owner may, under limited circumstances, pre-pay the assistance and will no longer be subject to program occupancy and rent restrictions.

Following the completion of the loan period, properties are transferred either by a tax credit, which are made available to limited partnerships, or by theoretically endless subsidy, made available to non-profit organizations or local housing authorities.

Publicly assisted rental housing available in Grass Valley is identified in Table II-25. With the exception of the 80-unit Eastridge Apartments, all assisted units in Grass Valley are funded through the USDA 515 program. The table identifies the date in which the 515 program was entered as well as dates to which the subsidy will be extended. To that end, it has been determined that all affordable units in Grass Valley are considered low risk because of the transfer requirement and incentives offered by USDA.

Loss of Assisted Housing

With the exception of the 80 assisted units that were lost when the Eastridge Apartments opted out of subsidized funding, no other subsidized units are at high risk of converting to market rate rents in Grass Valley over the next ten years. New State laws and regulations include the requirement that properties receiving assistance from this program be transferred to private or government entities that will continue the affordable use. The USDA also offers incentives to continue the use that, if accepted, practically ensure the continued availability of the affordable units in perpetuity.

Table II-25 lists assisted rental housing projects in Grass Valley. Not included in this list are the Glenbrook Apartments on Sutter Street, approved by the City but not yet constructed. Glenbrook Apartments will eventually provide 41 low-income and 11 very low-income housing units.

**Table II-25
Inventory of Publicly Assisted Rental Housing**

Project Name	Affordable Units¹	Household Type	Funding Source	Start Date of Funding	At Risk Status
Eastridge Apartments 46 Rockwood Road	80	Family	--	--	Prepaid/Opted Out
Springhill Garden Apartments 244 Dorsey Drive	72	Family	Sec 515	8/17/77	Low Risk Extension 2023
Valley Commons/Valley Commons East Apartments 1444 Segsworth Way	104	Family	Sec 515	12/20/77 8/19/1983	Low Risk Extension 2023 ²
Valley View Apartments 115 E Berryhill Drive	50	Family	Sec 515	1/19/79	Low Risk Extension 2023 ²
Springhill Garden Apartments II 244 Dorsey Drive	49	Family	Sec 515	10/9/1981	Low Risk Extension 2023
Grass Valley Apartments 340 Pleasant Street	42	Family	Sec 515	2/14/1986	Low Risk
Grass Valley Senior Center 321 Dorsey Drive	34	Senior	Sec 515	5/26/1989	Low Risk
Grass Valley Terrace 275 Dorsey Drive	70	Family	Sec 515	7/24/1986	Low Risk
Nevada Meadows Apartments 11825 Old Tunnel Road, #200	34	Family	Sec 515	3/31/1994	Low Risk
Cedar Park Apartments 210 Sutton Street	81	Family	HOME, Tax Credits	2058	Not At Risk
Oakridge Apartments 228 Sutton Way	80	Family	Tax Credits, Housing Set-Aside	2051	Not At Risk
Total	535				

1. The number of housing units in this column is also the total number of units in the complex.
 2. Extensions not yet in place. Communications with State Coordinator of USDA program indicate that property owners will continue to provide these affordable units (7/30/03).
- Sources: California Housing Partnership Corporation, 2002; U.S. Department of Housing and Urban Development, 2003, USDA Rural Development, City of Grass Valley

F. Opportunities for Energy Conservation

Energy-related housing costs can directly impact the affordability of housing in Northern California. However, state building code standards contain mandatory energy efficiency requirements for new development. In turn, homebuilders must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet state energy standards.

- The use of passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- The use of higher insulation levels in place of thermal mass or energy conserving window orientation.
- The use of active solar water heating in exchange for less insulation and/or energy conserving window treatments.

Other examples of energy saving construction techniques are: 1) locating homes on the northern portion of the sunniest location of building sites; 2) designing structures to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; 3) locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face; 4) making the main entrance a small enclosed space that creates an air lock between the building and its exterior; and 5) orienting the entrance away from winds or using a windbreak to reduce the wind velocity against the entrance.

Site planning techniques, the use of landscaping, and the layout and configuration of residential buildings can reduce energy consumption through reductions in heating and cooling needs, opportunities to use non-motorized methods of transportation, and reductions in energy inputs to the development of housing.

Pacific Gas & Electric provides a variety of energy conservation services for residents and participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The California Alternate Rates for Energy Program (CARE) provides a 15 percent monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

Grass Valley's General Plan contains policies in the Conservation/Open Space Element and the Recreation Element to implement circulation/transportation measures designed to reduce reliance on the automobile and to provide non-motorized linkages between parks and open spaces. By encouraging an emphasis on pedestrian uses in all development within Grass Valley, reduction of the reliance on motorized vehicles will occur, which will also result in reduced energy consumption.

Neither the city's zoning, subdivision, or other codes and ordinances contain implementing regulations to promote or require energy conservation in new development, except for compliance with state energy conservation standards. However, the City's Design Guidelines include provisions that require new developments to incorporate energy conservation measures where possible.

G. Future Housing Needs

According to the Sierra Planning Organization, Grass Valley is responsible for accommodating 1,448 additional housing units between 2001 and 2009, of which 535 units should be affordable to very low- and low-income households, approximately 37 percent of Grass Valley's total share of regional housing needs. The Sierra Planning Organization determines the amount of affordable housing Nevada County will need for the time period and then divides that housing among its participating jurisdictions.

Grass Valley is not responsible for actual construction of these units. However, Grass Valley is responsible for creating a regulatory environment in which these housing units can be built. This includes the creation, adoption, and implementation of general plan policies, zoning code policies, and/or economic incentives to encourage the construction of these kinds of units. Table II-26 shows the number and percentage of housing units identified in the Regional Housing Needs Allocation Plan for Grass Valley for the planning period of 2001 through 2009 by income category.

**Table II-26
Regional Housing Needs Allocation**

Income Category	RHN Allotment	
	Number of Units	Percent
Very Low	274	19%
Low	261	18%
Moderate	333	23%
Above Moderate	580	40%
Totals	1,448	100%

Source: Sierra Planning Organization

Table II-27 shows the progress the City has made in the last three years to accommodate its regional housing needs allotment.

**Table II-27
Progress in Meeting Housing Allocation**

Income Level	RHNA Allocation	Units	Remaining Allocation
Units Constructed/Under Construction/Approved January 2000 – January 2003			
Very Low	274	27	241
Low	261	106	145
Moderate	333	0	333
Above Moderate	580	417	163
Total	1,448	550	898

Source: City of Grass Valley

Note: Includes the following projects—Cedar Park Apartments (under construction), 65 low-income units, 16 very low-income units; Glenbrook Apartments, (approved) 41 low-income units, 11 very low-income units. See page IV-8 for further details for a description of these projects.