



A. Introduction

This chapter of the Housing Element contains the City's strategy for meeting housing needs identified in Chapter II (Community Profile), the use of resources available to the City, and the reduction of barriers to the availability of housing for all residents as described in Chapter III (Resources and Constraints). As required by state law, this chapter contains quantified (numerical) objectives for housing construction, housing rehabilitation, and the preservation of affordable housing, with a five-year program of actions that:

- Provides regulatory concessions and incentives and uses local, federal, and state financing and subsidy programs to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of types of housing for all income levels;
- Assists in the development of adequate housing to meet the needs of low- and moderate-income households;
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- Promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserves assisted housing developments for lower-income households.

Grass Valley has traditionally provided the bulk of Nevada County's affordable housing as the center of commerce and industry for the Sierra Foothills region of the County. About 30 percent of the City's housing stock was constructed prior to 1950 that consists primarily of homes on small parcels. The income of Grass Valley residents is significantly lower than the countywide average, and rising housing prices have significantly increased the number and percent of homeowners paying more than 30 percent of their incomes for housing. Although the City has accommodated residential development for all population segments through annexation and infill development, its ability to meet future housing needs will be affected by environmental conditions, particularly slopes that constrain the density of development in much of the City's planning area.

For these reasons, Grass Valley's housing strategy, while including additional annexations and development of land within the City's Sphere of Influence, also relies on infill development, re-use of underutilized properties, and mixed-use development to meet future housing needs. The City also seeks to achieve a greater balance in housing development so that greater opportunities for market-

rate housing are provided and affordable housing is integrated with market-rate units in new residential developments.

B. Evaluation of Achievements (1993 Housing Element)

State law (California Government Code section 65588 (a)) requires each jurisdiction review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county, or city and county in implementation of the housing element.

According to the California Department of Housing and Community Development (HCD), Housing Element Questions and Answers: A Guide to the Preparation of Housing Elements, the review is a three-step process:

- Review the results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
- Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

This chapter documents the City's achievements under the 1993 Housing Element with respect to the actions and objectives contained in the Element describes the relative success of the City's efforts to implement the 1993 programs, and contains recommendations for program changes to address current and projected needs and state requirements between 2001 and 2009.

Summary of Achievements

During the planning period covered by the 1993 Housing Element (1992 – 1997), the City of Grass Valley implemented a number of actions to plan for, accommodate, and facilitate the construction, rehabilitation, and preservation of affordable housing. Among these actions were:

- Annexation of nearly 200 acres to provide additional land for residential development within the City's Sphere of Influence, and commencement of annexation for another 600 acres for several projects that will include a mix of commercial and residential uses;
- Expansion of the City's sewer system to serve a population of 21,000;

- Approval and assistance for the construction of 270 housing units affordable to very low- and low-income households, with another 133 affordable housing units approved or pending approval as of June 2003;
- Implementation of residential design guidelines that promote energy conservation and solar access;
- Receipt of \$1.5 million in CDBG funds and \$1.1 million in HOME funds to rehabilitate 44 homes and assist 50 first-time homebuyers;
- Approval of a variety of housing alternatives for all segments of the community, including market-rate single-family homes, affordable rental housing for low-income families, senior housing, and mobilehomes;
- Completion of water, sewer, and street improvements to upgrade older neighborhoods;
- Provision of fair housing information at its public counter and training of counter staff to handle fair housing complaints and referrals;
- Approval of affordable rental housing projects that include 20 handicapped accessible units funded by approximately \$3 million in HOME funds;
- Update of the Grass Valley General Plan in 1999 to include two new land use designations (Town Center Overlay and Special Development Area designation) that encourage mixed-use developments;
- Collaboration with a nonprofit housing provider to preserve 176 assisted rental housing units that were at risk of conversion to market-rate housing during the planning period; and
- Receipt of a CDBG planning grant in 2003 to study design alternatives for affordable workforce housing.

**Table IV-1
Description of Achievements**

PROGRAM ACTIONS	ACHIEVEMENTS
1. PROVIDE ADEQUATE SITES FOR HOUSING	
<p>Annexed land will be zoned appropriately, reflecting environmental conditions and the City's remaining housing needs for the 1992-1997 planning period.</p>	<p>During the 1992-1997 planning period, Grass Valley completed 14 annexations totaling approximately 197 acres with at least some residential land uses. Typical projects that resulted in annexations include:</p> <ul style="list-style-type: none"> • Glenwood Pines - Annexation of 3.574 acres for development of three residential lots. • Olympia Plaza – Phase II – Annexation of approximately 14 acres for mixed use development. • Doris Drive Area – Annexation of 25 acres for residential land uses. • Brunswick Inn – Annexation of 10 acres for Elder Health Care Facility. • Habitat for Humanity – Annexation of 2.14 acres for R-1 and R-2 residential zoning. • Rick Sether – Annexation of 1 acre of pre-zoned R-1 residential land. • Navo-Coleman/Richardson-Cooley and Olympia Glade Properties – Annexation of 35.40 acres for residential land uses including a mobile home park. • Edgar Rogers Property – Annexation of 26 acres of pre-zoned residential land including a cemetery area
<p>Concentrate annexation efforts on unincorporated sites adjacent to the City which can easily be served by the City sewer system and which have the capacity to accommodate development at densities that would support low- and moderate-income housing. Sites appropriate for development at six dwelling units per acre or more should receive the highest priority for annexation because there is an identified potential shortage of these sites</p>	<p>During the planning period, the City completed annexations for approximately 197 acres of peripheral land that was immediately adjacent to the existing city limits. As noted above, the projects that were involved in the annexations consisted of varying densities of residential land uses. The City processes annexations based on the Sphere of Influence Plan or individual requests for annexation and does not prioritize them by potential</p>

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within the present City limits.	land use density.
Identify those sites most appropriate for annexation to meet the City's share of the region's housing needs between 1992 and 1997, and contact owners to encourage annexation.	Sites that are the most appropriate for annexation are identified within the City's Sphere of Influence Plan. This plan establishes five year and 20 year boundaries outside of the existing city limits that indicate land likely to be annexed in the future. The plan also establishes appropriate land use designations for these areas. As noted above, the City annexed approximately 197 acres during the planning period.
Reduce the up-front annexation fee and instead, charge the costs of connecting to City services at the time those services are actually required for development to induce annexations. Consider discounts of these fees for low-income housing developments.	Annexation fees were not reduced during the planning period because of budget considerations. Fees charged for annexation are needed to cover staff costs of processing annexation requests. To offset the cost of processing annexation requests that may include the development of affordable housing, the City will provide incentives such as density bonuses, flexible application of development standards (such as through the PUD process), assistance in obtaining state and/or federal subsidies, or redevelopment housing set-aside funds to specific projects that include very low-income, low-income, or senior housing units.
Annexed land will be zoned based on the identified and appropriate development capacity to avoid subsequent rezoning from R-1 to a higher density zone for sites that can accommodate six or more dwelling units per acre. This will permit needed multifamily housing by right at densities that can support low- and moderate-income housing.	The City pre-zones areas prior to annexations based on the General Plan designations, which alleviates the need for later rezoning of property. The City can also process a General Plan amendment concurrently with an annexation request for properties that are appropriate for higher density residential use.
Applicants of large site annexations will be encouraged to use a planned development process to allow greater flexibility and variety in housing types and densities as higher densities permit multifamily housing by right.	Several large site annexations are still pending. These developments are being processed through the entitlement phase as planned developments and/or specific plans, which are similar processes. The annexations will be completed during the planning period. The four large site development projects pending annexation are: Loma Rica Ranch - 452 acres for business park, recreation, open space, and 180 housing units (121 acres). An Annexation Agreement was reached in 1997. An application has not been received but is expected to be filed

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	<p>within the planning period.</p> <p>North Star - 760 acres for commercial, school, open space, and 363 housing units (312 acres). An Annexation Agreement was reached in 1997. An application has not been received but is expected to be filed within the planning period.</p> <p>Kenny Ranch – 150 acres for development of mixed land uses including residential (100 units on 100 acres). An Annexation Agreement was reached in 1998. An application has not been received but is expected to be filed within the planning period.</p> <p>South Hill Village - 238 acres for development of retail commercial, business park, office, and residential land uses. The annexation process is not complete.</p> <p>Development within the annexation areas is encouraged to be clustered or grouped to assist in the reduction of infrastructure development costs. Pedestrian use and other alternative modes of transportation will be considered in building design. Although development proposals for these areas are preliminary, it is anticipated that they will include elements of workforce housing and mixed-use development to accommodate sufficient residential land uses. Due to topography and other environmental issues, the City will encourage housing developments to be clustered at higher densities on developable portions of properties designated for residential use so that the remainder of the properties can be left undeveloped to reduce adverse safety environmental resource impacts.</p>
<p>Adopt local funding mechanisms to ensure that public facilities and services can be extended to annexed land. Efforts to accomplish this action include a joint City-County Master Street Program, public support of the second efforts of both school districts to gain voter approval of bonds for school construction, and seek sources of funding to expand and upgrade the City's sewer system (see also Program 19)</p>	<p>With local funding, the City began expanding the sewer system in 1999 and completed the project in 2002. The City's sewer system now has the capacity to treat 2.78 million gallons of wastewater per day and serve a population of 21,000 people. As identified in the current General Plan, Grass Valley's population was 16,000 people in 1999 and is projected to be 23,395 in 2020. The City-County Master Street Program and School bonds were not pursued during the planning period because they were not necessary.</p>

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2. DENSITY BONUS	
Offer a density bonus of 25% and at least one other financial or regulatory incentive, as required by state law, whenever a developer proposes to include at least 10% very low-income dwelling units or 20% low-income dwelling units within a development.	The City allows interested developers to receive density bonuses on a project-by-project basis as required by state law. To implement this program more effectively, the City will add a chapter to the Zoning Ordinance that provides for density bonuses and will promote this program to the development community.
Require rental housing developments, in exchange for the density bonus, to restrict affordable units through a suitable legal instrument to ensure the units affordability for a minimum period of time and at a maximum cost as established by Section 65915 of California Government Code. As of January 1, 1992, the maximum cost is 30 percent of 60 percent of the median income for Nevada County.	The City is home to a large percentage of affordable rental units. However, no low-income or senior rental projects constructed during the planning period received density bonuses, as these projects did not need to exceed the maximum densities permitted in the R-2 and R-3 zones to be financially feasible.
Require ownership projects, in exchange for the density bonus, to require that purchasers meet established income guidelines and intend to occupy the affordable units as their primary residence. Require purchasers to reside in their units for a minimum period of time to avoid resale restrictions. If this minimum time period is not met, the City will reserve the right to recapture a portion of the profit on the sale of a dwelling unit.	No residential developments were constructed during the planning period that received density bonuses. None of the low-income housing constructed during the planning period were homeownership projects, except for the Habitat of Humanities properties (see #1 – Provide Adequate Sites for Housing). Homebuyers in the City are not currently required to meet established income guidelines unless they are participants in other funding programs that have income guidelines implemented by the City. The City does not believe it is necessary to establish separate guidelines for ownership projects that receive density bonuses.
Adopt an ordinance to implement the density bonus program in accordance with the requirements of state law. Include income eligibility guidelines, provisions for applicant screening, a procedure for monitoring the continued affordability of affordable units, and a procedure for administering the requirements for ownership housing.	The City needs to adopt and revise its density bonus program during the planning period. The City will continue this program and include a density bonus chapter in the Zoning Ordinance.
3. AFFORDABLE HOUSING REQUIREMENTS OF REDEVELOPMENT LAW	
Adopt formal policies and procedures implementing the affordable housing	The City does not currently enforce any inclusionary requirements for

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<p>provisions of redevelopment law, which require that 15% of any privately constructed or rehabilitated dwelling units within the Redevelopment Area, and 30% of any dwelling units constructed or rehabilitated by the Redevelopment Agency anywhere in the City, be affordable to very low- and low-income households.</p>	<p>affordable housing within residential developments, except affordable housing required by state law to be provided within the redevelopment project area. However, an AB1290 Plan was previously adopted and updated in June 2003 that governs the provision of affordable housing within the City's redevelopment project area and/or projects assisted by the Redevelopment Agency (as required by state law). Pursuant to the requirements established by the AB1290 Plan, a few residential developments have been approved and are required to have units available for low-income households. Approximately 270 affordable units were constructed during the planning period as a result of this program (both rental and ownership units).</p> <p>The City does not believe that a citywide inclusionary housing program is needed now given the City's history of facilitating affordable housing through other means.</p>
<p>4. PURSUE STATE AND FEDERAL FUNDING</p>	
<p>Pursue available and appropriate state and federal funding sources in cooperation with private developers, non-profit housing corporations, the Nevada County Housing Authority, and other interested entities to support efforts to meet the housing needs of low- and moderate-income households and to assist persons with rent payments required for existing units.</p>	<p>Several projects were processed during the planning period that received State and/or federal funding. Projects that received funding include:</p> <ul style="list-style-type: none"> • Oak Ridge Apartments – An 80-unit apartment project that was completed in 1996. All units are for very low-income (45% of area median income) households. The City worked with the private developer to receive tax credit funding from the California Tax Credit Allocation Committee. • Cedar Park Apartments – An 81-unit apartment project under construction as of September 2003. Of these units, 65 will be for low-income (60% of area median income) households and the remaining 16 units will be for very low-income households. The City worked with the private developer to receive federal HOME funds for 11 units and State tax credit funding from the California Tax Credit Allocation Committee for the remaining units. • Glenbrook Apartments – A 52-unit apartment project that was recently approved. Of these units, 41 units will be for low-income households

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	and the remaining 11 units will be for very low-income households. The City worked with the private developer to receive federal HOME funding for 20 units and State tax credit funding from the California Tax Credit Allocation Committee.
5. USE OF TAX INCREMENT FUNDS FOR AFFORDABLE HOUSING	
Possible use of tax increment revenues to subsidize on-and off-site infrastructure improvements that will directly benefit a lower-income housing development or to provide financing for lower-income housing projects by the Redevelopment Agency. Tax increment funding will be one of several financial incentives the Redevelopment Agency will offer to developers to make the provision of low-income housing financially feasible. The Redevelopment Agency will develop guidelines for the use of tax increment funds for the development of affordable housing as part of the plan in Program 3.	Although guidelines for the use of tax increment funds for the development of affordable housing were not established during the planning period, the City examined the use of tax increment funds to subsidize infrastructure improvements that directly benefited lower-income housing. Phase 3 of the Mill Street Improvement project will be partially funded through tax increment funds and will benefit existing households. The Richardson Realignment project, which will begin construction in 2003, will also be funded through tax increments and will benefit existing City residents.
6. MORTGAGE REVENUE BONDS	
Investigate the feasibility of applying jointly with other communities and/or Nevada County for an allocation from the state to issue mortgage revenue bonds or other mortgage backed securities, to assist in the development of affordable ownership and rental housing. Apply for at least one allocation. The financial feasibility of issuing bonds will depend on the ability of the Redevelopment Agency to raise the required ½ percent deposit (either from tax increment funds or developer contributions, or both), the size of the bond issue relative to the costs of issuing the bond, and the interest rate at which the bonds can be sold.	The City did not jointly apply for an allocation from the state to issue mortgage revenue bonds or other mortgage backed securities to fund development of affordable housing or rental housing. Although joint application for funding is a feasible option for future residential development in the City, during the planning period no projects were proposed that warranted the pursuit of this program. Because Grass Valley is a small city, it may be more appropriate to investigate the formation of a joint powers entity or a joining an existing consortium with other cities and counties in the region to pool resources.
7. WEATHERIZATION AND ENERGY CONSERVATION FOR EXISTING DWELLING UNITS	
Post and distribute information on currently available weatherization and energy conservation programs in conjunction with housing rehabilitation.	The City is not currently posting/distributing information on weatherization programs. However, as discussed below in conjunction with Program 8, the City's Building Department requires new development to comply with the

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	provisions of Title 24 on an ongoing basis. Rehabilitation loans facilitated through the City to low-income homeowners include weatherization and energy improvements as permitted activities to receive the loan. The City could promote weatherization opportunities through its existing housing rehabilitation program.
8. ENERGY CONSERVATION FOR NEW CONSTRUCTION	
Enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures with respect to the location of buildings, landscaping, and solar access. Any landscaping and development design guidelines prepared by the City will include consideration of energy and resource conservation.	The responsibility of enforcing state energy requirements, including Title 24, lie with the Grass Valley Building Department. Energy calculations are required for any new construction or new square footage on existing buildings and commercial remodel. The City's Design Guidelines include standards on solar access and landscaping standards to increase energy conservation for new developments. This is an ongoing program.
9. HOUSING REHABILITATION PROGRAMS	
Continue to use local, federal, and state for funds for housing rehabilitation.	<p>During the planning period, the City pursued funding from the federal Community Development Block Grant Program (CDBG), which provides funding for a variety of community development activities. Eligible activities include acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and clearance activities. The City was awarded CDBG grants in 1994, 1995, 1997, 1999, and 2001. All of the grants received have been used except the 2001 grant, which will expire at the end of 2004. The City received approximately 1.5 million dollars in CBDG funding, which was used for rehabilitation of 44 homes low-income households between 1993 and the present. The City is using public outreach to inform citizens regarding the eligibility requirements and benefits of participating in the rehabilitation program.</p> <p>The City also administers a First Time Homebuyer program, which is funded through grants awarded by the federal HOME Investment Partnership Program. Between 1993 and the present, the City was awarded</p>

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	<p>approximately 1.1 million dollars in HOME funding that was used by 50 first time homebuyers to purchase homes in Grass Valley. These programs are ongoing programs administered by the City's Community Development Department.</p> <p>The First Time Homebuyer program has been relatively successful in consideration of the limited funding available for the program.</p>
10. COMMUNITY REINVESTMENT ACT	
<p>Contact financial institutions serving Grass Valley to solicit interest in providing financing for low- and moderate-income housing as part of their responsibility under the federal Community Reinvestment Act. Seek specific lending commitments to be used in conjunction with Redevelopment Agency funds and state and federal funds.</p>	<p>During the planning period, Grass Valley conducted presentations to local banking institutions regarding the City's current housing programs, including the Housing Rehabilitation program and the First Time Homebuyer program. All projects that were completed because of City's rehabilitation and first time homebuyer programs received discounted rates from title companies, appraisal service companies, and pest control companies.</p> <p>Current work by the City includes a housing rehabilitation campaign directed at local lending institutions.</p>
11. ANNUAL HOUSING ELEMENT MONITORING REPORT	
<p>Annual evaluation and report to the City Council on the City's progress in meeting its Housing Element objectives by Planning Department. Report will include recommendations regarding changes in Housing Element programs. Report will also include the following information, only to the extent applicable and in as much detail as appears warranted each year:</p> <ul style="list-style-type: none"> • Progress made toward achieving the City's fair-share housing allocation, • A summary of effort taken to improve the condition of the City's housing stock (e.g. CDBG-supported rehabilitation loans), • An inventory of remaining vacant sites in zones suitable for the development of housing for low-income households, • A summary of efforts undertaken to relocate residents displaced by 	<p>City Staff made presentation to the City Council during the planning period related to Redevelopment Agency activities, some of which related to Housing Element objectives. During the 1992-1997 planning period, Grass Valley achieved its regional housing allocation of housing units through implementation of programs established by the Housing Element.</p>

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<p>redevelopment and to replace affordable units lost as a result of redevelopment,</p> <ul style="list-style-type: none"> • A progress report on actions to meet special housing needs, <p>The City Council will decide, based on this annual evaluation of its progress, whether or not to adjust its program actions or to adopt new program actions.</p>	
12. SECTION 8 PROGRAM	
<p>Continue to cooperate with the County Housing Authority in its administration of the Section 8 rental assistance program and increase the availability of Section 8 vouchers and certificates in the City. Provide necessary documentation to the Housing Authority to apply for additional Section 8 commitments.</p>	<p>The City provides necessary information to the Nevada County Housing Authority for assistance with Section 8 requirements on an ongoing basis.</p>
13. ALLOW ALTERNATIVE HOUSING TYPES	
<p>Continue to allow secondary dwelling units, group homes, homeless facilities, manufactured homes on individual lots, and mobile home parks according to the requirements of state law.</p>	<p>During the planning period, the City continued to allow the development of alternative housing types. For example, the Olympia Glade Mobile Home Estates was approved during the period.</p> <p>The City also adopted an Elder Care Ordinance, which addresses affordable care facilities for low-income seniors and their specific transportation needs.</p> <p>Ordinance 610 was adopted during the planning period and addresses the conversion of existing multiple family rental housing to uses such as condominiums, community apartments, and stock cooperatives. In order to reduce impacts of a conversion on rental housing residents, the ordinance requires that all conversions be subject to the City's use permit process. As specified by the ordinance, conversions of assisted housing units are not allowed unless the City's regional housing allocation of affordable housing can be met after the conversion is complete.</p>

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14. DEVELOPMENT OF PLAN FOR THE USE OF REDEVELOPMENT HOUSING SET-ASIDE FUNDS	
<p>The Redevelopment Agency will establish, and periodically update, a set of policies and procedures to guide the implementation of the low- and moderate-income housing requirements for redevelopment tax increment revenues. This should include establishing a discrete Housing Fund and outlining priorities for the expenditure of Housing Fund monies. Potential activities which can legally be supported by the Housing Fund include the following:</p> <ul style="list-style-type: none"> • Acquisition of land for the development of affordable housing during the 1992-97 period • Provision of short- and long-term development financing assistance to developers of low- and moderate-income units; • Provision of grants or low-interest loans for housing rehabilitation or conversion; • Advancement of funds to developers of affordable units who are eligible for other federal or state funding assistance which is not immediately available – repayment of advanced funds can be conditioned on receipt by the developer of other assistance funds; • Planning, designing, and construction of low- and moderate- income housing; • Payment of predevelopment costs for developers of affordable housing; and • Construction of on- and off-site improvements necessary to support the private development of low- and moderate-income housing 	<p>The City's current Implementation Plan, prepared pursuant to AB 1290, covers the years 2000 to 2004. The plan identifies various projects for which the Agency can provide funding. Projects identified in the plan will be funded through the Agency include the Richardson Realignment project that will begin construction on 2003 and the Mill Street Improvements project, which is also anticipated to be constructed within 2003.</p> <p>Projects that were completed between 1992 and the present include:</p> <ul style="list-style-type: none"> • Main Street Improvements Project - Completed in 1998-99 • Bank Street Improvement Project - Completed in 1993-94 • Centerville Flume Phase II - Completed in 1995-96 • East Main St. Improvements • Slide Ravine Sewer Line Improvements - Completed in 1995-96 • Portable Classrooms at Hennessey School - Project Complete. • Habitat for Humanity - \$50,000 <p>The Housing Set-Aside fund includes a construction fund that receives approximately \$600,000 a year and a housing fund that receives approximately \$150,000 a year. These funds provide financial assistance for construction and rehabilitation of affordable housing within the City. For example, the Cedar Park project, an 81 unit very low- and low-income multi-family housing development, received approximately \$30,000 dollars of funding from the Redevelopment Agency.</p> <p>During the planning period, the Redevelopment Agency administered and provided funding for the City's First Time Homebuyer Program. This program provides loans for down payments for potential first time homebuyers within a certain income group. Approximately 50 households in Grass Valley were assisted through this program from 1994 to the</p>

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	<p>present. The City's First-Time Homebuyer Program is targeted to assist households that have incomes that are 80% or less of the county's median income.</p> <p>Households that receive financial assistance through this program must meet the income eligibility guidelines, be residents of the City, and not have owned a home in the last three years. The property to be purchased with this funding must pass the health and safety inspection and be located within the City limits. Participants in this program are also required to have approved mortgage loans and other financial assistance if necessary so that the homeowner will pay between 29% and 32% of their income on housing. The average loan per household through this program is between \$30,000 and \$40,000.</p>
15. FAIR HOUSING PROGRAM	
<p>Continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color by supporting efforts of community groups, which provide counseling, investigatory, legal, or referral services to victims of discrimination. Specifically, the City will:</p> <ul style="list-style-type: none"> • Maintain information on state and federal fair housing laws at the Planning Department for public distribution, • Designate an individual at the City to refer victims of housing discrimination to the appropriate local organization or to the State Fair Employment and Housing Commission, and • Seek the cooperation of the local homebuilders association, Realtor association, and lenders in disseminating fair housing information. <p>Develop a program to annually publicize the fair housing complaint process, including the preparation of press releases to the local media, notices to</p>	<p>The Fair Housing Program is implemented on an ongoing basis by the City's Building Department at the public counter. As opposed to designating one person to deal with fair housing discrimination, the City has educated its public counter staff to be able to provide that information to people as it is requested. Information on housing discrimination is available upon request. A pamphlet entitled "Fair Housing, Its Your Right" is also made available to the public.</p>

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community and church groups, and the distribution of fair housing information to places of public gatherings (library, post office, City Hall, etc.).	
16. HANDICAPPED ACCESSIBILITY	
Continue to implement state standards for accessibility in new housing by handicapped individuals. Encourage developers of affordable housing to incorporate mobility-impaired accessibility in their project design, and require such design considerations in any development projects in which the City provides funding, financial or regulatory incentives, or acts as on behalf of the developer as an applicant for state or federal funding.	Implementation of state standards for handicapped accessibility is a continual program enforced by the City. Projects that receive State funding are required by law to have units that will be handicapped accessible. Two projects, the Cedar Park Apartments and Glenbrook Apartments include approximately 20 handicapped accessible units. Development of these units was funded with approximately three million dollars in HOME funds.
17. MIXED USE DEVELOPMENTS	
Encourage housing over street-level commercial uses in the downtown area, when such a development approach can contribute to the City's balance of housing in relation to jobs or provide affordable housing for low- and moderate-income households. Encouragement of this type of development would occur primarily through a flexible regulatory approach, which allows the conversion of residential hotels and commercial spaces above street-level for year-round residential use. Low-cost "gap" financing from the Redevelopment Housing Set-Aside funds could also provide further encouragement of production of this type of housing.	The City completed a General Plan Update in 1999. The updated General Plan included two new land use designations that encourage a mix of land uses including residential uses above commercial uses. The land use designations are Special Development Area, and the Town Center Overlay. The Special Development Area designation is for areas that will be developed through a specific plan or master plan, which provides greater flexibility in application of the City's zoning code. The Town Center Overlay designation applies to the City's downtown area and promotes the protection and enhancement of the historic character while allowing for development. The City also approved Olympia Plaza and the Village of South Auburn, as mixed-use projects.
18. PRESERVATION OF AT-RISK HOUSING	
Work with property owners, other public agencies, and non-profit housing corporations to preserve existing subsidized rental housing in which the owner could increase rents to market rates within the next ten years. To	The previous Housing Element indicated that there were 176 rental dwelling units in projects that could convert to market-rate rents within the next five years, and 83 additional dwelling units in projects that could convert within

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<p>encourage existing owners to maintain the affordability of such rental housing, offer low-interest rehabilitation loans from Redevelopment Housing Set-Aside Funds, subject to the availability of funding at the time of request; assist owners in applying for state or federal low-interest rehabilitation loans, or provide “gap” financing to interested public agencies or private non-profit housing corporations interested in purchasing “at-risk” rental housing developments.</p>	<p>the next ten years.</p> <p>Valley View Apartments, Grass Valley Terrace, and Valley Commons East are assisted apartment units that were at risk of converting to market rate rents. During the planning period, the City began working with Mercy Housing California to assist Valley View Apartments (50 units) from converting to market rate rents and was able to extend the subsidy period to 2023. Three other rental properties containing 225 units also received extension so their regulatory periods to 2023.</p> <p>As a small city, Grass Valley has to apply for all HOME and CDBG funds. There are state funds available, through the Department of Housing and Community Development’s (HCD) HOME Investment Partnership Program, which allows jurisdictions in conjunction with a housing development organization to apply for grant funds that can be used to preserve and enhance apartments that are at-risk of going to market rate.</p>
19. INCREASE SEWER CAPACITY	
<p>Continue to pursue state or federal and local funding to expand its sewer treatment capacity so that the City can meet its share of the region’s housing needs with the burden of expansion costs shifted to new development rather than existing ratepayers.</p>	<p>With local funding, the City began expanding the sewer system in 1999 and completed the project in 2002. The City’s sewer system now has the capacity to treat 2.78 million gallons of wastewater per day and serve a population of 21,000 people. As identified in the current General Plan, Grass Valley’s population was 16,000 people in 1999 and is projected to be 23,395 in 2020.</p>
20. REDUCE REGULATORY BARRIERS TO AFFORDABLE HOUSING	
<p>Review and revise the zoning standards and permit process to encourage the production of ownership housing for moderate-income households and to assure that zoning requirements do not unreasonably impact low-income housing proposals. Among the standards for consideration are:</p> <ul style="list-style-type: none"> • Reduction of the minimum 10,000 square foot lot size on a case-by-case basis for single family developments in Planned Unit Developments 	<p>Revisions to the City’s Zoning Ordinance during the 1992-1997 planning period included minor revisions to Articles 3, 11A, 11B, 13D, 13E, 14, and 14A. The revisions addressed alternative issues and did not result in the achievement of the goals established by this program. Although the City succeeded in facilitating the development of affordable rental housing, it was less successful in encouraging market rate-developers to provide ownership housing affordable to low-to median-income households.</p>

PROGRAM ACTIONS	ACHIEVEMENTS
<p>on large tracts of land to be annexed to the City, provided that such a reduction is tied to the provision of housing affordable to low- or moderate-income households, and the topography of the site could support a reduction in lot sizes;</p> <ul style="list-style-type: none"> • Increase in development flexibility in the R-2A zone to encourage patio homes, townhouses, attached homes, zero lot-line homes, and other types of ownership housing that are potentially affordable to moderate-income households; • Addition of an economic/financial feasibility criterion to the City's design review standards so that less costly design alternatives can be explored by developers to encourage the production of housing affordable to low- and moderate-income households; and • A reduction in the number of parking spaces otherwise required by the zoning code when a developer can demonstrate that less parking is needed (for example, in the case of an elderly housing proposal, housing located next to public transit, or housing in a mixed-use development where residents work at places of employment within the development). • Providing priority processing to low- and moderate-income housing proposals when "fast-tracking" such applications are necessary to secure state or federal funding or control of the site for the housing proposal. • Identifying and rezoning one or more sites suitable for a density of between 25 and 30 dwelling units per acre to meet the City's housing construction objective for low-income households. 	<p>The City's experience with the production of affordable housing since 1990 has led to the conclusion that a base residential of 25 to 30 units per acre is not needed to facilitate such housing. However, the City does provide sufficient flexibility through its planned development, specific plan, and special planning area processes to approved higher residential densities in individual cases, if necessary and appropriate, to increase the feasibility of producing affordable housing</p> <p>However, the Zoning Ordinance is scheduled for a thorough review and revision in 2003. As part of the review, the requirements that potentially unreasonably impact development of affordable housing will be identified, reviewed, and revised as necessary.</p> <p>A CDBG Planning grant has been awarded to the City for the evaluation of the current permit process and development of mechanisms to streamline the construction of affordable housing.</p> <p>The City also completed a strategic plan for the Downtown area, which recommends parking reductions for residential uses to 0.5/du if parking is shared with office uses (on or off site) or if the residential unit is located on the upper floor of an existing structure.</p>
21. DESIGNATE APPROPRIATE LOCATIONS FOR HOMELESS AND TRANSITIONAL HOUSING	
<p>Review and revise the zoning code to identify zones in which homeless and transitional housing will be allowed.</p>	<p>See discussion of Program 20 above. Pursuant to the current zoning ordinance, homeless and transitional alternatives can be accommodated within R-2, R-3, and a few of the commercial zoning districts subject to the</p>

PROGRAM ACTIONS	ACHIEVEMENTS
	<p>requirements of a use permit.</p> <p>The City has adopted an Elder Care Ordinance, which is described in detail with Program 13 above.</p>
22. ENCOURAGE THE USE OF DEVELOPMENT AGREEMENTS	
<p>Encourage developers to enter into agreements with Grass Valley, vesting the developer's right to proceed with a project under the regulations in effect at the time of application, in exchange for commitments from developers on providing or establishing a financing mechanism for necessary public facilities that serve new development.</p>	<p>The City allows developers to enter into development agreements, which guarantee that subsequent changes in land use regulations will not affect the subject project during the period specified in the development. Development agreements are discussed as an option with developers during application submittal or at pre-application meetings. Typically, planning staff prepares the agreements, which are subject to Planning Commission and City Council approval. The City levies a fee to fund the preparation of these documents.</p> <p>Three large developments have entered into annexation agreements with the City since 1997. Both the Loma Rica Ranch and the North Star developments are subject to agreements signed in 1997. The Kenny Ranch project is subject to an agreement signed in 1998.</p>

C. Goals and Policies

GOAL A: To Designate Sufficient Land at Appropriate Densities and Establish Development Standards and Permit Procedures to Accommodate the City's Share of Nevada County's Housing Needs for All Income Groups

POLICY 1: The City shall maintain an adequate supply of residential land in appropriate land use designations with access to public facilities and services, to accommodate projected household growth and Grass Valley's share of Nevada County's housing construction need for all income groups.

POLICY 2: As needed, the City shall annex land within its Sphere of Influence (SOI) to maintain an adequate supply of residential land.

POLICY 3: The City shall implement flexible land use regulations, through a planned unit development process, allowances for mixed-use and other zoning techniques to encourage a range of housing types and densities within a single development.

POLICY 4: The City shall promote infill residential development through the preparation of an "Infill Strategy Policy" which would identify suitable development sites, design goals, and incentives.

GOAL B: To Address Special Housing Needs as Defined by State Law and Local Conditions

POLICY 1: The City shall continue to implement state law regarding the establishment of group homes (residential care facilities) in residential zones, but shall seek to avoid the overconcentration of such residences in any particular neighborhood.

POLICY 2: The City shall ensure that its land use regulations do not present barriers to the location of childcare facilities within new residential developments or within reasonable proximity to where such facilities are needed.

POLICY 5: The City shall encourage new rental housing facilities for large families.

POLICY 4: The City shall allow housing oriented to the needs of existing and future elderly residents in any residential zone according to density and other standards for each zone.

POLICY 5: The City shall allow overnight shelters and transitional housing facilities for homeless individuals and families in appropriate zoning districts subject to compliance with development standards for those zones.

POLICY 6: The City shall implement state and federal requirements for persons with disabilities in new residential developments. Any housing developments in which the City acts as a developer, provides financing, or assists a developer in applying for state or federal funds must address the needs of persons with disabilities.

POLICY 7: The City shall continue to allow second dwelling units in any residential zone according to standards included in the City's Zoning Ordinance.

POLICY 8: The City shall continue to allow manufactured homes on permanent foundations in any residential zone, subject to compliance with development standards for each zone.

GOAL C: To Meet the City's Low- And Moderate-Income Housing Needs

POLICY 1: The City shall pursue state and federal funding assistance that is appropriate to Grass Valley's needs to develop housing that is affordable to low- and moderate-income households.

POLICY 2: The City shall use available local financing techniques, such as mortgage revenue bonds, mortgage credit certificates, other mortgage-backed securities, or other feasible financial assistance techniques, to assist homebuilders in developing affordable housing.

POLICY 3: Where government-assisted residential units are required to sell or rent at less than market rates are, included within a housing development, such units shall be interspersed within the development and shall be outwardly indistinguishable from market-rate units.

POLICY 4: The City shall continue to work with the Nevada County Housing Authority in the administration of affordable housing programs.

POLICY 5: The City shall revise zoning standards to assure the encouragement of alternative types of affordable ownership housing.

GOAL D: To Preserve the Existing Housing Stock and Conserve Existing Affordable Housing Opportunities

POLICY 1: The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.

POLICY 2: The City shall pursue state and federal funding assistance that is appropriate to the City's needs to rehabilitate housing. The City shall also contribute redevelopment tax increment funds to support the rehabilitation of the existing housing stock.

POLICY 3: The City shall work with interested nonprofit and for-profit housing providers to acquire rental housing in need of rehabilitation and to maintain the affordability of the units to low-income households, should such action be the only feasible method of preserving affordable rental housing.

POLICY 4: The City shall continue to make code-enforcement inspections upon a complaint basis to assure that rental housing is maintained in habitable condition according to County Health Department standards.

POLICY 5: The City shall work with the Nevada County Housing Authority to maintain and increase the availability of federal rental subsidies in the City.

POLICY 6: The City shall work with existing owners of "at-risk" subsidized rental housing, other public agencies, and interested nonprofit housing providers to maintain the affordability of government subsidized rental housing developments that could convert to market rate housing within the next ten years.

POLICY 7: The City shall maintain an inventory of historic residential structures and pursue alternatives to work with property owners in preserving such structures.

GOAL E: To Assure that All Present and Future Residents Have Equal Access to Housing Commensurate with their Financial Capacity

POLICY 1: The City shall provide public information on state and federal fair housing laws.

POLICY 4: The City shall refer discrimination complaints to the State Fair Employment and Housing Commission. The City shall train public information campaign.

POLICY 3: The City shall cooperate with community-based organizations that provide services or information to victims of housing discrimination.

POLICY 4: The City shall seek joint sponsorship with local homebuilders, real estate agents, and lenders of a periodic fair-housing public information campaign.

POLICY 5: The City shall encourage "workforce" housing that is affordable to residents who are employed locally through a study that identifies opportunities to develop such housing and design alternatives that would make the production of such housing financially feasible.

GOAL F: To Promote Residential Energy Conservation

POLICY 1: The City shall ensure that new residential construction meets minimum state standards for energy efficiency.

POLICY 2: The City shall promote energy conservation through its land use planning and development standards.

POLICY 3: The City shall encourage greater energy efficiency in older residential structures.

D. Implementation Programs

GOAL A: To Designate Sufficient Land at Appropriate Densities and Establish Development Standards and Permit Procedures to Accommodate the City's Share of Nevada County's Housing Needs for All Income Groups

PROGRAM 1: Adequate Sites for Housing

Action: Grass Valley shall work with owners of vacant and underutilized land within the City and its Sphere of Influence (SOI) to provide sufficient sites with adequate zoning, public facilities, and services to meet the City's housing needs for all income groups. This program will consist of the following actions:

- a) As land is annexed, the City shall utilize one or more of the following options: 1) apply an appropriate zoning category or categories that reflects environmental conditions and development needs; 2) encourage the incorporation of mixed-uses to all areas being evaluated for annexation; 3) work with property owners to prepare a specific plan containing project-specific development standards; or 4) apply a planned unit development overlay zone designation to permit variation from the strict application of zoning standards. These options reflect historic City practices in annexing land since the adoption of the 1993 Housing Element.
- b) The City shall concentrate its annexation efforts on unincorporated sites adjacent to the City, which can be readily served by the City's sewer system and that have the capacity to accommodate development a mix of low- and moderate-income housing. (See Tables III-1 and III-2 for a list of sites and the development potential of those sites.) Because the City has identified a potential shortage of sites within the present city limits that could be developed at six or more dwelling units per acre for low- and/or moderate-income housing, sites appropriate for development at six dwelling units per acre or more should receive the highest priority for annexation. The City shall take the initiative by identifying those sites most appropriate for annexation to meet the City's remaining share of Nevada County's region's housing needs between 2003 and 2009, and by contacting the property owners and encouraging them to plan land for annexation to the City. This process will be similar to the City's practices since 1993. (See section B of this chapter, Evaluation of Achievements, for information on City annexations since 1992.)
- c) The City shall zone annexed land at the time of annexation based on the identified and appropriate development capacity (see Tables III-1 and III-2) so that a subsequent rezone is not necessary for sites that can accommodate higher density residential uses and/or mixed residential-commercial development. This will permit needed multifamily housing by right (without a conditional use permit) at densities that can support low- and moderate-income housing.
- d) For larger sites to be annexed to the City, Grass Valley shall encourage applicants to use a planned development or specific plan process, or apply the special planning area designation (SDA), to allow greater flexibility and variety in housing types and densities. SDA is a mixed-use designation: a variety of land uses might be proposed and approved under the aegis of the specific plan, master plan, or similar instrument. The primary inducement for the use of this

process is the greater flexibility offered to land owners in the design of their development proposals. Planned development permits also facilitate the development of multifamily housing without the need for subsequent rezoning or conditional use permits by vesting the right to construct multifamily housing at the time a planned development permit is approved. The SDA designation is reserved for areas to be master planned or subject to a specific plan. When imposed, SDA designation replaces previous General Plan designations within the subject property(ies), and serves as a temporary “holding” classification pending completion and approval of a specific plan, master plan, or similar instrument.

- e) The City shall adopt local funding mechanisms to ensure that public facilities and services can be extended to annexed land. The City's efforts to accomplish this action may include the adoption of a City Street Master System Program, if needed, to serve developing areas on the periphery of Grass Valley, publicly supporting the efforts of local school districts to gain voter approval of bonds for school construction, and seeking sources of funding to expand and upgrade the City's sewer system.
- f) For properties designated R-3 or other multifamily land use category under a specific plan, the City shall require developers to achieve at least a mid-range between the minimum and maximum densities (between eight and 20 units per acre in the case of sites designated R-3 or multifamily high density). The City will review developer requests to build at less than the mid-range on a case-by-case basis, taking into account design considerations, slopes, and other relevant site issues. On properties with slopes or other environmental constraints, the City will encourage developers to transfer housing units to the unconstrained portion of a property.
- g) The City shall undertake two site planning studies (which could be funded with a Small Cities CDBG planning grant) to: a) identify specific properties within the Downtown Plan area and/or along selected commercial designated corridors of the City with residential and mixed-use potential, quantify the residential development potential on these properties, and promote these sites to the development community; and b) conduct a site-specific analysis of R-2 and R-3 properties over one acre in size and other one-acre-or-more infill properties that may be appropriate to designate for R-3 to determine realistic development potential based on slope, other environmental conditions, access to public transportation, roadway and other infrastructure improvements, and other relevant factors.

Discussion: To correlate land use categories with income groups, the following assumptions are made: very low- and low-income housing needs can be met with land zoned at 18 dwelling units per acre or more (25 with a density bonus) that moderate-income housing needs can be met with land zoned at six to 20 dwelling units per acre, and that above moderate-income housing needs can be met with any residentially-zoned land. As part of its annexation process, the City should encourage residential developers to include housing affordable to families with children to alleviate overcrowding among large families and affordable ownership housing for moderate-income households. This will increase the availability of rental housing to low- income households and reduce the proportion of such households paying more than 30 of their income for housing expenses.

Responsibility: Community Development Department, Planning Commission, City Council
Timeframe: Current and ongoing, 2003 – 2009 (annexations occur one or more times per year as needed and as requested by property owners); implementation

of annexation policies occurs through pre-annexation and pre-application meetings. City applied for CDBG planning grant in October for the site inventory and Colfax Avenue infill opportunities. Look at building and vacant land for revitalization. The other study will focus more on parking standards for job creation and development of the downtown area but could also facilitate mixed uses in the downtown area. Implement action 1(f) as City policy upon adoption of the Housing Element and include implementation of this action as part of the Zoning Ordinance update (see Program 3 for timing). Implement action 1(g) in spring 2004 once the City executes CDBG planning grant agreements with the State of California to fund these studies.

Funding:

Annexation application fees, CDBG, RDA.

Objective:

Accommodate the City's remaining share of Nevada County's future housing needs (see Table II-27)

PROGRAM 2: Flexible Development Standards and Mixed Use Developments

Action: The City shall encourage creative approaches to meeting housing needs through a planned development process and allowances for mixed-use development, such as housing over street-level commercial uses in the Downtown area and mixed use developments in annexation projects, when such developments can contribute to the City's balance of housing in relation to jobs or provide affordable housing for low- and moderate-income households. The City will promote opportunities for creative development in pre-application and pre-annexation meetings with applicants, information to be distributed at the Community Development Department public counter, and a website link to the Community Development Department (which includes Redevelopment Agency programs).

The City shall also implement recommendations of the Downtown Strategic Plan that provide for mixed-use development, including:

- Maintain the mixed-use character of Richardson Street: and encourage additional density for both commercial and residential uses, while discouraging the conversion of residential structures that would result in displacement of lower-income residents (unless relocation assistance and/or replacement housing is provided);
- Within the Hotel Area, integrate properties fronting on South Auburn with the hotel development and the remainder of downtown, and to insure appropriate access, building orientation, adequate parking, and appropriate land use, including potential for residential above ground level commercial; and
- Investigate the feasibility of developing podium housing over larger existing public and private parking lots along Church Street.

To promote its efforts to encourage mixed-use development and other creative approaches to residential development, the City will work with the Grass Valley Downtown Association to implement recommendations of the Downtown Strategic Plan, provide information on the City's General Plan policies and zoning options to the local building industry and realtor associations, and distribute information on the City's policies and regulations at the Community Development Department's public counter.

Discussion: The City’s Planned Unit Development (PUD) Zoning consists of a floating zone that allows flexibility and innovation within a plan area, including concepts such as cluster development, a mixture of housing types and land uses, and common ownership of open space and community facilities. The Town Center overlay (TC) is one of two new “overlay” designations (Open Space Opportunity is the other) that were adopted as part of the 1999 General Plan update. Examples of the City’s approval of mixed-use development in an annexation area are the Olympia Plaza (Phase II), which included approximately 14 acres for mixed-use development, and the Village of South Auburn, another mixed-use project. In both cases, housing was included in projects that were developed on lands zoned, or partly zoned, for commercial use.

The TC overlay defines Downtown Grass Valley. Town Center designation recognizes that design and architectural features are of greater concern than land use designations in downtown, where “mixed use” is both accepted and encouraged. Protection and enhancement of Downtown’s historic character are the primary intentions of the TC district. Various land uses may be accommodated in the TC district, so long as historic character and design/architectural standards are upheld. “Underlying” land use designations are to be maintained on parcels within the TC overlay, although TC standards override those of comparable zoning districts in cases of conflict. Town Center encompasses Downtown Grass Valley properties clustered along South Auburn, Mill, and Main Streets. Street-level commercial, specialty shops, restaurants, upper level residential and offices, and cultural uses are encouraged. As an overlay designation, Town Center does not relate directly to specific zoning districts.

- Responsibility:** Community Development Department, Planning Commission, City Council
- Timeframe:** Use of Planned Development, Special Planning Area, and other zoning techniques, current and ongoing, 2003 – 2009
- Pre-annexation and pre-application meetings with applicants will occur each year as needed based on property owner interest
- Complete study of feasibility of podium housing along Church Street and master plan for Hotel Block by December 2005
- Encourage additional density along Richardson Street on an opportunistic basis, as development proposals are submitted
- Funding:** Application fees, CDBG, redevelopment housing set-aside funds
- Objective:** Increase the options to provide for a variety of housing to meet the needs of all income groups

PROGRAM 3: Reduce Regulatory Barriers to Affordable Housing

Action: The City shall review and revise its zoning standards and permit process to encourage the production of ownership housing for moderate-income households and to assure that zoning requirements do not unreasonably impact low-income housing proposals. Among the revisions to zoning, standards for consideration the City will adopt:

- a) As part of the Density Bonus Program, provide flexibility to developers to: 1) allow structures/residential buildings to encroach into front yard set-backs; 2) allow parking areas, but

not parking structures, in the required front yard set-back in the R-2A and R-3 zones to provide developers with greater flexibility, but require visual screening or landscaping so that parking areas in front yard set-back areas are not apparent from the public right-of-way; and 3) allow less parking than currently required if an applicant can show that residents will have a lower rate of automobile ownership due to their incomes, lifestyle characteristics, project location, or other relevant factors. (See recommendation #2 below.)

- b) To implement the Downtown Strategic Plan, reduce required parking for residential uses to 0.5/du if parking is shared with office uses (on or off site) subject to the approval of the Planning Commission and Section 14.12 of the Zoning Ordinance or if the residential unit is located on the upper floor of an existing structure.
- c) To ensure that the City complies with state law regarding community care facilities in residential zones, amend the Zoning Ordinance to define community care facilities of six or fewer persons, regardless of type, as permitted uses in residential zones and larger facilities as conditionally permitted uses with a use permit.
- d) To implement new state law requirements for second units, effective July 1, 2003, adopt an administrative, or staff level, permit process. The City shall revise its permit process for second units to eliminate the use permit requirement and public hearing before the Planning Commission.
- e) Clarify in the Zoning Ordinance that mobilehome parks are permitted in the R1, R2 residential zones with the application of the "MH" combining designation and that individual mobile homes on permanent foundations are permitted under the same standards as site-built single-family homes (without being subject to additional permit requirements).
- f) Provide definitions and specify zoning districts for transitional housing and emergency shelters. The City could also adopt conditional use permit criteria specifically governing development standards for these uses, such as hours of operation; external lighting and noise; provision of security measures for the proper operation and management; compliance with county and state health and safety requirements for food, medical, and other supportive services provided on-site; maintenance in good standing of county and/or state licenses, if required by these agencies for the owner(s), operator(s), and/or staff of a proposed facility; and similar operations and management issues.
- g) Limit the types of non-residential uses allowed within multifamily residential zones to public uses, institutional uses, and uses that support residential uses. Currently, a broad range of nonresidential uses is permitted in the R-3 zone, and to a lesser extent in the R-2 zone, which could reduce the land available for housing.
- h) Reduce the cost impact of permit processing time by "fast tracking" affordable housing proposals—prioritizing the processing of affordable housing projects and assignment of a staff person to shepherd such projects through required city development reviews. Expediting the approval of affordable housing includes the use of CEQA exemptions for affordable housing, as permitted by state law, early notification and coordination with local neighborhood groups by one applicant and use of the design review to address site design issues early in the process.

- i) To promote infill housing and mixed-use projects in the Downtown area: 1) reduce or eliminate the City's minimum lot area per dwelling unit of 2,000 square feet, which is a low density for infill projects; and 2) allow for reduced rear yard set-backs for residential and mixed-use projects. (For loading purposes, Section 9-03 (b) of the Zoning Ordinance requires a 12-foot rear yard setback where the project backs-up to a street alley or parking lot. Residential or mixed-use projects are not likely to require loading areas.)
- j) The City will add to the Zoning Ordinance allow for the placement of structures and modifications (such as handicapped access ramps) in yard and set-back areas to meet the needs of persons with disabilities.
- k) The City shall take a more proactive role in lobbying the state on policy/legislative issues that affect housing, such as workers compensation, liability insurance, and prevailing wages

Responsibility: Community Development Department, Planning Commission, City Council
Timeframe: Adopt zoning revisions by December 2005
Funding: Application fees
Objective: Reduce regulatory barriers to facilitating the provision of a variety of housing for all income groups

PROGRAM 4: Implement General Plan Policies

Action: 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, such as:

- Clustering of housing units in annexation areas (such as Loma Rica, Kenny Ranch, and North Star);
- Promoting the use of infill properties;
- Avoiding slopes and environmental resource areas;
- Maximizing efficient use of unconstrained portions of residentially designated properties by allowing opportunities for higher densities on unconstrained land;
- Promoting new developments in annexation areas that include a combination of residential uses, commercial services, and employment opportunities for Grass Valley residents;
- Encourage mixed-use developments on larger parcels in newly developing areas, incorporating jobs, generating businesses, and industry housing; and
- Promote primary jobs and core employment opportunities; those that export goods while importing capital.
- Encourage mixed use developments on larger parcels in newly developing areas incorporating jobs, generating businesses and industry housing.
- Promote primary jobs and core employment opportunities; those that export goods while importing capital.

For implementation, see programs 1 – 3.

PROGRAM 5: Encourage the Use of Development Agreements

Action: The City shall encourage developers to enter into agreements with Grass Valley, vesting the developer's right to proceed with a project under the regulations in effect at the time of application, in exchange for commitments from developers on providing or establishing a financing mechanism for necessary public facilities that serve new development. Grass Valley will promote this option during pre-annexation and pre-applications meetings.

Discussion: The primary inducement for a developer to enter into such an agreement is the guarantee that subsequent changes in land use regulations will not affect the proposed project during the period covered by the agreement.

Responsibility: Community Development Department, Planning Commission, City Council
Timeframe: Current and ongoing, 2003 – 2009, as part of the application process
Funding: Application fees
Objective: To expedite the process of final development approvals

PROGRAM 6: Annual Housing Element Monitoring Report

Action: The Planning Department shall annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives. The report to the City Council will include recommendations for changes in Housing Element programs. The report will also include the following information, only to the extent applicable and in as much detail as appears warranted each year:

- Progress made toward achieving the City's fair-share housing allocation;
- A summary of efforts taken to improve the condition of the City's housing stock (e.g., CDBG-supported rehabilitation loans);
- An inventory of remaining vacant sites in zones suitable for the development of housing for low-income households;
- A summary of efforts undertaken to relocate residents displaced by redevelopment and to replace affordable units lost as a result of redevelopment; and
- A progress report on actions to meet special housing needs.

The City Council will decide, based on this annual evaluation of the progress, whether or not to adjust its program actions or to adopt new program actions.

Responsibility: Community Development Department, Planning Commission, City Council
Timeframe: Annual report by or before October 1 each year
Funding: General Fund
Objective: To evaluate progress annually and make appropriate revisions to policies and programs

PROGRAM 7: Promote Infill Development

In conjunction with Program 1, Adequate Sites for Housing, the City shall modify its annexation policies and procedures to promote infill development and development adjacent to the City (within its planning area) before seeking to expand the Sphere of Influence. Within the existing city limits, the City will promote infill development in the Redevelopment Area and other parts of the City where adequate public facilities and services are already in place and where small projects can be integrated with existing neighborhoods.

For areas to be annexed to the City, Grass Valley shall adopt policies and procedures to address:

- The provision of affordable workforce housing units and a mix of housing types;
- Integration of community design principles of General Plan, such as clustering, grouping or mixing of uses, protecting important natural features, and providing internal pedestrian and bicycle connectivity;
- Future transportation/infrastructure needs and current project-related deficiencies;
- Future park/recreation facility needs and maintenance costs;
- Future short- and long-term fiscal impacts;
- Definition of annexation boundaries, phasing and rate of growth; and
- Consistency with General Plan policies and Sphere of Influence Plan.

The City will promote its annexation policies and procedures through an informational flyer at the Community Development Department public counter, a link on the City's web site, distribution of the policies and procedures to the local building industry association, and pre-application meetings with applicants.

Responsibility: Community Development Department, Planning Commission, City Council
Timeframe: Annexation plan containing additional policies and procedures was adopted in July 2003. Promotion of City policies will begin December 2004 and continue thereafter once workforce housing and downtown planning grant studies have been completed (see programs 1(g) and 11) .
Funding: General Fund
Objective: To ensure integration of annexed areas to the City and achievement of General Plan goals and objectives

GOAL B: To Address Special Housing Needs as Defined by State Law and Local Conditions

PROGRAM 8: Allow Alternative Housing Types to Meet Special Needs

Action: The City shall continue to allow secondary dwelling units, group homes (residential care facilities), homeless and transitional housing facilities, and manufactured homes on individual lots and in mobile home parks, and farmworker housing according to the requirements of state law. To promote the City's development standards for alternative housing, the City will provide information at the Community Development Department public counter, provide a website link, and offer pre-

application meetings to explain the City's policies and regulations. The City will also promote its standards for alternative housing types through its ongoing contacts with nonprofit housing organizations.

Responsibility: Community Development Department, Planning Commission, City Council
Timeframe: Current and ongoing, 2003 – 2009 (see Program 3 for timeframe on regulatory revisions to better implement this program)
Funding: Application fees
Objective: Provide greater housing and shelter opportunities for special needs groups

PROGRAM 9: Housing for Persons with Disabilities

Action: The City shall continue to implement state standards for accessibility in new housing by handicapped individuals. The City will require developers of affordable housing to incorporate adaptability and accessibility features in their project designs. The City will also continue to allow:

- Accessory structures in new housing developments and retrofitting of older homes to meet the needs of persons with disabilities;
- Handicapped access structures, such as ramps or lifts, within required yard and set-back areas;
- Residential care facilities designed for persons with disabilities; and
- On-site supportive services in combination with residential uses for persons with disabilities.

The City will promote its policies and standards for housing and services for persons with disabilities by providing information at the Community Development Department public counter, a website link, pre-applications meetings with housing and service providers, and periodic meetings with nonprofit and public agencies that serve persons with disabilities (as part of the City's annual grant activities (see Program 15).

Responsibility: Community Development Department
Timeframe: Current and ongoing, 2003 – 2009
Funding: Application fees
Objective: Provide greater housing and shelter opportunities for persons with disabilities

PROGRAM 10: Designate Appropriate Locations for Homeless and Transitional Housing

Action: The City shall review and revise its Zoning Ordinance to identify appropriate zones in which homeless and transitional housing will be allowed. Transitional housing, which is more consistent with conventional residential uses, may be appropriate in R-3 and mixed-use zoning districts. Overnight and short-term homeless shelters, which are more institutional in nature, may be appropriate in certain commercial zoning districts.

Discussion: Under the City's present practice of zoning code interpretation, homeless shelters can be permitted as "group homes" in R-3 and commercial zones. However, the nature of most overnight and short-term homeless shelters, and their need for proximity to transportation and other

services, might make such uses more appropriate for commercial zoning districts. Transitional housing is considered a residential use by the City and is allowed in any zone permitting residences. The City will revise its zoning code to reflect its current zoning practices and to identify homeless shelters and transitional housing as permitted uses in appropriate zoning districts

Responsibility: Community Development Department, Planning Commission, City Council
Timeframe: Adopt Zoning Ordinance Revisions by December 2004
Funding: General Fund
Objective: Provide greater housing and shelter opportunities for homeless individuals and families

PROGRAM 11: Housing Opportunities for Low-Income Families

Action: Through its ongoing collaborations with nonprofit organizations and other public agencies to obtain funding for affordable housing projects and programs (see Program 15), the City shall seek to include housing units suitable for large families in new developments containing affordable housing, except in those projects designed specifically for non-family and small family special needs groups (such as seniors and persons with disabilities) by.

- Requiring that affordable family housing projects include three- and four-bedroom housing units, with the goal that the percentage of such units will match the percentage of large families in Grass Valley (six percent in 2000), unless the applicant can show that it would be financially infeasible to include such a percentage.
- Implementing and promoting recently adopted requirements of state law (Assembly Bill 305) for childcare facility density bonuses (see Program 13).
- Providing financial and regulatory incentives listed in programs 13 and 15 to facilitate the production of affordable housing.
- Providing density bonuses for projects that include minimum percentages of housing units affordable to very low- and/or low-income households (see Program 13).
- Making the use of state and federal funds, including bond proceeds or tax credits, for large family housing one of the City's priorities (see Programs 15 and 16).

The City will promote its efforts to encourage the production of large family housing through its website, website links to the Nevada County Housing Authority and nonprofit organizations providing affordable housing or operating programs in Grass Valley, pre-application meetings with affordable housing developers, and contacts with housing providers as part of the City's annual public workshops on the use of CDBG funds and Redevelopment Agency Housing Set-Aside funds.

Discussion: The Community Profile (Chapter II) identified affordable family housing as a priority. Low-income large families and single parents, in particular, face many challenges to obtaining suitable housing. Such families typically need low-cost housing with three or more bedrooms, often rental housing, and convenient access to childcare services.

Responsibility: Community Development Department
Timeframe: See Program 15
Funding: See Program 15
Objective: See Program 15

PROGRAM 12: Workforce Housing Study

Action: The City shall complete a study of options to provide “workforce” housing that is affordable to, and meets the needs of, residents who are employed locally. The study will include a Workforce Housing Design Program Implementation Report that addresses:

- Infill development opportunities, including densities, development standards and possible development incentive programs;
- Summary of architectural styles found in the Grass Valley area and how they relate to specific sites;
- Preliminary conceptual site and architectural plans including floor plans, elevations and conceptual development financial analysis for each of the three selected sites and unit types;
- Recommendations for revisions or additions to existing City regulations or policies to encourage infill development, and in particular the infill development of workforce housing units;
- Requirements for affordability of a specified number of housing units when the City grants exceptions to its development standards under its planned development process;
- Recommendations for policies and measures to maintain long-term affordability of units developed in the Workforce Housing Design Program, including identification of funding programs and development resources; and
- Creation of the “Workforce Housing Design Program” fact sheet/newsletter for reproduction and public distribution by the City summarizing the findings of the study.

The City will promote the results of the Workforce Housing Study through a website link; notification of local building industry, business, and realtor organizations; and distribution of the study to homebuilders and developers, particularly affordable housing providers.

Responsibility: Community Development Department, Planning Commission, City Council
Timeframe: Complete study by March 2004, implement thereafter, 2004 - 2009; regulatory changes to be completed by December 2005
Funding: CDBG (planning grant)
Objective: Provide greater housing opportunities for local workforce

GOAL C: To Meet the City's Low- And Moderate-Income Housing Needs

PROGRAM 13: Density Bonus

Action: The City shall revise its density bonus program to conform to current requirements of state law. The City will offer a density bonus of 25 percent and at least one other financial or regulatory incentive, as required by state law (California Government Code sections 65915 to 65918), whenever a developer proposes a residential project in which:

- At least ten percent of the housing units are affordable to very low-income households;
or

- At least 20 percent of the housing units are affordable to low-income households; or
- At least 50 percent of the housing units are designed for, and occupied by, qualifying senior housing units; or
- At least 20 percent of the housing units are in a condominium project are affordable to moderate-income households; or
- At least 33 percent of housing units in a conversion of a rental apartment to condominium ownership are affordable to low- or moderate-income households, or 15 percent are affordable to lower-income (very low- and/or low-income) households.
- A housing development conforming to the requirements of California Government Code Section 65915 includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project.

The City shall require, in exchange for the density bonus and other incentives, that restrictions be imposed on the affordable units through a suitable legal instrument that ensures the affordability of those units for a minimum period of time and at a maximum cost as established by California Government Code Section 65915 or Section 65915.5 for condominium conversions.

For ownership projects, the City shall require, in exchange for the density bonus that purchasers meet established income guidelines and intend to occupy the affordable units as their primary residences. Homebuyers will be required to reside in their units for a minimum time period (as an anti-speculation mechanism) to avoid resale restrictions. If this minimum period is not met, the City will reserve the right to recapture a portion of the profit on the sale of a dwelling unit.

Discussion: Other incentives the City will consider in conjunction with density bonuses include, but are not limited to: fee reductions or deferrals, expedited permit processing, contributions of redevelopment tax increment housing set-aside funds, applying for or providing technical assistance in applying for state or federal funds, and the consideration of alternative development standards to reduce development costs. The City will determine, on a case-by-case basis, the appropriate incentive(s) to offer to make a proposed affordable housing development financially feasible.

Responsibility: Community Development Department, Planning Commission, City Council
Funding: Application fees to process density bonus requests; funding source for financial incentives from redevelopment housing set-aside fund
Timeframe: Adopt revisions to Zoning Ordinance by December 31, 2005; review density bonus requests on a case-by-case basis until ordinance revisions are in place
Objective: See Program 15

PROGRAM 14: Affordable Housing Requirements of Redevelopment Law

Action: The Grass Valley Redevelopment Agency shall continue to implement a plan for the use of tax increment housing set-aside funds and procedures for complying with the affordable housing provisions of redevelopment law (California Health and Safety Code sections 33334.2, 33413, and 33490) , which require that:

- At least 20 percent of the Agency's tax increment funds be set-aside for housing benefiting low- and moderate-income households;
- At least 15 percent of any privately constructed or rehabilitated dwelling units within the Redevelopment Project Area be affordable to low- or moderate-income households, and
- At least 30 percent of any dwelling units constructed or rehabilitated by the Redevelopment Agency are affordable to low- or moderate-income households.

Discussion: The focus of the Agency's efforts regarding housing is concentrated in development and/or rehabilitation of low- and moderate-income housing. The Agency plans to use the funds to continue a first time homebuyer's down payment assistance loan program, implementation of a housing rehabilitation program that is supplementary to the City's existing program.

Responsibility: Redevelopment Agency to approve plan for use of housing set-aside funds. Planning Department to implement plan
Funding: Redevelopment housing set-aside fund
Timeframe: Continue implementation of 2000 - 2004 plan; update implementation plan in 2005
Objective: Increase the availability of new or rehabilitated housing through Redevelopment Agency activities and funding

PROGRAM 15: Pursue State and Federal Funding for Affordable Housing

Action: The City shall continue to pursue available and appropriate state and federal funding sources in cooperation with private developers, nonprofit housing corporations, the Nevada County Housing Authority, and other interested entities to support efforts to meet the housing needs of low- and moderate-income households and to assist persons with rent payments required for existing units. The City's efforts to support affordable housing activities by others will include expedited processing of permits (particularly when needed to meet funding deadlines), the provision of demographic or other information needed for an application, letters of support for proposals that have received approval (preliminary or final) by the City, and consideration of redevelopment housing set-aside funds (to the extent available) to match state or federal funds.

The City will promote the availability of housing assistance through its website, website links to the Nevada County Housing Authority and nonprofit organizations providing affordable housing or operating programs in Grass Valley, information at the Community Development Department public counter and other public locations within the City, and information in the *Grass Valley Messenger*, the City's newsletter.

Discussion: Grass Valley has applied for, and received, several state and federal grants for the construction, rehabilitation, or purchase of affordable housing for low- or very low-income households. Since 1993, the City has received CDBG and HOME program funding for the construction of affordable housing units, the rehabilitation of substandard housing units, and first-time homebuyer assistance. The City will continue this level of effort and support funding requests by nonprofit and for profit housing providers that does not have direct involvement by the City (such as for the sale of tax credits state or federal loan or insurance programs that provide assistance directly to the developer).

Responsibility:	Community Development Department, Planning Commission, City Council
Funding:	California Multifamily Housing Program California Housing Finance Agency (HELP Program) California Housing Finance Agency direct lending programs (single-family and multifamily) Low-Income Housing Tax Credits (state & federal) CalHome Program Federal Home Loan Bank – Affordable Housing Program Federal Department of Housing and Urban Development Programs – Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities) Child Care Facilities Finance Program (administered through the State of California), Special Housing Needs and Supportive Services Mortgage Revenue Bonds or Mortgage Credit Certificates (see Program 16)
Timeframe:	Current and ongoing, 2003 – 2009; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the funding schedule of the state or federal program
Objective:	New Construction: 50 very low-income units, 125 low-income units Homebuyer Assistance: 5 very low-income, 25 low-income, and 25 moderate-income homebuyers

PROGRAM 16: Tax Exempt Bonds and Mortgage Credit Certificates

Action: The City shall investigate the feasibility of becoming a member of a joint municipal power agency for the purpose of pooling resources to issue tax exempt bonds or mortgage credit certificates for financing the construction of affordable housing or providing financial assistance to low- and moderate-income homebuyer assistance.

Discussion: The administrative capacity of Grass Valley does not support an independent application by the City for the authority to issue bonds or mortgage credit certificates. The City could apply for an allocation through a consortium of municipal governments. Grass Valley will explore this possibility. Mortgage Revenue Bonds, a type of tax-exempt bond, can be used through various California Housing Finance Agency (CHFA) programs in which the City or Redevelopment Agency supports a developer's application for multi-family or single-family housing for low- and moderate-income households.

Responsibility:	Redevelopment Agency
Funding:	Tax Exempt Bonds, tax increment funds for Agency costs to participate in joint powers authority
Timeframe:	Investigate feasibility of participation and report to the Agency Directors (City Council) by December 2004; if determined to be feasible, begin participation by June 2005
Objective:	Increase the availability of funding options for new or rehabilitated housing

PROGRAM 17: Community Reinvestment Act

Action: The City shall contact financial institutions serving Grass Valley to solicit interest in providing financing to low- and moderate-income housing as part of their responsibility under the federal Community Reinvestment Act. The City will seek specific lending commitments in conjunction with Redevelopment Agency, state, and federal funds.

Discussion: Grass Valley will continue its past practice of conducting presentations to local banking institutions regarding the City's housing programs and solicitation for their participation in both the housing rehabilitation and first-time homebuyer assistance programs.

Responsibility: Community Development Department
Funding: General Fund
Timeframe: Annual presentations, 2003 – 2009, additional meetings with specific lenders as needed
Objective: Increase the availability of funding options for new or rehabilitated housing

GOAL D: To Preserve the Existing Housing Stock and Conserve Existing Affordable Housing Opportunities

PROGRAM 18: Housing Rehabilitation Programs

Action: The City shall continue to use local, federal, and state for funds for housing rehabilitation, provide loans for both owner-occupant and rental rehabilitation, and offer grants to homeowners for emergency repairs. The City will promote this program through a City website link, information at the Community Development Department public counter and other public locations in Grass Valley, and program information in the *Grass Valley City Messenger*.

Discussion: Under the City's current program, individuals who own homes or apartments within Grass Valley are eligible to receive loans or grants to repair their properties if they, or their tenants, meet income eligibility guidelines. For owner occupants, the maximum loan amount is \$60,000 amortized at one percent for 15 years. Very low-income owners may be eligible for deferred loans. For rental property owners, the maximum loan amount is \$80,000 for a two-unit structure, plus \$15,000 for each additional unit. Tenants must meet income qualifications and a fair market rent agreement is required. Under the Emergency Repair Program, the City offers grants of up to \$2,000 for emergency repairs to owner-occupied properties. Each property owner is eligible only once for the grant.

Responsibility: Community Development Department
Funding: CDBG, HOME, redevelopment housing set-aside funds
Timeframe: Current and ongoing, 2003 – 2009
Objective: Rehabilitation of 25 very low-income housing units and 25 low-income housing units

PROGRAM 19: Preservation of At-Risk Housing

Action: The City shall work with property owners, other public agencies, and non-profit housing organizations to preserve existing subsidized rental housing in which the owner could increase rents to market rates within the next ten years. To encourage existing owners to maintain the affordability of such rental housing, the City would offer low-interest rehabilitation loans from its Redevelopment Housing Set-Aside Fund, subject to the availability of funding at the time of request; assist owners in applying for state or federal assistance for refinancing, acquisition, and/or rehabilitation; or provide "gap" financing to interested public agencies or nonprofit housing organizations interested in purchasing "at-risk" rental housing developments.

The City shall monitor properties identified as being potentially at-risk to ensure that property owners comply with state and federal notification requirements. For properties that are within the 24 months of potential conversion, the City will meet with property owners to determine their plans and the type(s) of assistance desired, if any, to maintain the affordable status of the rental housing units. For owners who intend to sale their rental properties, the City will identify interested nonprofit organizations willing to acquire and continue operating the rental properties as affordable housing.

Discussion: The City has identified 455 subsidized rental housing units in Grass Valley, all assisted by the U.S. Department of Agriculture, Rural Housing Services Division, "515" Program (see Table II-25). According to an official at the local USDA field office in Grass Valley, none of these projects is considered to be at risk of conversion to market rate housing over the next ten years due to program restrictions and the age of the properties. However, the City will continue to monitor the status of these properties should federal program restrictions change in a way that would increase the risk of conversion.

Responsibility:	Community Development Department
Funding:	General Fund
Timeframe:	Annual monitoring, 2003 – 2009; meetings with property owners as needed
Objective:	Preserve the affordability of 455 assisted rental housing units

PROGRAM 20: Rental Assistance

Action: The City shall continue to cooperate with the Nevada County Housing Authority in its administration of the federal Housing Choice Voucher (formerly called "Section 8") rental assistance program to maintain the availability of housing vouchers in Grass Valley. The City's role will be to:

- Provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development;
- Encourage rental property owners who have participated in the City's housing rehabilitation program to participate in the Housing Choice Voucher program;
- Provide information on the rental assistance program in the City's newsletter, *Grass Valley Messenger*, and at the Community Development Department's public counter; and
- Provide a website link to the Housing Authority

Responsibility: Community Development Department
Funding: General Fund
Timeframe: Annual collaboration with the Housing Authority during federal funding request; information distribution, current and ongoing, 2003 - 2009; ongoing promotion of rental assistance program to rental property owners
Objective: Maintain availability of rental assistance to Grass Valley residents

PROGRAM 21: Preservation of Mobilehome Parks

Action: Grass Valley shall meet with mobilehome park owners to discuss their long-term goals for their properties and the feasibility of preserving these parks. Feasibility will be evaluated based on the condition of park infrastructure and buildings, the condition of mobilehomes located in the park, parcel size, accessibility to services, and surrounding land uses. For those parks that are feasible to preserve, the City will:

- Assist property owners in accessing state and federal funds for park improvements by preparing funding requests, providing information to park owners on state and federal programs, and/or providing referrals to nonprofit organizations who can assist in preparing funding requests.
- Require, as condition of approval of change of use, that mobilehome park owners who desire to close and/or convert their parks another use provide relocation or other assistance to mitigate the displacement of park residents, as required by California Government Code Section 65863.7. The City shall also require the park owner to provide evidence of resident notification of intent to close and/or convert the mobilehome park, as required by state law.

Discussion: According to the California Department of Housing and Community Development, Grass Valley contains six mobilehome parks with 444 spaces. Four of these parks contain fewer than 50 spaces each. It may not be feasible to preserve all of the mobilehome parks in Grass Valley, particularly smaller parks without adequate infrastructure and amenities to provide a suitable residential environment.

Responsibility: Community Development Department
Funding: CDBG, HOME, California Housing Finance Agency HELP program, California Mobilehome Park Resident Ownership Program
Timeframe: Meet with park owners and determine feasibility of preservation by December 2006
Objective: Preserve the condition and affordability of larger mobilehome parks containing 360 spaces; provide relocation assistance to residents of parks that are not feasible to preserve

PROGRAM 22: Housing Survey

The City shall conduct a housing survey to document its efforts at improving housing conditions and to identify future areas and housing types for targeting its code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts. The survey will also update the City's inventory of historic residential structures and rehabilitation/preservation needs of these residences.

Responsibility:	Community Development Department
Timeframe:	Complete survey and report to the City Council by June 2005, with an annual update prepared by the Community Development Department for review by the Planning Commission and City Council
Funding:	CDBG, HOME, redevelopment housing set-aside fund
Objective:	Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts

PROGRAM 23: Housing Code Enforcement

The City shall continue to combine code enforcement and housing rehabilitation assistance, targeted to older neighborhoods with concentrations of substandard housing. Code enforcement will occur primarily on a complaint or request basis. The code enforcement officer will provide the resident and/or property owner with information on the City's housing rehabilitation assistance program.

Responsibility:	Community Development Department
Timeframe:	Current and ongoing, 2003 – 2009
Funding:	CDBG, HOME, inspection fees, redevelopment housing set-aside funds
Objective:	Improve substandard housing conditions through correction of code violations

PROGRAM 24: Re-Use of Large, Older Homes

The City shall permit the re-use of large, older homes located in the Downtown area and R-2 and R-3 zoning districts as multi-unit residential structures, provided historic preservation policies of the General Plan Historical Resources Element are followed and the re-use is consistent with zoning requirements. The City will assist in the re-use of older homes that require rehabilitation if the property owner intends to sell or rent the units to low- or moderate-income households. Assistance will be in the form of loans under the City's housing rehabilitation program or first-time homebuyer program for re-use projects that create multi-unit ownership properties. (See programs 15 and 18 for details on the housing rehabilitation and first-time homebuyer programs).

Responsibility:	Community Development Department
Timeframe:	Current and ongoing, 2003 – 2009
Funding:	CDBG, HOME, permit fees
Objective:	To efficiently re-use and preserve existing residential structures and increase the supply of housing

PROGRAM 25: Demolition of Historic Residences

The City shall adopt an ordinance that discourages or prohibits the demolition of historic structures, including historic residence. The City will use incentives available under programs 17 and 23 to assist owners of historic structures who do not have the financial capacity to maintain their properties. The City will make the community aware of the ordinance through a link to the City's web site, an informational flyer at the Community Development public counter, and distribution of information to local historic preservation organizations.

Responsibility: Community Development Department
Timeframe: Adopt Ordinance by June 2004
Funding: General Fund, implementation to be funded from permit fees
Objective: To preserve Grass Valley's historic and architecturally significant structures

GOAL E: To Assure that All Present and Future Residents Have Equal Access to Housing Commensurate with their Financial Capacity

PROGRAM 26: Fair Housing Program

Action: The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, nation origin, or color by supporting efforts of community groups that provide counseling, investigatory, legal, or referral services to victims of discrimination. Specifically, the City will:

- Maintain information on state and federal fair housing laws at the Community Development Department and other public places for public distribution;
- Train City staff at the public counter to refer victims of housing discrimination to the appropriate local organization or to the State Fair Employment and Housing Commission;
- Seek the cooperation of the local homebuilders association, Realtor association and lenders in disseminating fair housing information; and
- Identify an annual community event at which fair housing information can be distributed.

Responsibility: Community Development Department
Timeframe: Current and ongoing, 2003 – 2009; identify annual event in 2004 and include fair housing information beginning 2005 and thereafter
Funding: CDBG, redevelopment housing set-aside funds, General Fund
Objective: Educate the public on fair housing issues, reduce housing discrimination, and promptly resolve housing discrimination complaints

GOAL F To Promote Residential Energy Conservation

PROGRAM 27: Energy Conservation for New Construction and Residential Design

Action: The City shall continue to enforce state energy efficiency requirements for new residential construction (Title 24 of the California Code of Regulations) and shall encourage, through the City's residential design guidelines, additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access.

Responsibility: Community Development Department
Timeframe: Current and ongoing, 2003 – 2009
Funding: Permit fees
Objective: Reduce residential energy consumption

PROGRAM 28: Weatherization and Energy Conservation for Existing Dwelling Units

Action: The City shall post and distribute information on currently available weatherization and energy conservation programs in conjunction with the housing rehabilitation.

Responsibility: Community Development Department
Timeframe: Current and ongoing, 2003 – 2009
Funding: CDBG, HOME, redevelopment housing set-aside funds
Objective: See Program 18

E. Quantified Objectives

The City of Grass Valley has established quantified (numerical) objectives for several program categories to provide measurable standards for monitoring and evaluating program achievements. Quantified objectives have been established for accommodating the City's share of Nevada County's future housing needs, new housing construction, housing rehabilitation, the preservation of existing affordable housing, and homebuyer assistance. The quantified objectives for the City's share of Nevada County's future housing needs and housing construction differ because the housing construction objective is based on the City's estimate of the number homes that will actually be constructed and affordable to each income group. The future housing needs objective addresses the City's ability to accommodate housing based on the availability of appropriately zoned vacant and underutilized land, with public services and facilities. These homes may or may not be built depending on market trends and the availability of funding assistance to developers of affordable housing.

**Table IV-2
Quantified Objectives (2004 to 2009)**

Income	Accommodate Regional Share ¹	New Construction ²	Homebuyer Assistance	Housing Rehab. ³	Conservation of Affordable Housing	
					Rental Housing ⁴	Mobilehomes ⁵
Very Low	274	80	5	25	455	360
Low	261	230	25	25		
Moderate	333	200	25	--	--	
Above Moderate	580	580	--	--	--	
Total	1,448	1,090	55	50	455	360

1. Quantified objectives are for the 2001 – 2009 Nevada County Housing Allocation Plan
2. Quantified objectives cover 2001 – 2009, including housing units constructed between 2001 and 2009, based on anticipated market rate housing production (for moderate-and above moderate-income), availability of financial resources to assist in the construction of very low- and low-income housing, and the City's past track record of producing affordable housing
3. Based on historic level of performance under the housing rehabilitation program
4. Based on the conservation of 455 existing subsidized rental housing units—the City does not have specific information on the number of very low-income versus low-income units
5. Based on the number of mobilehomes in parks with 50 or more spaces; although the majority of mobilehome park residents are likely to have very low- or low-incomes, the City does not have specific information on the income levels of mobilehome park residents