

## Prototypical Units and Site Plans

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Establish a Workforce Housing support committee comprised of local business leaders, such as lenders, construction companies, and developers to gain community resource support towards the construction of workforce housing.	Planning Division	Administrative	
b. Coordinate with Nevada County to include existing off-the-shelf home plans with the Grass Valley prototypical plans.	Planning Division	Administrative	
c. Review the structure of the building fees for smaller units to determine if the fees are appropriate or need revision.	Planning Division	Administrative	
<p>d. Develop minimum design guidelines for the infill workforce housing styles that includes the architectural and functional characteristics and site design preferences as follows:</p> <p><u>Functional Characteristics</u></p> <ul style="list-style-type: none"> <li>• Small homes - under 1,400 square feet.</li> <li>• Two to three bedroom homes with options to expand.</li> <li>• One to one and a half bathrooms.</li> <li>• Two-story homes, with single roof forms.</li> <li>• Front porches for all home entry ways.</li> <li>• Maximized energy efficiency opportunities.</li> <li>• Shed roofs at porches and pop-outs.</li> <li>• Sunshade options at second-story windows.</li> <li>• Exterior water heater access door.</li> <li>• Alternative pop-out configurations to increase plan square footage.</li> <li>• Minimum density of 10 units per net acre, subject to site constraints.</li> </ul> <p><u>Site Design Preferences</u></p> <ul style="list-style-type: none"> <li>• Narrow streets.</li> <li>• Front porches with front or side entry options that front the street.</li> <li>• Single-car garage, carport or shared parking opportunities.</li> <li>• Quality shared open-space features.</li> <li>• Housing units clustered around shared pedestrian courtyards.</li> <li>• Zero lot line configuration.</li> <li>• Plan to step up or down the slope to address difficult topography.</li> <li>• Single-car garages at the street (double car garages off an alley).</li> </ul> <p><u>Architectural Characteristics</u></p> <ul style="list-style-type: none"> <li>• Craftsman or National Folk architectural styles.</li> <li>• Simple structure.</li> <li>• Brick, natural stone or hardi board accents at column bases on front porches.</li> <li>• Pop-outs to vary elevations.</li> <li>• Stucco with screed lines for accents.</li> <li>• Hardi board accents at pop-outs and porches.</li> <li>• Eave brackets at street elevation to provide visual accents.</li> <li>• Venting dormers for visual accents.</li> <li>• Composition shingle roofing material.</li> <li>• Single-hung windows with 1" x 4" trim at street front elevations.</li> <li>• Single-form roofs with shed dormers for simple structures.</li> </ul>	Planning Division	\$15,000	
e. Provide up to three house plans "off the shelf" in the City of Grass Valley Building Department that can be purchased with the goal of reducing planning and building fees for utilizing the "pre-approved" plans.	Planning Division/ Architectural Consultant	\$5,000-\$10,000 per prototype	

## Zoning Reform

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
<p>a. Update the City's development code to allow for the following:</p> <ul style="list-style-type: none"> <li>• Reduced lot sizes</li> <li>• No net loss policy when considering a request for reduced densities</li> <li>• Allow parking in the front-yard setback in the R-2A and R-3 zones</li> <li>• Reduce setback requirements</li> <li>• Increase lot coverage</li> <li>• Reduce parking requirements to one and a half spaces for a two-bedroom and allow some of the parking spaces be provided on the street as locational circumstances allow.</li> <li>• Reduce the required number of motorcycle spaces</li> <li>• Reduce the separation requirement of second units</li> <li>• Reduce the parking requirement for second units to one space for two bedroom or less units.</li> </ul>	Planning Division	Part of current Development Code update	
<p>b. Implement the Housing Element Actions Items</p>	Planning Division	Administrative	
<p>c. Establish a Mixed-Income/Inclusionary Housing Ordinance or policy that requires, at a minimum, a 20% set-aside for affordable and workforce housing units for all SDAs and/or projects involving a Specific Plan, Master Plan or Planned Unit Development.</p>	Planning Division	Part of current Development Code update	
<p>d. Extend density bonuses to the provision of Workforce Housing in addition to affordable housing.</p>	Planning Division	Part of current Development Code update	
<p>e. Revise City street improvement standards to include reduced street widths and parking standards.</p>	Planning Division	Part of current Development Code update	
<p>f. Reconsider City drainage standards</p>	Planning Division	Part of current Development Code update	
<p>g. Establish a Mixed-Income/Inclusionary Housing Ordinance or policy that requires, at a minimum, a 20% set-aside for affordable and workforce housing units for larger infill subdivision developments; however, the final percentage of units being set-aside would be determined on a case by case basis and workforce housing demand.</p>	Planning Division	Part of current Development Code update	
<p>h. Adopt a policy or code related to compact or innovative development.</p>	Planning Division	Part of current Development Code update	

## Affordability Requirements and Options

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Identify target income groups and household sizes.	Planning Division	Administrative	
b. Educate and involve local lending institutions in the development of financing packages for the development and purchase of Workforce Housing units.	Planning Division	Administrative	
c. Identify State and Local requirements for programs already in place like CalHome, Affordable Housing Program, and First-Time Homebuyer down-payment and soft-second mortgage assistance programs.	Planning Division	Administrative	
d. Develop educational tools for new homeowners in conjunction with area lenders to educate potential buyers about homeownership opportunities, financial responsibilities, and affordability requirements.	Planning Division	\$500/buyer	
e. Develop long-term affordability options like a Community Land Trust through a local existing non-profit or new City sponsored non-profit.	Planning Division	Administrative	
f. Develop targeted ownership programs to specific professions, such as teachers, police, firefighters, and civil servants.	Planning Division	Administrative	
g. Consider setting aside funds for land acquisition to help the community establish a Community Land Trust for future workforce housing development.	Planning Division	Annual allocation	

## Infill Strategy and Incentives

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Identify target infill areas and create boundaries for an infill program.	Planning Division	Administrative	
b. Review City Planning, Building and Development fees to determine areas where fee reductions or waivers could be applied to infill projects.	Planning Division	Administrative	
c. Identify community improvement projects that could encourage and benefit the development of infill housing.	Planning Division	Administrative	
d. Define density goals.	Planning Division	Administrative	
e. Define base zoning requirements.	Planning Division	Administrative	
f. Define a minimum number of units per project and what percentage of them should be workforce housing and/or affordable units.	Planning Division	Administrative	
g. Define development size parameters (Establish maximum and/or minimum size of project to participate)	Planning Division	Administrative	
h. Educate the City of Grass Valley residents about the City's goals to promote infill housing that utilizes small cottage style homes, compact development and dense housing.	Planning Division	Administrative	