

WORKFORCE HOUSING DESIGN PROGRAM



What is the Workforce Housing Design Program?

The City of Grass Valley is experiencing population growth and housing demand pressures now common in many Sierra Foothill towns. As such, the City is turning its energy and focus to issues such as: how to grow, how to maintain its small town feel and how to ensure that its residents enjoy a variety of housing options. The Workforce Housing Task Force was formed in 2001 to help begin to address the resident's concerns about a lack of affordable housing to the working individuals and families of Grass Valley. The City was successful in securing grant funding to further study the opportunities of a Workforce Housing Design Program, from which the Plan was developed. The purpose of this flyer is to highlight the results of the process undertaken to study Workforce Housing and develop a Program.

Workforce Housing is generally smaller single-family detached units or "cottage" style residences purchased by an individual or family whose income falls within the low- to moderate-income range for Nevada County. The full plan document contains schematic site and home plans, affordability and policy recommendations and was approved by the City Council on October 26, 2004. The full document can be viewed at www.cityofgrassvalley.com, click on Documents available for public review.

PREFERRED WORKFORCE HOUSING PROTOTYPE

SITE CHARACTERISTICS

- Narrow streets.
- Front porches on the street.
- Shared open-space features.
- Housing clustered around shared pedestrian areas.
- Zero lot line configurations.
- Use topography as an asset.
- Single-car garage, carport or shared parking opportunities.

ARCHITECTURAL CHARACTERISTICS

- Small, simple homes.
- 2 - 3 bedroom homes.
- 1 - 1 1/2 bathrooms.
- Min. density 10 units/acre.
- One and two story homes.
- Single roof forms with shed dormers for simple structures.
- Front porches.
- Maximized energy efficiency.
- Pop-outs to vary elevations and increase living space.
- Shed roofs at porches and pop-outs.
- Stucco exterior finishes.
- Hardi-board accents at pop-outs and porches.
- Single-hung windows.

TARGETED HOMEOWNERS

Eligible participants must have an income that meet the guidelines in the chart below for their family size.

Family Size	2005 MAXIMUM INCOME*	
	80% AMI	120% AMI
1	\$35,600	\$53,400
2	\$40,700	\$60,050
3	\$45,800	\$68,650
4	\$50,900	\$76,300
5	\$54,950	\$82,400
6	\$59,000	\$88,500

* Changes annually

RECOMMENDATIONS OF PROGRAM

ADOPT NEW POLICIES

- Reduce planning and building fees for pre-approved plans.
- Update the City's development code.
- Support compact, innovative and infill housing development.
- Implement the Housing Element Action Items.
- Revise City street improvement standards.
- Establish a Mixed-Income/Inclusionary Housing Ordinance.
- Extend density bonuses to the provision of Workforce Housing.
- Reconsider City drainage standards.
- Review the structure of the building fees.

IMPLEMENT NEW PROGRAMS

- Provide "off-the-shelf" house plans.
- Develop minimum design guidelines for the infill workforce housing.
- Develop educational tools for new homeowners.
- Identify State /local requirements for existing affordable housing programs.
- Develop long-term affordability options.
- Develop targeted ownership programs to specific professions.
- Establish Community Land Trust for Workforce Housing development.

COMMUNITY OUTREACH

- Establish a Workforce Housing support committee.
- Educate and involve local lending institutions related to infill housing.

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