

GN
CY 2013

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
MAY 15 2014

City or County Name: Grass Valley

Mailing Address: 125 E. Main Street
Grass Valley, CA 95945

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Reporting Period by Calendar Year: from 1/1/13 to 12/31/13

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044



**City of Grass Valley
City Council
Agenda Action Sheet**

Council Meeting Date: May 13, 2014 **Date Prepared:** May 5, 2014

Prepared by: Thomas Last, Community Development Director 

Title: Review of the Annual Housing Element Progress Report

Agenda: Consent

Recommended Motions: Receive and File. No formal action required.

Background: State law requires cities and counties to prepare an annual report on the status of the implementation of their Housing Element. This report must be submitted to the City Council, Governor's Office of Planning and Research, and Department of Housing and Community Development. Charter cities are actually exempt from this provision; however, it is required if the City intends to request certain funding programs.

Attached is the City's annual report. It utilizes the form adopted by the Department of Housing and Community Development. The report lists the residential building activity for the year 2013, identifies the affordability level of the homes, and provides a status update on each housing program within the Housing Element.

Reviewed by:  City Manager

Attachment: 2014 Annual Housing Element Report for the Year 2013

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Grass Valley
 Reporting Period 1/1/2013 - 12/31/2013

Table A
 Annual Building Activity Report Summary - New Construction
 Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4			5	5a	6		8	
			Very Low-Income	Low-Income	Moderate-Income			Above-Moderate-Income	Total Units per Project		Est. # Infill Units*
Housing Development Information											
Habitat for Humanity (Joyce & GM LoopDr)	SF	O	2				2	RD/HOME/Misc			
405 E. Main	SF	O					1				
105 Park Ave.	SF	O		1			1			Manufactured home likely moderate to low	
(9) Total of Moderate and Above Moderate from Table A3			2	1	1	0					
(10) Total by Income Table A/A3			2	1	1	4	4				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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ANNUAL ELEMENT PROGRESS REPORT
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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity						Based on annual income between 31-50% of Med Income. 132 Eureka Street
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	1						1
No. of Units Permitted for Above Moderate	1					1	1

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007									2008	2009	2010	2011	#	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9																
Income Level	Dead																									
	Restricted Non-deed restricted																									
	Dead																									
Very Low	199	1	2	2	2	2	2	2	2	2															11	188
Low	Restricted Non-deed restricted																									
	Dead																									
	Restricted Non-deed restricted																									
Moderate	181																									181
Above Moderate	Dead																									
	Restricted Non-deed restricted																									
	Dead																									
Above Moderate	492	10	5	2	32	1	1	1	1																18	474
Total RHNA by COG. Enter allocation number:																							1,094			
Total Units		18	12	4	41	4	4	4																	83	1,011
Remaining Need for RHNA Period																										

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
 Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
	Objective	Status of Program Implementation
1. Adequate Sites for Housing	Accommodate the City's fair share housing needs	Ongoing City approved 1 annexation in 2011 Loma Rica SP. Allos for a mix of housing types Will continue to monitor future projects for compliance.
2. Flexible Development Standards and Mixed Use Developments	Increase options to provide a variety of housing to meet the needs of all income groups.	Ongoing Ongoing effort promoted in the General Plan and Development Code. The Loma Rica Ranch SDA project was approved in 2011 by the City as a Specific Plan with mixed-use and flexible development standards.
3. Reduce Regulatory Barriers to Affordable Housing	Reduce regulatory barriers to facilitate a variety of housing for all income groups	Ongoing In 2009 and 2010, the City adopted amendments to the Development Code to address emergency shelters, transitional and supportive housing. The city approved a homeless shelter in 2011.
4. Implement General Plan Policies	Related to programs 1-3	Ongoing The City is continuing to promote policies in the General Plan. Historic Preservation Ord. and other misc. amendments to Development Code adopted in 2012.
5. Encourage the Use of Development Agreements	Expedite process of development approvals and ensure long-term protection of City/developer	Ongoing City approved Berriman Ranch in 2010 with condition to complete DA. Completed a DA in 2011 for the Loma Rica Ranch project.
6. Annual Housing Element Monitoring Report	To evaluate progress annually and revise policies and programs as needed	Annually City completed Annual Report. This year is a clean up of past reports related to numbers of units to add to HCD form
7. Promote Infill Development	To ensure integration of annexed areas and achieve General Plan goals and objectives	Ongoing City continues to promote infill development. Approved a Habitat for Humanity project as infill in 2010. Approved the 120-unit senior affordable apartment project in 2012.
8. Allow Alternative Housing Types to Meet Special Needs	Provide greater housing and shelter opportunities for special needs groups	Ongoing The Development Code is online, handouts at the front counter, and City has approved secondary units and manufactured housing, and other facilities. In 2010, the City approved a Homeless shelter.
9. Housing for Persons with Disabilities	Provide greater housing and shelter needs for persons with disabilities	Ongoing City maintains a list of residential projects containing handicap accessibility.
10. Transitional and Supportive Housing	Provide greater emergency housing and shelter opportunities for individuals and families.	1-Dec-10 The City amended the Development Code in 2010 to address and ensure consistency with state laws related to transitional and supportive housing.
11. Housing Opportunities for Large Families	See Program 15	Ongoing The Development Code is online. The City has worked with Habitat for Humanity and they will construct large family homes based on the individuals that qualify based on income.
Reforce Housing Study	Provide greater housing opportunities for local workforce	Ongoing Continues to be an ongoing effort. City adopted these concepts in the Development Code in 2007.

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13. Density Bonus	Promote density bonus	Ongoing	Done on a case-by-case basis. The City has approved projects with density bonuses in the past and will continue to do so on an ongoing basis. Previous projects, though not built, have active entitlements
14. Affordable Housing Requirements of Redevelopment Law	Increase the availability of new or rehabilitated housing through RDA activities and funding	Ongoing	City adopted an AB 1290 plan that governs the affordable housing within the RDA boundaries. As of 2012 RDA has been dissolved based on state actions. City continues to pursue state and federal funding. City applied for, but did not receive a Housing Rehabilitation Grant in 2010. City applied for CDBG and HOME grants in 2011 for first time homebuyer and housing rehab, but did not receive funding for either. Received 2012 HOME funds in 2013 for FTIB program
15. Pursue State and Federal Funding for Affordable Housing	New Construction: 50 VLI, 125 LI Homebuyer Assistance 5 VLI, 25 LI, 25 MI	Ongoing	City continues to investigate the use of tax exempt bonds and mortgage credit certificates with other organizations and still evaluating options.
16. Tax Exempt Bonds and Mortgage Credit Certificates	Increase the availability of funding options for new or rehabilitated housing	Ongoing	The City has contacted a local branch of Wells Fargo to discuss the Community Investment Act.
17. Community Investment Act	Increase the availability of funding options for new or rehabilitated housing	Ongoing	Housing Rehab - 2 VLI units in 2009, 2 LI Housing Units in 2010. Emergency Grants for VLI (limit \$7,500) used for stairs and decks, broken water, heat, leaking roofs, etc. - 4 in 2009, 4 in 2010, 1 in 2011.
18. Housing Rehabilitation Programs	Rehab 25 VLI and 25 LI housing units	Ongoing	This is an ongoing effort. No units were at risk in 2013.
19. Preservation of At-Risk Housing	Preserve the affordability of 783 assisted rental housing units	Ongoing	City continues to provide information on rental assistance as needed and directs those individuals to the County.
20. Rental Assistance	Maintain availability of rental assistance to Grass Valley residents	Ongoing	The City has held several meetings over the past few years with the owners and tenants of this mobile home park. This is an ongoing effort.
21. Preservation of Mobilehome Parks	Preserve the condition and affordability of larger mh parks containing 360 spaces	December 2011	The Code Enforcement Program is generally complaint driven. The City does respond to housing conditions that create a public nuisance and health and safety concern.
22. Housing Code Enforcement	Improve substandard housing through correction of code violations.	Ongoing	City adopted a Historic Design Guidelines in 2010 which applies to the Historic Townsite. This is a tool to help re-use and preserve older homes and structures.
23. Re-Use of Large, Older Homes	Efficiently re-use and preserve existing residential structures and increase the supply of housing	Ongoing	City provides equal housing opportunity statements in all of its program brochures (First Time Home Buyers, Wood Stove, etc.)
24. Fair Housing Program	Educate the public on fair housing issues, reduce housing discrimination and complaints	Ongoing	The City enforces the most current Title 24 regulations for all residential buildings, and requires projects to exceed standards through the CEQA process (i.e. Beriman Ranch in 2010).
25. Energy Conservation for New Construction and Residential Design	Reduce energy consumption	Ongoing	City directs requests to PG&E, which is located next to City Hall.
26. Weatherization and Energy Conservation for Existing Dwelling Units	Related to Housing Rehabilitation Program # 18	Ongoing	

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