



Organizations for Rural Quality

of Nevada County

Grass Valley Far Exceeds State Housing Requirements

Grass Valley has enough housing already proposed to meet all housing needs for more than the next 10 years! California mandates that the City of Grass Valley provide the potential for its share of regional housing needs. These housing potential numbers are listed in the Housing Element, a part of the Grass Valley's 2000 General Plan. While researching Grass Valley housing project files, a group of concerned citizens discovered and confirmed that Grass Valley well exceeds any State Housing requirement.

The City of Grass Valley Housing Plan
list of ***potential*** units:

+1191 units by 2008

Research team found housing units
already proposed, but not listed
in the Housing Plan

+1385 units as of 2005

Total units actually identified and available
within 2005 Grass Valley City Limits:

2576 units now

State mandated potential units:

-1448 units as of 2008

Units by which Grass Valley ***exceeds***
Mandated Housing Needs:

1128 units over now!

Potential build-out of Glenbrook Basin

1000 units

Four Large Annexations as proposed

4049 units

Grand Total =

7625 units

***We now know that our housing needs, including affordable housing,
are well met without further project approval or land annexation.***

Please see reverse side for details

A copy of our 6 page report is available from
P. O. Box 1346, Nevada City, CA 95959-1771

Please include your email address

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Grass Valley Far Exceeds State Housing Requirements

The California State Government Code, Planning and Zoning Law, requires that all counties and cities prepare and adopt a comprehensive, long-term general plan for their physical development. The law mandates that general plans contain at least seven mandated elements: land use, circulation, housing, conservation, open space, noise and safety. The Code's requirements for the Housing Element are clear in reflecting the Legislature's declaration that the availability of housing is of vital statewide importance, and that the early attainment of decent housing, and a suitable living environment for every Californian, regardless of income level, is a priority of the highest order. The Law has two main purposes: (1) to provide an assessment of both current and future housing needs and opportunities, and constraints to meeting those needs, and (2) a strategy that establishes housing goals, policies and programs to encourage housing will be built.

The Housing Element must be updated every five years. A critical component of the Element analyzes whether the city or county has enough land zoned appropriately to meet its share of regional housing needs as dictated by the State. For the City of Grass Valley where the median family income is \$28,182, the State required that the City provide appropriately zoned land for 1448 residential units:

274 units for very low income (0 to 50% of median),
261 for low income (51 to 80 % of median);
333 units for moderate income (81 to 120% of median); and
580 units for those with above moderate income (120% of median).

The City doesn't have to guarantee the units will be built but does have to provide enough appropriately zoned land and work to provide a regulatory environment and/or economic incentives that encourages home construction.

A group of interested local residents and property owners, over a period of six months, painstakingly researched Grass Valley 's current project files and came away with serious concerns about the accuracy of information contained in the City's current Housing Element, adopted in 2003. Specifically, the group believes that the new Housing Element, that covers the planning period of 2003 to 2009, significantly underestimates the amount of housing opportunities that are currently available in the existing City limits, which includes most of the Glenbrook Basin.

This issue is particularly relevant today as the City faces annexation and development applications for Loma Rica Ranch, North Star, South Hill Village, and the Kenny Ranch (4008 dwelling units proposed). Do we really need these annexations and development projects to satisfy the State's regional housing need requirements as well as accommodate a moderate rate of residential growth? No. The actual numbers compiled by the research group show that Grass Valley doesn't need to expand today's City Limits to provide enough housing opportunities for at least the next 10 years.

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