

CHAPTER 9
HOUSING ELEMENT
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9.1 INTRODUCTION

This Housing Element embodies the City's plan for addressing the housing needs of residents of the City through June 2014. The element was prepared by the City of Colusa, with vital assistance from the State Department of Housing and Community Development (HCD). HCD must review and certify this Housing Element and the City Council must independently adopt this Housing Element. Once approved, the element becomes part of the City's General Plan.

HOUSING ELEMENT CONTENTS AND ORGANIZATION

- **Section 9.1: Introduction** addresses the need for and purpose of the Housing element, and summarizes its key components and methodology.
- **Section 9.2: Regulatory Framework** sets forth the state and local laws that establish the framework for the Housing Element's content.
- **Section 9.3: Population and Housing Characteristics, Housing Needs**
 - *Population Characteristics and Historic Trends* includes information about population growth, demographics, and information about the city's households.
 - *Income, Education, and Employment* includes historical and current data on the income, education and employment characteristics of city residents.
 - *Housing Characteristics* includes historical and current physical, economic, and affordability issues and characteristics.
 - *Physical Characteristics and Blight* provides data and analysis about the age and physical conditions of the housing stock available in the City and identifies the suitability of the existing housing stock for habitation.
 - *Housing Needs* analyzes the housing needs within the City, including the housing needs of special populations, including seniors, the disabled, large households, female-headed households, farmworkers, and those in need of emergency shelter.
 - *Availability of Affordable Housing* analyzes the ability of city of Colusa households to obtain affordable housing in the city and to what extent residents are overpaying for to cover housing costs in relation to income needed to meet other essential needs.
 - *Ability to Meet Projected Housing Needs – Regional Fair Share* discusses the City of Colusa's ability to accommodate its fair share of regional housing needs, including affordable housing, as determined by the State Department of Housing and Community Development, and distributed through the Tri-County Area Planning Council (TCAPC).
 - *Quantified Objectives* establishes the maximum number of housing units that are expected to be constructed, rehabilitated and conserved over the 7.5-year time frame (2008-2014) of the Housing Element.
- **Section 9.4: Review of Previous Housing Element** provides an assessment of the City's accomplishments to date with regard to its implementation programs adopted with the 1993 and 2004 Housing Elements.

- *1991 – 1997 Regional Housing Needs Objectives* discusses the housing production objectives of the 1991 – 1997 Housing Element.
 - *1991 – 1997 Accomplishments* discusses the specific accomplishments in meeting the housing production objectives identified in the 1991 – 1997 Housing Element.
 - *Review of Previous Element’s Program Effectiveness* reviews and analyzes the effectiveness of specific programs identified by the 2004 Housing Element to assist in meeting the City’s housing needs.
 - *Implications for New Element* summarizes adjustments made to the new element in response to the analysis of the effectiveness of programs identified in previous elements.
- **Section 9.5: Constraints to Housing Production** addresses governmental, and non-governmental constraints to the development of affordable housing and identifies potential means for reducing these constraints.
 - *Governmental Constraints* discusses government agency imposed constraints to housing production including land use controls, improvement standards, impact and application processing fees and processing time requirements, and specifically addresses governmental constraints to production of special needs housing.
 - *Non-Governmental Constraints* describes potential non-government imposed constraints to housing production including the availability of financing, land costs, construction costs, environmental, infrastructure, and public facilities constraints. This section also addresses constraints associated with fair housing issues.
 - **Section 9.6: Resources to Meet Housing Needs**
 - Land Resources**
 - *Residential Land Inventory* assesses the city’s residential land uses and their ability to supply housing for all income-level households in the community.
 - *Adequate Sites Requirement* demonstrates the ability of the City to make available an adequate number of sites to facilitate and encourage a sufficient level of new housing production during the 2007-2014 planning period.
 - Program Resources**
 - *City Efforts to Meet Housing Needs* provides a residential land inventory and evaluates the sites relative to the City fulfilling its share of regional housing needs as determined by the State of California and the TCAPC. This section also identifies means by which housing units may be constructed, rehabilitated and conserved to meet the city’s housing needs.
 - *Housing Cost Reduction and Direct Subsidies* analyzes the city’s subsidized housing stock that may be at risk of conversion to market rate rents.
 - *State and Federal Programs* lists and describes the various State and federal financial assistance programs that are available to public and private sector affordable housing providers.
 - *Redevelopment Agency* provides a status update of the City’s redevelopment agency and its activity.

- *Private Programs* lists and describes private programs that provide financial assistance toward the development of affordable housing.
 - *Residential Energy Conservation* outlines measures that the City will promote to encourage energy efficiency and conservation, including home weatherization.
 - *Equal Housing Opportunity* describes steps that the City will take to ensure continued efforts to prohibit unfair housing practices.
 - *Monitoring Program* outlines the process for annual review of the City's progress toward achieving Housing Element objectives.
- **Section 9.7: Housing Goals, Policies, and Implementing Actions** describes the City's commitment to the actions that are necessary to address the housing needs of current and future residents, as well as addressing energy conservation and equal housing opportunity in providing for the identified need. While goal and policy statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy objectives adopted in principle. Specific actions and programs identified in this document are aimed at meeting the city's affordable housing needs over the 2009-2014 planning period of this document. Specific implementing actions are identified for each policy (Note: the RHNA planning period is different than that of the Housing Element by statute).
 - **Section 9.8: Implementing Actions Defined** provides a detailed description of the Implementing Actions, including programs that will implement the City's policies. It assigns Responsibility, Timeframe, and Funding Source for each of the Implementing Actions.

DATA AND METHODOLOGY

To sufficiently understand the context of local housing, a review and analysis of the community's population characteristics and housing stock was performed. In preparing the analysis for this updated Housing Element, every effort has been made to use the most current socioeconomic and building data available. Data sources used in preparing this document are the 2000 U.S. Census report, data sets available from the State Department of Finance (DOF), and local and regional data collected from private industry groups and public and private organizations. The State of California Department of Housing and Community Development's (HCD) *Colusa County Local Governments Regional Housing Need Allocation Plan January 1, 2007 through June 30, 2014*, which is referred to throughout the document as the *Regional Housing Needs Plan* (RH NAP) was relied on to determine the share of the regional housing needs allocated to the City of Colusa.

HCD provided Information on methodology for analysis and guidance in preparing this document. In addition to online sources, HCD's housing element preparation workshop and materials on recent legislation were helpful for the Housing Element update.

Much of the data provided in this document is from the 2000 U.S. Census. The U.S. Census is a comprehensive program of data-gathering by the federal government conducted once every 10 years. The next U.S. Census will be conducted in 2010. The 2000 U.S. Census data relied upon in preparing this document may not reflect current conditions, but is considered among the most comprehensive and reliable data available. In instances where conditions have likely drastically changed from those reported by the 2000 U.S. Census data, every effort has been made to update the data if reliable and more current data sources can be identified.

Finally, data were collected from numerous sources for the purposes of updating this element. Consequently, some data sets may not agree numerically with others. However, the data sets used are intended to illustrate and identify trends related to housing. Therefore, agreement among data collected from different sources is, in most cases, not as significant as the trends illustrated. Wherever possible, an

attempt was made to minimize data inconsistencies by using the most current and reliable information available.

PUBLIC PARTICIPATION

Public participation in preparation of the Housing Element is required under Government Code Section 65588(c). This housing element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultants. Public input was received through workshops conducted on April 22, 2009 and on May 18, 2009.

Subsequently, a public hearing was conducted by the City Council on August 4, 2009.

The notices for all workshops and hearings were published in the Colusa County Sun-Herald and prominently posted at City Hall. Notices were both e-mailed and sent through the U.S. mail to public agencies, including Colusa County Department of Health and Human Services, as well private and non-profit stakeholders, including CFY Development, Mercy Housing California, Eskaton Properties, Inc., Christian Church Homes of Northern California, Inc., and Area 3 Agency on Aging. Additional housing developers who have shown interest in homebuilding in Colusa were notified as well.

Notices were published in both English and Spanish in order to provide outreach to the City's Hispanic population. In addition, organizations that represent the interests of low-income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element as specified above.

The draft Housing Element has been available in City Hall and has been posted on the City's website for review and comments. No comments were received at any of the public hearings and none have been received either verbally or in writing. However, Colusa will continue to engage the community through the adoption and implementation of the element. As part of Action H-30 (Monitoring Program), the City will make diligent efforts to engage the community in the progress of the housing element implementation, including specifically contacting developers, service providers and other community interests to gather comments, consider them and revise or adjust the housing element and programs as appropriate.

9.2 REGULATORY FRAMEWORK

AUTHORITY

Section 65302(c) of the California Government Code requires every county and city in the State to include a housing element as part of its adopted general plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

The 2003 State of California, Office of Planning and Research's (OPR) *General Plan Guidelines* and the California Department of Housing and Community Development's online resource *Building Blocks for Effective Housing Elements* were used as the guiding principles for this document.

RECENT LEGISLATION

Recent legislation pertinent to the preparation of the housing element and housing element law includes AB 1866 (Second Units), SB 1087 (Water and Sewer Service Priority for Affordable Housing), SB 2 (Local Planning and Approval for Emergency Shelters), AB 2348 (Land Inventory Requirements), and AB 1233

(Provision of Adequate Sites for RHNA). This updated Housing Element has been prepared to respond to all of these recent changes in legislation

GENERAL PLAN INTERNAL CONSISTENCY

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. An update to the *Colusa General Plan*, excluding the Housing Element, was adopted by the City Council on October 30, 2007. In preparing this Housing Element, a review of the other elements of the General Plan was undertaken to ensure the consistency of this Housing Element with the content of all other elements of the General Plan.

REGIONAL HOUSING NEEDS ALLOCATION PLAN

The housing element process begins with the California Department of Housing and Community Development (HCD) allocating a region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG is then charged with developing a Regional Housing Needs Allocation Plan (RH NAP) to allocate the region's share of the statewide need to the cities and counties that are member jurisdictions of the COG. This allocation to each community is known as the community's Regional Housing Needs Allocation (RHNA). The Tri-County Area Planning Council (TCAPC) has served in the past as the COG for the Counties of Colusa, Glenn, and Tehama, but has recently become inactive. Per California Government Code Section 65584.06, HCD is required to develop a plan to distribute the final determination of regional housing need to each local government not represented by a council of governments. Due to inactivity on the part of the TCAPC, HCD has prepared the RH NAP for the Counties of Colusa, Glenn, and Tehama, including the City of Colusa for the planning period including January 2008 through June 2014. The RH NAP is required to promote the following objectives to:

- 1) Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- 2) Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- 3) Promote an improved intraregional relationship between jobs and housing.

The Housing Element details a five-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives, based upon the community's RHNA, as given in the RH NAP. To comply with State law in addressing the jurisdiction's RH NAP, the updated housing element must identify adequate sites and program actions to accommodate the total RH NAP for each of four (4) income categories; very-low, low, moderate, and above-moderate. The City's Housing Element is required to be updated by August 31, 2009 and sent to HCD for determination of compliance with State law. In updating the housing element, a jurisdiction may count toward their RH NAP any new units permitted since the beginning of the RH NP planning period (January 1, 2008). Upon its adoption by the Colusa City Council, this updated Housing Element will serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of uncertainties in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private marketplace is currently facing a challenging economic climate. As a result, the ability of the City and private industry to achieve the City's objectives, as stated in this document, may be affected. Therefore, it is intended that this Housing

Element be reviewed annually and updated no less than every five years in order to remain relevant and useful to decision makers, the private sector, and the residents of the City of Colusa.

California Government Code Section 65589(a)(1) states that a city is not expected to spend local revenue for the construction of housing, housing subsidies, or land acquisition as may be identified as objectives of this element. It is not the City's responsibility to guarantee or ensure that the housing units that are needed to accommodate anticipated population growth are constructed. Instead, the City's obligations under State law are to:

- 1) Provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community.
- 2) Eliminate constraints to the private development of a supply of housing to meet the needs of all economic segments of the community.
- 3) Facilitate the actions required of the development industry in providing an adequate supply of housing.

9.3 POPULATION, HOUSING CHARACTERISTICS, AND HOUSING NEEDS

The City of Colusa's location along State Route (SR) 20 and 45 along the Sacramento River, its proximity to the Sacramento metropolitan area, the relatively low cost of housing and land in Colusa County, and the "small-town" feel of the community are primary reasons for a growing demand for housing within the City of Colusa. While many residents are employed in farm-supporting businesses that continue to service agricultural production in the surrounding unincorporated lands, many residents also find Colusa to be an ideal community to live in while commuting to jobs in larger and more urban employment centers such as Yuba City and Sacramento. This section provides a data snapshot of population and housing trends that allow an assessment of the housing needs unique to the City of Colusa.

POPULATION CHARACTERISTICS AND HISTORIC TRENDS

Historic Population Growth

According to the Department of Finance, population of the City of Colusa in January 2008 was estimated at 5,727 persons. As shown in *Table 9.3-1*, the annual growth rate between 1990 and 2008 averaged 0.84 percent per year with a high of 2.56 percent between 1996 and 1997 and a low of -1.84 percent between 1999 and 2000.

Table 9.3-2 provides a look at the City's growth rate by decade since 1970. At 1.9 percent, the City experienced its largest growth spurt between 1980 and 1990, largely as a result of government-assisted housing projects in the southeast portion of the City. Then between 1990 and 2000, the population in Colusa increased from 4,934 to 5,402; at a rate of 9.5 percent, this growth rate was less than that for the state as a whole (13.8 percent) during the same period. Finally, between 2000 and 2008, the City added approximately 325 residents, or ± 6 percent, to its population. This compares to approximately 7.6 percent for Colusa County, 44.7 percent for the City of Williams, 16.9 percent for City of Sacramento, and 12.33 percent for the State of California during the 2000-2008 period (see *Table 9.3-3*).

**TABLE 9.3-1
CITY OF COLUSA
ANNUAL POPULATION CHANGE 1990 TO 2008**

Year	Population	Percent Change
1990	4,934	n/a
1991	5,006	1.46
1992	5,057	1.02
1993	5,087	0.59
1994	5,187	1.97
1995	5,244	1.10
1996	5,304	1.14
1997	5,440	2.56
1998	5,519	1.45
1999	5,503	-0.29
2000	5,402*	-1.84
2001	5,451	0.90
2002	5,533	1.50
2003	5,607	1.34
2004	5,686	1.41
2005	5,593	-1.64
2006	5,648	0.97
2007	5,692	0.78
2008	5,727	0.61

*State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.

**TABLE 9.3-2
CITY OF COLUSA
POPULATION CHANGE BY DECADE 1970-2008**

Year	Population	Change	% Change over Period	Average Annual Growth Rate
1970	3,842	--	--	--
1980	4,075	+233	+6.1%	+0.6%
1990	4,934	+859	+21.1%	+1.9%
2000	5,402	+468	+9.5%	+0.9%
2008	5,727*	+325	+6.0%	+0.7%

Sources: 2000 U.S. Census, *California Department of Finance, 2008.

**TABLE 9.3-3
POPULATION TRENDS – COMPARISON WITH OTHER JURISDICTIONS**

Jurisdiction Name	2000	2008	Change (2000-2008)	
			Number	%
Colusa County	9,732	21,910	12,178	7.61+
City of Williams	3,670	5,310	1,640	44.69+
City of Sacramento	407,018	475,743	68,725	16.89+
State of California	33,873,086	38,049,462	4,176,376	12.33+
City of Colusa	5,402	5,727	325	6.02+

Source: State of California, Department of Finance. 2008

Projected Population Growth

To provide a current picture of immediate population growth trends, it is important to consider the 81-unit Colusa Del Rey affordable housing project that was completed in 2008. With an average household size in the City of 2.83 persons, the Colusa Del Rey project could add approximately 231 people, or 4 percent to the City's population in 2008. This assumes that the new residents will either come from other communities, or will vacate units in Colusa that will, in turn, be occupied by new residents.

The affordable housing developer responsible for Colusa Del Rey is currently working with City staff on preliminary plans to bring another similar housing project to the City. Implementation of a second project of this type over the planning period is likely and could result in a similar increase in the City's population, and thereby reverse a slowing population growth trend that is otherwise likely to occur.

The recent credit and financial market turmoil has slowed or halted progress on three large housing development projects in the last year—the proposed 434-unit (including 105 units affordable to very low-income tenants) Colusa Riverbend (Phase I) located within the city limits; the 101-unit Tennant Estates which was approved by the City in October 2005 but has not proceeded with final map and construction; and the 600-unit Brookins Ranch, which proposed annexation into the City but has withdrawn its proposal. Developers are reassessing market conditions and evaluating the profitability of constructing homes on these sites (two within the City and one proposed for annexation). These three projects total more than 1,000 housing units, which could produce a population increase of up to 2,850 persons if the homes were built.

Since Colusa's growth has closely mirrored the addition of residential units, this market downturn is anticipated to substantially slow population growth for the next several years or until the market recovers. Therefore, while historic growth over the last decade has been relatively robust, assumptions made in this Housing Element reflect this significant slowing in residential homebuilding. The City anticipates substantially lower population growth rates for the elements five-year planning period than the 3-4 percent average annual growth rate projected in the General Plan Land Use Element (adopted October 2007). The growth rate assumption for the planning period of this Housing Element will be 0.95%, which is consistent with State Department of Finance estimates.

General Household Characteristics

Census 2000 reported that, of the 1,919 households in Colusa, 1,356 (or 70.7 percent) are families, 734 (or 38.2 percent) have children under 18 living at home; 1,039 (or 54.1 percent) households are headed by married couples. Of the married couples, 557 have children living at home.

Age

The most recent reliable age classification information for Colusa is provided by Census 2000. Although the data was collected nearly ten years ago, it is considered representative of the age distribution within the City's population. Census 2000 indicates that Colusa had a median age of only 32 years, which compares to 33.3 years for the state overall for the same period.

As indicated in *Table 9.3-4*, in 1999, the largest age cohort fell within the 0-19 year age bracket, which constituted 33.6 percent of Colusa's total population, while 20-24 years constituted the smallest at 6.8 percent. The 25-44 year-old age group was the second largest group, with 28.2 percent of the City's total population; while persons 45-64 years of age made up 20 percent of the population. Persons 65 and older comprised 11.4 percent of the City's population.

The 2007 American Community Survey indicates that the median age in the State increased to 34.7 years, while the median age in Colusa County had decreased from 31.5 years in 2000 to 31.1 years in 2007.

**TABLE 9.3-4
AGE DISTRIBUTION BY POPULATION**

Age Group	Colusa	California:	Colusa	California
	Population (Thousands)		Percent	
0 - 19	1,817	10,235	33.6	30.1
20 - 24	365	2,381	6.8	7
25 - 44	1,523	10,714	28.2	31.6
45 - 64	1,079	6,946	20	20.5
65 +	618	3,596	11.4	10.7

Source: U.S. Census, 2000

Ethnicity

The City of Colusa is a community with a predominately Caucasian population, as indicated by Census 2000. Caucasians constitute approximately 68.7 percent of the total population within the City, which is comparable to that of other rural communities in the region. Between 1990 and 2000, the U.S. Census reported a decrease in the percentage of those identifying themselves as white; with an increase in those identifying themselves as some other race or of mixed race (the 1990 Census did not include a multiple race category).

Due to the manner in which the census was conducted, however, the City's Hispanic (or Latino) population is included as Caucasian and the "some other race" category. When broken out separately, Hispanics constitute approximately 41.7 percent of Colusa's population. This percentage is a subset of the 68.7 percent Caucasian and 23.3 percent "some other race" designation. The percentage of the City's population identifying themselves as persons of Hispanic origin increased from 32.0 percent to 41.7 percent between 1990 and 2000. Due to the City's economic emphasis on agriculture and related services, the Hispanic population within and around Colusa has continued to grow in recent years.

Other major ethnic groups have remained relatively stable as a percentage of the City's total population, and reflect the State average for rural areas. Both the Black and Asian/Pacific Islander populations have slightly declined as a percentage of the overall population within the City of Colusa between 1990 and 2000.

The ethnic breakdown for the City in 1990 and 2000 is detailed in *Table 9.3-5*.

**TABLE 9.3-5
ETHNICITY**

Ethnic Group	Total Population (1990 Census)	Percent of Total Population (1990 Census)	Total Population (2000 Census)	Percent of Total Population (2000 Census)
White	4,004	81.2	3,709	68.7
Black or African American	22	0.4	16	0.3
American Indian and Alaskan Native	112	2.3	95	1.8
Asian	123	2.5	79	1.5
Native Hawaiian/Other Pacific Islander	22	0.4	42	0.8
Some other race	651	13.2	1,258	23.3
Two or more races	NA	NA	203	3.8
TOTAL	4,934	100.0	5,402	100.0
Hispanic (1)	1,580	32.0	2,253	41.7

(1) The Hispanic population group is not broken out as a separate ethnic group in the Federal Census. The people who consider themselves as Hispanic are actually included under the ethnic classifications of "Caucasian" and "some other race." Since the people who consider themselves Hispanic constitute a very significant portion of the overall population of the City, their numbers have been disaggregated for the purposes of this document.
Source: U.S. Census Bureau, Census 2000.

Gender

The City of Colusa is well-balanced in terms of gender distribution, with nearly 50 percent males and 50 percent females and similar age distribution of the two sexes (Census, 2000). This trend reflects a negligible change in the male-to-female ratio in the City population due death and/or migration. A comparison of change by gender is shown in *Table 9.3-6*.

**TABLE 9.3-6
POPULATION BY GENDER**

	Colusa City, California		Colusa County, California	
male	2,711	51 percent	9,572	51 percent
female	2,647	49 percent	9,232	49 percent

Source: Census 2000

Household Size

A city's households can increase or decrease even in periods of static population growth, as a result of adult children leaving home, divorce, economic conditions, and through birth and death within the general population.

The average number of persons occupying each household is known as household size and is expressed in terms of the number of persons per household. Typically, the number of persons per household is slightly higher in owner-occupied households than in renter households.

As shown in *Table 9.3-7*, between 1990 and 2000 the number of persons per household in the City increased slightly, but has remained stable. As shown in *Table 9.3-7*, the City's average household population is lower than the State's for owner-occupied households, and about the same for households

renting. The household population for both the City and the State of California indicate a trend toward increasing household size over the 10-year period from 1990 to 2000.

The Department of Finance (DOF) provides estimated household size for 2008 for the City and the State. DOF data indicates a continuing trend toward larger households, with households in the City of Colusa expected to grow to 2.83 persons per household, while the projection is 2.94 persons per household for the State overall (DOF, 2008).

**TABLE 9.3-7
HOUSEHOLD SIZE**

Year	Persons Per Household By Tenure					
	City of Colusa			State of California		
	Homeowner	Renter	Average	Homeowner	Renter	Average
1990	2.72	2.66	2.69	2.84	2.74	2.79
2000	2.81	2.80	2.81	2.93	2.79	2.87
2008*	NA	NA	2.83	NA	NA	2.94

* Department of Finance, Table 2: E-5, by tenure figures not available for 2008
Source: U.S. Census Bureau, Census 2000, Census 1990

INCOME, EDUCATION, AND EMPLOYMENT

Household Income

Historical Census data indicates that household incomes for Colusa have generally been slightly higher compared to those for Colusa County, but lower than the State overall. According to the Census 2000, the household median income for Colusa was \$35,250, while the median household income for the County was \$35,062 and was \$47,493 for the State overall. Approximately 22.7 percent of the City's population lived below the poverty level at the time of data collection.

1999 income ranges and the percentages and numbers of households falling within each income level are shown below in *Table 9.3-8*. While income levels have likely changed significantly since 1999, this is the most recent income data available for the City, and although inaccurate in actual figures, the data provides a valid representation of income distribution within the City of Colusa.

Standard income groups have been established by U.S. Department of Housing and Urban Development (HUD) and are based on the median income by county. In the case of Colusa County, the current median income is based on income data from the Census 2000 and observed statewide income trends based on data available from the Census Bureau's 2006 American Community Survey. Income groups are defined as follows:

Extremely Low	Households earning 30% or less of County median income
Very Low	Households earning 31% - 50% of County median income
Low	Households earning between 51% and 80% of County median income
Moderate	Households earning between 81% and 120% of County median income
Above Moderate	Households earning over 120% of County median income

**TABLE 9.3-8
HOUSEHOLD INCOME¹**

Income Group (2000)*	Income Range 2000 Census)	Households in Income Range			Percent in Income Range
		Owner-Occupied	Renter-Occupied	Total	
Extremely Low	\$0 - \$17,531	114	223	317 ²	16.6 ²
Very Low - Low	\$17,532- \$28,050	150	147	317	16.6
Low - Moderate	\$28,051 - \$42,074	157	126	283	14.8
Moderate and Above	\$42,075 and Above	764	226	990	51.9
	Total	1,185	722	1,907	100.0

¹Based on 2000 HUD Average Median Income for a four person household (\$35,800)

²Assumes ½ of very low income households are extremely low income.

Source: U.S. Census Bureau, Census 2000, DOF 2000.

Education

The education level of a city's population can serve as an indicator of its educational and employment opportunities, as well as the earning potential of its population. Data collected for the Census 2000 indicates nearly 70 percent of Colusa's residents graduated from high school and that over 13 percent possessed a Bachelor's degree. The education level was slightly higher than Colusa County's overall, as shown in *Table 9.3-9*, below. Both City and County resident education levels are lower than that of the state overall (76.8 percent graduated from high school and 26.6 percent held a bachelor's degree or higher).

**TABLE 9.3-9
EDUCATION**

	City of Colusa		Colusa County	
	Number	percent	Number	percent
Population 25 years and over	3,209	100.0	10,912	100
Less than 9th grade	570	17.8	2,517	23.1
9th to 12th grade, no diploma	407	12.7	1,410	12.9
High school graduate (includes equivalency)	742	23.1	2,635	24.1
Some college, no degree	778	24.2	2,476	22.7
Associate degree	275	8.6	712	6.5
Bachelor's degree	308	9.6	858	7.9
Graduate or professional degree	129	4.0	304	2.8
Percent high school graduate or higher	69.6	(X)	64.0	(X)
Percent bachelor's degree or higher	13.6	(X)	10.6	(X)

Source: Census 2000

The level of educational attainment level in the City suggests a lack of professional employment opportunities in the City and lower earning potential. The relatively high percentage of the population with less than a 12th grade education likely reflects employment opportunities in the agricultural/agricultural-

support sectors. City and County government employment opportunities in Colusa are reflected in the higher education levels relative to the County overall.

Employment

Labor Force

Labor force is the sum of employment and unemployment, excluding people in the armed forces. *Table 9.3-10* includes people working in the private and public sectors, people who are unemployed but actively seeking work, and laid off workers who are waiting to be called back to work. Labor force population does not include those in institutions such as prisons, mental hospitals, or nursing homes, or those less than 16 years of age.

Data from the California Employment Development Department (EDD) indicate that in September 2008 the City of Colusa had a labor force of 3,370, of which 3,180 were employed. The labor force in the City of Colusa has seen an approximately 16.2 percent increase between 2000 and 2008, nearly identical to the 16.0 percent increase in the labor force for the County overall during the same period.

**TABLE 9.3-10
LABOR FORCE**

YEAR	CITY OF COLUSA	COLUSA COUNTY
2000	2,900	9,460
2001	2,900	9,430
2002	3,100	9,960
2003	3,100	9,910
2004	3,200	10,280
2005	3,300	10,610
2006	3,300	10,800
2007	3,400	10,950
2008*	3,370	10,980

Note: Data represents historical labor force for September

*preliminary data for September 2008

Source: California Employment Development Department, 2008

Unemployment

According to EDD data, the unemployment rate in the City was 18.7 percent in February 2009. This was higher than the statewide unemployment rate of 10.5 percent and lower than the 26.6 percent unemployment rate for Colusa County for the same period. Other cities in the region have a higher unemployment rate than the City of Colusa, with Williams at 36.4 percent and Arbuckle at 37.5 percent. Historically the City has had a lower rate of unemployment than surrounding cities and the County overall, which may reflect a higher population of agricultural workers living in neighboring cities and the unincorporated county.

Total Employment

EDD data for total employment in the City of Colusa and Colusa County is provided in *Table 9.3-11*, below.

**TABLE 9.3-11
AVERAGE ANNUAL TOTAL EMPLOYMENT***

Year	City Of Colusa	Colusa County
2000	2,600	8,200
2001	2,500	8,000
2002	2,600	8,100
2003	2,600	8,100
2004	2,600	8,300
2005	2,800	8,700
2006	2,800	8,800
2007	2,900	9,300

*Annual Average
Source: EDD; California Employment Development Department

According to the California Employment Development Department (EDD), “civilian employment includes all individuals who worked at least one hour for a wage or salary, or were self-employed, or were working at least fifteen unpaid hours in a family business or on a family farm.” As indicated by *Table 9.3-11*, the City of Colusa has seen an 11.5 percent increase in total employment between 2000 and 2007 compared to a 13.4 percent increase in employment in the County overall for the same period.

Employment by Industry

Employment by industry is a measure of economic diversity. Having a diverse economy is important for a community to maintain economic stability. Concentration of jobs in a single industry indicates that a local economy is exposed to the boom and bust cycles within the overly concentrated sector and indicates a fragile local economy. A healthy economy typically has a relatively high degree of industry sector diversification. Census 2000 data for employment by industry in the City is provided in *Table 9.3-12* below. More recent data for employment by industry is not available. However, it is expected that the data provided reflects the general distribution of employment within the City today.

**TABLE 9.3-12
CITY OF COLUSA EMPLOYMENT BY INDUSTRY (2000)**

Sector	Persons Employed	
	Number	Percent
Agriculture, Forestry and Mining	412	18.0
Construction	81	3.5
Manufacturing	134	5.8
Wholesale Trade	143	6.2
Retail Trade	286	12.5
Transportation, Warehousing and Utilities	62	2.7
Information	5	0.2
Finance, Insurance, Real Estate	121	5.3
Professional, Management and Administrative	172	7.5
Educational, Health and Social Services	352	15.3
Arts, Recreation, Accommodation and Food Services	177	7.7

Other Services	169	7.4
Public Administration	180	7.8
Total	2,294	100.0*

*Percentages do not total 100.0 percent due to rounding.

Source: Census 2000

Agriculture, Forestry, and Mining, which employed 18.0 percent of the working population, and Educational, Health, and Social Services, which accounted for 15.3 percent of the city's jobs, were the largest employment sectors in Colusa in 1999. Information constituted the least populated employment sector at only 0.3 percent of total employment. Other major employment sectors in the city are Retail Trade (12.5 percent of total employment); Public Administration (7.8 percent of total employment); Arts, Entertainment, Recreation, Accommodations, and Food Services (7.7 percent of total employment); and professional, scientific, management, administrative, and Waste Management Services (7.5 percent of total employment).

The City of Colusa serves as the county seat of Colusa County. It is therefore anticipated that the City will see further growth in employment in the Public Administration sector as both the city and the County add population resulting in an increased need for governmental services. Further growth is also anticipated in the educational and health services sectors, as increased population in the City will increase the demand for education and health care professionals as well.

Major Employers

Table 9.3-13 shows the major employers in the City of Colusa. While many residents work locally, some commute to other cities in Colusa County, the Yuba City area, and the Yolo-Sacramento area for work. The list of major employers is derived from the Employment Development Department's Labor Market Information, as well as information included in the Land Use Element of the Colusa General Plan.

**TABLE 9.3-13
MAJOR EMPLOYERS IN COLUSA**

Employer Name	Industry
City of Colusa	Public Administration
Colusa County Government	Public Administration (Government)
Colusa Regional Medical Center	Hospitals
Colusa Unified School District	Education
Colusa Industrial Properties	Agricultural and Industrial
Colusa Casino Resort	Indian Gaming
Sunsweet Dryers River Bend	Fruits & Vegetables- Growers & Shippers

Source: California Employment Development Department, Labor Market Information, 2008.

Jobs-Housing Balance

Government Code §65890.1 states that, "State land use patterns should be encouraged that balance the location of employment-generating uses with residential uses so that employment-related commuting is minimized." This type of balance is normally measured by a jobs-to-housing ratio, which must take into account the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and transportation systems. According to the state General Plan Guidelines, a jobs-to-housing ratio of 1.5:1 is considered "balanced."

According to 2008 DOF and EDD data, there were 3,150 jobs available in the City of Colusa for 2,000 occupied housing units (DOF, 2008, EDD 2008). This equates to a jobs-to-housing ration of 1.56 jobs for each housing unit, indicating a balanced jobs to housing relationship.

Although the job-to-housing ratio is balanced for the city, employment data indicates that many of the jobs are in agriculture, which is a typically low-paying employment sector. As such many of the jobs available in the local economy would not pay adequately to support rental or home-ownership within the city. The result is that many city residents commute out of the city for better paying jobs. This is reflected in commute time data collected for the 2000 Census, which indicates that the mean travel time to work for those living in the City of Colusa was 17.8 minutes in 1999 (Census 2000). Census 2000 data indicate that more than 46 percent of the city's work force commuted more than 15 minutes to work. This suggests that many individuals commute into the Yuba City area for employment, choosing to have their place of residence in Colusa.

Economic Trends

Colusa has three highway ingresses, all of which funnel traffic through the downtown. The highway layouts, combined with the historic small town commercial sites, provide a distinct advantage to the City's opportunity for economic development. Colusa's retail sector is the predominant influence on its economy, as well as the major generator of tax revenues to the City.

In the past 20 years, Colusa has experienced fluctuations in its total taxable sales, with the highest average annual increase of 26.4 percent between 1983 and 1984 and, more recently, an 18.4 percent increase between 1998 and 1999. Although these increases in taxable sales are encouraging, the City saw average annual decreases of between 9.2 and 14.7 percent in the consecutive years of 1990 to 1991 and 1991 to 1992. Data from the California State Board of Equalization suggests that between 1996 and 2001 (the most complete recent data set), the City experienced an average annual increase of 8.1 percent in total taxable sales. The increased taxable sales represent growth in the economic base in Colusa, as well as increased commercial growth.

As with many cities in the State of California, the City of Colusa currently faces serious economic challenges related primarily to the recent turmoil in the financial markets and the precipitous drop in residential property values. The recent market conditions have resulted in a reduced interest in development in the city and, consequently, fewer employment opportunities for local residents. While it is not likely the City can create jobs for every Colusa resident, it can take steps in this General Plan to address employment by creating more job opportunities through General Plan land use policies, economic strategies, and programs that will enable Colusa's local economy to improve.

The City is currently working to establish a Redevelopment Agency and identify a redevelopment area in an effort to revitalize the downtown area. The updated General Plan includes land use designations to encourage residential and commercial mixed-use development and conversion of existing commercial buildings to mixed uses to bring more people into the downtown area and create a better climate for local downtown businesses. This effort could lead to employment growth in the retail, restaurant and real-estate management sectors.

A recent renovation of a building along 5th Street to create more office/professional building space points to continued interest in locating government offices and government-serving professional services in close proximity to County government offices. Additional population growth in Colusa County will require growth in the ranks of County employees to provide services to the growing population. This expansion of workforce and additional office space indicates a trend toward increased professional and clerical employment opportunities in the city.

The 137.5-acre Colusa Industrial Park (CIP) is located outside the City limits, but within the SOI. Businesses located within CIP already provide many jobs to city residents, primarily in agriculture-serving industries, business, medical, and government. Additional development within CIP is proposed and includes

the potential for a hotel, restaurant, and other highway commercial services in addition to residential development. Current tenants within the CIP complex range from county government and business offices to medical and dental facilities. Further development within CIP and future annexation of this area could result in the addition of substantial employment in diverse industries. CIP has submitted a development proposal to rezone an additional 575 acres for industrial uses, which is currently being processed by the County of Colusa.

Over the 20-year planning period, job growth in the Planning Area is anticipated to increase by an estimated 3,000 to 8,300 new jobs (based on additional square feet that will be available for a variety of non-residential uses). Coupled with the square-footage that could be constructed under buildout of the 1994 General Plan, which could generate up to 2,900 jobs, at build-out, the non-residential land uses identified in this plan could generate between approximately 5,900 and 11,200 new jobs. Based on a 1.3 percent average annual job growth rate from 2000 to 2007, Colusa will likely see the creation of nearly 200 jobs over the life of this Housing Element.

HOUSING CHARACTERISTICS

Vacancy Rate

The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community, and constitutes one measure of the health of a community's housing market. HUD has determined that five percent is a healthy rate for rental units and considers two percent for ownership units an acceptable rate. If vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection for all income levels.

When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low vacancy rate sometimes drives the cost of housing upward and increases tolerance for substandard units.

According to Census 2000, there were a total of 2,016 housing units as compared with 1,903 in 1990. *Table 9.3-14* shows the City's overall vacancy rate in 1999 was near six percent, a desirable range. By comparison, Colusa County had an overall housing vacancy rate in 2000 of 10 percent, which is considered high.

Department of Finance 2007 estimates indicate that vacancy rates for both the City and County have declined slightly since 2000, but do not indicate any significant changes. Due to the small population of the City and Colusa County, the Census Bureau's American Community Survey does not include recent data for vacancy rates for the area.

**TABLE 9.3-14
VACANCY RATES**

	CITY OF COLUSA	COLUSA COUNTY
2000		
Total Units	2,016	6,852
Total Vacant	119	683
Percent Vacant	5.9	10.0
For Rent	29	71
For Sale Only	19	90
Rent/Sold Not Occupied	10	36
Seasonal, Recreational or Occasional Use	27	312
Other Vacant	34	157

Migrant Worker	0	17
2008		
Total Units	2,123	7,763
Total Vacant	123	761
Percent Vacant	5.8	9.8

DOF, Table 2: E-5 Report, 2008
Source: Census 2000

Housing Tenure

Although 2008 housing tenure data is not available for the City, there is no evidence showing that a substantial change in household tenure has occurred in the City since Census 2000. These data indicate that 62 percent of the households in the City were owner-occupied, while 38 percent of the households were occupied by renter households. *Table 9.3-15* below provides a breakdown of households by tenure for 1990 and 2000 and *Table 9.3-16* provides a countywide comparison.

The percentage of renter-occupied units decreased approximately 1.0 percent between 1990 and 2000. In 2000, the percentage of renter households in Colusa was nearly the same as the City of Williams, 37.9 and 38.1 percent, respectively; and it was slightly more than one percent higher than the 36.8 percent renter household rate in Colusa County.

A greater increase occurred in the number of owner-occupied housing units in the City of Colusa. From 1990 to 2000, there was an increase of over 100 owner-occupied units, an approximately 2.0 percent increase in the total occupied housing units in the City over this period. Similarly, Colusa's and Williams' owner-occupied rates were very similar in 2000, at 62.1 and 61.9, respectively, while homeownership in Colusa County was slightly more than one percent higher than in the City of Colusa.

TABLE 9.3-15
CITY OF COLUSA
OCCUPIED HOUSING UNITS BY TENURE (1990 AND 2000)

	1990		2000	
	Number	Percent	Number	Percent
Owner	1,087	60	1190	62
Renter	717	40	729	38
TOTAL	1,804	100	1919	100

Source: U.S. Census Bureau, Census 2000 SF3 Table H7, Census 1990 STF 3 Table H008

This trend toward owner-occupied housing has likely continued through 2008, based on higher homeownership rates throughout the nation, reflected in Census data (U.S. Census Bureau, 2008b). Recently, the rate of home ownership in California has been adversely affected by a high number of foreclosures due to current economic conditions. Since no large scale subdivisions were built in the City during the last several years, Colusa has largely avoided the effects of wide-range foreclosures.

TABLE 9.3-16
COUNTYWIDE COMPARISON
HOUSEHOLDS BY TENURE (2000)

	City of Colusa		City of Williams		Colusa County	
	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	1,919	--	924	--	6,097	--
Owner-occupied Units	1190	62.1	572	61.9	3,853	63.2

Renter-occupied Units	729	37.9	352	38.1	2,244	36.8
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Source: U.S. Census Bureau, Census 2000.

Housing Type

Table 9.3-17 outlines the housing characteristics for the City of Colusa and their percentage represented by each category, based on Department of Finance 2008 estimates. A review of the housing characteristics shows that single-family units comprise 79.7 percent of the housing stock in the City, or 81.7 percent of the housing stock when including mobile homes. Approximately 8.6 percent of the City's housing units are in multifamily housing developments containing five or more residential units on one property. Units within duplexes, triplexes, and four-plexes constitute 9.3 percent of the City's housing stock.

TABLE 9.3-17
HOUSING UNITS BY TYPE

Unit Type	2000		2008		Change	
	Number	Percent	Number	Percent	Number	Percent
1-Unit, detached	1,510	74.9	1,607	75.7	97	6.4
1-Unit, attached	84	4.2	84	4.0	0	0
2-4 Units	189	9.4	197	9.3	8	4.2
5 Units or more	183	9.1	183	8.6	0	0
Mobile Home	50	2.4	52	2.4	2	4.0
Totals	2,016	100.0	2,123	100.0	107	5.3

Source: DOF Table 2: E-5, Jan. 2008

A survey of mobile home parks in Colusa conducted in 2004 found that there are four operating parks in the City with a capacity for 129 mobile homes. Of those 129 potential spaces, 124 were found to be occupied in 2008, as shown in Table 9.3-18.

TABLE 9.3-18
MOBILE HOME PARKS IN COLUSA

Name	Address	Phone Number	Number Of Spaces	Occupied Spaces
Buttes View Mobile Home Park	1801 State Highway 20 Colusa, Ca 95932	(530) 458-2898	37	37
Colusa Mobile Home Park	1450 Lake Avenue, Colusa, Ca 95932	(530) 458-4149	42	38
Downtown Mobile Park	236 Main Street, Colusa, Ca 95932	(530) 458-5211	20	19
High Street Trailer Court	10th & Main Street, Colusa, CA 95932	(530) 458-4424	30	30
TOTALS			129	124

Source: California Manufactured Housing Communities, 2004; Daly, Pers. Comm. 2008; Downtown Mobile Park, 2008; Colusa Mobile Home Park, 2008; Buttes View Mobile Home Park, 2008

Housing Costs

For-Purchase Housing

A survey of single-family residential properties sold since January 2008 in the City of Colusa shows that single-family homes 900 square-feet or greater in size have sold for between \$70,000 and \$320,000 (see *Table 9.3-19*). Data for single-family home sales since January 2008 indicate a median sales price of \$195,000 (average \$132 per square foot). A median home sales price of \$195,000 represents a 72 percent increase since 2000.

Although these recent home sales prices in the City and the trends in neighboring Sutter County indicate that housing values in the City have increased dramatically from 1990-2008, home values remain below those of the greater Sacramento region, which in August of 2008 had a median value of \$220,890 (California Association of Realtors, 2008).

Current economic conditions with tightening credit markets and more conservative lending practices have further accelerated the drop in home values from the higher values observed in 2005. Real estate listings show that home prices throughout California continued to decrease throughout 2008. Recent data from August 2008 indicate that median home prices in the Sacramento region have fallen to \$220,890 from a median price of \$332,510 in August 2007, representing a 34 percent decline (California Association of Realtors, 2008). This downward trend is similarly reflected in Colusa's residential real estate market (Reische, Pers. Comm. 2008).

Rental Housing

Table 9.3-19 also shows the range of current rents for apartments and single-family dwellings in the City of Colusa, based on a survey of current rents provided by a local property management service.

**TABLE 9.3-19
TYPICAL 2008 HOUSING COSTS IN THE CITY OF COLUSA**

Rental Housing¹				
1- and 2-Bedroom Apartments/2nd Units	3-Bedroom Apartment	Duplex	Single-Family Dwelling	
\$500 - \$700	\$725 - \$800	\$850 - \$1,000	Low \$825 - \$1,000, High \$1100 - \$1,500*	
For-Purchase Housing²				
Development Area	Housing Type	Price Range	Area Median Price	Affordability Range
Country Club	Single-family	\$205,000- \$320,000	\$281,988	Upper Moderate and Above
City Core ³	Single-Family	\$70,000- \$150,000	\$106,500	Upper Very Low and Above
Florimund – Navajo ⁴	Single Family	\$164,200 - \$210,000	\$189,175	Upper Low and Above
West Side of Hwy. 20	Single Family	\$172,000 - \$289,000	\$221,125	Mid-Moderate

¹High includes larger homes or homes with additional amenities such as pools, etc.

²Reische Appraisal Services, October 2008, based on Multiple Listing Service data for properties sold since January 2008

³ Area generally north of Sioc between Bridge Street and 10th Street

⁴ Area between 3rd Street and Wescott Road

Source: Sierra Pacific Property Management, 2008

Overpayment

In its 2007 report *California's Deepening Housing Crisis*, HCD indicates that, statewide, 35 percent of California homeowner households and 40 percent of renters overpay for housing. According to current public standards, overpayment occurs when a household spends more than 30 percent of gross household income on housing expenses (rent, taxes insurance). Of those households that overpay, many are low-income, although housing affordability in many areas is also affecting moderate-income households. As the current historic high foreclosure rates indicate, substantial overpayment is not a sustainable condition for housing.

Overpayment is a significant problem for lower-income, renter households as the proportion of their income going toward housing costs leaves less for other basic necessities. Housing overpayment can also have adverse affects on the local economy, since money going toward living expenses could otherwise support local businesses. While some higher-income households may choose to spend greater portions of their income for housing, the cost burden for low-income households, especially large households, reflects choices limited by a lack of adequate affordable housing supply.

According to the most recent data available for the City from the 2000 Census, 28.9 percent of all households in the City of Colusa spent more than 30 percent of their gross income for housing. Approximately 34.4 percent of all renter-occupied households and 23.1 percent of all owner-occupied households in the City were overpaying at the time data was collected for the 2000 Census (see *Table 9.3-20*).

Based on Comprehensive Housing Affordability Strategy (CHAS) data from 2000, overpayment for housing in the City disproportionately affects large families and the elderly. CHAS data indicates that 9.7 percent of all households in the City were paying more than 50 percent of their household income in housing costs (CHAS, 2000).

Census 2000 showed that overpayment was most pronounced among renter households earning less than \$19,999, which would correspond generally with those households with incomes in the extremely low- to the middle range of very low-income households (those earning less than \$26,900 annually). Almost 76 percent of the 144 households in the City with incomes less than \$10,000 a year were paying more than 30 percent of their income for shelter. In the \$10,000 to \$20,000 range, over 47 percent of these households were paying 30 percent or more. Approximately 22.4 percent (427) of all households that earned \$35,000 or less were overpaying for housing at that time.

**TABLE 9.3-20
OVERPAYMENT BY COLUSA HOUSEHOLDS**

	Paying 30-34%	Paying >35%	Total
Owner Households			1,184
Less than \$10,000 income	0	45	45
\$10,001-\$19,999 income	7	31	38
\$20,000-34,999 income	27	68	95
More than \$35,000 income	19	77	96
Total	53	221	274 (23.1%)
Renter Households			723
Less than \$10,000 income	6	93	99
\$10,001-\$19,999 income	16	78	94
\$20,000-34,999 income	24	32	56
More than \$35,000 income	0	0	0
Total	46	203	249 (34.4%)
SUMMARY OF ALL HOUSEHOLDS			1,907
Less than \$10,000 income	6	138	144
\$10,001-\$19,999 income	23	109	132
\$20,000-34,999 income	23	100	151
More than \$35,000 income	19	77	96
Total	99	424	523 (28.9%)

Note: Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.

Source: U.S. Census Bureau, Census 2000, SF 3 Tables QT-H13, QT-H16

PHYSICAL CHARACTERISTICS AND BLIGHT

Housing Age

The housing stock in Colusa is considered relatively old, with many historical homes in evidence. As shown in *Table 9.3-21* above, there are up to 1,548 housing units in the City that are over 30 years old, which represented 76.4 percent of the City's entire housing stock in 1999. Of that, 450 dwelling units (22.2 percent of total units), were constructed in 1939 or earlier—more than 69 years old.

**TABLE 9.3-21
HOUSING AGE**

Year Structure Built	Number	Percent
1999 to 2000	0	0.0
1995 to 1998	64	3.2
1990 to 1994	106	5.2
1980 to 1989	308	15.2
1970 to 1979	281	13.9
1960 to 1969	240	11.8
1940 to 1959	577	28.5
1939 or earlier	450	22.2
Total	2,026	100.0

Source: U.S. Census Bureau, Census 2000.

Housing Conditions

With funding assistance through HCD's Community Development Block Grant (CDBG) Program, the City of Colusa contracted with Mercy Housing California (MHC) in 2002 to conduct a "windshield" housing survey to assess housing conditions in Colusa. The data taken from that survey are used in this section to evaluate the need for rehabilitation of Colusa's housing stock. The City's *2008 Feasibility Study – The Use of Redevelopment as a Tool in the City of Colusa*, prepared by Rosenow Spevacek Group, Inc., more recently substantiated the findings of the Housing Conditions Survey.

The condition of each unit was evaluated based upon HCD's adopted criteria, which rate the condition of the following five exterior components: 1) foundation, 2) roofing, 3) siding, 4) windows and 5) electrical. Units were evaluated from the outside only. While the survey could not determine whether plumbing needed to be replaced or if the electrical system was unsafe, the status of items evaluated does suggest the condition of the overall structure (e.g., a wood frame structure without a foundation will likely have an old electrical system). Mercy Housing's complete *Exterior Housing Condition Survey and Analysis* (April 2003), including the methodology, data and analysis, is available for review upon request at City Hall.

MHC evaluated and recorded a total of 1,230 housing units in the City of Colusa. Multifamily housing structures represent four percent of the total housing stock. Each apartment building was counted as one whole unit in the calculation regardless of the number of units in each apartment structure. (*Note: The survey appears to have not reviewed or counted mobile homes within the City.*)

Nearly 60 percent of the homes surveyed need some type of repair. However, 78 percent of these units need only minor repairs. *Table 9.3-22* shows that 41 percent of the housing units were found to be in standard condition, while 59 percent (725 housing units) of the units were in substandard condition and in need of rehabilitation. The housing condition survey identified six (6) dilapidated housing units.

A recent survey conducted by City staff of homes requiring substantial repair indicates that there are currently six (6) homes in abandoned or seriously dilapidated and unlivable condition in the City. During 2007 and 2008 these homes were the subject of nuisance abatement letters issued by the City Building Department to the property owners. Programs that address rehabilitation and replacement are discussed in greater detail in *Section 9.6 Housing Resources and Opportunities*.

**TABLE 9.3-22
COLUSA HOUSING CONDITIONS**

Unit Condition	Number	Percent
Sound	505	41.0
Minor Repair	565	45.9
Moderate Repair	146	11.9
Substantial Repair	8	0.7
Dilapidated	6	0.5
Total Substandard	725	59.0
Total Standard	505	41.0
TOTAL	1,230*	100.0

* This number reflects housing units within the city limits only; it does not include housing that is located within the City's Sphere of Influence. The survey indicates that the Mercy survey did not include mobile homes. City staff surveys indicate a total of 125 mobile home units in the City (see Table 9.3-17 Housing Units by Type). It should also be noted that the Mercy Housing survey counted multi-unit apartment complexes as one total unit and did not rate each unit in the structure. At the time of this update the data from the Mercy Housing survey were inconsistent with all other data sources used in this document. These numbers should be considered only as a general representation of housing conditions in the City.

Source: Mercy Housing, 2003.

As indicated above, 49.9 percent of the total housing units in the city of Colusa were constructed prior to 1960, with 450 houses, or 22.2 percent of the housing stock in 1999, constructed in 1939 or earlier. Only 484 (24.0 percent of the 1999 housing stock) homes were built after 1980. This indicates that many homes in the community could have age-related deficiencies and be in need of repair.

Multifamily housing structures constitute only 3.5 percent of the total housing stock in the City. Seventy-two (72) percent of these multifamily units were rated as substandard.

All but 0.5 percent of the housing stock was judged suitable by Mercy Housing for rehabilitation, with needed repairs ranging from minor maintenance to substantial rehabilitation. Of the 59 percent in need of moderate to major repairs, 146 units (11.9 percent of 1999 housing stock) were in need of moderate repair and 6 units (1.9 percent of 1999 housing stock) were in need of major repair, and 6 were rated as dilapidated.

With the advent of the current nationwide mortgage crisis, many homeowners are experiencing housing foreclosures, including Colusa. This could substantially increase the rate of deterioration for homes in Colusa. However, due to the relatively small numbers in the city, any increase could substantially change percentages and not accurately reflect an actual trend.

HOUSING NEEDS

Special Housing Needs

Within the overall housing need estimates are segments of the population which require special consideration. These are generally made up of people who face special life challenges and are within low-income groups and therefore have limited housing choices. For the City of Colusa, these groups include seniors, the disabled, large households, female-headed households, farm workers, and the homeless.

Seniors

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing rental costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. As of 2000, nearly 75 percent of the City's housing stock was made up of single-family detached homes, leaving 25 percent of the housing stock for those who choose to or must live in other forms of housing.

The 2000 Census identified a total of 618 persons living in 439 households, over the age of 65 in the City of Colusa (*Table 9.3-23*). This represents 11.4 percent of the total population and 21.7 percent of all households in the City. It should be noted that The City has recognized that the elderly have special access and affordability limitations and has set forth specific programs and policies in Section 9.7 of this document that address issues unique to elderly households.

The Eskaton Senior Housing Development on East Carson Street provides 30 units of housing affordable to low-income senior citizens. The rents for these units are based on tenant income. In addition, two Rural Housing Service apartment projects in the City, Colusa Greens and Colusa Gardens, have 18 rental-assisted units for very low-income senior citizens.

TABLE 9.3-23
SENIOR HOUSEHOLDS

Age	Owner-Occupied		Renter-Occupied		Total
	Total	Below Poverty Level	Total	Below Poverty Level	
65 to 74	187	0	69	21	256
75 and above	148	6	29	12	177
Total Senior Households	335	6	98	33	433
% of Total Households	17.5%	0.3%	5.1%	1.7%	22.7%

Source: U.S. Census Bureau, Census 2000.

Several organizations have been established to assess and endeavor to meet the needs of this significant sector of Colusa County's population as described below.

- *Area 3 Agency on Aging A3AA - PASSAGES* The A3AA is responsible for planning and administering services for senior (60+) in the five counties of Butte, Colusa, Glenn, Plumas, and Tehama. Some services such as the Information and Assistance and the Long Term Care Ombudsman Program, are provided directly by the staff at PASSAGES Adult Resource Center. Other services including congregate meals, home delivered meals, transportation, legal assistance and in-home services, are provided through contracts with community agencies. Phone (530) 898-5923 Website: <http://www.passagescenter.org/node/1>
- *Colusa County Department of Health and Human Services (Adult Services)* Public Health Nursing works with social workers to assess and provide resources and assistance to the older population within the County. Phone: (530) 458-0250
- *Colusa County Department of Health and Human Services (Public Authority)* The Public Authority is mandated by state law to work in conjunction with Colusa County's In-Home Support Services Program (IHSS). The Colusa County Board of Supervisors established the IHSS Public Authority as part of a Continuum to help the elderly or disabled adults and disabled children remain in their own homes with support of the in-home care from care providers. Phone: (530) 458-0379

- *Adult Protective Services (APS)* The Colusa County Department of Health and Human Services provides Adult Protective Services (APS) which provide assistance to elderly and dependent adults who are functionally impaired, unable to meet their own needs, and who are victims of abuse, neglect or exploitation. APS staff provides or coordinates support services including counseling, referrals for conservatorships, and advocacy. They also provide information and education to other agencies and the public regarding reporting requirements pursuant to elder and dependent adult abuse reporting laws. Phone: (530) 458-0250
- *Colusa Senior Center* The Colusa Senior Center is located at 901 Parkhill Street in Colusa. The center provides kitchen facilities for the County's senior meals nutrition program. Meals for seniors are prepared and served at the center, delivered to homes, and are served weekly in Colusa and the surrounding area. The center also provides a variety of activities such as bingo, arts and crafts, blood pressure monitoring, health clinics, exercise, computer usage, adult education programs and much more. The center opens at 10am, Monday through Thursday. Phone: (530) 458-5030
- *Senior Care Facilities* There are three (3) senior care facilities (skilled nursing) in the Colusa area — Colusa Regional Medical Center (Colusa) Valley West Care Center (Williams), and the Sundbridge Care Center (Willows).

The Colusa Senior Center provides the foundation for many of the resources, programs, and other organizations and support groups available to seniors in the City and Colusa County overall. The resources available to seniors in the City assist seniors in meeting the challenges associated with the increasing cost of living, the limited availability of affordable housing for seniors, and limited access to affordable in-home and visitation care. Programs also assist seniors in meeting the challenges of limited mobility by providing transportation on a limited basis. Section 9.7 of this element provides goals, policies, and implementing actions to help facilitate the construction of additional senior housing in the community.

Persons with Disabilities

Housing needs of disabled persons vary depending on the nature and severity of the disability. Physically disabled persons generally require modifications to the housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances. If the disability prevents the person from operating a vehicle, then access to services and public transportation are also important. People with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. Because disabilities vary, this group does not congregate toward a single service organization, making it difficult to estimate the number of individuals and their specific needs.

Census 2000 found that 20.5 percent of Colusa's population, or 1,110 persons, were living with a disability, compared to 17.7 percent, or 3,343 in Colusa County. A breakdown of age groups with disabilities in the City of Colusa and Colusa County is shown in *Table 9.3-24* below.

**TABLE 9.3-24
PERSONS WITH DISABILITIES¹**

	Age & Percent Of Total Population - 2000			
	5-20 years	21-64 years	65+ years	Total
City of Colusa	138 2.5%	695 12.8%	277 5.1%	1,110 20.5%
Colusa County	423 2.2%	2,078 11%	842 4.4%	3,343 17.7%

¹Includes sensory disability, physical disability, mental disability, self-care disability, go-outside home disability.
Source: Census 2000—Types of Disability for the Civilian Non-institutionalized Population 5 years and over

Severe physical or mental disability often prevents individuals from working, limits their opportunities for job advancement, and thereby limits their income, which results in the cost of housing being a greater concern. Many of the disabled rely solely on Social Security Income, which would typically place them within extremely low- to very low-income categories with market-rate housing unaffordable to these households.

As demonstrated in *Table 9.3-25*, below, a majority of disabled persons are not employed or are of retirement age. It should also be pointed out that many of those who are employed are low wage earners. Therefore, the disabled and the elderly represent a large proportion of those in need of affordable housing.

**TABLE 9.3-25
COLUSA'S DISABLED POPULATION BY EMPLOYMENT STATUS**

Disabilities by Employment Status	Number	Percent Of Disabled Population
Age 5-64, Employed persons with Disability	404	36
Age 5-64, not Employed with Disability	429	39
Persons Age 65 Plus with Disability	277	23
Total Persons with Disabilities	1,110	100

*includes Persons Age 65 Plus with Disability
Source: Census 2000 SF 3:P42

Table 9.3-26 breaks down the disabled population by disability types. They are broad categories and represent disabilities suffered by only 22.62 percent of the disabled population. Several of the disabilities listed would indicate severely restricted physical mobility.

**TABLE 9.3-26
COLUSA'S DISABLED POPULATION BY DISABILITY TYPE**

Type of Disability	Percent Occurrence of Each Disability (among the Disabled in all age groups)
Sensory	1.3%
Physical	2.8%
Mental	2.4%
Self-care disability	0.12%
Employment disability	1.5%
Homebound disability	3.5%
Two or more types of disabilities	11%

Source: Census 2000 – Types of Disability for the Civilian Non-institutionalized Population 5 years and over

New multi-family housing is subject to state and federal design requirements for disabled accessibility and is required to provide some units specifically designed to be accessible by those with disabilities. The two existing apartment projects each have units accessible to those with disabilities (a total of five units). The newly constructed (2008) Colusa Del Rey affordable housing development contains 81 units overall and includes 40 ground-floor units that are accessible to those with disabilities and have been built to allow the interior to be easily adapted to serve the living needs of those with disabilities.

Senate Bill 520 (SB 520) prohibits any local governmental agency from enacting ordinances that prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, or age of owners or intended occupants of the residential development of the emergency shelter. *Section 9.7* of this element identifies programs and policies to accommodate the need for handicapped-

accessible housing. By providing programs that facilitate supportive multifamily or single-family housing for the disabled in any residential zone, the City of Colusa will be in compliance with SB 520.

Large Households

The Census Bureau defines large households as those containing five or more persons. Housing issues commonly faced by large households include overcrowding and affordability. City programs to address the issue of large households and overcrowding are discussed in the programs section of this Housing Element.

According to the 2000 Census data, 281 households, or 14.7 percent of the total number of occupied households in the City of Colusa in 2000 contained five or more persons. By comparison, and as shown in *Table 9.3-27*, large households made up 18.5 percent of all households in Colusa County overall in 2000. The percentage of households with 5 or more persons has grown significantly as a percentage of the total number of households in both the County and the City since the 1990 Census. Based on data available for the State of California, it is assumed that this trend toward a higher percentage of large households has continued since the 2000 Census and that the proportion of large households in the City is even greater today.

**TABLE 9.3-27
LARGE HOUSEHOLDS**

	Total Households	Households 5 or More Members		
		Owner	Renter	Total
1990 Census				
City of Colusa	1,804	137 7.6%	98 5.4%	234 13.0%
Colusa County	5,612	473 8.4%	394 7.0%	867 15.4%
2000 Census				
City Of Colusa	1,907	162 8.5%	119 6.2%	281 14.7%
Colusa County	6,169	690 11.1%	453 7.3%	1,143 18.5%

Source: U.S. Census Bureau, Census 1990 STF 1 Table P027, Census 2000 SF3 Table H20.

Female Heads of Household

Of the 1,907 occupied households surveyed in the City of Colusa for the 2000 U.S. Census, 495 (26.0 percent) were headed by females. Of that total, 65 households, or approximately 3.4 percent of all households in the city, were headed by females aged 65 years or older. *Table 9.3-28* provides a summary of this information.

The 2007 American Community Survey indicates that female-headed households make up approximately 12.8 percent of all households in the State, which is down from 16.2 percent indicated by 2000 Census data, and would indicate a downward trend in female-headed households for the state overall. This data shows that the City of Colusa has a substantially higher percentage of female-headed households than the state overall, indicating the need for programs that focus on meeting the housing needs of this special needs group.

**TABLE 9.3-28
FEMALE HEAD OF HOUSEHOLDS**

Unit Type	Female Head of Household	At or Below the Poverty Level	Percent of Total Households	Female Householders 65+ Years
Owner-Occupied	268	82*	14.1	24
Renter-Occupied	227		11.9	41
Total	495	82	26.0	65

*Female Head of Households at or below the poverty level by tenure was not available at the time of the Housing Element update.

Source: U.S. Census Bureau, Census 2000.

Section 9.7 of this element address the childcare needs of single female-headed households by providing implementing actions and programs that can facilitate the construction of rental units that include daycare facilities and are affordable to low- and very low-income single, female heads of household. Additionally, the City's Zoning Ordinance provides no particular constraints to opening small day care centers within the City, which helps to ensure that adequate day care choices are available and reasonably priced. The City has encouraged and facilitated construction of affordable housing during 2007 and 2008, adding 81 units to the housing stock, and continues to foster a relationship with firms specializing in the construction of affordable housing in hopes of obtaining more high-quality affordable housing projects in the City.

Farmworkers

The agricultural area around the City of Colusa creates a demand for both permanent agriculture workers and seasonal farm workers. The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer. The State differentiates between local and migrant seasonal farm laborers in terms of their residence—whether they reside close enough to the job sites so that they can return to their permanent homes each night. Farms with a year-round operation have historically provided on-site housing for their employees. The peak-growing season in Colusa is May through October and many of the migrant workers live in the various migrant worker camps in Colusa County.

The 2002 Census of Agriculture reported that there were 2,233 seasonal (worked less than 150 days a year) and 1,451 permanent (worked over 150 days a year) workers employed on farms in Colusa County. Table 9.3-29 provides the number of seasonal and permanent farm workers employed in the County as reported by the 1992, 1997, and 2002 Census of Agriculture (Note: 2007 Census of Agriculture data are not yet available). The numbers reflect a trend of lower numbers of permanent farm workers from 1992 to 1997 and overall farm workers from 1997 to 2002 in the County, which could reflect decreased production or higher productivity per worker due to more efficient means of farm production.

**TABLE 9.3-29
COLUSA COUNTY FARM LABOR**

Year	Seasonal	Permanent	Total
1992	3831	1525	5,356
1997	3653	1819	5,472
2002	2233	1451	3,684

Source: Census of Agriculture, 1992, 1997, 2002

Farm Worker Housing Needs The housing needs of permanent farm workers are no different from those of other employment groups and consist of housing that is affordable in relation to income, meets acceptable housing standards, and is reasonably accessible to the site of employment. Seasonal or part-time farm

workers who do not leave the area and have to seek year-round residency in the area have similar needs; but their income is likely to be considerably less than year-round employees, and these individuals may require subsidized housing or employer-based housing. Seasonal migrant workers typically have even less income available for housing because of their need to minimize expenses to meet off-season needs. As a result, migrant farm workers may seek housing in a labor camp or may rent an available and inexpensive unit (which may be shared among several workers). If such housing is not available, migrant farm workers may resort to substandard shelters—ranging from vehicles to tents or other forms of temporary shelter. Because migrant farm workers desire to reside near the work sites, most farm worker housing should be provided in these unincorporated areas; farm workers with reliable transportation could reside within the City limits.

Farm Worker Housing In Colusa According to the Colusa County Planning Department there are four privately operated farm labor camps in the County. The largest of these camps is located in the City of Williams and consist of 100 units. The Colusa County Agricultural Commissioner stated that there are plans to expand this facility by 10 more units for migrant workers and 50 more units for permanent farm workers in the near future. Additionally, there is State and Federal operated camps in the surrounding communities of Williams, Maxwell, Gridley, and Yuba City. These facilities are generally seasonal units, operating from May until the end of October. It should be noted that, in the case of the migrant farm labor camps, the persons seeking residence must supply verification that they do in fact permanently reside in excess of 15 miles from the labor site.

The City of Colusa provides for the construction of farm worker housing through its Zoning Ordinance and Building Codes in the same way that affordable, single-family or multifamily housing is provided, since the needs of farm workers are substantially the same as for other low-income households. This would include permanent housing for farm workers and their families.

Homeless and Other Persons in Need of Emergency Shelter

Homeless individuals in Colusa County include, but are not limited to: victims of domestic violence, persons with mental illness, persons suffering from addiction, those with inadequate incomes, families with single heads-of-household, and unaccompanied minors. Homeless also include individuals who have purchased parcels of land, but are unable to afford site improvements or a home (and are often found living year-round in tents, small trailers, or other permanent camp-type arrangements). The homeless do not include individuals imprisoned or otherwise detained pursuant to an Act of Congress or a State law (U.S. Code Section 11302).

For the purposes of the housing needs analysis, a person is considered homeless who lacks a fixed, regular and adequate nighttime residence; and an individual who has a primary nighttime residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for people.

The City of Colusa does not have a homeless problem in the sense of people living “on the streets.” Periodically, there are a few individuals who are homeless in the City of Colusa who call this City the location of their last permanent residence.

The County Department of Health and Human Services reports a significant reduction in funds to address this problem while experiencing a recent increase in the numbers requesting services. Although the homeless population is not considered an immediate problem in Colusa, the City’s zoning ordinance allows for transitional housing or homeless shelters to be established in residential zones to facilitate the needs of persons or families lacking shelter.

The Colusa County Department of Health and Human Services provides assistance for eligible persons who are in need of emergency shelter. The Department receives funds as a delegate agency of the Glenn County Human Resources Agency's Community Action Division, with the latter contracting with the California State Department of Housing and Community Development on behalf of Glenn, Colusa, and Trinity Counties.

As a member of the Colusa-Glenn-Trinity Community Action Agency, the Colusa County Department of Health and Human Services is able to provide homeless assistance through several funding sources, including eviction assistance and motel vouchers through the Emergency Housing and Assistance Program (EHAP) and First Month's Rent Assistance and Motel Vouchers through the Federal Emergency Shelter Grant (FESG) program. A homeless individual's eligibility for these resources includes an income under the Federal Poverty Level, Colusa County residence for at least 14 days, and either being homeless or at imminent risk of being homeless. Motel voucher assistance is limited to 30 days in any 24-month period. To be eligible for Rental Assistance or Eviction Assistance, individuals must establish that they have sufficient resources to maintain rent payments.

Because Colusa County does not have an emergency shelter, emergency housing needs are met through the motel voucher program. Beginning in 2008, however, Colusa County established two transitional houses, one of which is in the City of Colusa and one of which is in the unincorporated area of Colusa. These are considered "scattered sites," which means they are residential houses located in residential neighborhoods, not a transitional living "facility." Funding for these is through HUD's Supportive Housing Program (SHP). Colusa County, Glenn County, and Tehama County each have scattered sites, and SHP funding flows through Tehama County's Poor and The Homeless program, or "PATH." Individuals residing in transitional housing must participate in services, such as job counseling or behavioral health services. Residence in a transitional housing unit is limited to 18 months.

In 2007, the Colusa County Board of Supervisors entered into a Standard Agreement with the State of California's Department of Housing and Community Development for a \$1,000,000 loan to proceed with a 19-bed transitional housing facility, Colusa Independence. The loan requires no payments and will revert to a grant after Colusa Independence has been in successful operation for ten years. Colusa Independence will be located on a county-owned parcel which is located within City of Colusa limits. As with the scattered site program, residents must participate in services; residence is limited to 18 months. The City of Colusa is participating financially with the County on this project.

Overcrowded Households

According to the 2000 Census, 12.6 percent of all occupied households in the City of Colusa are classified as overcrowded. The Bureau of Census defines overcrowding as households with more than 1.01 persons per room (excluding bathrooms and kitchens), and those with more than 1.5 persons per room as severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Between 1980 and 1990, the percentage of overcrowded households in California nearly doubled from 6.9 percent to 12.3 percent. Census 2000 reports more than 15 percent of California households were overcrowded with overcrowding most common among low-income households, and most prevalent in renter housing. Roughly 24 percent of renter households statewide were overcrowded based on 2000 Census data; in some counties, nearly a third of renter households were overcrowded. American Community Survey 2007 data indicates a substantial decrease in overcrowding for the State overall, to approximately 7.7 percent of all occupied housing units.

Census 2000 data indicate that 141 of the 1,184 (11.9 percent) homeowner households in the City were overcrowded and 99 of the 723 (13.7 percent) renter households in the City were overcrowded. These percentages are considerably lower than those for occupied households in Colusa County overall, which had a 17.6 percent overcrowded rate for all occupied units in 2000. As shown in *Table 9.3-30*, 544 of the 3,889 (14.0 percent) homeowner households in the City were overcrowded and 547 of the 2,280 (24.0 percent) renter households in the City were considered overcrowded, based on 2000 Census data.

As demonstrated by the data, the number of overcrowded owner-occupied housing units in the City more than doubled and the percentage of these units that is overcrowded rose from 6.1 percent in 1990 to 11.9 percent in 2000. However, from 1990 to 2000 the number of overcrowded rental-occupied units decreased, going from 15.2 percent of these units in 1990 to 13.7 percent of the units in 2000, which represents 10 fewer overcrowded renter-occupied units in the City.

It is unknown precisely what factors have influenced this change in overcrowded rental units in the City over this ten year time period. As noted above, the rate of overcrowding for the state overall has declined since 2000. It is reasonable to assume that some of this recent reduction in overcrowding in the State is reflected in current overcrowding conditions within the City of Colusa, although more recent data for the City is unavailable to verify this assumption. It is presently unknown if the trend toward fewer overcrowded rental units will continue. Current challenges facing the economy and rising unemployment would likely result in a return to larger household sizes and more overcrowding, although recent data is not available to confirm that this shift is occurring.

**TABLE 9.3-30
INCIDENCE OF OVERCROWDING**

	1990		2000	
	CITY OF COLUSA	COLUSA COUNTY	CITY OF COLUSA	COLUSA COUNTY
TOTAL OCCUPIED UNITS	1804	5612	1,907	6,169
Total overcrowded	175	731	240	1090
Percent overcrowded	9.7	13.0	12.6	17.6
Owner-occupied units	1087	3564	1,184	3,889
1.01+ persons per room	66	283	141	544
Percent overcrowded	6.1	7.9	11.9	14.0
Renter-occupied units	717	2048	723	2,280
1.01+ persons per room	109	448	99	547
Percent overcrowded	15.2	21.9	13.7	24.0

Source: U.S. Census Bureau, Census 2000, 1990.

AVAILABILITY OF AFFORDABLE HOUSING

Housing Affordability

Housing affordability, for the purpose of housing element analysis, is a function of two primary factors:

1. The proportion of total income a household is able to reasonably be expected to expend on housing costs and still meet other essential needs (e. g., the “overpayment” threshold); and
2. The cost of available housing, in the form of mortgage payments and taxes for owner occupants or monthly rent.

Since the determination of housing need often is discussed in terms of household income categories, it is important to define the categories used in this Housing element at the outset. HUD has established household income categories—very low, low, moderate, and above moderate—based on a household’s earnings relative to the County’s median household income as defined below:

- Very-low income 50% of median County income or below
- Low income 51–80% of median County income

- Moderate income 81–120% of median County income
- Above-moderate income More than 120% of median County income

Note: Although not included among the income categories as part of the RHNA Plan, the Housing Element addresses the needs of “extremely low” income households (those earning 30% or less of the County median income) in other sections of this element.

For over a decade, the U.S. Department of Housing and Urban Development (HUD) has used the 30%-of-gross-income figure to determine the affordable rent or housing cost for Section 8 and other direct assistance programs for very low-income households. The 30% figure also is thought to be the most reasonable figure for the low-income group (up to 80% of median income) that rents, rather than owns, their homes. In recent years, the Legislature has indicated some recognition that a higher percentage is realistic for at least the moderate-income group, as well as those households in the low-income group that can manage to qualify for home ownership.

Affordability, as defined in Section 50052.5 of the State Health and Safety Code allows a higher-than-30% level—generally set at 35%—for owner-occupied housing, in recognition of the willingness of homeowners to sacrifice other disposable income for the benefits of home ownership. This criterion applies only to the upper third of the low-income households that earn 70% or more of the median income and to owner-occupants.

This analysis considers the affordability level for all very low-income and low-income households as 30% of gross income. The affordability level for moderate- and above-moderate income households was assumed to be 35% of gross income.

The determination of housing affordability within each defined income category is based on a household’s annual income and the number of persons in that household. *Table 9.3-31* provides the annual income limits for each income category for households of various sizes. Affordability of housing for each income category is typically based on income limits for a four-person household. (*Note: These income levels have been established by the State Department of Housing and Community Development (HCD) as limits for qualification for certain state programs and do not reflect household incomes within the City of Colusa.*)

**TABLE 9.3-31
COLUSA COUNTY - STATE INCOME LIMITS FOR 2008**

Income Category	Number Of Persons In Household							
	1	2	3	4	5	6	7	8
Extremely Low	11,300	12,900	14,550	16,150	17,450	18,750	20,050	21,300
Very Low Income	18,850	21,500	24,200	26,900	29,050	31,200	33,350	35,500
Lower Income	30,150	34,450	38,750	43,050	46,500	49,950	53,400	56,850
Median Income	37,700	43,000	48,400	53,800	58,100	62,400	66,700	71,000
Moderate Income	45,200	51,700	58,100	64,600	69,800	74,900	80,100	85,300

Source: HCD, 2008.

Table 9.3-32 below identifies the income range and corresponding affordable monthly payment for each income category.

**TABLE 9.3-32
HOUSING AFFORDABILITY BY INCOME**

Income Level Group	Annual Income Range¹	Affordable Monthly Payment²
Extremely Low	\$0-\$16,150	Up to \$404
Very Low	\$16,151-26,899	\$405 - \$672
Low	\$26,900-\$43,049	\$673 - \$1,076
Moderate	\$43,050-\$64,599	\$1077 - \$1,615
Above Moderate	\$64,600 and above	More than \$1,615

¹ Based on Area Median Income of \$53,800 for a 4-person household

² Based on 30% of gross income for low- and very low-income households; 35% of gross income for mod- and above mod-income households.

Table 9.3-33, below, provides examples of typical wages in Colusa County for several common occupations. These occupations are representative of jobs available in the City of Colusa. It should be noted that mean annual earnings for each occupation are based on full-time employment and do not reflect what a part-time worker, such as those employed in the retail, restaurant, and fast food industries, would earn annually. Wage data is provided to assist in a comparison of a household's earnings with typical housing costs in the City.

**TABLE 9.3-33
COLUSA COUNTY - TYPICAL WAGES BY OCCUPATION - 2008**

Occupation	Mean Hourly Wage	Mean Annual Earnings
Administrative Services Manager	\$37.50	\$77,986
Loan Officer	\$22.50	\$46,798
Medical Assistant	\$14.35	\$29,839
Preschool Teacher	\$10.74	\$22,335
Teacher	NA	\$39,173
Office and Administrative Support Worker	\$16.11	\$33,516
Farmworkers	\$8.81	\$18,341
Agricultural Graders and Sorter	\$9.97	\$20,746
Retail Salesperson	\$13.15	\$27,358

Source: State of California Employment Development Department (2008).

Table 9.3-19 provides typical costs for rental and for-purchase housing in the City of Colusa, based on data collected from local real estate professionals. The data indicate a median sales price of \$195,000. Based on a median sales price of \$195,000 a household with a 10 percent down payment would pay a monthly mortgage of about \$1,300, and would therefore need to have annual income of around \$52,000, based on a 30 percent front-end or loan-to-income ratio and a conventional 30-year mortgage taken out at a 6.25 percent interest rate, with 1.25% property tax and 0.5% mortgage insurance. This income requirement would make housing affordable to households in the Moderate Income category. This calculation does not

take into account property taxes or Homeowner's Association fees and assumes that the household could provide a 10 percent down payment and does not have a large outstanding consumer debt (i.e. credit cards, revolving loans, or car loans).

It should be noted that home prices throughout California have continued to decrease throughout 2008 and into 2009, increasing affordability for home purchasers. This downward trend is evident in Colusa's residential real estate market (L. Reische, Pers. Comm. 2008). Further discussion of housing price trends is provided in the *Housing Characteristics* section of this Housing Element.

Renters

Based on the monthly rental rates given in *Table 9.3-19* and the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, a household would need to earn approximately \$30,500 a year to afford a mid-range three-bedroom apartment. This translates into an hourly wage of \$14.66 per hour, assuming 2,080 hours per year are worked. This would put market rate rentals within the affordability range of some households within the Low income level group, but out of the affordability range of households within the Very Low and Extremely Low income level groups.

Although Census Bureau data does not provide 2007 rental rates for the City of Colusa, HUD Fair Market Rent values for Colusa County indicate rates comparable to those identified in *Table 9.3-19* for the City. HUD 2008 Fair Market Rents for Colusa County are given in *Table 9.3-34* below for different unit sizes. Based on HUD data, a 2-bedroom rental unit is affordable to households earning \$31,160 a year or \$14.98 hourly. For comparison, the City of Sacramento's median gross monthly rent for 2007 was \$923 and would be affordable to households earning \$36,920 a year (American Community Survey, 2007).

**TABLE 9.3-34
HUD – COLUSA COUNTY 2008 FAIR MARKET RENTS BY UNIT BEDROOMS**

	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2008 FMR	\$597	\$599	\$779	\$1,006	\$1,367
Hourly Wage to Afford*	\$11.48	\$11.51	\$14.98	\$19.35	\$26.29
Annual Earnings to Afford	\$23,879	\$23,941	\$31,159	\$40,248	\$54,683

*Based on 30 percent of gross income at 2080 hours per year
Source: HUD, 2008

New Construction – Market Rate Affordability

For Purchase Housing Current home prices and real estate market trends are discussed under the *Housing Costs* and *Housing Affordability* sections of this Housing Element and shown in *Table 9.3-19*. No large-scale residential development has occurred in the City on which an analysis of new construction affordability could be based. Additionally, the current rapid and continued decline in housing values in the region and the State overall are an obstacle to obtaining an accurate representation of new construction residential affordability. The most current residential subdivision to have homes constructed was a four lot subdivision on 5th Street. Two homes have been constructed and one remains for sale in the \$340,000 range. This home is 3 bedrooms and 2 bathrooms and is 1,900 square feet in size. This price would be affordable to households in the Above Moderate income category. However, it is noted that the home has been on the market since August 2008 at this asking price. It is difficult to make broad assumptions from these data, however, since there are a very small number of homes on the market.

Multi-family Construction One large multifamily development project has been constructed in Colusa since 2000. The Colusa Del Rey affordable housing apartment project was finished during 2008 and includes 81 units offered at rents affordable to Very Low to Low income households. This multi-family

housing project consists of 40 two-bedroom units, 33 three-bedroom units, 8 four-bedroom units, and one manager's dwelling. The Colusa Del Rey project was initiated through tax incentives provided under the California Tax Credit Allocation Committee's Low Income Housing Tax Credit Program, which provides tax credits to private investors constructing affordable housing in the state. A discussion of the City's previous, current, and anticipated future efforts at facilitating the conservation of existing multi-family affordable units and construction of new affordable housing is included in Section 9.6 of this element.

Highstreet Trailer Court currently has plans to add an additional eight spaces to the 30 existing in the mobile home park (MHP). At the time this housing element was written, spaces in the Highstreet Trailer Court were renting for \$275 per month including water, trash, and sewer. Each tenant is responsible for paying for electrical service. This monthly payment would be affordable to those in the Extremely Low income category. Current residents of this and other MHPs in the City include many retired individuals and physically disabled persons (Daly, Pers. Comm. 2008).

Mixed Use The City's recently updated General Plan has changed the land use designation to allow for a mix of commercial and residential uses on properties within the Riverfront District and along segments of Fremont Street and Bridge Street. This change is intended to facilitate new development of a mix of commercial uses and residential dwelling units within these areas and conversion into residential apartments of upstairs spaces in existing multi-story commercial buildings within the Riverfront district. Many of the older buildings within the Riverfront District have upper stories that were historically used as residential living space. There has recently been renewed interest in refurbishing and converting these upstairs spaces back into residential dwelling units and at least one property owner on Market Street has converted the upstairs space into above-street apartments, adding four new units to the City's housing stock. These new units rent at prices affordable to low- and very low-income groups.

Potential mixed-use living units in the downtown area were likely not included in the vacancy data collected by the 2000 Census, since the properties were designated for commercial uses at the time. However, conversion and use of presently unused upstairs space in existing buildings made possible by recent changes in the General Plan represents a potentially significant source of new affordable housing units in the City. Currently, the City's Zoning Ordinance designates these areas for commercial uses and requires a Use Permit for any proposed residential uses. Forthcoming changes to the Zoning Ordinance will make it consistent with the General Plan land use designations for these areas and is expected to reduce constraints to permitting residential use of properties within the mixed use districts.

Assisted Housing Developments

Table 9.3-35 below identifies affordable housing developments in Colusa that receive public subsidy. At present, all-but one are under long-term contracts and not at-risk of conversion to market-rate units during the 2008-2013 period. The single at-risk complex, Devonshire Apartments, is discussed in the section below.

**TABLE 9.3-35
ASSISTED HOUSING DEVELOPMENTS**

Assisted Housing	Number Of Units	Subsidy Program	Expiration Date
Devonshire	30	HUD Section 236(j)(1), Section 8	Roll over
Colusa Greens	40	RHS Section 515	Roll over
Colusa Gardens	96	RHS Section 515	Roll over
Colusa Del Rey	81	California Tax Credit Allocation Committee Low Income Housing Tax Credit Program	Roll over
Frank Jaconetti	30	HUD Section 202	5-year ext 2011

Estimated Cost of Replacement vs. Rehabilitation

Depending on size, location (e.g., historic district), extent of repairs and funding sources (i.e., could trigger relocation costs for temporary or permanent displacement) associated with an affordable housing development, the cost of rehabilitation could exceed the cost of demolition and replacement. Through the City's early consultation process with its Project Development Review (PDR) Committee, City staff will work with the property owners to determine which approach will achieve the housing objectives, while minimizing costs, as well as displacement/relocation of current residents.

Financial Resources Available

The City will continue to apply for CDBG and HOME funds, as well as for other appropriate state and federal funds to assist in conserving at-risk units. At this time, there are no dedicated City funds to assist in this effort.

Assisted Housing Developments "At Risk" of Conversion

The *California Government Code* (Section 65583) requires that this element evaluate all low-income rental-housing units which may, at some future time, be lost to the affordable inventory by the expiration of some type of affordability restrictions, typically through government housing subsidy. This analysis must address a ten-year period, which is divided into two five-year segments coinciding with the updating of the housing element. The analysis must contain the following components as required by HCD:

- *A comprehensive inventory of all subsidized rental housing units*
- *A cost comparison of replacing or preserving any units, which will become at-risk in the ten-year period.*
- *Identification of non-profit entities qualified to acquire and manage rental housing*
- *Identification of possible sources and potential funds for preserving housing units.*
- *Inventory of existing and proposed City programs for preserving at-risk units.*

An inventory of all assisted projects within the City is shown in Table 9.3-35, above. Over time, this will serve as a list to be regularly monitored, to evaluate the possible loss of affordable units and also as planning information for use in analyzing the distribution and concentrations of low income units in the City. Communications with California Housing Partnership Corporation staff confirmed which assisted projects were considered at-risk for the planning period. All of the housing developments, when contacted by the Planning Department, have indicated that they will be continuing in the various assistance programs and will continue to be affordable to very low and low-income tenants.

The 30-unit Devonshire Apartments were financed through the HUD 236 program in 1972. Prior to the 1992 termination date, the owners of the complex filed a plan of action with HUD under the Emergency Low Income Housing Preservation Act of 1987. The owners are currently completing the Title II process, which will result in selling the project to Rural Communities Housing Development Corporation of Ukiah and the establishment of a Section 8 contract to assure the continuation of rental assistance to very low and low-income tenants. This contract will be for twenty years and, therefore, will effectively assure that the complex will not be removed from the affordable housing stock in Colusa.

Assisted Housing: Devonshire Apartments (30 units), built in 1972, HUD Section 236(j)(1)

Address: 1431 Wescott Rd., Colusa CA 95932 (530) 458-5623

Owner: Devonshire Investment Co., Reno NV (775) 826-0496

Unit Mix: 10 One-Bedroom Units, 16 Two-Bedroom Units, 6 Three-Bedroom Units

Section 8: 23-30 units

Affordability Restrictions: The Devonshire Apartments are on a year to year Section 236 contract with HUD. This contract is due to expire in August 2009, at which time the contract will be renewed. The Devonshire Apartments are in good standing to continue to remain an affordable multi-family housing complex, although the complex is considered to be at-risk due to the year to year status of their Section 236 contract. The owners are eligible to renew the contract each year.

Rural Communities Housing Development Corporation will become the new owners under the provisions of the agreement that is in the process of being completed with HUD. A twenty-year Section 8 contract will be issued to provide continued rental assistance to existing and future low and very low-income tenants. This complex may be at-risk because they are having a problem finding insurance according to the owner. This is a recent change in their carrier's rates and is solely due to the fact that they take Section 8 tenants. The owner reported that if they cannot find reasonable insurance they will be forced to move out of the Section 8 Program.

Overall, the apartment complex is reported to be in good repair. Recently completed repairs/improvements include: New parking lot, New roof on one of three buildings, New refrigerators in all units, Repair or replacement of balconies and patio fences, New garbage enclosure, Fencing has been repaired or replaced. Repairs planned for the near future include replacement of remaining two roofs.

Resources for Preservation of At-Risk Affordable Housing

Efforts by the City to retain low income housing in the future must be able to draw upon two basic types of resources: organizational and financial. Firstly, qualified non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Demonstrated management and, perhaps, development abilities should be assessed. Groups with whom the City has an ongoing association are the logical entities for future participation. The non-profits, which have an established association with the City or have sought the right of first refusal status with the California Department of Housing and Community Development, are:

Eskaton Properties Inc.
5105 Manzanita Ave.
Carmichael, CA 95608

Rural California Housing Corp.
3120 Freeboard Dr. Ste. 202
West Sacramento, CA 95691

Christian Church Homes of Northern California, Inc.
303 Hegenberger Rd. Ste. 101
Oakland, CA 94621-1419

At-Risk Cost Analysis

In order to provide a cost analysis of preserving at-risk units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

Rehabilitation– The primary factors used to analyze the cost of preserving housing for lower income households include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The following are estimated per unit preservation costs for the City, according to a market survey of similar projects within the region and private developers.

TABLE 9.3-35.1
ESTIMATED PER-UNIT PRESERVATION COSTS

Fee Type	Cost per Unit
Acquisition	\$70,000
Rehabilitation	\$40,000
Financing/Other	\$35,000
Total Cost per Unit	\$145,000

New Construction/Replacement – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using local information and data. The construction of new housing can vary greatly depend on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. The following table describes new construction costs for a typical garden style apartment in Colusa

TABLE 9.3-35.2
ESTIMATED NEW CONSTRUCTION COSTS FOR GARDEN-STYLE APARTMENT

Fee Type	Cost per Unit
Land Acquisition	\$20,000
Construction	\$135,000
Financing/Other	\$60,000
Total Cost per Unit	\$215,000

The rehabilitation of existing units instead of new construction is the most cost effective approach toward the preservation of at-risk units. It should be noted however, that at-risk units may also be preserved through tenant-based rental assistance.

Tenant-based Rental Assistance – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the typical family that requires rental assistance earns \$18,450, then the family could afford approximately \$461 per month for shelter costs. The difference between the \$461 and the typical rent for a two bedroom apartment of \$981 would in necessary monthly assistance of \$520 a month or \$6,240 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to \$124,800 per family. For the 7-year period of this housing element, a total of 30 units are considered at-risk units in Devonshire Apartment complex. The total cost of producing new and comparable units is estimated at \$6,450,000, while rehabilitation is estimated at \$4,350,000. Providing tenant-based rental assistance is estimated at \$3,744,000 for a 20-year period.

PROJECTED HOUSING NEED – REGIONAL FAIR SHARE

The housing element process begins with the California Department of Housing and Community Development (HCD) allocating a region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG is then charged with developing a Regional Housing Needs Allocation Plan (RH NAP) to allocate the region's share of the statewide need to the cities and counties that are member jurisdictions of the COG. This allocation to each community is known as the community's Regional Housing Needs Allocation (RHNA).

The Tri-County Area Planning Council (TCAPC) has served in the past as the COG for the Counties of Colusa, Glenn, and Tehama, but has recently become inactive. Per California Government Code Section 65584.06, HCD is required to develop a plan to distribute the final determination of regional housing need to each local government not represented by a council of governments. Due to inactivity on the part of the TCAPC, HCD has prepared the RH NAP for the Counties of Colusa, Glenn, and Tehama, including the City of Colusa for the planning period including January 2007 through June 2014. The RH NAP is required to promote the following objectives to:

- 1) Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- 2) Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- 3) Promote an improved intraregional relationship between jobs and housing.

The RHNA Plan identifies the number of dwelling units, including the number of affordable dwelling units, by income group, that each jurisdiction in Colusa County must accommodate January 1, 2007 through June 30, 2014 (a 7½-year planning period). According to the RHNA Plan, 523 new housing units are allocated to the City of Colusa (*Table 9.3-36* below). Approximately 39% of the City of Colusa's housing allocation, or 204 units, are intended to be developed at densities and prices affordable to very low- and low-income households.

Colusa's Housing Element must demonstrate how it will accommodate the production of these units—the City must show that there is adequate land properly zoned to accommodate its allocation of units and that barriers to the production of dwelling units are minimized or eliminated.

**TABLE 9.3-36
REGIONAL HOUSING NEEDS ALLOCATION 2007-2014**

Income Group	Number Of Units
Extremely Low	57 ¹
Very Low	57
Low	90
Moderate	104
Above Moderate	215
TOTAL	523

¹Assumes ½ of very low income households are allocated to the extremely low income group.

Source: State Department of Housing and Community Development, 2008.

QUANTIFIED OBJECTIVES

The City of Colusa has established quantified (numerical) objectives for several program categories to provide measurable standards for monitoring and evaluating program achievements. As shown in *Table 9.3-37*, Quantified objectives have been established for accommodating the City's share of Colusa 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 Colusa County's future housing needs and housing construction differ because the housing objective is based on the City's estimate of the number homes that will actually be constructed, rehabilitated, etc. 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 9.3-37
QUANTIFIED HOUSING PRODUCTION OBJECTIVES (2007 – 2014)**

Production Method	Household Income Affordability Levels					TOTAL
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Regional Share ¹	57 ¹	57	90	104	215	523
New Construction ²	20	61	50	55	87	273
Major Rehabilitation ³ (Estimate CDBG rehab and major remodels)	7	7	12	14	18	58
Minor Rehabilitation (Estimate CDBG rehab and minor remodels)	15	15	24	30	36	120

Weatherization	30	30				60
Conservation ⁴ Rentals	30		-	-		30
Conservation Mobile Homes ⁵	10	10				20

1. Quantified Objectives are for the 2007 – 2014 Colusa County Regional Housing Need Allocation Plan. RHNAP assumes ½ of very low income need will be allocated to extremely low income households
2. Quantified Objectives cover 2007 – 2014, including housing units constructed 2007-2008, 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 30 at-risk 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 mobile homes in parks with 50 or more spaces; although the majority of mobile home park residents are likely to have very low- or low-incomes, the City does not have specific information on the income levels of mobile home park residents. Conservation of units will occur through various programs, including CDBG, Section 8 and weatherization, as described in Chapter 9.6 of this Housing Element.
6. RHNAP assumes ½ of very low income need will be for extremely low income households

Quantified Objectives for "At Risk" Analysis

As discussed in the "At Risk" analysis above, since the 30-unit **Devonshire Apartments** is being sold to Rural Communities Housing Development Corporation of Ukiah and will establish a Section 8 contract that assures the continuation of rental assistance to very low and low-income tenants for the next 20 years, there are no at-risk units expected to become market rate during the 7.5-year planning period. The City's focus during the 2008-2014 planning period will be to establish programs for monitoring the status of future potential at-risk units. During this period possible funding sources for preservation will be investigated or developed, as described in Chapter 9.7 of this element—Implementing Actions Defined.

The process of monitoring, negotiating, and possibly financially assisting the preservation of affordable units in Colusa will be an ongoing program function for City staff. A successful plan for dealing with the future need for affordable rental housing should include: 1) continuous monitoring of any and all existing complexes with some type of affordability restrictions; 2) the development of new programs and incentives to entice the construction of additional units; and 3) designating potential resources for operating as well as financing the preservation of units.

9.4 REVIEW OF PREVIOUS HOUSING ELEMENT

The measure of effectiveness of the Housing Element in attainment of the community's housing goals is in how well the element guides the decision makers and staff in the development of housing programs. As part of its housing element update, each local government is required to evaluate its progress toward achieving the goals contained in the previous Housing Element. This evaluation should include a discussion of the following:

1. The effectiveness of the Housing Element in the attainment of the State housing goal.
2. An analysis of the significant differences between what was projected and what was achieved.
3. A description of how the goals, policies, programs, and quantifiable objectives of the updated element incorporate what has been learned from the results of the previous element.

For a small city, the programs in Colusa's 2003-2008 Housing Element have served this purpose well by describing and providing direction for programs to increase housing availability to households at all income levels. While many of the actions described in the 2003-2008 programs were successfully implemented,

others were not. An analysis of the degree of success for each program identified in the previous housing element is provided below, along with an update on the current status of the program and a projection of each program's future under this updated housing element. Despite the accomplishments during this period, the City's RHNA construction needs for very low- and low-income units were not met. This is not due to Colusa's inability to provide new housing, particularly affordable housing — the Colusa Del Rey apartment complex has recently (2008) produced 81 new affordable multifamily units. Rather, actual population growth in the City did not meet the RHNAP's population growth projections and the anticipated need for additional housing during the 2003 - 2008 planning period did not materialize.

The current Colusa Housing Element was adopted on March 24, 2004. This element identified numerous programs to address the affordable housing needs of the City in addition to the creation of new housing on vacant land. While the element was not certified by HCD and required some modifications, this effort was postponed due to a comprehensive General Plan update that was formally undertaken between November 2004 and October 2007. The updated General Plan was adopted by the City Council in October of 2007.

2003-2008 REGIONAL HOUSING NEEDS OBJECTIVES

The Element's regional housing objectives encompassed the 2003-2008 period. The Tri-County Area Planning Council determined that 290 new housing units would be needed in Colusa by 2008. Of these, the affordability breakdown was as follows:

65 units for very low-income households (less than 50 percent of County median income);

49 units for low-income households (50 to 80 percent of median);

55 units for moderate-income households (80 to 120 percent of median); and

121 units for above moderate-income households (120 percent or more of median).

2003-2008 ACCOMPLISHMENTS

As shown in *Table 9.4-1*, a total of 168 new housing units were constructed in the City between 2003 and 2008, or approximately 34 units per year.

While detailed information regarding the cost of each of the units constructed is not readily available, estimates of the affordability of the units constructed were made based on square footage and type of unit built. It is estimated that 41 of the units constructed over the planning period were affordable to very-low income households, and that 43 of the units constructed are affordable to low income households. It is estimated that 54 of the units are affordable to moderate income households, and that approximately 30 of the units constructed are affordable to above moderate income households.

With regard to the rehabilitation or conservation of units that are affordable to low income households, neither the City nor the City's grants administrator has a record of the number of units that were conserved/rehabilitated between 2003 and 2008. The City can report, however, that housing rehabilitation loans were made using a combination of Community Development Block Grant (CDBG), State DHRPO Program, and USDA Rural Housing Services (RHS) funds. Rehabilitation involved the repair or retrofit of dilapidated or substandard housing units. Conservation involved the preservation of existing affordable housing units subject to conversion to market rate rental or for-sale units. To remedy the lack of a reliable record-keeping, Implementation Program H-5 (Administrative Record Keeping) will be developed to ensure that more accurate reporting occurs during the next Housing Element update.

In making the existing housing stock more affordable to low income residents, 181 households in the City received rental assistance during this period. The sources of funding for this assistance were the Section 8 Certificate and Housing Voucher programs of the Federal Department of Housing and Urban Development (HUD), locally administered by the Mercy Housing California. Additional affordable housing was provided for 196 low income households through the continued availability of privately owned low income rental housing that was constructed using HUD and RHS financing.

**TABLE 9.4-1
HOUSING OBJECTIVES AND ACTUAL ACCOMPLISHMENTS 2003-2008**

New Construction				
Income Category	RHNA	Quantified Objectives	Actual No. Of Units Constructed	Quantified Objective v. Actual No. of Units Constructed
Very Low	65	32	41	+9
Low	49	24	43	+19
Moderate	55	27	54	+27
Above Moderate	121	60	30	-30
TOTAL	290	143	168	+27
Rehabilitation (x = no records available)				
Very Low		15	x	x
Low		35	x	x
Moderate		10	x	x
Above Moderate		--	--	--
TOTAL		60	x	x
Conservation(x = no records available)				
Very Low		99	x	x
Low		82	x	x
Moderate	--	--	x	x
Above Moderate	--	--	x	x
TOTAL		181	x	x

Sources: HCD 2002, Regional Housing Needs Allocation Plan, NCPR At-Risk Analysis 2003; 2003-2008 Housing Element Review Worksheet p.4., City of Colusa Building Department, 2008.

As shown in *Table 9.4-1*, the total number of new housing units constructed in the City over the prior planning period largely met or exceeded the City's expectations. The table also reflects a lack of data showing the number of units that were rehabilitated or conserved during this period.

As mentioned above, the City is in need of a better record-keeping system to track its progress with regard to rehabilitation and conservation units, as well as new construction. The Housing Element's Implementation Program includes Implementing Action H-5 (Administrative Record Keeping), which will enable the Planning Department to work closely with Administration to identify appropriate software and the necessary funding to purchase, install and maintain a more efficient tracking of construction activity.

While the City has been active in pursuing the use of State and Federal housing assistance programs for housing rehabilitation and new construction, the funds that are available have been limited and the competition among agencies for those funds has been intense. At the same time, the limited City staff available to focus on overseeing local housing needs has affected the City's capacity to do outreach for affordable housing development.

That being said, the quantified objectives presented in the Housing Program section of this element, the City expects an increase in the production of affordable housing units over the next 7.5 years. In fact, one

81 unit multifamily development—Colusa del Rey— has been constructed in the current planning period (2008-2014) and the City is working with the developer to bring another affordable housing development to the City.

REVIEW OF PREVIOUS ELEMENT’S PROGRAM EFFECTIVENESS

The following *Table 9.4-2* provides a review and analysis of housing programs contained in the 2004 Housing Element. For each program, the action is defined, the responsibility and target date for completing the action is identified, as well as the funding source. This is followed by the results produced by the program, an analysis of its effectiveness, and what corrective action is required, if any. (Note: the lettering/numbering of these programs is taken directly from the previous Housing Element; HP=Housing Availability and Production; HC=Housing Conservation and Improvement; EC=Energy Conservation; EH=Equal Housing; RC=Removing Constraints; HA=Housing Affordability; PH=Preserving Affordable Housing).

**TABLE 9.4-2
STATUS OF HOUSING PROGRAMS CONTAINED IN 2004 ELEMENT**

<p>HP1: Continue to utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities.</p> <p>Responsibility: Planning Department Target Date: Ongoing Funding Source: General Fund</p> <p><u>Results:</u> The 2007 General Plan update accomplished this with a range of densities, including mixed-use that will allow for multi-family housing. However, the zoning ordinance is now in need of an update to be consistent with this change in designated land uses</p> <p><u>Analysis:</u> The GP Land Use Map update provides adequate, appropriately designated sites within the city and entire Sphere of Influence for the construction of a range of new residential units, including above moderate, moderate, low-income, and very low-income units.</p> <p><u>Update:</u> The Housing Element update includes Implementing Action H-2, which will update the zoning ordinance to increase the amount of R-4 vacant land that permits this range of uses consistent with the General Plan.</p>
<p>HP 2: Provision of adequate, appropriately zoned sites for the construction of 523 residential units, including 173 above moderate, 110 moderate, 100 low income, and 140 very low income units.</p> <p>Responsibility: Planning Department Target Date: Ongoing Funding Source: General Fund</p> <p><u>Results:</u> The 2007 General Plan update accomplished this with a range of densities, including mixed-use that will allow for multi-family housing. However, the zoning ordinance must be revised to be consistent with this change in designated land uses</p> <p><u>Analysis:</u> The GP Land Use Map update provides adequate, appropriately zoned sites within the city and entire Sphere of Influence for the construction of a range of new residential units, including above moderate, moderate, low-income, and very low-income units.</p> <p><u>Update:</u> The Housing Element update includes Implementing Action H-2, which will increase the amount of R-4 vacant land that permits this range of uses consistent with the General Plan. Specifically, the zoning ordinance update will include provisions to prohibit down-zoning.</p>
<p>HP 3: Explore incentives, e.g., reduction in development fees, relaxation of development standards,</p>

etc., for the more intensive use of underutilized, residentially zoned land, particularly within walking distance of downtown Colusa. (See Figure 4.10 on page 4.49 for the Downtown Core Area boundary)

Responsibility: Planning Department

Target Date: Ongoing

Funding Source: General Fund, CDBG P/TA grant funds

Results: Incentives were explored for the 101-unit Tennant Estates subdivision, but no development agreement was ever finalized and the project has not moved ahead to the construction phase. Tennant Estates is “dead” for now. By contrast, while there was no DA for Colusa del Rey, the density for this R-4 site was more fully realized with the construction of 81 units.

Analysis: Anticipated results were more efficient and productive use of land zoned for residential purposes. Underutilized or small vacant lots in or adjacent to the downtown area can support the development of additional dwelling units, which, in turn, would enhance the market for downtown businesses.

Update: The Housing Element update includes Implementing Action H-19 (Public/Private Partnerships), under which the City will work with the Colusa del Rey affordable housing developer, CFY, to see if it can assist with the next “Del Rey” by using City-available grant funds to help facilitate infrastructure repairs and upgrades to remove those potential constraints.

HP 4: Continue to conditionally allow residences above or to the rear of ground floor commercial uses in downtown.

Responsibility: Planning Department

Target Date: Ongoing

Funding Source: General Fund

Results: Four residential units were approved above commercial buildings in the historic downtown core. The units were rehabilitated, converted to living quarters, and are occupied.

Analysis: The City needs to revise its downtown parking requirements. This was problematic in getting the project approved without sufficient “onsite” parking.

Update: Parking requirements will be revisited and likely be relaxed with Implementing Action H-2, Zoning Ordinance Review and Update, under which the zoning code will allow for mixed use with residential in the downtown core and possibly include relaxed parking standards.

HP 5: Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval.

Responsibility: Planning, Building and Safety, and Public Works Departments

Target Date: Ongoing

Funding Source: General Fund

Results: This is a routine part of the City's development review and the CEQA process.

Analysis: This process is implemented as a part of the CEQA requirement and the City's General Plan goals and policies intended to ensure that all new residential developments are provided with adequate public facilities and services.

Update: The City will continue with Implementing Action H-10 (Development Review). This process will ensure adequate public services and facilities are provided.

HP 6: Apprise housing developers of the criteria to be used in selecting sites for the construction of low income housing. Criteria are listed under Policy HP-8 in the Housing Goals/Objectives/Policies section beginning on page 4.69.

<p>Responsibility: Planning Department Target Date: Ongoing Funding Source: General Fund</p> <p><u>Results:</u> The only affordable housing developer to apply during this planning period already had a suitable site.</p> <p><u>Analysis:</u> Anticipated results were construction of housing for low- and very low-income households on sites designated for this purpose.</p> <p><u>Update:</u> Will continue with this program</p>
<p>HP 7: Regularly update and distribute to housing developers the inventory of vacant land suitable for residential development that was compiled during the updating of this element.</p> <p>Responsibility: Planning Department Target Date: Ongoing Funding Source: General Fund</p> <p><u>Results:</u> This was not done due to lack of staff/financial resources, although one would be done if requested and funded by developer.</p> <p><u>Analysis:</u> Anticipated results would be the dissemination of information to private developers and non-profit corporations to facilitate housing production.</p> <p><u>Update:</u> GIS system needs to be installed for use by City planning and building staff. This is proposed with Implementing Action H-5 (Administrative Record Keeping). Once this is done, the City will be able to provide better information about land uses and residential vacancies. The City will seek out various funding programs to acquire GIS capabilities for tracking housing trends as well.</p>
<p>HC 1: Continue to publicize, through current support programs, Mercy Housing, and the First Time Home Buyers Program and provide financial assistance in the form of low interest and deferred payment loans for the rehabilitation of residences owned and/or occupied by low income households.</p> <p>Responsibility: Planning Department Target Date: Ongoing Funding Source: CDBG and HOME Program Funds</p> <p><u>Results:</u> Not done due to lack of staff/financial resources</p> <p><u>Analysis:</u> Intended to rehabilitate deteriorated housing in the City, thereby preserving affordable housing opportunities for low income homeowners and renters. The program objective was the rehabilitation of 12 units per year, or 60 units over the current five-year planning period.</p> <p><u>Update:</u> With staff changes the City now has full-time staff to provide information in a more timely manner.</p>
<p>HC 2: Continue to allow for the construction of bedroom additions with financial assistance from the City's residential rehabilitation program, when needed to eliminate overcrowding, and provided that such additions do not detract from the architectural and historical significance of the structures.</p> <p>Responsibility: Planning Department Target Date: Ongoing Funding Source: CDBG and HOME Program Funds</p> <p><u>Results:</u> No records are available</p> <p><u>Analysis:</u> Intended to reduce the number of overcrowded residences owned and/or occupied by low income households.</p> <p><u>Update:</u> Continue with this program and implement Implementing Action H-5 Administrative Record Keeping that will integrate City-administered loan and building information into data-tracking systems.</p>
<p>HC 3: Continue to monitor housing conditions throughout the City, while periodically (i.e., every five</p>

years) conducting formal housing condition surveys.

Responsibility: Planning and Building and Fire Departments

Target Date: Ongoing

Funding Source: General Fund and (for housing condition surveys) CDBG Technical Assistance Grants

Results: Not done. Conditions don't change that quickly in Colusa to warrant the commitment of staff and financial resources. Done on an as-needed basis.

Analysis: Needed for the prevention of housing deterioration in well-maintained neighborhoods and identification of areas to be targeted for rehabilitation assistance. City would respond to changing housing conditions, as necessary, with appropriate housing assistance/neighborhood improvement programs.

Update: As part of Implementing Action H-5 (Administrative Record Keeping) and H-25 (Code Enforcement), City staff will conduct yearly "windshield" surveys and provide a more comprehensive survey during the 2008-2014 planning period.

HC 4: If necessary, cause the removal of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes.

Responsibility: Planning and Building and Safety Departments

Target Date: Ongoing annual allocation over the life of the program

Funding Source: Property owners

Results:

Analysis: Anticipated results were the elimination of one dilapidated unit per year, or five units over the current five-year planning period.

Update: As part of Implementing Action H-25 (Code Enforcement), Building Dept. and Fire Departments will work to identify dilapidated housing on an ongoing basis.

HC 5: Continue and expand existing code enforcement efforts, as necessary, and explore new methods of eliminating unsightly or hazardous property conditions in residential areas.

Responsibility: Planning and Building and Safety Departments

Target Date: Ongoing

Funding Source: General Fund

Results:

Analysis: Intent was to eliminate and prevent unsightly or hazardous conditions in residential areas.

Update: Under Implementing Action H-25 (Code Enforcement), Building Dept. and Fire Departments will work to identify safety hazards and unsightly conditions within residential neighborhoods on an ongoing basis.

HC 6: Continue to provide information and technical assistance to local property owners regarding housing maintenance through brochures distributed by Mercy Housing and the First Time Home Buyers Program and other outreach agencies.

Responsibility: Planning and Building and Safety Departments

Target Date: Annually for the life of the program

Funding Source: General Fund

Results: Not accomplished.

Analysis: Anticipated result was the proper, continued maintenance of currently sound housing, thereby preventing deterioration and avoiding the need for rehabilitation assistance, but due to lack of staff and time resources, the coordination did not occur.

Update: Under Implementing Action H-18 (Public Awareness/Education Program), the City will work

<p>with non-profit housing entities to educate property owners regarding proper housing maintenance.</p>
<p>HC 7: Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.</p> <p>Responsibility: Planning Department Target Date: Ongoing annual allocation over the life of the program Funding Source: CDBG Funds</p> <p><u>Results:</u> No residents were displaced as a result of housing activities during this planning period.</p> <p><u>Analysis:</u> Intent was to prevent low income households from being displaced by housing rehabilitation or other CDBG funded activities.</p> <p><u>Update:</u> The City will continue to carry out this policy.</p>
<p>HC 8: Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses.</p> <p>Responsibility: Planning Department Target Date: Ongoing Funding Source: General Fund</p> <p><u>Results:</u> This was done during Development Review and Environmental Review of the application processing.</p> <p><u>Analysis:</u> Intent was to protect established residential neighborhoods from incompatible land uses.</p> <p><u>Update:</u> As part of the 2007 General Plan Update, the City's Land Use Element provided specific procedures for development review that ensures compatibility of adjacent land uses. This program is also identified as Implementing Action H-10 (Development Review) in the Housing Element update.</p>
<p>HC 9: Continue to use the City's Landmark and Historic Preservation Ordinance to designate and preserve local landmarks.</p> <p>Responsibility: Planning Department Target Date: Ongoing Funding Source: General Fund</p> <p><u>Results:</u> The City initiated an update of the City's Historic Preservation Ordinance during this planning period.</p> <p><u>Analysis:</u> Intended to protect historically/architecturally significant residences and neighborhoods.</p> <p><u>Update:</u> Implementing Action H-32 (Historic Preservation Ordinance) of this Housing Element Update continues with this update. The City is currently undergoing hearings on the draft ordinance.</p>
<p>HC 10: Offer incentives for the preservation and restoration of historically/architecturally significant residences, such as preferential consideration for rehabilitation assistance applications involving such structures, waiver of permit fees, relaxation of development standards, etc.</p> <p>Responsibility: Planning and Building and Safety Departments Target Date: Ongoing annual allocation over the life of the program Funding Source: General Fund</p> <p><u>Results:</u> The addition of a Community Character & Design Element in the 2007 General Plan update included policies and programs that promote historic preservation in the Community</p> <p><u>Analysis:</u> The Community Character & Design Element, coupled with the initiation of an Historic Preservation Ordinance update, increased public awareness as to the importance of historic preservation and restoration.</p> <p><u>Update:</u> Implementing Action H-32 (Historic Preservation Ordinance) of this Housing Element update includes measures that will help to achieve preservation and restoration of historical residences. This will also be reinforced by the Community Character & Design Element's historic preservation</p>

<p>component. The City is currently undergoing hearings on the draft ordinance.</p>
<p>HC 11: Amend Land Use Element of General Plan to incorporate neighborhood improvement beautification policies.</p> <p>Responsibility: Planning Department Target Date: By the adoption of the new General Plan in July 2004 Funding Source: General Fund</p> <p><u>Results:</u> The <i>Colusa General Plan</i>, which was updated in 2007, added an optional Community Character & Design Element. This new element provides policies and programs to enhance neighborhoods.</p> <p><u>Analysis:</u> The public hearings on the Community Character and Design Element of the General Plan update increased public awareness as to the importance of community enhancement and means of beautification of neighborhoods.</p> <p><u>Update:</u> Implementing Action H-16 of this Housing Element update reinforces the Community Character & Design Element's proposed program to develop a comprehensive set of Design Guidelines to provide one means of clear direction for neighborhood enhancement.</p>
<p>EC 1: Utilize the development review process to incorporate energy conservation techniques into the design of proposed residences.</p> <p>Responsibility: Planning and Building and Safety Departments Target Date: Ongoing Funding Source: General Fund</p> <p><u>Results:</u> This was carried out for large development projects as part of development review process. For individual building projects, property owners were required to comply with Title 24 energy requirements,</p> <p><u>Analysis:</u> Result was the minimization of energy consumption in new housing.</p> <p><u>Update:</u> This program is reinforced with the addition of H-10 (Development Review) and H-28 (Title 24 Energy Requirements) as part of this Housing Element update.</p>
<p>EC 2: Continue to require that all new residential developments comply with the energy conservation requirements of Title 24 of the California Administrative Code.</p> <p>Responsibility: Building and Safety Department Target Date: Ongoing Funding Source: General Fund</p> <p><u>Results:</u> See EC 1 above</p> <p><u>Analysis:</u> Result was the minimization of energy consumption in new housing.</p> <p><u>Update:</u> See EC 1 above</p>
<p>EC 3: Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.</p> <p>Responsibility: Planning and Building and Safety Departments Target Date: Ongoing Funding Source: CDBG and HOME Program funds</p> <p><u>Results:</u> No records available to determine whether energy conservation measures were part of housing rehabilitation efforts.</p> <p><u>Analysis:</u> Intent was reduction in energy consumption in existing residences and that may or may not have occurred.</p> <p><u>Update:</u> With Implementing Action H-5 (Administrative Record Keeping), the City will be able to report</p>

future energy conservation measures as a part of housing rehabilitation efforts.

EC 4: Assist in distributing information to the public regarding free home energy audits and other programs of the local gas and utility provider. The information will be distributed through service and outreach agencies.

Responsibility: Local gas and utility provider and Planning Department
Target Date: Ongoing annual allocation over the life of the program
Funding Source: N/A. Materials provided by local gas and utility provider

Results: No record that this was carried out.

Analysis: Therefore, the anticipated result of reduction in energy consumption in existing residences was not achieved through this program.

Update: Implementing Actions H-18 (Public Awareness/Education Programs) and H-19 (Public/Private Partnerships) will include contacting the local gas and electricity service to coordinate the provision of materials that will educate the public about free home energy audits and other programs promoting energy conservation. This information will be made available at City Hall and on the City's website.

EH 1: Continue to use the Colusa County Department of Health and Human Services to provide outreach material on State and Federal fair housing law, mediate in landlord/tenant disputes, and direct complaints of housing discrimination to appropriate enforcement agencies.

Responsibility: City Planning Department and Colusa County Department of Health and Human Services
Target Date: Ongoing
Funding Source: General Fund

Results: No record that this was carried out.

Analysis: Therefore, the anticipated result of informing the public about fair housing laws, tenant/landlord disputes and housing discrimination was not achieved through this program.

Update: Implementing Actions H-18 (Public Awareness/Education Programs) and H-20 (Interagency Coordination) will include contacting Colusa County Department of Health and Human Services to coordinate the provision of materials that will educate the public about fair housing laws, tenant/landlord disputes and housing discrimination. This information will be made available at City Hall and on the City's website.

EH 2: Continue to utilize the housing information and referral services offered by the Mercy Housing California of Health and Human Services for persons seeking affordable rental and purchase housing. The information will be distributed to service organizations and outreach agencies.

Responsibility: City Planning Department and Mercy Housing California
Target Date: Ongoing annual allocation over the life of the program.
Funding Source: Agency Budgets

Results: No record that this was carried out.

Analysis: Therefore, the anticipated result of informing the public about affordable rental and purchase housing was not achieved through this program.

Update: Implementing Actions H-18 (Public Awareness/Education Programs), H-19 (Public/Private Partnerships), and H-20 (Interagency Coordination) will include coordinating with utilize the housing information and referral services offered by the Mercy Housing California and Colusa County Department of Health and Human Services for persons seeking affordable rental and purchase housing. The information will be made available at City Hall and on the City's website.

EH 3: Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons.

Responsibility: Planning and Building and Safety Departments.

<p>Target Date: Ongoing Funding Source: CDBG and HOME Program Funds</p> <p><u>Results:</u> No record that housing rehab funds were loaned for this purpose</p> <p><u>Analysis:</u> Anticipated result was the continued removal of architectural barriers in residences occupied by handicapped or disabled persons.</p> <p><u>Update:</u> Implementing Actions H-21 (Special Needs Housing Guidelines) and H-23 (Americans with Disabilities Act) will help facilitate barrier-free housing. The City's CDBG housing rehabilitation program will continue to provide funding for this purpose. Implementing Action H-5 (Administrative Record Keeping) will enable the City to improve reporting on this during the next Housing Element planning period.</p>
<p>EH 4: Enforce the handicapped accessibility requirements of Federal Fair Housing Law that apply to all new: multi-family residential projects containing four or more units. The City will Refer known incidents of discrimination in lending practices and the sale or rental of housing to the Colusa County District Attorney and/or the California Rural Legal Assistance (CRLA) for action.</p> <p>Responsibility: Building and Safety Department Target Date: Ongoing Funding Source: General Fund</p> <p><u>Results:</u> Ongoing enforcement by City staff</p> <p><u>Analysis:</u> Anticipated result was the provision of new barrier-free housing for handicapped or disabled persons.</p> <p><u>Update:</u> H-23 (Americans with Disabilities Act) will be implemented to enforce the federal requirements for handicapped accessibility.</p>
<p>EH 5: Process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety Code, as a means of providing long-term transitional housing for very low income persons.</p> <p>Responsibility: Planning Department Target Date: Ongoing Funding Source: General Fund</p> <p><u>Results:</u> The City of Colusa has worked cooperatively with the County to construct a 19-bed transitional housing facility, Colusa Independence, on County property within the City limits</p> <p><u>Analysis:</u> This facility provides transitional housing for up to 19 very-low income persons; residence is limited to 18 months and residents must participate in County services.</p> <p><u>Update:</u> The City will continue to implement this program.</p>
<p>EH 6: Amend the City's Zoning Ordinance to establish new more flexible standards (e.g., parking, unit sizes, etc.) to facilitate the development of housing for the elderly.</p> <p>Responsibility: Planning Department Target Date: 2005 Funding Source: General Fund or possibly CDBG Technical Assistance Grant</p> <p><u>Results:</u> This was not accomplished</p> <p><u>Analysis:</u> The zoning ordinance was not amended during this planning period, and no applications for senior housing developments were received. It cannot be concluded that the absence of applications was due to the failure to change to more flexible standards.</p> <p><u>Update:</u> With this Housing Element update, the Zoning Ordinance will be updated to establish more flexible standards and adequate sites to facilitate the construction of senior housing, as described in Implementing Action H-2.</p>

EH 7: Amend the City's Zoning Ordinance to require that a stipulated percentage of the units in proposed multi-family developments containing 20 or more units, excluding elderly housing, be three or four bedroom units, in order to provide for the housing needs of large families.

Responsibility: Planning Department

Target Date: 2005

Funding Source: General Fund

Results: Due to minimal planning staff time, this was not done.

Analysis: Although the Zoning Ordinance was not amended as proposed, the 81-unit Colusa del Rey project, completed in 2008, provided 33 three-bedroom units and 8 four-bedroom units.

Update: Implementing Action H-2 (Zoning Ordinance Review and Update) will include an amendment to the City's Zoning Ordinance to encourage that a stipulated percentage of the units in proposed multi-family developments containing 20 or more units, excluding elderly housing, be three or four bedroom units, in order to provide for the housing needs of large families. Multi-family developments will be reviewed on a project-by-project basis and the City will apply conditions of approval where warranted.

RC 1: Periodically reexamine the zoning ordinance (i.e., every two years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.

Responsibility: Planning Department

Target Date: Biennially

Funding Source: General Fund

Results: Due to minimal planning staff time, this was not done.

Analysis: Intent was the utilization of codes that do not unnecessarily add to the cost of housing, while reflecting technological advances and changing public attitudes.

Update: Implementing Action H-2 provides for review and update of the Zoning Ordinance at least once every two years

RC 2: Periodically review (i.e., every two years) the performance of local lending institutions with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA).

Responsibility: Planning Department

Target Date: Biennial review of HMDA/CRA statements

Funding Source: General Fund

Results: No record that this was done.

Analysis: Intent was to assure that conventional financing was available to all economic segments of the community.

Update: The ability of the City to affect the performance of local lending institutions with regard to lending practices is little to none. This program will be discontinued.

RC 3: Periodically survey (i.e., every two years) other cities in the Tri-County area to ensure that local development fees do not become a constraint on housing production.

Responsibility: Planning Department

Target Date: Biennially

Funding Source: General Fund; possible CDBG Technical Assistance Grant

Results: This was last done in 2004 as part of the Housing Element update.

Analysis: Intent was to assure that local development fees are reasonable and do not unnecessarily contribute to the cost of housing.

Update: Implementing Action H-22 (Fee Structure Review and Update) provides that the City will conduct an annual review and revision of City financing mechanisms and fee structure and development impact fees. This will include an informal survey of comparable jurisdictions in the region.

RC 4: Continue the program to allocate funds to defray the cost of required off-site improvements for low income housing projects.

Responsibility: Planning Department

Target Date: Ongoing

Funding Source: CDBG and Rural Housing Service Funds

Results: Not done.

Analysis: This measure was not needed in order to construct the 81-unit Colusa del Rey affordable housing development, which was primarily funded through tax credits.

Update: The City will revise this program to as part of H- , whereby the City will continue to seek funds to help defray, or otherwise defer development fees for all proposed affordable housing projects.

HA 1: Explore the possibility of establishing a City Housing Authority or other City sponsored Non-Profit Housing Corporation to take advantage of any available funding for new construction of affordable housing.

Responsibility: City Council and Planning Department

Target Date: 2005

Funding Source: General Fund

Results: Not done.

Analysis: Intent was to improve the ability of the City to obtain funding for the construction, rehabilitation and/or purchase of low and moderate-income housing.

Update: At this time, the City is able to take advantage of funding through various state and federal programs through direct application. The City already works directly with non-profits and private affordable housing developers. Therefore, it is not anticipated that resources will be required to establish a Housing Authority this during the next planning period. This program will be discontinued.

HA 2: Explore with local lending institutions their possible participation in the creation of a loan pool for the construction, rehabilitation and/or purchase of housing affordable to low and moderate-income households, as a means for them to fulfill their obligations under the Federal Community Reinvestment Act.

Responsibility: Planning Department

Target Date: Following the adoption of the General Plan in July 2004. Ongoing (complete discussions with local lenders and create loan pool, if feasible).

Funding Source: General Fund

Results: This was not done.

Analysis: Anticipated outcome of creating an additional source of funding for the construction, rehabilitation and/or purchase of low and moderate income housing did not occur.

Update: With the recent economic downturn, it is not anticipated that local lending institutions will do more than the standard lending for these purposes. This program will be replaced by H-18 (Public Awareness/Education Program) to provide brochures about what lending options are available through private institutions for construction, rehabilitation and/or purchase of affordable housing.

HA 3: Continue to allocate funds to defray, or otherwise waive development fees for all proposed housing units affordable to low income households.

Responsibility: Planning, Building and Safety and Public Works Departments

Target Date: Ongoing

Funding Source: General Fund

Results: Some fees were waived for the 81-unit Colusa del Rey affordable housing development.

Analysis: A reduction in fees resulted a reduction in overall development costs, which helped facilitate

the construction of this project.

Update: The City will continue to work with affordable housing developers with costs on a project-by-project basis to help keep projects viable.

HA 4: Encourage the use of innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc., by design review, planned unit developments, and by density bonuses to minimize housing development costs.

Responsibility: Planning Department

Target Date: Ongoing

Funding Source: General Fund

Results: These land use techniques were called out in the form of policies and programs as part of the 2007 comprehensive General Plan update. The City conveys clearly through the General Plan's Land Use and Community Character & Design Elements its commitment to innovated land use planning, design, and construction principles.

Analysis: Anticipated result was the reduction in housing development costs without compromising basic health, safety, and aesthetic considerations.

Update: Will continue implementation of the Land Use and Community Character & Design Element policies and programs.

HA 5: Amend the City's Zoning Ordinance to fully enact the density bonus provisions of State Law.

Responsibility: Planning Department

Target Date: 2005

Funding Source: General Fund

Results: Not done.

Analysis: Intent was the expansion of affordable housing supply through provision of density bonuses and other incentives. This action was initiated in response to Section 65915 et. seq. of the Government Code. This legislation, which was amended in 1990, requires that a density bonus and at least one other incentive be granted for any project consisting of five or more units in which at least either 20 percent of the units will be available to low income households, or 10 percent will be available to very low income households.

Update: The adoption of a Density Bonus Ordinance is included as Implementing Action H-11 in this Housing Element update. The ordinance will apply to all residential zones within the City.

HA 6: Inform private developers of the below market interest rate mortgage programs operated by the California Housing Finance Agency (CHFA) and direct interested developers to CHFA, as a means to facilitate the construction of new, affordable housing for moderate income households. The information will be distributed to developers through service organizations and outreach agencies.

Responsibility: Planning Department

Target Date: Ongoing

Funding Source: CHFA Home Mortgage Purchase Program

Results: This information may have been made available to inquiring developers, although no records were kept of this.

Analysis: Anticipated impact was the production of new, affordable housing for purchase by moderate income, first-time homebuyers. This objective was not achieved through CHFA.

Update: Implementing Action H-18 (Public Awareness/Education Program) and H-19 (Public/Private Partnerships) as described in Section 9.8 of this Housing Element update will help meet the objectives described in this program.

HA 8: Consider amending the City's Zoning Ordinance to require the inclusion of a stipulated percentage of low and moderate-income units in all new multi-family housing developments containing

20 or more units, or the payment of an appropriate in-lieu fee.

Responsibility: Planning Department

Target Date: 2005 (complete study of need for and possible content of inclusionary zoning ordinance).

Funding Source: General Fund or possibly CDGB Technical Assistance Grant

Results: Not done.

Analysis: Intent was the expansion of affordable housing stock in proportion to increases in the overall supply of housing.

Update: This housing element update includes Policy 3.3 and Implementing Action H-2 which carries out this program.

HA 9: Amend the City's Zoning Ordinance to allow manufactured housing and the inclusion of mobile homes in all residential zones in accordance with State Law.

Responsibility: Planning Department

Target Date: 2005

Funding Source: General Fund

Results: State law still prevails.

Analysis: Anticipated result was to refine State requirements according to the City's objectives regarding the production of affordable housing in the form of mobile homes and other manufactured dwellings.

Update: Implementing Action H-2, Zoning Ordinance update will include language that is consistent with State law requirements.

PH 1: Continue to enforce the provisions of the City's Zoning Ordinance regulating the conversion of apartments to condominiums.

Responsibility: Planning Department

Target Date: As Needed

Funding Source: General Fund

Results: No conversions occurred during the planning period.

Analysis: Intent was the preservation of low income housing opportunities in mobile home parks that may be threatened by conversion to closure.

Update: The City will continue to enforce these provisions.

PH 2: Pursue the use of local and State funds to preserve low income housing opportunities in the City's mobile home parks.

Responsibility: Planning Department

Target Date: As Needed

Funding Source: HCD Mobile Home Park Assistance Program

Results: No records available for this activity.

Analysis: Intent was the preservation of low income housing opportunities in mobile home parks that may be threatened by conversion to closure.

Update: Implementing Action H-5 Administrative Record-Keeping will enable better tracking of this program for City use and reporting in future Housing Element updates.

PH 3: Continue to work closely with the Mercy Housing California and other non-profits to maximize participation by local residents in the Section 8 Rental Assistance Program.

Responsibility: Planning Department and Mercy Housing California

Target Date: Ongoing

Funding Source: HUD Section 8 Certificate and Housing Voucher Programs

Results: The City continues to have Section 8 housing that is not at risk of conversion to market rate.

Analysis: Anticipated result was continued rental assistance to low income households in the form of Section 8 Certificates and Housing Vouchers,

Update: The City will be more proactive during the next planning period to make sure that it is assisting non-profits to the extent possible to maximize Section 8 housing opportunities.

PH 4: Consider amending the City's Municipal Code, expanding preservation activities in response to notices, to establish procedures to prevent the displacement of low income residents from assisted housing units that may convert to market rate housing in the future.

Responsibility: Planning Department

Target Date: Semi-annually (complete study of need for and possible content of anti-displacement ordinance).

Funding Source: General Fund

Results: This was not completed

Analysis: Anticipated result was the preservation of rental units that could convert to market rate housing in the future.

Update: The City will move forward with this action during the 2007-2014 planning period.

9.5 CONSTRAINTS TO HOUSING PRODUCTION

The provision of adequate safe, comfortable and affordable housing for all economic and social segments of the City of Colusa is presently constrained by infrastructure capabilities, particularly in areas of potential residential development that are proposed for annexation to the City, as well as by a combination of economic, and governmental factors. At the time of the writing of this Housing Element the most significant constraints to development of affordable housing are the unfavorable economic and real estate environment and the lack of land within the City zoned for high density residential development. Governmental constraints, constraints related to the environment, and lack of infrastructure/public facilities, as well as non-governmental constraints to the housing supply are discussed in greater detail below.

GOVERNMENTAL CONSTRAINTS

Governmental policies and regulations can constrain future residential development to varying degrees by imposing requirements and limitations on such development. These policies and regulations, when imposed, may act to increase the cost of development and act as a barrier to housing construction or result in higher asking prices for homes once built. Generally, governmental constraints include land development controls, development processing procedures, timeframes, and fees, the amount of vacant land designated or zoned by the jurisdiction for residential use at appropriate development densities, and requirements for the provision of services, infrastructure, and facilities.

Compliance with state and federal regulatory requirements (e.g., Air Quality Management Plans and Congestion Management Plans, California Department of Fish and Game requirements, CEQA/NEPA environmental review, etc.) can also increase costs of housing construction, but would typically have a greater impact on development within more metropolitan areas than the City of Colusa. Ideally, the free market would act to provide some type of housing for everyone in need of shelter; however, state and local standards for health, safety, and development patterns require that housing must meet certain standards for construction.

These standards, expressed in the form of governmental regulations, act to protect the health and safety and property values and are generally thought to be in the best interest of the community. Although these governmental controls on housing increase the cost of housing for those with limited resources, it is not in the best interest of the community to disregard these standards. Therefore, housing programs are often required to subsidize or otherwise provide housing to those with limited financial resources so that housing can meet a community's minimum standards. Such programs are discussed throughout this Housing Element. The governmental controls unique to Colusa that affect housing development are discussed further below.

Land Use Controls

Land development controls include policies and regulations contained in the City's General Plan, Zoning Ordinances, Subdivision Ordinance, and building codes.

General Plan

In October 2007 the City of Colusa adopted a comprehensive update to its General Plan. The *Colusa General Plan* guides residential development in the City by identifying land use designations and corresponding densities. Residential land use designations in the General Plan call for development densities ranging from 1 to 20 dwelling units per acre (see *Table 9.5-1* below). The updated General Plan has added a mixed-use land use designation for areas of the City in which projects with both commercial and residential components may be combined. The addition of this land use designation is intended to promote construction and conversion of residential units within the historic commercial district. Please refer to the Land Use Map (Figure 2.3) in the 2007 General Plan for the location of all land use designations.

**TABLE 9.5-1
CITY OF COLUSA GENERAL PLAN
ALLOWABLE DENSITIES**

Land Use Designation	Density (Dwelling Units Per Acre)
Estate Residential	1-3 du/ac
Low Density	3-8 du/ac
Medium Density	8-12 du/ac
High Density	12-20 du/ac

The General Plan also guides development of residential land uses by identifying comprehensive goals, policies, and standards to address community issues such as noise, affordable housing, circulation, safety, and the provision of municipal services and development—these also act as criteria for development within the City.

Zoning Ordinance

The City of Colusa Zoning Ordinance prescribes allowable land uses, height, bulk, density and parking standards for each zone district in the City. The Zoning Ordinance was adopted in its present form in 1999, although numerous amendments have occurred over the years. However, amendments needed to bring the zoning ordinance in compliance with the General Plan update have yet to be made. Therefore, in its current form, the Zoning Ordinance is partially inconsistent with the General Plan. A Zoning Ordinance review and update (Housing Element Implementing Action H-2) is a high priority of the City and part of the General Plan's overall implementation program. *Table 9.5-2* identifies types of residential development permitted within each zone district currently, as well as types of residential uses permitted with issuance of use permits.

**TABLE 9.5-2
HOUSING TYPES PERMITTED BY ZONE DISTRICT**

HOUSING TYPES PERMITTED	ZONE DISTRICTS					
	R-1	R-2	R-3	R-4	COMMERCIAL ZONES	INDUSTRIAL ZONES
SINGLE-FAMILY	X	X	X	X	C	C
DUPLEX		X	X	X	C	C
MULTIFAMILY (3+ UNITS)			X	X	C	C
SECOND UNITS ¹	X	X	X	X	C	C
RESIDENTIAL CARE ²	X	X	X	X	C	C
TRANSITIONAL HOUSING ²	X	X	X	X	C	C
EMERGENCY SHELTER ²	X	X	X	X	X	C
FARM WORKER HOUSING (PERMANENT MULTIFAMILY) ³			X	X	X	C
FARM WORKER HOUSING (MIGRANT AND SEASONAL MULTIFAMILY) ³			X	X	X	C

SOURCE: COLUSA ZONING ORDINANCE

X = PERMITTED BY RIGHT

C = CONDITIONALLY PERMITTED

1= NO ORDINANCE CURRENTLY – SECOND UNITS APPROVED PER GC §65852.2

2 = SIX OR FEWER UNRELATED PERSONS

3 = THREE OR MORE UNITS

Table 9.5-3 provides the residential standards which all new development is required to meet. It shows the maximum units per net acre for single- and multifamily residential zones, as well as commercial districts that will allow mixed-use development.

**TABLE 9.5-3
CITY OF COLUSA ZONING ORDINANCE
RESIDENTIAL DEVELOPMENT STANDARDS**

Development Standard	Zone District				
	Residential Single-Family (R-1)	Two-Family Residential (R-2)	Neighborhood Apartment (R-3)	General Apartment (R-4)	Commercial, Business, and Industrial Districts (C-G, C-N, C-H, M-1, M-2) ⁵
Min. Lot Size (sf)	8,000	7,000 ²	8,000 ³	6,000 ⁴	NA
Min. Site Area/Unit (sf)	8,000 ¹	3,500	2,000	1,500	See R-4
Max. Units per Net Acre	5.45	12.45	21.78	29.04	See R-4
Front Yard (ft)	20 feet	20 feet	20 feet	20 feet	20 feet ⁶

Development Standard	Zone District				
	Residential Single-Family (R-1)	Two-Family Residential (R-2)	Neighborhood Apartment (R-3)	General Apartment (R-4)	Commercial, Business, and Industrial Districts (C-G, C-N, C-H, M-1, M-2) ⁵
Side Yard (ft)	Interior Lots: 5' on one side, 10% lot width on other side Corner Lots: 5' on one side, 15% lot width on other side	Interior Lots: 5' on one side, 10% lot width on other side Corner Lots: 5' on one side, 15% lot width on other side	Interior Lots: 5' on one side, 10% lot width on other side Corner Lots: 5' on one side, 15% lot width on other side	Interior Lots: 5' on one side, 10% lot width on other side Corner Lots: 5' on one side, 15% lot width on other side	Interior Lots: 5' on one side, 10% lot width on other side Corner Lots: 5' on one side, 15% lot width on other side ⁶
Rear Yard (ft)	20% lot depth, not to exceed 30 feet	20% lot depth, not to exceed 30 feet	20% lot depth, not to exceed 30 feet	20% lot depth, not to exceed 30 feet	20% lot depth, not to exceed 30 feet ⁶
Lot Coverage (max)	35%	40%	40%	60%	
Max. Bldg Height (ft)	35 feet	35 feet	35 feet	50 feet	C-G:35 feet C-N, C-H: 30 feet M-1, M-2: 100 feet
Parking Spaces Required	One covered space 10' x 20', plus one covered for any second unit	One covered space per unit 10' x 20'	1.5 covered parking spaces per unit	1.5 covered parking spaces per unit	One covered space per unit (2 units or less), 1.5 covered spaces per unit (more than two units)

¹Second units are allowed with an Administrative Use Permit if building coverage does not exceed 35% of the lot area and complies with California Second Unit Law (GC Section 65852.2 et. Seq.);

²for two-family dwellings (6,000 square feet for single-family dwellings)

³6,000 square feet with Administrative Use Permit

⁴a smaller lot size may be approved with an Administrative Use Permit

⁵Residential uses allowed with Conditional Use Permit, development standards per R-4 requirements

⁶For dedicated residential uses only

Source: Colusa Zoning Ordinance

Conditional Use Permits A Conditional Use Permit (CUP) is not required for multi-family developments within existing R-3 and R-4 multi-family zone districts so long as the project is in compliance with development standards set forth in the Zoning Ordinance. The Zoning Ordinance allows residential development within commercial and industrial zone district with approval of a major use permit. The reason for a CUP in these zone districts is to ensure compatibility with surrounding land uses and to ensure the public health, safety and welfare in areas of the City that are not typically intended for residential development. This is not considered an onerous requirement.

Parking Requirements The City's parking requirements for residential districts vary by housing type. *Table 9.5-3*, above, identifies the City's parking requirements for different housing types. Locations and access to spaces are approved by the Planning Director in consultation with other City staff. The Planning Director, in consultation with the City Engineer, may waive some of the parking requirements for affordable housing if affordability covenants provide for a minimum of 25 years of affordability.

The requirement for one covered space does not require an enclosed or garage space, but does require that some structure be provided to allow a car to be within a sheltered space. Many municipalities require two parking spaces per single-family residential units and have further requirements for parking spaces to be within an enclosed garage. The City's parking standards for single-family and multi-family residential development are therefore not considered an onerous requirement that would unnecessarily increase the cost of residential development or push residential development into other jurisdictions with lesser requirements.

Density Bonus The Zoning Ordinance is in need of an update, and is presently limited in its ability to facilitate diverse housing types through flexibility in development standards. One tool that could be made available is the Density Bonus, as provided by California Government Code Section 65915. This state law requires cities to grant a density bonus of up to 25 percent, or provide other incentives of equivalent financial value, if the developer agrees to construct at least 25 percent of the total units of a housing development for low- and moderate-income families. However, the City has not received an application. Therefore, the State density bonus legislation has not provided a sufficient incentive for the construction of affordable housing. This is partly due to the fact that, because of lower land costs in Colusa, higher densities do not increase the affordability of housing as much as in more urbanized locations with higher land prices and larger minimum lot sizes. The Housing Element includes adoption of a density bonus ordinance among its implementing actions as described in Implementing Action H-11 (see Section 9.8 - Implementing Actions Defined).

Improvement Standards

The City adopted revised Improvement Standards in November 2007. Presently, the City Engineer determines compliance with on and offsite Improvement Standards and Construction Specifications for design and construction of streets, curb & gutter, water, wastewater, and drainage. Compliance with the City's Improvement standards ensures that public improvements, such as onsite and offsite water, sewer, roadways, and other infrastructure required to serve new development, are constructed to minimum standards and specifications to provide for proper function and an acceptable service life. Project Development Review (PDR) meetings are also encouraged to provide an opportunity for City staff to discuss with the developer what site improvements would be needed and what specific performance standards will be acceptable based on project characteristics.

For large subdivisions the City requires the construction of reasonable on and off-site improvements as permitted by the Subdivision Map Act. Typical improvements required of a developer include grading and improvement of public and private streets including surfacing, curbs, gutters, sidewalks street lighting, street names and necessary traffic safety devices. The City of Colusa Improvement Standards describe roadway design criteria for various curb-to-curb widths based on the following standard street types and design widths. These standards are typical throughout the community and are not seen as constraint to affordable housing.

City of Colusa											
Street Cross-Sections Table (in feet)											
Street Type	ROW ¹	Street Section ²	Travel Lanes # width		Bike Lanes ⁴	Parking Lanes ²	Curb	Planter Strip	Sidewalk (separated)	Landscaping (Off-Street Pathway)	Fronting Homes (Yes/No)
Local Residential and Cul-de-Sac	38	36	2	10	None	8	0.5	7.5	5	None	Yes
Secondary Collector	46	44	2	14	Note ⁶	8	0.5	7.5	5	No (No)	Yes
Primary Collector	60	58	2	14	5	10	0.5	7.5	5	No (No)	Yes

Implementing Action H-4 in Chapter 6 commits the City to revising these standards as necessary to facilitate affordable housing construction and ensure appropriate engineering standards are met for new developments.

Development Review

Plans for individual single-family homes or for multi-family projects that are proposed within appropriate zones (R-3 & R-4) are reviewed for compliance with zoning standards by Planning Department staff and then forwarded to the Building Department where they are reviewed for compliance with applicable building codes prior to issuance of a building permit. Any residential project proposed in an appropriate residential zone that is not subject to a use permit is considered to be a ministerial approval. Residential projects, both single-family and multi-family, proposed in a commercial or industrial zone (except for emergency shelters) may be subject to obtaining a use permit. Residential projects proposed in conjunction with commercial or industrial projects in commercial or industrial zones (Mixed Use) can be approved ministerially. All proposed projects requiring issuance of a conditional use permit require review and approval by the City's Planning Commission at a public hearing.

The permitting and review process for all project types in Colusa includes:

- An optional pre-development review (PDR) meeting to identify issues early on, thereby expediting application processing;
- Submittal of the application;
- Review for completeness by Planning staff;
- A letter to the applicant specifying in detail what additional information is needed to complete the application—this would include information about the project and environmental background reports, if applicable (i.e., traffic & noise studies, soils reports, etc.)
- Internal review of all application materials, site plan, maps, and design by Planning staff, City Engineer, Public Works, Fire Chief and Police Chief;

- Additional meetings (phone and/or in person) with the applicant, if necessary; and
- Public hearing by the Planning Commission for review and approval and, if necessary, by the City Council. Planning Commission approval is required for all Conditional Use Permit requests and City Council approval is required for all subdivision or parcel map requests.

Time in Review

Table 9.5-4 identifies the approximate time necessary to process residential development applications. In general, it is expected that small developments would be processed in 9-12 weeks. Larger development applications may take between 6 and 24 months to process (up to 12 months for an environmental impact report (EIR), depending on the complexity of the project and environmental issues. However, the time necessary for review largely depends on the size and complexity of the project overall, the degree to which it complies with adopted City standards, and the initial completeness of the development application. The timeframes are considered reasonable and the City has been successful in efficiently processing development applications to accommodate timelines for development projects.

**TABLE 9.5-4
DEVELOPMENT REVIEW TIME FRAMES**

Development Permit/Review Process	Time Frame¹
Site Plan Review	15-90 days
Conditional Use Permit	30-90 days
Zone Change and GP Amendment	3-6 months
Environmental Review	1 month to 1 year
Planning Commission Approval	5-6 weeks
City Council Approval (if necessary)	3-6 weeks

¹Statutory time begins on date the application is deemed complete by Planning staff in accordance with the State of California's Permit Streamlining Act (Government Code Section 65920, et seq).

Review of residential projects typically involves the determination of conformance with the City's General Plan, site improvement standards, development standards, and design guidelines, and environmental compliance in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The timeframes for these processes are largely dictated by State Planning Law and CEQA; the time period necessary for environmental review may vary substantially depending on whether an EIR, Negative Declaration, or Categorical Exemption is required. The CEQA environmental review process represents significant additional costs and development processing delays that must be paid for by the developer and negatively affect the profitability of development. By processing many environmental documents in-house and maintaining a list of qualified environmental consultants, the City is well prepared to efficiently manage preparation of environmental review documentation and analysis for projects for which it is required and minimize the constraint to housing production represented by environmental review requirements.

Source: City of Colusa Planning Department, October 2008.

Proposed subdivisions are reviewed for compliance with zoning standards such as circulation, orientation of buildings, location and visibility of common areas, and landscaping. Currently, City staff conducts an informal review of the proposed building architecture proposed using the General Plan's Community Character and Design Element.

Design Review

The establishment of Design Guidelines and a Design Review process are proposed as two of the Implementing Actions in the Community Character and Design Element of the 2007 *Colusa General Plan*. However, they have yet to be drafted and adopted. Once they are in place, the Design Guidelines will enable developers to more efficiently and predictably move through the development review process by providing a clear set of criteria and a defined path for approval. The process is anticipated to reduce uncertainty in the project review process, resulting in shorter review timeframes and development products consistent with the vision set forth in the Community Character and Design Element of the General Plan. By resulting in greater processing efficiency, Design Review is expected to reduce constraints to

development in the City. This program is described in Section 9.8, Implementing Actions Defined, under Implementing Action H-16.

Impact and Application Processing Fees

Impact Fees

The City requires developers to pay impact fees to cover the City's costs to provide services and utility infrastructure to new development. Current impact fees are based on a fee study prepared by the City in 2006, which determine the real costs to the City of providing adequate city services to new development. The impact fee structure is currently under review and will be updated in 2009/2010. The City has a policy of allowing affordable projects to apply for fee deferrals or waivers for some impact fees. Final approval is granted by City Council. Impact fees are collected for streets, capital facilities, storm drainage, parks facilities, water system, and sewer facilities, as shown in *Table 9.5-5*.

**TABLE 9.5-5
DEVELOPMENT IMPACT FEES**

Fees*	Duplexes and Multi-family	Single Family Home
Streets	\$1,135/unit	\$2,081/unit
Capital Facilities	\$5,719/unit	\$6,939/unit
Storm Drainage	\$2,477/unit	\$2,696/unit
Parks Facilities	\$2,864/unit	\$3,474/unit
Water System	\$547/unit	\$1,001/unit
Sewer Facilities	\$5,169/unit	\$5,169/unit
Total fee/unit	\$17,911/unit	\$21,360/unit

*Fee amounts and rates from City Council Resolution No. 07-02, Exhibit A

A school impact fee is assessed by the Colusa Unified School District for all new home construction. The school impact fee is intended to defray the cost to the school district of new students generated by new development within the City. The school impact fee is levied on a per square-foot basis and is currently \$2.97 per square-foot of livable residential space.

Additionally, for any project requiring subdivision of land, the city collects fees to provide for park improvements as authorized under the Quimby Act (California Government Code §66477). This requires a developer to set aside land, donate conservation easements, or pay in-lieu fees to accommodate a minimum of four acres of park land per 1,000 residents. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities, but only for the purchase of parkland or park improvements. The amount of land required to be dedicated and/or the amount of the in-lieu fee is determined by the proposed density of the residential project, with higher density projects required to pay a higher per-acre fee or provide parkland dedication at a higher ratio than lower density development. This is a typical fee that is assessed to developers by most municipalities. The City of Colusa's dedication or in-lieu ratio requirement of five acres to 1,000 residents is the same as that required by many municipalities in the Sacramento region.

Development Processing Fees

The City of Colusa collects development fees and fee processing deposits to ensure reimbursement of the City for time spent by staff and consultants in processing requested development permits. Colusa also requires developer funding and/or construction of offsite extension of utilities and storm drain infrastructure, and requires the developer to construct all internal streets, curb, and gutter, and to improve segments of off-site roadways to accommodate increased traffic resulting from project development. Improvements are typically required as conditions of project approval or as a condition of the Development Agreement entered into by the City and the developer.

Development processing and permit fees and exactions can add to housing construction costs. In general, permit fees are typically high in rapidly growing communities or in areas of new development that expand the developed core, as supporting infrastructure is not in place and must be provided by new development. Development processing fees and application fees for a typical residential project, including multifamily required by the City of Colusa are shown in *Tables 9.5-6 and 9.5-6.1*, respectively below. Development fees for multifamily development are similar to single family development. Permit processing and development fees assessed by the City of Colusa are generally lower than comparable jurisdictions. In some cases, the fees do not fully cover the cost of providing services and facilities.

**TABLE 9.5-6
CITY DEVELOPMENT PROCESSING FEES**

Fee	Fee Amount
Building Permit Fee	Based on the valuation of the project. (For projects valued at \$100,000 to \$500,000 the fee would be \$993.75 plus \$5.60 for each additional \$1,000 value)
Seismic Mapping Fee	(Valuation of construction amount) x 0.0001
Grading Plan Review Fee	Based on volume of grading.
Grading Permit Fee	Based on volume of grading.
Plan Check Fee	65% of Building Permit Fee
Zoning Compliance Review Fee	\$50.00
Water Meter Installation and Hookup Fee*	\$825
Engineering Fees	Cost of review. Varies with engineering complexity of project.

*sewer hook-up included in development impact fees (see above)

**TABLE 9.5-6.1
PROJECT APPLICATION FEES**

Fee Type	Amount
Annexation	\$1,000.00
Certificate of Compliance	\$250.00 each lot
Conditional Use Permit (Minor)	\$250.00
Conditional Use Permit (Major)	\$400.00
Encroachment Permit	\$30.00 plus 3% of construction
Floodplain Development Permit	\$250.00
General Plan Amendment	\$500.00
Lot Line Adjustment	\$500.00 plus costs & recording fees
Parcel Map, Tentative	\$500.00 plus \$50.00 each lot or remnant
Parcel Map, Final	\$500.00 plus \$50.00 each lot or remnant
Rezoning	\$500.00
Site Plan Review - Residential	\$50.00 first TAC, \$250 ea. additional TAC

Subdivision Map (Preliminary)	\$500.00
Subdivision Map (Tentative)	\$800.00 plus \$25/lot
Subdivision Map (Final)	\$800.00 plus \$25/lot
Zoning Variance	\$300.00

As shown in *Table 9.5-6*, above, many of the fees assessed are based on project characteristics, such as valuation or grading quantities and therefore no standard amount can be provided. An example of development costs for a 1,600 square-foot single-family home are given in *Table 9.5-7* below.

Development fees in the City of Colusa are comparable to those assessed by Yuba City. The fees charged by both Colusa and Yuba City are lower than fees typically assessed by larger metropolitan cities in California. These fees are not considered onerous by comparison with other similar jurisdictions and do not represent a constraint on the production of a range of housing types. As indicated by *Table 9.5-7*, impact fees and development processing fees represent less than 10% of the overall cost of development for the example single-family dwelling, and a large portion of this cost is represented by school impact fees, over which the City has no authority. On the contrary, the fees that are charged by the City represent only partial reimbursement for the effort that must be expended by City staff in order to properly review development plans. The City will continue to conduct surveys (both formal and informal) of other communities in the region to ensure that local processing fees do not inhibit housing construction.

Governmental Constraints on Special Needs Housing

Persons with special needs include those who are disabled, persons in residential care facilities, farm workers, persons in need of transitional shelter or transitional living arrangements, and single room occupancy units. The Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for these groups. The County must also demonstrate efforts to remove constraints to housing for these groups, and provide reasonable accommodations for housing designed for those with special needs. The County's provisions for these housing types are discussed below.

Housing for Person with Disabilities

SB 520 – Government Constraints and Persons with Disabilities

State Planning and Zoning Law requires a housing element to make adequate provision for the housing needs of all economic segments of the community, to include, among other things, an analysis of the special housing needs of the handicapped, and a program to address, remove constraints to, and promote housing to accommodate the disabled. The following is a discussion that supplements the governmental constraints section above.

Siting and Concentration Requirements

As discussed above, the City has analyzed its land use, zoning and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with disabilities. Individuals within this special needs group may reside in residential or community care facilities units in any zoning district that allows residential uses. Some may choose to reside in a licensed residential community care facility designed for occupancy by or with supportive services for persons with disabilities. The zoning ordinance does not differentiate between related and unrelated persons in the occupancy of residential units. Pursuant to state law, the zoning ordinance allows group homes of six or fewer persons by right in all residential zoning districts that permit single-family residences and provides for larger group homes to be established by right in the R-4 zone district. The zoning ordinance includes no restriction as to minimum distances between residential care facilities.

Special Accommodations for Persons with Disabilities

The City recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. A zoning ordinance provision, which allows open porches, platforms or landing places and the associated ramps to encroach into setback areas facilitates external retrofits for access. (Note: a building permit is not required for access ramps when the platform or landing height does not exceed 30 inches.)

Americans with Disabilities Act Requirements

The City has adopted and enforces the current California Building Codes (CBC), including Chapter 11 pertaining to accessibility. This chapter incorporates provisions from the Americans with Disabilities Act (42 U.S.C. § 12101 et seq), which specifies that a number of the residential units in new multifamily construction of three or more apartments or four or more condominiums must be accessible or adaptable. The recently constructed Colusa Del Rey multi-family apartment project provides several units both accessible and adaptable ground floor units. Building officials and Planning Department staff are encouraged to keep current with accessibility requirements for the construction and remodel of residential structures to ensure that accessibility requirements are met for all projects.

Residential Care Facilities

Pursuant to state law, the City allows group homes for six or fewer individuals by right in all residential zone districts. Group homes of seven individuals or more are allowed in the General Apartment (R-4) zone district with issuance of a conditional use permit. Further discussion of residential care facilities for persons with disabilities is provided above under *Housing for Persons with Disabilities*.

Emergency Shelters and Transitional Housing

Pursuant to state law, the City allows licensed group homes for six or fewer individuals, including those providing a residence for those in a transitional housing situation, by right in all residential zone districts. The zoning ordinance provides for larger boarding houses in the R-4 district with issuance of a conditional use permit. Homeless shelters and transitional and supportive housing, though not specifically called out in the Zoning Ordinance, may be defined as a boarding house or a community care facility. Pursuant to SB 2, zoning must permit supportive and transitional housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Action H-2 has been added consistent with this requirement.

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” The Colusa Zoning Code currently allows emergency shelters in the commercial and industrial zones, subject to a CUP.

Pursuant to recent changes in State law (SB 2), jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

Pursuant to SB 2, conducted has conducted a staff level review of its zoning districts and determined commercial zones are most conducive to provision of an emergency homeless shelter by right (the City currently also allows shelters in Industrial zones via a conditional use permit).

Parcels with commercial zoning are characterized by locations that lie generally on or within a block of the major access routes through town (Highways SR45 and SR20). This location provides access to existing transit routes as well as close walking distance to services and shopping. A review of potential sites with the commercial zoning classification identifies few vacant parcels other than several indicated on the 4.85 acres indicated on Figure 9.1 (Vacant Land Inventory) but there are many underutilized parcels including parcels zoned commercial but currently being used as warehouses or other more typically light-industrial uses along Main Street and Market Street. The rehabilitation or upgrading of these parcel, especially in conjunction with the newly-formed redevelopment district will provide adequate capacity for provision of an emergency shelter. In addition, many existing structures could be adapted for emergency shelters. The City's commercial zone development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Front yard setback: no front setback is required, properties are encouraged to develop to the sidewalk
- Side yard setback: No side setbacks are required, other than as required due to fire and safety standards.
- Rear Yard Setback: no rear yard setbacks are required. Alley access is a common feature of commercial property in Colusa and most services are provided via the alley system.
- Height: the height limit in Colusa is 35 feet. This is common throughout the city and, so, this is not viewed as an impediment to development.

The newly-formed redevelopment district (2009) will be soon be generating funds that are targeted towards affordable housing as well as upgrading the infrastructure in the commercial areas of Colusa and provides an ideal opportunity to encourage the re-use of under-utilized commercial structures in the downtown and historic districts

The City has included a program within the Housing Element to modify the Zoning Ordinance to permit shelters in the commercial zones subject to the same development and management standards as other permitted uses in the zone.

Farm Worker Housing

The City has no zone district specifically for the development of agricultural employee housing, although the city continues to make efforts to attract affordable housing developments, which in some cases provide homes to agricultural employees. For information regarding affordable housing developments in the City, please refer to *Housing Cost and Affordability* in Section 2 of this element.

Single Room Occupancy

Single room occupancy units are small studio-type efficiency living units designed to provide living facilities for one person. A building providing single room occupancy units would qualify as an apartment building under the zoning ordinance and is allowed by right in the R-4 zone district and with securing of a conditional use permit within all commercial and industrial zone districts.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints on the provision of affordable housing include the availability of financing and interest rates, land costs, construction costs and the cost of rental housing.

Availability of Financing and Interest Rates

The availability of money or capital is a significant factor that can control both the cost and supply of housing. Two types of capital affect the housing market: 1) capital used by developers for site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors.

In recent years, home builders and home buyers have enjoyed historically low interest rates and easily available traditional and non-traditional financing. However, the real estate speculation coupled with liberal lending practices and creative financing options have resulted in a high rate of foreclosures for under-qualified and overextended borrowers. The result has been a drastic tightening of the credit markets and lending practices. In 2003, the interest rate for a 30-year home loan in the State of California was 5.62 percent. Currently, the interest rate for a 30-year home loan is around 6.0 percent, but due to increased scrutiny of the credit-worthiness of borrowers and the uncertainty in the real-estate market, it has become far more difficult for prospective borrowers to qualify for a home loan.

The availability and cost of financing to local residents and/or developers in the City of Colusa is similar to most other areas, as potential borrowers have access to many different local and non-local financing institutions. As such, interest rates for loans taken out to purchase homes in the City of Colusa, and the availability of such loans, depends largely on the credit-worthiness of the borrow. The tightening of lending practices has reduced the availability of loans to persons less credit-worthy by the more conservative lenders. While this can be viewed as a constraint to housing production, it may also be viewed as a return to more responsible lending practices.

Under the current lending and economic environment, it can be challenging for Very Low, Low, and in some cases even Moderate income first-time homebuyers to acquire sufficient savings and income to obtain to provide for a down payment, qualify for a loan, pay closing costs, and make monthly mortgage, and tax and insurance payments.

The city administers several financing programs to assist qualified low-income residents in financing home purchases and housing rehabilitation. Currently, a consultant manages the CDBG Homebuyer Assistance Program and the First Time Homebuyer Program (FTHB) for the City. These programs offer financing assistance through deferred-payment loans for owner and investor purchase and rehabilitation of affordable housing units. These programs have been particularly successful in rehabilitation and purchase of affordable housing in the City and are discussed in greater detail in Section 9.7 of this element.

Land Costs

The approximate land cost for a 0.22-acre single-family residential lot in the downtown core area of the City of Colusa in 2008 was approximately \$40,000 to \$50,000, based on estimates obtained from the Colusa County Assessor's Office (Cerney, 2008). This average figure is approximately 15 percent of the total land and construction costs to build the example single-family home for which a cost estimate is given in Table 9.5-7. It should be noted that due to the economic situation of 2008, land values have decreased consistent with the drop in home values throughout the region and it is unknown when the housing and residential land market values will stabilize or rebound. It should also be noted that residential lot values within the newer Country Club Estates subdivision are significantly higher than those in the downtown core.

The figures from the survey indicate that the costs for raw land in Colusa are relatively low when compared to the average statewide figures. While land values are relatively low, a comparison of the example development costs given in Table 9.5-7 below, with current market sales prices in the City indicates that building homes in the City is currently unlikely to generate an acceptable return on investment. At the present time, construction of traditional single-family housing in the City is unlikely to be pursued by for-profit builders. The cost of raw land itself, coupled building labor and materials costs, the current weakness in the economy, and the lack of availability of financing for construction are all factors contributing to reduced profitability in residential property development in the City and the region. These factors combined represent a significant constraint to new housing production in the City of Colusa.

Construction Costs

Construction data available from the US Census Bureau indicates that the average per square-foot contract price in 2007 to construct a single family home in the western United States was \$131.70. This is the price to build the structure only and does not include land costs. According to local builders and building

department officials, this is considered a reasonable estimate of costs for construction of an average single-family home in the City, although the cost per-square foot can vary widely depending on the quality of the materials and craftsmanship used in construction.

U.S. Census data demonstrates an upward trend in construction costs from 2002 to 2007, with a single year drop in construction costs from 2001 to 2002, which coincides with the brief recession experienced during this time frame. It is anticipated that a similar downward correction in construction costs will occur due to the current challenging economic climate. Discussions with local developers indicate that both the cost of labor and materials for construction in the region have decreased in recent months. This is largely the result of a decrease in prices for commodities used to manufacture construction materials as a result of a reduction in global demand. The fall off in the pace of construction has resulted in increased competition for contracts, leading to overall lower contract prices. The direct construction costs will continue to reflect the economic situation of the day and, therefore, have a direct effect on the production of new housing.

**TABLE 9.5-7
EXAMPLE DEVELOPMENT COSTS FOR SINGLE FAMILY HOME**

1,600 Square Foot on 0.18-acre improved lot Three-Bedroom Single-Family Dwelling with City Water and Sewer	
Land Cost ¹	\$45,000
Construction Costs-Building, Hardscape, and Landscape @ \$131.70 per square foot average ²	\$210,720 ⁴
Zoning Compliance Check (no discretionary permits required)	\$50
City Building Permit fee ³	\$1,615.35
Building Plan Check Fee (65% of Building Permit Fee)	\$1,049.98
Seismic Mapping Fee (Valuation of construction) x 0.0001	\$21.07
School Fees @ 2.97/sq. ft.	\$4,752
Development Impact Fees / SFD unit	\$21,360
TOTAL:	\$284,568.40

¹ Cerney, 2008

² US Census Bureau, 2007

³Based on project valuation

⁴Represents costs to construct one single family residences. Economies of scale may be realized and substantially reduce overall per-unit project costs for multiple unit projects.

While no exact figures for multifamily construction costs in the City are readily available, a 39 unit, 92,347 square foot apartment complex constructed in Yuba City in 2007 had an estimated construction cost of \$8,709,818. This is equivalent to a per-unit cost of \$223,329. Without subsidies, new single-family detached residences are not considered affordable to low income households, but may be affordable to some households in the moderate income category. Some new multifamily rental and purchase condominiums may also be affordable to moderate income households. Reduction in amenities and use of low-quality building materials can reduce the cost of construction and affect sales prices, but minimum building and safety standards must be maintained. In certain cases, greater density can increase the affordability of residential projects by reducing per-unit costs and associated land costs per unit.

In the current slumping economy and weak real estate market construction costs represent a real constraint on the improvement and purchase of housing within the City of Colusa by affecting the ability for a builder to profit from selling the units constructed or for a prospective home purchaser to bear the costs. This constraint, however, lies largely outside the jurisdiction of the local government, being that it is largely dependent on global demand for materials, labor market conditions, and the overall vigor of the real estate market.

Environmental, Infrastructure, and Public Facilities Constraints

Environmental factors and a lack of necessary infrastructure or public facilities (e.g., water, sewer, roads, etc.) can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints such as flooding, sensitive biological resources, and seismicity can also affect the costs associated with the maintenance, improvement, and development of housing. Fortunately, no hazardous materials sites exist in the City that would constrain residential development. This section discusses the most relevant of these constraints to housing production in Colusa. It should be noted that Senate Bill 1087 requires water and sewer providers, in this case the City of Colusa, to grant priority service to developments that include housing units affordable to low income households.

Water Supply

The projected new housing in the City will not adversely affect the service capabilities for providing water to Colusa residents. At present, the city's water supply and treatment capacity are sufficient to meet the needs of buildout within the city limits consistent with the General Plan. Water availability is not a constraint to production of new housing units to meet the housing needs of the community identified by this element.

The City's recently completed Water Master Plan (2009) has identified several deficiencies in the system that could limit new development until additional capacity is added. An additional water well and treatment system (or additional storage capacity) are required for any new development to be able to meet adequate flow requirements.

Wastewater Facilities

The wastewater treatment system in the City of Colusa has been expanded and is no longer at its design capacities, as indicated in the previous housing element. During the last planning period the modification of the City's wastewater treatment infrastructure was completed. With the new upgrades to the City's wastewater infrastructure, the capacities of this systems is not considered a constraint to the production of housing in Colusa; however old six-inch clay collector lines in the old town proper (area bounded by Market, Fremont, Bridge, and Tenth Streets) that are on a relatively flat slope and need replacement could as a constraint to the development of new housing in that area of the City. The Wastewater Master Plan (2009) has identified several possible constraints due to limited lift station capacity. All of the larger vacant sites identified by the Land Inventory are affected by possible wastewater collection infrastructure deficiencies.

Drainage and Flooding

The Safety Element of the General Plan provides an expanded discussion of flooding and drainage issues in the City. The Federal Emergency Management Agency designates the majority of the General Plan as within Flood Zone X. Flood Zone X designates areas that are subject to flooding during a 500-year storm event, or areas protected by levees from flooding during a 100-year storm event, and therefore exposed to minimal danger from flooding.

Figure 5.1 of the Safety Element demonstrates that only land in the far southwestern portion of the City is within the 100-year floodplain. This portion of the City is designated for Office Professional and Light Industrial uses and is zoned light industrial (M-1) and public facilities (P-F). Residential uses are not permitted within the P-F zone district and are permitted with issuance of a conditional use permit within the M-1 district. This area is intended for non-residential uses and is not anticipated to be desirable for residential development. The majority of the area is currently developed with an abandoned manufacturing facility that was constructed on a raised building pad to avoid flooding issues. However, if residential development were proposed within the identified portion of the 100-year floodplain, additional drainage and flood-control measures would be required to ensure flood protection. Policies related to mitigating the risks of flooding may be found in the Safety Element of the General Plan. This would represent a financial and technical constraint to development of residential uses in this portion of the City.

The City of Colusa has historically had localized drainage and flooding problems on the east side of the City during and immediately following high-intensity storm events; primarily due to antiquated surface drainage systems. Large-scale new residential development within this area could therefore be subject to on and offsite requirements to mitigate potential drainage and flooding impacts, although smaller scale projects would be subject to standard drainage impact fees. Potential for increased design and construction costs associated with drainage and flooding issues in the eastern portion of the downtown core residential area could represent a constraint to housing production in this portion of the city.

As one of the proposed programs, the City will comply with AB 162 requires Colusa to update the flood hazard information in the General Plan Safety Element, as well as related policies and programs in the Safety, Conservation and Land Use elements, with this revision of the Housing Element.

Fair Housing Constraints

The provision of equal housing opportunities for all persons is an important goal of the Housing Element. The City addresses complaints regarding fair housing issues through its Planning Department. City staff monitors complaints and if necessary, refers fair housing matters to California Rural Legal Assistance, U. S. Department of Housing and Urban Development (HUD) and/or the California Department of Fair Employment and Housing in order to ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status, or physical handicap and to apprise the general population regarding State and federal laws related to the provision of fair and equal housing opportunities for all. In late 2007 a licensed community care facility was established in a single-family residential zone district in the City to provide transitional housing to six or fewer adults. The City received several complaints and the issue was placed as an information item on the agenda for a publicly noticed City Council hearing. At hearing the operator of the facility and city staff explained to the interested public state laws relating to the protection of such community care facilities and the obligation of the City to provide for such uses within residential districts. This is one example of City action to ensure fair housing opportunities within the City. Housing discrimination is not considered a significant constraint to the availability and production of affordable housing in the City.

9.6 RESOURCES TO MEET HOUSING NEEDS

This section provides an analysis of the land and program resources available to facilitate the development, rehabilitation, and preservation of affordable housing in the City of Colusa. Included is an evaluation of the availability of land resources and financial and administrative resources available to support housing activities. This section also identifies opportunities for energy conservation which can contribute to lower overall housing costs by reducing utility expenses for all households.

LAND RESOURCES

Land Resources provides a discussion of the land available to provide for housing production in the City. This includes an inventory of vacant sites available, including identification of the land use controls applicable to each site, and a calculation of the capacity of the site for housing production.

Methodology

As part of the Housing Element update process, City staff inventoried all vacant and underdeveloped lands within the City limits suitable for future residential development. Aerial photography and windshield surveys were used to identify vacant parcels within the City limits that would provide opportunities for residential housing development. Geographic information software and assessor's parcel data was consulted to determine the size of each parcel. The Zoning Ordinance and General Plan were then consulted to determine the residential development potential of each parcel identified, based on applicable development standards, general plan unit densities, and the size and potential development constraints of each parcel.

Residential Land Inventory

State law requires that the community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under state law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. The California Department of Housing and Community Development, in its guidelines that interpret state law states that:

The locality's sites are adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the regional housing need by income level. A two-part analysis is necessary to make this determination:

1. Can the realistic development capacity of suitable land, which is or will be served by facilities and infrastructure, accommodate the locality's total new construction need by income group over the next five years?
2. Are these available sites appropriately zoned (considering local development standards and land costs) for a variety of housing types (single-family, multifamily, mobile homes, etc.) and at appropriate densities to facilitate the development of housing to meet the locality's regional housing need by income level category, including the need for very low- and low-income households?

Residential sites identified in this chapter meet the criteria listed above, and are within the definition of "adequate sites," as provided under State law. *Figure 9-1* illustrates the vacant land inventory within Colusa city limits. The corresponding sites are identified in *Table 9.6-1*. These sites are considered available vacant land because they have access to public facilities over the next five years.

The Residential Land Inventory section quantifies the amount of vacant land available in the City for future development of all housing types; it provides an analysis of whether the inventory would be adequate to meet the City's identified housing need for the 2007-2014 planning period; and it identifies what actions will be required by the City to help ensure adequate capacity is maintained.

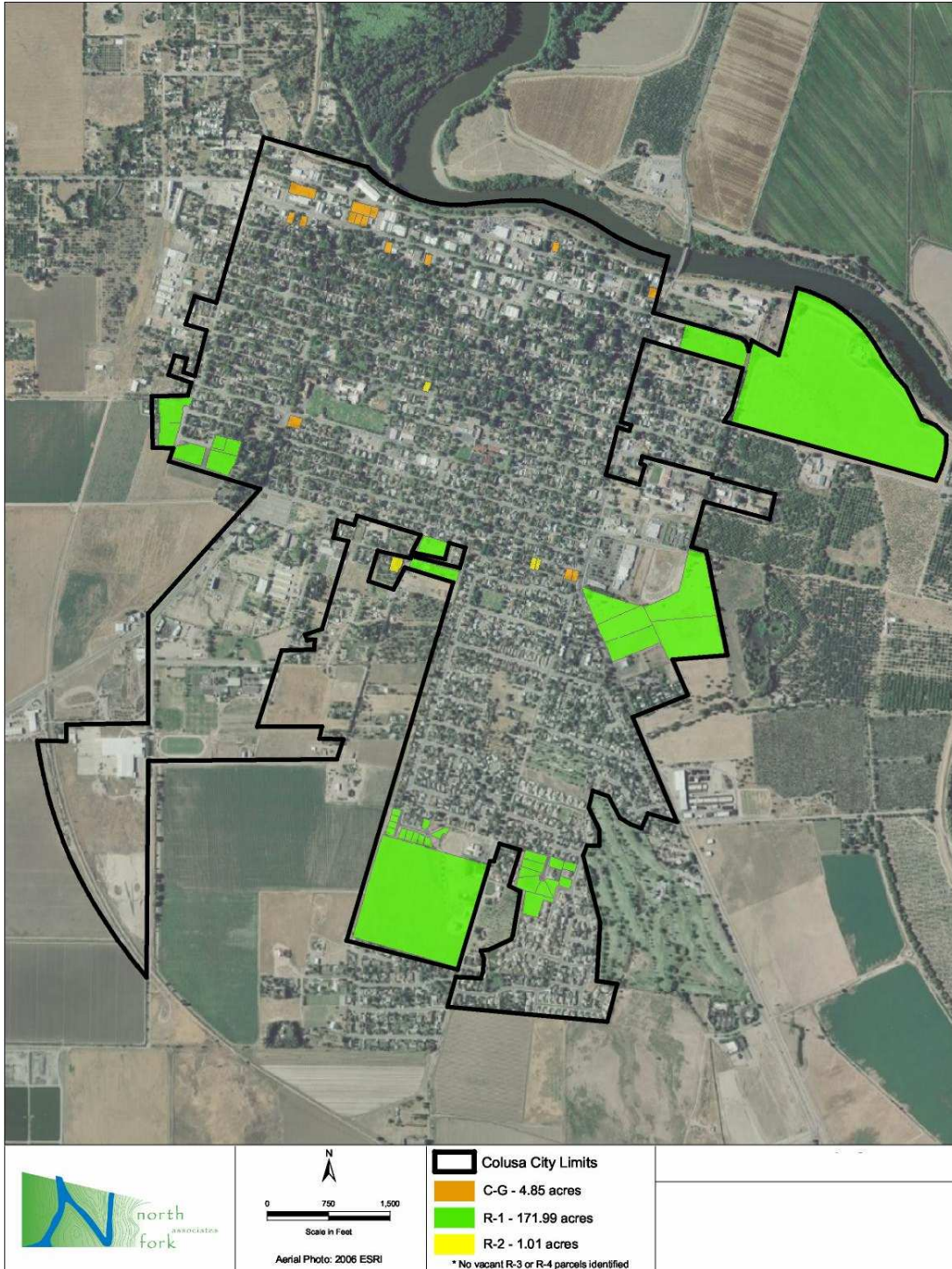
As shown in *Table 9.6-1*, most of the vacant residential land is within the single-family residential zone district (R-1). Primary development within the R-1 zone district would be single-family homes. Based on the current single-family home prices in the City, it is assumed that single-family homes developed on these lots would be affordable to households in the Moderate income category. With over 170 acres of R-1 zoned vacant land available, it is clear that the City has sufficient vacant land available to meet the demand for single-family homes over the planning period of this housing element.

The land inventory identified only a little over one (1) acre of land and three parcels within the Two-family Residential zone district (R-2). This could provide for the construction of up to six units, assuming two units per parcel identified. Although some of these may be available to those in the upper Low income category, it is assumed that development on the R-2 zoned parcels would also be geared toward moderate income households.

The land inventory identified no vacant land within the Neighborhood Apartment District (R-3) and only a single 4-acre parcel (owned by the County) in the General Apartment District (R-4). This County-owned parcel is tentatively being proposed as a site for a Transitional Housing shelter. Therefore there is no land available in which a multi-family residential development would be permitted by right. This lack of appropriately zoned land for multi-family development severely limits the potential for affordable housing development within the City to meet the projected need for housing affordable to low and very low income households as identified by the City's RHNA housing allocation. Revision of the City's zoning ordinance to

provide additional land appropriately zoned to permit multifamily development is identified in this housing element as a program that must be implemented to meet the city's RHNA allocation.

FIGURE 9-1 VACANT LAND INVENTORY



The land inventory also identified 4.85 acres of vacant land within commercial zone districts. While some of this land is identified for mixed residential and commercial land use by the General Plan, the zoning ordinance still calls for a conditional use permit for any residential uses within the Commercial zone district. Until the zoning ordinance is revised, commercially zoned land can not be dependably relied upon to represent likely sites for affordable housing development. However, it should be noted that multi-family residential development is permitted within all commercial and industrial zone districts with the approval of a conditional use permit by the Planning Commission. As such, parcels within commercial zone districts were identified by the land inventory as potential sites for housing development.

**TABLE 9.6-1
INVENTORY OF VACANT PARCELS AND UNIT DEVELOPMENT CAPACITY
(SITES LISTED HAVE ACCESS TO PUBLIC SERVICES AND FACILITIES)**

PARCEL¹ NUMBER	ACRES	ZONING^{2,3}	Density Range (du/ac)^{4,5}	Unit Potential Max. Density	Unit Potential Likely Density^{6,7}	Potential Affordability (by income level)
002-120-028 ⁸	9.53	R-1	5.45	51.94	41.55	Mod -Above Mod
002-120-027 ⁸	8.55	R-1	5.45	46.60	37.28	Mod -Above Mod
002-120-025 ⁸	4.65	R-1	5.45	25.34	20.27	Mod -Above Mod
002-120-026 ⁸	3.66	R-1	5.45	19.95	15.96	Mod -Above Mod
002-120-029 ⁸	3.66	R-1	5.45	19.95	15.96	Mod -Above Mod
002-120-030	4.1	R-4	16	82	60	Very Low- Mod
002-130-010	1	R-1	5.45	5.45	4.36	Mod -Above Mod
002-070-002	2	R-1	5.45	10.90	8.72	Mod -Above Mod
002-070-008	2.14	R-1	5.45	11.66	9.33	Mod -Above Mod
002-270-002	3.61	R-1	5.45	19.67	15.74	Mod -Above Mod
002-270-003	2	R-1	5.45	10.90	8.72	Mod -Above Mod
002-270-004	4.67	R-1	5.45	25.45	20.36	Mod -Above Mod
002-270-005	3.25	R-1	5.45	17.71	14.17	Mod -Above Mod
002-270-006	2.11	R-1	5.45	11.50	9.20	Mod -Above Mod
002-270-007	36.76	R-1	5.45	200.34	160.27	Mod -Above Mod
002-270-008 ⁸	22.69	R-1	5.45	123.66	98.93	Mod -Above Mod
002-270-009 ⁸	1.28	R-1	5.45	6.98	5.58	Mod -Above Mod
001-350-048	1.8	R-1	5.45	9.81	7.85	Mod -Above Mod
002-170-004	5.33	R-1	5.45	29.05	23.24	Mod -Above Mod
002-170-003	1.45	R-1	5.45	7.90	6.32	Mod -Above Mod
002-170-002	2.9	R-1	5.45	15.81	12.64	Mod -Above Mod
001-350-047	0.89	R-1	5.45	4.85	3.88	Mod -Above Mod
001-350-046	0.58	R-1	5.45	3.16	2.53	Mod -Above Mod
015-165-009	5.99	R-1	5.45	32.65	26.12	Mod -Above Mod
002-280-002 ⁹	31.91	R-1	5.45	173.91	139.13	Mod -Above Mod
002-290-001	0.18	R-1	5.45	0.98	1.00	Mod -Above Mod
002-290-002	0.18	R-1	5.45	0.98	1.00	Mod -Above Mod
002-290-003	0.18	R-1	5.45	0.98	1.00	Mod -Above Mod
002-290-004	0.18	R-1	5.45	0.98	1.00	Mod -Above Mod
002-290-008	0.24	R-1	5.45	1.31	1.00	Mod -Above Mod
002-290-015	0.37	R-1	5.45	2.02	2.0	Mod -Above Mod

002-290-013	0.23	R-1	5.45	1.25	1.00	Mod -Above Mod
002-290-012	0.24	R-1	5.45	1.31	1.00	Mod -Above Mod
002-290-011	0.25	R-1	5.45	1.36	1.00	Mod -Above Mod
002-290-010	0.25	R-1	5.45	1.36	1.00	Mod -Above Mod
002-290-009	0.25	R-1	5.45	1.36	1.00	Mod -Above Mod
002-300-037	1.64	R-1	5.45	8.94	7.15	Mod -Above Mod
002-320-001	0.71	R-1	5.45	3.87	3.10	Mod -Above Mod
002-320-002	0.67	R-1	5.45	3.65	2.92	Mod -Above Mod
002-320-003	0.68	R-1	5.45	3.71	2.96	Mod -Above Mod
002-320-004	1.04	R-1	5.45	5.67	4.53	Mod -Above Mod
002-320-005	0.58	R-1	5.45	3.16	2.53	Mod -Above Mod
002-320-006	0.45	R-1	5.45	2.45	1.96	Mod -Above Mod
002-320-008	0.47	R-1	5.45	2.56	2.05	Mod -Above Mod
002-320-009	0.37	R-1	5.45	2.02	1.61	Mod -Above Mod
002-320-011	0.42	R-1	5.45	2.29	1.83	Mod -Above Mod
001-183-007	0.22	R-2	12.45	2.74	2.00	Low - Mod
002-070-006	0.45	R-2	12.45	5.60	4.48	Low - Mod
001-305-014	0.17	R-2	12.45	2.12	2.00	Low - Mod
001-305-013	0.17	R-2	12.45	2.12	2.00	Low - Mod
TOTAL	177	n/a	n/a	1031.93	721.23	

¹ All of the sites included in this table were available for development as of November 2008.

² Minimum required lot area per dwelling unit, by zoning district, is as follows:

R-1: 8,000 R-3: 1,500

R-2: 3,500 R-4: 1,500

³ Residential development within Commercial zone districts requires approval of a Conditional Use Permit.

⁴ Per the City's Zoning Ordinance, the unit density for Commercial zone districts is based on residential development standards for the R-4 district.

⁵ Unit density for the R-1 district do not account for allowable second units.

⁶ For larger parcels assumes 20 percent of parcel for streets and public facilities uses.

⁷ No partial lot density is assumed for previously subdivided small parcels.

⁸ Parts of these APNs 002-120-025, 026, 027, 028, 029 and 002-270-008, 009 need to be rezoned to comply with the GP LU element. R-4 is recommended. This would create approximately 54 acres of R-3 and R-4

⁹ 002-280-002 may be rezoned to R-4 if City can work with the developers.

Pending Projects

Three residential subdivisions are currently being processed or have been approved within the existing City limits. These three projects are discussed briefly below.

Tennant Estates

A tentative subdivision map was approved in October 2005 for the proposed Tennant Estates subdivision, which is located within the Colusa city limits, south of the downtown core, west of Wescott Road. The project would divide the approximate 31.9-acre assessor's parcel number 002-280-002 into 101-lot residential lots. The lots, ranging in size from 8,000 to 16,087 square feet, are currently proposed to be developed with single-family homes. Homes constructed are anticipated to be affordable to moderate to above-moderate income groups. At the time of the writing of this housing element public improvement plans for the project were under review by the City Engineer. No final map has been approved or submitted for the Tennant Estates project. The City is working with an applicant to possibly make this an multi-family affordable housing project.

White Parcel

The White Tentative Parcel Map was approved by the Planning Commission in 2006 and an extension of the map was granted by the Planning Commission in 2008 to extend the life of the tentative parcel map to July 25, 2009. The tentative parcel map proposes to divide assessor's parcel number 001-183-007 into two smaller parcels to allow for construction of two single-family homes. The homes would be expected to be affordable to those in the moderate to above moderate income groups. A final subdivision map has been approved for the property division and development.

Adequate Sites Analysis

The 2007 *Colusa General Plan* designates five Special Planning Areas (SPA) within the City's Sphere of Influence that have been identified as unique planning areas that could provide substantial new growth and redevelopment opportunities for the City (the boundaries of these SPAs are shown in **Figure 2.4** General Plan). However, with the recent downturn in the economy, three development proposals that were considered active housing projects within these SPAs are now dormant and not expected to be developed within the timeframe of this Housing Element update. The only potentially viable project is Colusa Riverbend (Phase I) in SPA 4 – the only proposal that is currently within the City limits. This 77-acre development proposes up to 397 single-family homes within the City's designation of 3-8 units per acre for this property. The western portion of the site contains a smaller area of land designated for medium-density residential development consistent with the General Plan's density range of 8-12 units per acre. The City is currently working with an affordable housing developer to determine the potential for a multi-family housing development similar to Colusa Del Rey apartment project.

Emergency Shelters and Transitional Housing

The City's zoning ordinance allows for transitional housing or homeless shelters to be established in residential zones to facilitate the needs of persons or families lacking shelter. In 2008, Colusa County began a project in partnership with the City to construct one 19-bed transitional housing facility in a single-family residential zone district in the City of Colusa. Pursuant to state law, the City allows licensed group homes for six or fewer individuals, including those providing a residence for those in a transitional housing situation, by right in all residential zone districts. The City has an abundance of vacant and developed single-family property to provide sites to satisfy any need for emergency or transitional housing. The City currently allows group homes for seven or more individuals in residential districts subject to obtaining a use permit. Implementation Program H-2 (Zoning Ordinance Review and Update) will focus on specifying the appropriate zone, such as R-4, and moving toward performance-based standards that can facilitate construction of this type of special needs housing.

Affordable Housing for all Income Groups

The land inventory identified no vacant land within the Neighborhood Apartment District (R-3) or the General Apartment District (R-4). This lack of land zoned to accommodate multi-family development by right severely limits the potential for affordable housing to be constructed in the City to assist in meeting the City's RHNA allocation for very low and low income units. The City's recently adopted General Plan identifies an area for high density residential development east of Highway 20/45 on the east side of the City. While designated by the General Plan for high density development, this area is within a Single-Family residential zone district. Revision of the City's zoning ordinance to correct this inconsistency between the General Plan and Zoning Ordinance is a top city priority and will provide nearly 30 acres of additional land appropriately zoned to permit multifamily development by right.

The City also intends to include new zone districts in the revised Zoning Ordinance that would allow for smaller residential lots. The provision of smaller residential lots would provide for increased residential densities to accommodate single family residential development affordable to low to moderate income

households. Update to the Zoning Ordinance is identified in this housing element as Implementing Action H-2 to meet the city's RHNA allocation.

The City currently has no adopted ordinance relating specifically to the permitting of Second Residential Units and relies on liberal criteria for approval of second units provided in California Government Code §65852.2. State law dictates that second units within residential zone districts must be approved ministerially and without a formal hearing. The City of Colusa reviews applications for second units for compliance with setbacks, lot coverage, and other development standards set forth in the Zoning Ordinance. If development standards are met, the second unit is approved. The City of Colusa has many larger residential lots that could provide adequate area for the construction of second units in compliance with Zoning Ordinance development standards. Although second units are not an easily quantifiable source of new affordable housing stock, construction of second units could provide some of the affordable housing needs within the City. Programs within this Housing Element serve to make property owners aware of the potential investment opportunity of second units and in turn promote construction of more second units within the City.

Adequate Sites Determination

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, transitional housing, and farm worker housing, among others. *Table 9.5-2* identifies the housing types permitted, by right and through issuance of a use permit, within each zoning district within the City. General Plan land use designations and densities, as well as zone districts were considered in determining the availability of sites suitable for production of housing types to satisfy the need for a variety of housing types to meet the needs within each income category, as identified in the City's RHNA allocation for the planning period.

The City of Colusa did not identify adequate sites available to accommodate the regional housing need in the prior planning period. Pursuant to Chapter 614, Statutes of 2005 (AB 1233), the City must, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation (RHNA) from the prior planning period. Although the City could credit units built in the previous planning period, conservatively, the unaccommodated need from the previous planning period is a total of 290 units with 114 for lower income households. :

As shown in *Table 9.6-1*, the City has an abundance of sites available for single-family and two-family (duplex) residential development. These sites would adequately meet the unaccommodated need and projected need for housing affordable to moderate and above moderate income households, as specified by the City's RHNA allocation.

The land inventory identified no vacant land within the Neighborhood Apartment District (R-3) or the General Apartment District (R-4). These districts represent the appropriate zoning district for the development of multifamily housing that would be affordable to lower income households. With no available land within these zoning districts, there is effectively no land in the City on which a multi-family residential development would be permitted by right. Existing zoning precludes the City from meeting the projected need for housing affordable to low and very low income households, as identified by the City's RHNA housing allocation, without issuance of a Conditional Use Permit for multifamily development within Commercial or Industrial zone districts. Presently, the City can not demonstrate adequate sites to meet the City's unaccommodated need and RHNA allocation for low income housing. In the absence of multifamily housing on the Colusa Riverbend Phase I site, or the Tennant Estates site, a rezone to R-4 must occur order for the City's to identify adequate sites to meet its RHNA allocation. Therefore, revision of the City's zoning ordinance to provide sufficient land that is appropriately zoned to permit multifamily development by right is identified in Section 9.8 of this housing element (see Implementing Action H-2).

The primary focus for potential rezoning will be land that has been identified in the General Plan Land Use Diagram map as being appropriate for higher density, either medium density residential or high density residential, but that is currently zoned for single family residential. These lands include approximately 8 acres of the proposed Riverbend project (portion of 002-270-008) and 8 parcels listed on Table 9.6-1 "Inventory of Vacant Parcels and Unit Development Capacity." In total, if all of these parcels were to be rezoned to R-3 or R-4 there would be approximately 88 acres of land zoned for higher density development. At a mid-point density of 12 gross units per acre, this would translate to a total of over 1,000 units that could be available for lower-income households.

PROGRAM RESOURCES

City Efforts to Meet Housing Needs

The City maintains existing programs and intends to implement new programs to facilitate production of housing units to meet the needs identified in the City's RHNA allocation. These programs are identified below. The discussion below describes local, State, and federal programs, as well as private programs, that are available to promote the production of housing affordable to all income levels within the City. Implementation Programs H-6 (State and Federal Programs) and H-7 (Local Finance Programs) in Section 9.8 of this Housing Element commits to the City to pursue these programs for the purpose of assisting affordable housing development.

Local Resources

Redevelopment Agency

At present the City has no Redevelopment Agency established to take advantage of tax-increment financing that is made available through provisions of the State Community Redevelopment Law, although it is actively investigating creation of a Redevelopment Agency and identifying a redevelopment area. The City recently completed a redevelopment feasibility study to determine whether the establishment of a redevelopment agency and plan area could be viable. If so, the City plans to prepare and implement a Redevelopment Plan to rehabilitate and revitalize the commercial and residential structures in Colusa. The City will use all potential sources of public and private housing funding for repairs and upgrades. With implementation, 20 percent of the tax increment generated by the Redevelopment Agency's program will go into a Redevelopment Low- and Moderate-Income Housing Fund.

Community Reinvestment Act (CRA) Compliance

Federal law requires that lending institutions reinvest in their communities. Such reinvestment is often done in the form of low-income loans for housing construction or rehabilitation, participation in activities of the Redevelopment Agency, or other investment in housing. The City may seek to establish programs for financing of construction or lending for home purchase to help lending institutions to meet their requirements under CRA.

State Resources

Building Equity and Growth in Neighborhoods (BEGIN) Program

The BEGIN Program is a homeownership program providing grants to local governments that reduce regulatory constraints to housing. Grants are provided for down-payment assistance to low- and moderate-income households who are first-time homebuyers

Homebuyer Assistance Program

The CDBG Homebuyer Assistance Program is administered by the City to assist in overcoming financing availability constraints to purchase of affordable housing. The Homebuyer Assistance Program provides

assistance to eligible homebuyers in purchasing homes in the City by providing deferred payment second mortgages at 2% simple interest to provide for financing of appropriate down payments and closing costs of affordable housing units that will be occupied by the homebuyers. The primary loan is required to be a fixed interest rate loan with a term of no more than 30 years. The deferred program loan is due upon sale of the purchase property, although the borrower has the option to pre-pay the loan amount at any time.

First-Time Homebuyer Assistance and Owner Occupied Housing Rehabilitation

The First Time Homebuyer Program (FTHB) is administered by the City and is a special low-interest, deferred-payment loan program designed to provide second mortgages of up to 50% of the purchase price or maximum subsidy limit, whichever is lower. This program is funded through the State of California's HOME Program. Applicants for funding must demonstrate financial need and obtain pre-approval for a first mortgage; the second mortgage is then financed on a shared net appreciation basis with repayment due upon sale or transfer of title or when borrower no longer occupies the home as his/her principal residence.

The City's Housing Rehabilitation Program, funded through the Community Development Block Grant (CDBG) and State HOME Funds (grant and program income) has been successful in rehabilitating existing housing. The program distributes loans to qualifying low-income owner- and tenant-occupied households to achieve cost-effective repairs. Priority is accorded to health and safety needs, followed by energy conservation needs, extension of the unit's useful life, and making the unit compliant with the Uniform Building Code. For non-mobile units the maximum loan amount is up to 90% of owner's equity in the home or maximum subsidy limits, whichever is lower. For mobile homes, the maximum loan amount is \$7,500. Loans for single-family owner-occupied costs can be deferred or financed as a three-percent-interest amortized loan; loans for mobile homes are financed at two-percent. Owner-investors are offered three-percent fixed amortized loans for rehabilitation contingent on a recorded rental affordability agreement.

While lending practices have tightened considerably in the past year, loans are still available to credit-worthy individuals for home purchase. Additionally, recent action by the federal government to encourage a loosening in the credit markets is expected to result in increased loan availability. The availability of financing to all income groups within the community at market interest rates is therefore not considered a constraint to housing purchase or production.

To ensure that lack of housing for California's work force does not derail economic activity in the State, the Department of Housing and Community Development offers several housing programs. These programs would be available to persons in the City of Colusa who meet the eligibility requirements of each program. State programs include the following:

Infill Incentive Grant (IIG) Program

The IIG Program provides funds for infrastructure improvements necessary to facilitate new infill housing development.

Housing Related Parks (Parks) Program

The Housing Related Parks Program creates incentives and rewards cities and counties with documented housing starts for newly constructed units affordable to very low- or low-income households with grant funds, which can be used to create new parks or rehabilitate or improve existing parks.

Local Housing and Trust (LHTF) Program

The LHTF helps finance local housing trust funds dedicated to the creation or preservation of affordable housing. The program provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.

Workforce Housing Reward (WHF) Program (no current funding available)

The WHF Program provides financial incentives to cities and counties that issue building permits for new housing affordable to very low- or low-income households. Grant funds can be used for a wide range of capital asset projects including parks, street/infrastructure improvements, recreational facilities, housing, neighborhood improvements, public safety, and community revitalization efforts.

California Debt Limit Allocation Committee of State Treasurer's Office Single Family Home Program

Reduced interest, tax-exempt bonds to finance affordable housing projects, both rental and homeownership.

California Infrastructure and Economic Development Bank (I-Bank) Infrastructure State Revolving Fund (ISRF) Program

The ISRF Program provides low-cost financing to public agencies for a wide variety of infrastructure projects. Eligible project categories include city streets, county highways, state highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment and distribution, public safety facilities, and power and communications facilities.

Supportive Housing Initiative Act (SHIA)

Administered by the Department of Mental Health, this program is state funded and provides for local governments and non-profit organizations. It focuses on integrating affordable housing with supportive services for persons with disabilities.

CalHome Program

Enables low- and very low-income households to become and remain homeowners by providing grants to local public agencies and non-profit developers to assist individual households through deferred-payment loans.

Cal Self-Help Housing Program (CSHHP)

Assists low- and moderate-income families to build and rehabilitate their own home with their own labor. Grants are made to sponsor organizations that provide technical assistance to participating owner-builder families.

Farmworker Housing Grant Program (FWHG)

Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for low income households.

Predevelopment Loan Program (PDLP)

Provides predevelopment capital to finance the start of low income housing projects.

Multifamily Housing Program (MHP)

Assists in the new construction, rehabilitation, and preservation of permanent and transitional rental housing for low income households.

California Housing Finance Agency (CHFA)

Finances below-market rate loans to assist in the construction of affordable rental housing and to assist first-time homebuyers.

Housing Enabled by Local Partnerships (HELP) Program

Administered by the California Housing Finance Agency to local governments, the HELP Program and the Residential Development Loan Program (RDLP) offer reduced rate loans to local government entities for

locally determined affordable housing activities and priorities (acquisition, construction, rehabilitation, single-family home ownership, or preservation of multifamily and special needs units).

California Tax Credit Allocation Committee (TCAC) Program

Offers tax credits which enable developers of affordable rental housing to raise project equity through the “sale” of tax benefits to investors. Supplements a federal tax credit program administered by the IRS.

Federal Resources

Community Development Block Grant (CDBG)

The Small Cities CDBG program provides funds for a range of community development activities for Colusa. CDBG funds are administered by the State Department of Housing and Community Development (HCD) through a variety of competitive and non-competitive programs. These programs can provide funding for a range of activities. The eligible activities include, but are not limited to acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and also clearance activities. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by staff based on potential projects and perceived competitive advantages.

HOME Investment Partnerships Program

Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for low-income households. HOME funds are administered by HCD, through a variety of competitive and non-competitive programs. Activities eligible to receive HOME funds include building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is preservation of the at-risk housing stock. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by staff based on potential projects and perceived competitive advantages.

Homeless Assistance Technical Assistance

Aims to provide technical assistance to promote the development of housing and supportive services as part of the Continuum of Care approach, and to enable homeless persons to live as independently as possible.

Section 202 Supportive Housing for the Elderly Program

Provides supportive housing for very low-income persons 62 years of age or older. Eligible applicants include private non-profit organizations, and non-profit consumer cooperatives. Eligible activities include new construction, rehabilitation, or acquisition of housing with or without rehabilitation.

Section 811 Program for Supportive Housing for Persons with Disabilities

Provides funding for supportive housing for very low-income persons with disabilities who are at least 18 years old. Eligible applicants include non-profit organizations. Eligible activities are new construction, rehabilitation, or acquisition of housing.

Self-Help Homeownership Opportunity Program

Facilitates and encourages innovative homeownership opportunities through self-help housing where the homebuyer contributes a significant amount of sweat-equity toward the construction of the new dwelling. Eligible applicants are non-profit national or regional organizations or consortium.

Continuum of Care Homeless Assistance Programs

Funds projects that will fill gaps in locally developed Continuum of Care systems to assist homeless persons to move to self-sufficiency and permanent housing.

USDA Rural Housing Service

Includes the Section 502, 523, 504, and 521 programs which provide loans and grants for home purchases as well as repair and rehabilitation. Also included is financing assistance for developers of low-income multifamily housing.

Private Non-Profit Programs

Mercy Housing California (MHC)

MHC is a non-profit developer that develops affordable housing for families, seniors, formerly homeless persons, individuals with HIV/AIDS and persons with chronic mental illnesses and physical impairments. The office serving Colusa is located at 3120 Freeboard Drive, Suite 202, West Sacramento, CA www.mercyhousing.org. With the assistance of public and private funding, MHC builds or rehabilitates housing to meet community needs. The types of housing developed include multi-unit rental apartments and single-family homes, single room occupancy apartments for formerly homeless adults, and handicap-accessible units for individuals with physical impairments. Since merging with the Rural California Housing Corporation (RCHC) in 2000, the activities of this group have expanded to include preservation of at-risk units, coordination of self-help housing development, and redevelopment of substandard housing.

Foundation of Resources for Equality and Employment for Disabled (FREED)

FREED is a non-profit resource agency that provides referrals to the elderly for various housing assistance programs. The office which serves Colusa is located at 508 J Street, Marysville, CA www.freed.org. In addition to referrals, FREED offers loans for small home repairs to disabled homeowners for improvements necessary to increase accessibility or improve functionality, through its Fix-It Program. This agency promotes revisions to construction codes to facilitate accessibility for the disabled, as well as increased knowledge of housing issues for the disabled.

California Housing Partnership Corporation

The California Housing Partnership Corporation (CHPC) is a private nonprofit organization that assists government and nonprofit housing agencies in expanding the supply and preserving the existing stock of affordable housing for low income households throughout California. The CHPC specializes in facilitating financing of multifamily housing projects through creative strategies including use of federal and State tax deductions and credits and providing technical assistance on affordable housing policy and housing resource issues. CHPC also provides training for government officials and nonprofit organizations working to increase the supply of affordable housing (CHPC, 2008). CHPC has been active in preserving assisted housing projects in the City of Colusa.

Habitat for Humanity

Habitat for Humanity is a non-profit, faith-based organization dedicated to building affordable housing and rehabilitating homes for low income families. Habitat builds and repairs homes with the help of volunteers and partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals typically donate land for new homes. Although Habitat for Humanity has not constructed any homes in Colusa, it is considered a future resource for small-scale affordable housing construction.

A Hand Up

A Hand Up is a recently formed non-profit (received 501(C)(3) status in July 2009) that is affiliated with several local churches to help provide food and shelter to local homeless individuals. They currently provide lunchtime meals to local homeless individuals and are in the process of securing facilities to provide hot meals on a regular basis. Their governing board consists of representatives from four local churches,

one City Council person, a County Board of Supervisor member, a County behavioral Health representative and a local homeless advocate. The group is working to secure funding for additional homeless shelter and meals through the ARRA grant program.

RESIDENTIAL ENERGY CONSERVATION

The cost of energy for home heating and cooling and appliances contributes to the total cost of housing borne by each household, whether renters or owners. Promotion of greater energy efficiency for housing is therefore one way that a local government can effectively contribute to a lowering of housing costs. As energy costs have risen, energy conservation has come to be an integral part of housing policy. Local agencies can promote energy efficiency through accommodating passive and active solar design, diligently enforcing energy efficiency measures contained in the building code, promoting energy efficiency awareness, and through the design and environmental review process for new projects.

The City's Building Department enforces the recently adopted 2007 California Energy Building Code (Title 24) through its plan-checking and building inspection procedure. These regulations ensure minimum levels of wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air conditioner and water heating system efficiencies to reduce energy consumption.

The City's Planning Department encourages passive solar measures, such as strategic tree placement, by providing comments in response to site and building plans submitted. Other measures include using CDBG or other grant funded housing rehabilitation, which includes measures to bring homes to current building code standards for weatherization and energy efficiency of appliances and insulation for low-income households. It should also be noted that photovoltaic arrays for active solar electricity generation are treated no differently than any other structures by the City's zoning ordinance, thereby promoting ease of permitting this energy saving technology.

The Pacific Gas and Electric Company, the City's primary energy provider, also has a number of programs to provide home energy audits, as well as monetary incentives for installation and retrofit of energy conserving home improvements. Information about these programs is distributed in monthly billing statements from PG&E.

Energy conservation is also addressed through the City's environmental review process. The Negative Declaration or Environmental Impact Report for a development project would identify impacts associated with inefficient energy use and require mitigation measures as necessary to reduce the impacts identified.

The opportunities for energy conservation discussed above have been incorporated into programs that are identified in this element. The California Alternate Rates for Energy (CARE) is an energy discount program and the primary sources of monetary savings to Colusa customers. A detailed description of the CARE Program is given in *Chapter 9.7, Implementing Actions Defined*.

9.7 GOALS, POLICIES, AND IMPLEMENTING ACTIONS

The implementing actions associated with each policy are fully described later in this chapter, *Implementing Actions Defined*.

Goal HSG-1:

To provide a continuing supply of affordable housing to meet the needs of existing and future Colusa residents in all income categories.

Policy	Implementing Action
Policy 1.1 The City shall enforce its land use policies that allow residential growth to be accommodated with a variety of housing types within a range of densities.	H-1 <i>General Plan Implementation</i>
	H-2 <i>Zoning Ordinance Review and Update</i>
	H-3 <i>Subdivision Ordinance Review and Update</i>
Policy 1.2 The land use designations and available acreage within residential and mixed use districts shall be used to achieve quantified objectives for housing units within each income category.	H-1 <i>General Plan Implementation</i>
	H-2 <i>Zoning Ordinance Review and Update</i>
	H-3 <i>Subdivision Ordinance Review and Update</i>
Policy 1.3 The City shall ensure that adequate infrastructure and public services are available prior to approval of developments projects within the City.	H-6 <i>State and Federal Programs</i>
	H-7 <i>Local Finance Programs</i>
	H-8 <i>Capital Improvement Program</i>
	H-12 <i>Development Impact Fees</i>
Policy 1.4 The City shall provide for future (long-term) regional housing needs by maintaining an adequate supply of developable land for all housing types and affordability levels.	H-1 <i>General Plan Implementation</i>
	H-14 <i>Residential Land Use Inventory</i>
Policy 1.5 The City shall encourage the production of for-sale and rental housing units that will provide a variety of housing type, tenure, and density—at all levels of affordability.	H-1 <i>General Plan Implementation</i>
	H-6 <i>State and Federal Programs</i>
	H-7 <i>Local Finance Programs</i>
	H-21 <i>Special Housing Needs Guidelines</i>
Policy 1.6 The City shall promote more intensive residential development of vacant and underutilized land contiguous to existing development, particularly within walking distance of downtown Colusa, in order to reduce the cost of off-site improvements and create a compact City form.	H-1 <i>General Plan Implementation</i>
	H-2 <i>Zoning Ordinance Review and Update</i>
	H-10 <i>Development Review</i>
	H-15 <i>Redevelopment Plan</i>
	H-17 <i>Riverfront Master Plan</i>

Policy	Implementing Action
Policy 1.7 Site plans shall be prepared to ensure affordable housing is: <ul style="list-style-type: none"> • Located with convenient access to schools, parks, shopping facilities, and employment opportunities or along public transportation routes that make such facilities accessible. • Minimally impacted by noise, flooding, or other environmental constraints. • Outside areas of concentrated low income households. 	H-2 <i>Zoning Ordinance Review and Update</i> H-10 <i>Development Review</i>
Policy 1.8 The City shall encourage adaptive reuse of vacant commercial structures in the Riverfront District for housing, as part of the mixed-use development envisioned in this area.	H-1 <i>General Plan Implementation</i> H-2 <i>Zoning Ordinance Review and Update</i> H-10 <i>Development Review</i> H-15 <i>Redevelopment Plan</i> H-17 <i>Riverfront Master Plan</i> H-32 <i>Historic Preservation Ordinance</i>

Goal HSG-2:

To protect and conserve the existing housing stock while ensuring that necessary health and safety requirements are met.

Policy	Implementing Action
Policy 2.1 The City shall facilitate conservation and rehabilitation of at least one (1) deteriorating housing unit each year.	H-5 <i>Administrative Record Keeping</i> H-6 <i>State and Federal Programs</i> H-7 <i>Local Finance Programs</i> H-15 <i>Redevelopment Plan</i> H-25 <i>Code Enforcement</i>
Policy 2.2 The City shall promote the removal and replacement of substandard units, which cannot be rehabilitated.	H-5 <i>Administrative Record Keeping</i> H-6 <i>State and Federal Programs</i> H-7 <i>Local Finance Programs</i> H-25 <i>Code Enforcement</i>
Policy 2.3 The City shall encourage the maintenance and repair of currently sound housing to prevent further deterioration of the City's	H-5 <i>Administrative Record Keeping</i> H-6 <i>State and Federal Programs</i>

	housing stock.	H-7	<i>Local Finance Programs</i>
Policy 2.4	The City shall encourage the preservation and restoration of historically/architecturally significant residences, including preferential consideration for rehabilitation assistance applications involving such structures.	H-5	<i>Administrative Record Keeping</i>
		H-6	<i>State and Federal Programs</i>
		H-32	<i>Historic Preservation Ordinance</i>

Goal HSG-3:

To encourage the production of housing affordable to low- and moderate-income households.

Policy	Implementing Action
Policy 3.1 The City shall encourage mixed-use development in the Riverfront District and along Bridge Street (SR 20/45) as a means of increasing the production of affordable housing, as shown on the General Plan Land Use Map.	H-1 <i>General Plan Implementation</i>
	H-2 <i>Zoning Ordinance Review and Update</i>
	H-3 <i>Subdivision Ordinance Review and Update</i>
	H-15 <i>Redevelopment Plan</i>
	H-17 <i>Riverfront District Master Plan</i>
Policy 3.2 Affordable housing objectives shall be evaluated for consistency with expected growth rates in Colusa.	H-5 <i>Administrative Record Keeping</i>
	H-30 <i>Monitoring Program</i>
Policy 3.3 The City shall encourage future large scale (>20 units) discretionary projects to provide at least 10% of the units as affordable to low-income households. Units may be incorporated into the site plan as single-family and/or multifamily units, whichever is appropriate and determined to be compatible with surrounding uses. Where appropriate, the developer may contribute to the City's affordable housing in-lieu fee program.	H-6 <i>State and Federal Programs</i>
	H-7 <i>Local Finance Programs</i>
	H-8 <i>Development Agreements</i>
	H-9 <i>Development Review</i>
	H-11 <i>Density Bonus Ordinance</i>
	H-12 <i>Development Impact (in-lieu) Fees</i>
	H-16 <i>Design Review</i>
Policy 3.4 As specified in the Land Use Element, large property holdings shall require specific plans, planned development implementation plans, or master site plans to discourage breaking properties into smaller entitlements for the purpose of avoiding the 10% affordable housing requirement.	H-1 <i>General Plan Implementation</i>
	H-2 <i>Zoning Ordinance Review and Update</i>
	H-8 <i>Development Agreements</i>
	H-9 <i>Development Review</i>
	H-12 <i>Development Impact Fees</i>

Policy	Implementing Action
Policy 3.5 Assisted housing developments shall be developed and managed so that assisted units are not distinguishable from non-assisted units in the development. In the case of 100% affordable developments, the project architecture, site amenities, and construction materials and methods shall be similar or superior in quality to that of the surrounding neighborhood. To avoid over-concentration of low income households, no single neighborhood shall contain a disproportionate share of assisted (non-market-rate) units.	<i>H-6 State and Federal Programs</i>
	<i>H-7 Local Finance Programs</i>
	<i>H-8 Development Agreements</i>
	<i>H-13 Specific Plans/Planned Developments</i>
	<i>H-18 Public Awareness/Education Program</i>
	<i>H-25 Code Enforcement</i>
Policy 3.6 The City shall assist private developers, non-profit organizations and public agencies involved in the provision of affordable housing in identifying and assembling sites suitable for the development of low- and moderate-income housing.	<i>H-6 State and Federal Programs</i>
	<i>H-7 Local Finance Programs</i>
	<i>H-8 Development Agreements</i>
	<i>H-13 Specific Plans/Planned Developments</i>
Policy 3.7 City-assisted rehabilitation activities shall be used to help prevent displacement of low-income residents.	<i>H-6 State and Federal Programs</i>
	<i>H-7 Local Finance Programs</i>

Goal HSG-4:

To ensure the availability of adequate housing for special needs groups including the elderly, physically disabled, developmentally disabled, large families, female heads of household and farm worker households.

Policy	Implementing Action
Policy 4.1 The City shall facilitate the construction and maintenance of an adequate supply of senior housing, including a facility that provides a continuum of care (independent, assisted living, and skilled nursing facilities) in one location.	<i>H-6 State and Federal Programs</i>
	<i>H-7 Local Finance Programs</i>
	<i>H-19 Public/Private Partnerships</i>
	<i>H-21 Special Housing Needs Guidelines</i>
Policy 4.2 The City shall facilitate construction of rental units that include day care facilities and are affordable to low- and very low-income single female heads of household.	<i>H-6 State and Federal Programs</i>
	<i>H-7 Local Finance Programs</i>
	<i>H-19 Public/Private Partnerships</i>
	<i>H-20 Interagency Coordination</i>
	<i>H-21 Special Housing Needs Guidelines</i>

Policy	Implementing Action
Policy 4.3 The City shall encourage construction of 3+-bedroom units in multi-family rental complexes to help meet the housing needs of large, low-income families.	H-6 <i>State and Federal Programs</i>
	H-11 <i>Density Bonus Ordinance</i>
	H-15 <i>Redevelopment Plan</i>
	H-16 <i>Design Review</i>
	H-21 <i>Special Housing Needs Guidelines</i>
Policy 4.4 The City shall facilitate construction of group homes and other multi-family units accessible and adaptable to disabled persons.	H-9 <i>Development Review</i>
	H-23 <i>Americans with Disabilities Act</i>
	H-21 <i>Special Housing Needs Guidelines</i>
Policy 4.5: The City shall allow use of rehabilitation assistance funds to remove architectural barriers in residences occupied by handicapped persons.	H-24 <i>Building Codes</i>
	H-6 <i>State and Federal Programs</i>
Policy 4.6 Colusa shall, in conjunction with Colusa County and the City of Williams, participate in local and regional efforts toward programs that will provide emergency shelter, transitional housing and shelter for local residents without housing, including seasonal farm workers.	H-7 <i>Local Finance Programs</i>
	H-7 <i>Local Finance Programs</i>
	H-20 <i>Interagency Coordination</i>

Goal HSG-5:

To ensure that adequate land inventory exists to allow for production of HCD's Regional Housing Needs Determination for Colusa during this planning period (2001–2008).

Policy	Implementing Action
Policy 5.1 The City shall maintain sufficient capacity in the appropriate land use districts to allow for the Regional Housing Needs Allocation as determined by the Tri-County Area Planning Council (TCAPC).	H-1 <i>General Plan Implementation</i>
	H-2 <i>Zoning Ordinance Review and Update</i>
	H-14 <i>Residential Land Use Inventory</i>
	H-20 <i>Interagency Coordination</i>
Policy 5.2 The City shall maintain sufficient multi-family designated land use and zoning districts to provide sufficient capacity for the low- and very low-income housing needs determined by the Tri-County Area Planning Council (TCAPC).	H-1 <i>General Plan Implementation</i>
	H-2 <i>Zoning Ordinance Review and Update</i>
	H-14 <i>Residential Land Use Inventory Update</i>
	H-20 <i>Interagency Coordination</i>

Goal HSG-6:**To conserve existing affordable housing stock.**

Policy	Implementing Action
Policy 6.1 The City shall recognize and conserve the existing, historical mix of single- and multi-family housing within stable historic neighborhoods by allowing a variety of housing types and/or a range of sizes by right, within all residential zoning districts.	<i>H-2 Zoning Ordinance Review and Update</i> <i>H-10 Development Review</i> <i>H-16 Design Review</i> <i>H-25 Code Enforcement</i> <i>H-26 Government Code Section 65853</i> <i>H-13 Specific Plans/Planned Developments</i>
Policy 6.2 The City shall designate appropriate historic districts as a means of conserving the City's affordable housing stock.	<i>H-X Article 30 of the Municipal Code (Historic Preservation Ordinance)</i>
Policy 6.3 The City shall encourage owners of properties with pre-existing and nonconforming primary and second dwelling units to improve or bring these units up to code (including the State Historical Building Code, where applicable) by revising the Zoning Ordinance to allow pre-existing second dwelling units by right.	<i>H-2 Zoning Ordinance Review and Update (Second Unit Ordinance)</i> <i>H-16 Design Review</i> <i>H-20 Interagency Coordination</i> <i>H-24 Building Codes</i> <i>H-25 Code Enforcement</i>
Policy 6.4 The City shall discourage the conversion of identified "at-risk" federally assisted, low income affordable housing units to market-rate rents.	<i>H-3 Subdivision Ordinance Review and Update</i> <i>H-14 Residential Land Use Inventory</i> <i>H-27 Assisting "At-Risk" Units</i>

Goal HSG-7:**To reduce public and private constraints to housing production while providing an appropriate level of environmental review, as well as maintaining design and construction quality and fiscal responsibility.**

Policy	Implementing Action
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Policy	Implementing Action
Policy 7.1 The City shall continue to allow factory-built housing with permanent foundations that also meet design review criteria on any parcel designated for residential uses.	H-2 Zoning Ordinance Review and Update
	H-16 Design Review
	H-26 Government Code Section 65853
Policy 7.2 The City shall encourage existing multi-family housing and second dwelling units to remain viable within the downtown and historic residential districts.	H-1 General Plan Implementation
	H-2 Zoning Ordinance Review and Update
	H-10 Development Review
	H-14 Residential Land Use Inventory
Policy 7.3 The City shall encourage upstairs or "back of the store" living units in downtown commercial areas, where vacant or underutilized space exists.	H-20 Interagency Coordination
	H-1 General Plan Implementation
	H-2 Zoning Ordinance Review and Update
	H-13 Specific Plans/Planned Developments
	H-15 Redevelopment Plan
Policy 7.4 The City shall continue to encourage innovative housing types, site planning, and mixed-use developments.	H-20 Interagency Coordination
	H-9 Development Review
	H-10 Development Review
	H-13 Specific Plans/Planned Developments
	H-16 Design Review

Goal HSG-8:

To conserve energy and water in the development of new housing.

Policy	Implementing Action
Policy 8.1 The City shall promote energy and water conservation designs and features in residential developments.	H-4 Site Development Standards
	H-6 State and Federal Programs
	H-7 Local Finance Programs
	H-16 Design Review
	H-18 Public Awareness/Education Program
	H-24 Building Codes
	H-28 Title 24

Goal HSG-9:

To ensure that all city residents are afforded equal housing opportunities.

Policy	Implementing Action
Policy 9.1 The City shall encourage fair housing practices throughout the City.	<i>H-6 State and Federal Programs</i>
	<i>H-6 Public Awareness Education/ Program</i>
	<i>H-29 Unfair Housing Practices Grievance Procedure</i>
Policy 9.2 The City shall support state and federal provisions for enforcing anti-discrimination laws.	<i>H-20 Interagency Coordination</i>

9.8 IMPLEMENTING ACTIONS DEFINED

Each of the following actions would be used, wherever appropriate, to implement the goals and policies of Colusa's Housing Element. As a requirement of State Housing Law, each of the implementing actions would be assigned "Responsibility, Time Frame, and Funding Source(s)" within the Housing Element. Also included would be the City's Quantified Objectives for each implementing action, as appropriate.

H-1 General Plan Implementation

(PROPOSED)

The City will ensure that residential development projects are consistent with the goals and policies of its General Plan and that there is internal consistency between the Housing Element and the rest of the General Plan. An annual evaluation of the General Plan will comprise the City's monitoring program for the Housing Element. This will include a review of the progress toward achieving Housing Element objectives by the City and other responsible agencies and departments—meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each measure that has been put into place.

<i>Responsible Agency:</i>	City Manager, Planning, Public Works, Engineering and Finance Departments, Planning Commission and City Council
<i>Time Frame:</i>	Annually, beginning October 2008
<i>Funding Source(s):</i>	General Fund, Developer Fees

H-2 Zoning Ordinance Review and Update

(PROPOSED)

To ensure that the Zoning Ordinance works in conjunction with General Plan policies to achieve housing and other City objectives, the City will review and update its Zoning Ordinance immediately and at least once every two years after 2010. During this cycle, particular attention will be paid to rezoning land from low- or medium-density (R-1 and R-2) to higher density (R-3 and R-4) in order to bring the General Plan Land Use designations into conformance with the zoning map and to increase the amount of adequate sites available for affordable housing development to address a shortfall of capacity for 204 units and unaccommodated need of 114 units affordable to lower income households. The City will rezone parcels referenced in Table 9.6-1, ensure rezoned sites permit at least 16 units per site and seek to rezone 3-10 acre sites to facilitate the development of housing affordable to lower income households. Further, rezoned sites will permit owner-occupied or rental multifamily residential use without a CUP, planned unit development permit or other discretionary review and require a minimum density of 16 units per acre.

The Zoning Ordinance will be amended to encourage that a stipulated percentage of the units in proposed multi-family developments containing 20 or more units, excluding elderly housing, be three or four bedroom units, in order to provide for the housing needs of large families. Multi-family developments will be reviewed on a project-by-project basis and the City will apply conditions of approval where warranted.

Revisions will also be made to the Zoning Ordinance's development standards, as appropriate, to promote flexibility in densities and uses, along with incentives for affordable housing production with attention given to senior housing; this will include relaxation of parking standards for residential units in the downtown mixed use area and incorporate State requirements according to the City's objectives regarding the

production of affordable housing in the form of mobile homes and other manufactured dwellings. The ordinance update will also ensure that quasi-public housing (e.g., nursing homes) can be accommodated in the City. Additionally, the ordinance will be revised to ensure that zoning accommodates housing to meet farmworker households' needs,, including amending zoning as appropriate consistent with Health and Safety Code Sections 17021.5 and 17021.6. The revision will also include adoption of a Second Unit Ordinance in accordance with AB 1866 .

SB 2 Requirements

- Add transitional housing and supportive housing within the codes definition section, and list as permitted uses within residential zone districts subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- Identification of emergency shelters as a permitted use without a conditional use permit or other discretionary action in commercial zones and only subject shelters to the same development and management standards that apply to other allowed uses within the identified zone.

Emergency shelters will be subject to the same development and management standards as other permitted uses in commercial zones. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB 2:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

<i>Responsible Agency:</i>	City Manager, Planning and Engineering Departments, Planning Commission and City Council
<i>Time Frame:</i>	2009-2010 for the full update, and at least once every two years thereafter for review.
<i>Funding Source(s):</i>	General Fund, Developer Fees

H-3 Subdivision Ordinance Review and Update

(PROPOSED)

The City is presently undertaking a review and update of the Subdivision Ordinance. Along with updated subdivision standards, the review will consider regulatory concessions that can help reduce the costs of affordable housing development while balancing basic environmental, health, and safety needs. While reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (i.e., lower per-unit land and infrastructure improvement costs due to higher densities), the vast majority of single-family residential lots are already at a minimum size to allow single-family residential units. The Subdivision Ordinance should be reviewed and revised, if necessary with regard to multi-family unit conversion for rental to for-purchase housing (i.e., condominiums).

Responsible Agency: Planning, Engineering, Building & Public Works Departments, Planning Commission and City Council

Time Frame: 2008-2009

Funding Source(s): General Fund, Developer Fees

H-4 Public Works Improvement Standards

(EXISTING)

In 2007, the City adopted a set of Public Works Improvement Standards for the purpose of establishing minimum standards for the design and construction of public works improvements. These standards would apply to and regulate all improvements to be dedicated to the public and/or accepted by the City for operation and maintenance, as well as improvements constructed in accordance with an agreement between the City and a developer, including improvements that may be associated with entitlements approved by the City. These standards, addressing street improvements, grading/erosion control requirements, tree removal, water supply, sewage disposal, on- and offsite drainage and flooding, main sizes for fire hydrants, and utilities, will be established in a manner that encourages the creation of housing, minimizes impacts on the cost and supply of housing, and maximizes land resources.

Responsible Agency: Planning, Engineering, Building & Public Works Departments

Time Frame: ongoing

Funding Source(s): General Fund, Developer Fees

H-5 Administrative Record Keeping

(PROPOSED)

The City will pursue installing an electronic record-keeping system for the purpose of tracking new construction housing rehabilitation, and reconstruction. There are multiple software options that are available. Identification of funding and staff resources for maintenance and update of electronic records will provide easier access to data by staff and the public.

Responsible Agency: Planning, Engineering, Building & Public Works Departments

Time Frame: 2010

Funding Source(s): General Fund

H-6 State and Federal Programs

(EXISTING)

The City will actively pursue funding through various state and federal programs. The City will submit grant applications at every available cycle or when NOFA's are published, depending on the availability of funding, Colusa's eligibility for such funding, and the applicability of the programs for use in Colusa projects according to its housing needs. State and federal programs include:

- BEGIN (federal)
- CalHome Program (federal)
- Community Development Block Grant (federal)
- HOME Investment Partnership Program (federal)
- Multifamily Housing Program (federal)
- Section 8 (federal)
- State Home Ownership Program (state)
- Residential Energy Conservation (state)
- Community Reinvestment Act (federal)

The City will seek and pursue funding opportunities and prioritize local resources as available to assist in the development and rehabilitation of housing for extremely low-income households. As part of seeking funding and working with stakeholders, the City will at least annually evaluate funding and alternatives for incentives such as fee waivers, priority processing and facilitating entitlements to assist in the development of housing for extremely low-income households.

<i>Responsible Agency:</i>	City Manager, Planning Department, Grants Coordinator
<i>Time Frame:</i>	2007-2014 for CDBG; at least annually and upon NOFAs being published
<i>Funding Source(s):</i>	General Fund, Program Administration Funds (Housing Authority), Redevelopment Funds (future)

H-7 Local Finance Programs

(PROPOSED)

Housing subsidies will be made available to sites in neighborhoods throughout the City to avoid over-concentration of low-income housing. The City will pursue and continue to participate in the following local programs:

- Mortgage Credit Certificate
- Redevelopment 20% set-aside funds for low and moderate income housing
- Non-Profit Housing Development Corporation

<i>Responsible Agency:</i>	City Manager, Grants Coordinator
<i>Time Frame:</i>	Ongoing
<i>Funding Source(s):</i>	CDBG funds, Redevelopment Funds (future)

H-8 Capital Improvement Program

(PROPOSED)

The City will develop a five-year Capital Improvement Program (CIP) for all City public capital projects. The CIP will identify priorities, funding sources, and timing for design, construction, and operations. The City will use the CIP to ensure that adequate public facilities are provided in order to accommodate the projected housing production anticipated in all elements of the General Plan. The CIP will be developed in conjunction with the City budget, and will cover a period of five years from its inception. The CIP will be reviewed, amended, and adopted with the budget on an annual or biannual basis, as applicable. The CIP will include Redevelopment and grant-funded projects, as funds become available, as well as projects funded from local revenue sources.

<i>Responsible Agency:</i>	City Manager, Planning, Public Works, Engineering and Finance Departments, Grants Coordinator, City Council
<i>Time Frame:</i>	2009 and updated annually
<i>Funding Source(s):</i>	General Fund, Developer Fees, Redevelopment funds (future)

H-9 Development Agreements

(EXISTING)

The City will use development agreements as a means of ensuring compliance for those development projects that are subject to affordability requirements. These agreements will identify (1) the number of affordable units to be constructed, (2) the unit sales or rental price, (3) the income group to whom the units will be affordable, and (4) the length of time the units will remain affordable. It is anticipated that these development agreements will be a key tool to foster affordable housing in future projects, particularly for the undeveloped lands in large property holdings. Annual monitoring will be critical to ensure that the requirements of the agreements are being met as these developments proceed. The monitoring should take place as a part of the development process; for example, final maps should reflect phasing schedules spelled out in the agreements for a variety of housing types and lot sizes.

Unit size	Household size
Efficiency	1.5 persons per household
One bedroom	2.0 persons per household
Two bedrooms	4.0 persons per household
Three bedrooms	6.0 persons per household
Four bedrooms	8.0 persons per household

If adequate subsidies are not available to assist in achieving the 10% affordable housing requirement at the time of project construction, additional time may be given for the City and the developer to assemble the necessary financing.

In all cases where in-lieu fees are used as an alternative to producing affordable units, the Planning Department will review the projects based on (1) good faith effort by the owner to use all available subsidies, and (2) the type of project and its ability to absorb the affordable units.

The City will annually review all development agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of a development agreement may be found by the City Council to be in default of the agreement.

<i>Responsible Agency:</i>	City Manager, Planning, Engineering and Finance Departments, Planning Commission and City Council
<i>Time Frame:</i>	As submitted by project developers and land owners with annual review of the developer agreements
<i>Funding Source(s):</i>	General Fund, Developer Fees, Redevelopment Fund (future)

H-10 Development Review

(PROPOSED UPDATE)

The City will use the development review and environmental review processes, in accordance with the California Environmental Quality Act (CEQA), to ensure that development projects comply with affordable housing policies and are consistent with proposed development agreements, ordinance revisions, and other applicable regulations. Early consultation between project applicants and the Project Development Review (PDR) committee, followed by recommendations to the Planning Commission, of projects that are proposed to meet special housing needs (e.g., elderly, large families, persons with disabilities, etc.) will incorporate special housing needs guidelines (see H-21 below) by examining zoning and permit procedures, as well as the appropriateness of applicable site development standards, and whether they may need to be relaxed (e.g., parking requirements) to facilitate development, if determined not to be detrimental to the public health and safety.

Since a conditional use permit is not required in the R-3 or R-4 zone districts, the City's Development Review process would be limited to review by the Planning Department as long as it meets the City's zoning requirements, site development standards, and design guidelines for a multi-family project of this size.

The Development Review process will also replace the variance application process when considering approval of special accommodations for persons with disabilities, as determined necessary by City staff and demonstrated by the property owner or project developer. The result will be a streamlining of multi-family project approval and special housing accommodations for persons with disabilities—the time required for application processing will be shortened and the more complex discretionary findings that are typically required for a conditional use permit or variance will be removed. Affordable multi-family housing projects may be reviewed and approved ministerially by the Planning Director in order to streamline the approval process and eliminate delays caused by typical CUP approval timelines. Market-Rate projects proposing more than six units would continue to be reviewed under the conditional use permit process.

<i>Responsible Agency:</i>	Planning, Engineering, Public Works, Building, Fire and Police Departments, Planning Commission
<i>Time Frame:</i>	As submitted by project developers and/or land owners
<i>Funding Source(s):</i>	General Fund, Developer Fees

H-11 Density Bonus Ordinance

(PROPOSED)

The City will adopt and implement a density bonus ordinance in compliance with Government Code Section 65915 to help create affordable housing units without a direct cash outlay by the City. This program will

provide a property owner with the ability to increase the income and, therefore, the value of a property by allowing the developer to build a few more income-producing units than allowed under the base zoning. This increased income then can be used to help subsidize below-market rental rates for very low- and low-income households and to purchase housing for middle-income households.

<i>Responsible Agency:</i>	Planning Department, City Council
<i>Time Frame:</i>	2010
<i>Funding Source(s):</i>	General Fund, Developer Fees, Redevelopment funds (future)

H-12 Development Impact Fees

(TO BE UPDATED)

The City will continue to collect and adjust all of the City's development impact fees, including sewer and water equalization fees for water and wastewater facilities; and Quimby park fees. The fee schedule will identify conditions under which affordable housing impact fees may be waived, deferred or reduced with the affordable housing development projects. As part of a Fee Structure review (H-22), affordable housing impact fees will be waived, deferred or reduced, as compared with the development of standard housing so as to provide incentive for affordable housing development. An in-lieu fee program for affordable housing will be established. This program will provide an alternative to onsite construction of (inclusionary) affordable units, as deemed appropriate by the City. Other fees will be reviewed and brought current, as determined necessary.

<i>Responsible Agency:</i>	City Manager, Planning, Public Works, Engineering and Finance Departments, City Council
<i>Time Frame:</i>	As submitted by project developers and land owners
<i>Funding Source(s):</i>	Developer Fees

H-13 Specific Plans/Planned Developments

(PROPOSED)

The City may require specific plans and/or Planned Development Implementation Plans (PDIPs) that consist of Development Standards, Design Guidelines and an Implementation/Phasing Plan to ensure consistency with the goals and policies of the General Plan, particularly with regard to the Community Character and Design Element. Specific Plans and PDIPs, along with development agreements, will identify programs to be implemented to meet the 10% affordable housing requirement. Development Agreements will provide for mixed-use development, wherever feasible, to help achieve the City's affordable housing objectives. The agreements will specify types of units, income ranges, and parcel-by-parcel obligations. The agreements will describe strategies, including landowner obligations, funding, and subsidies. A provision for payment of in-lieu fees may be included, if appropriate.

An adjunct component of this program would be Specific Plans for the historic downtown and Highway 20/45, designated a Scenic Corridor in the General Plan. These plans will provide developers with intended land uses, design guidelines, development standards and possible financing mechanisms for these two key commercial corridors within the City limits.

<i>Responsible Agency:</i>	City Manager, Planning, Public Works, Engineering and Finance Departments, Planning Commission and City Council
<i>Time Frame:</i>	As submitted by project developers and land owners
<i>Funding Source(s):</i>	General Fund, Developer Fees, Redevelopment funds (future)

H-14 Residential Land Use Inventory

(PROPOSED)

The City will bi-annually review its recently updated residential land use inventory, with a focus on the examination of single-family-zoned vacant infill lots for potential redevelopment or additional development of affordable second units, multi-family dwellings and special needs housing.

<i>Responsible Agency:</i>	Planning Department
<i>Time Frame:</i>	2009
<i>Funding Source(s):</i>	General Fund

H-15 Redevelopment Plan

(PROPOSED)

The City recently completed a redevelopment feasibility study to determine whether the establishment of a redevelopment agency and plan area could be viable. If so, the City plans to prepare and implement a Redevelopment Plan to rehabilitate and revitalize the commercial and residential structures in Colusa. The City will use all potential sources of public and private housing funding for repairs and upgrades. With implementation, 20 percent of the tax increment generated by the Redevelopment Agency's program will go into a Redevelopment Low- and Moderate-Income Housing Fund.

<i>Responsible Agency:</i>	City Council, City Manager, Planning, Public Works, Engineering and Finance Departments
<i>Time Frame:</i>	2009-2011
<i>Funding Source(s):</i>	Redevelopment funds (future), State and federal grants

H-16 Design Review

(PROPOSED)

The City will adopt Design Guidelines for development of duplexes and small-scale multi-family units in addition to other flexible housing designs. The guidelines will consider building orientation, ceiling height, street layout, lot design, landscaping, and street tree configuration in subdivision review for the purposes of solar access and energy/water conservation. Particular attention will be paid to avoiding architectural barriers that could adversely affect disabled persons. The Design Guidelines will incorporate those

recommended in the proposed *Riverfront District Master Plan* (see H-17 below) and any future specific plans, as proposed in H-13 above.

The design review process, as a component of project review, will be carried out either as ministerial or discretionary review, according to project type. The process will encourage innovative housing types and design, and to allow mobile homes and factory-built housing with permanent foundations that also meet all design review requirements to be placed on residentially zoned parcels, pursuant to zoning and design review requirements.

Finally, design reviews will be used to ensure that historic structures are retained. The Planning Commission will create a historic district so that the design review process can be applied to the identified structures and to allow for the application of the State's Historic Building Code.

<i>Responsible Agency:</i>	Planning Department, Planning Commission, City Council
<i>Time Frame:</i>	2009 (adoption of Design Guidelines); 2008 (creation of historic district); and ongoing for design review.
<i>Funding Source(s):</i>	General Fund, Developer Fees, Redevelopment Fund (future)

H-17 Riverfront District Master Plan

(PROPOSED)

The City will prepare and implement a Riverfront District Master Plan as an initial step toward downtown revitalization. Among other things, the City will encourage use of the report's downtown design plan, referred to in the report as the Urban Design Framework Report (UDFR), which specifically address issues relating to existing and future physical design improvements within the downtown area. This document will also serve as the building block for preparation of a more detailed set of Design Guidelines described in H-16 above.

<i>Responsible Agency:</i>	City Manager, Planning and Engineering Departments, Planning Commission and City Council, local community interest groups
<i>Time Frame:</i>	Ongoing
<i>Funding Source(s):</i>	Redevelopment funds (future), State and federal grants

H-18 Public Awareness/Education Program

(PROPOSED)

The City will work with non-profit housing corporations to disseminate information regarding the necessity of providing the affordable housing needed to support local job growth. Specifically, this information will focus on the need to provide affordable housing close to jobs—an effort to reduce the traffic and air quality impacts that result from long commutes.

The City will make available information to the public regarding free home energy audits and other programs of the local gas and utility provider. Also, brochures will be provided by the City to the public, as

made available by local lending institutions, about what lending options are available through private institutions for construction, rehabilitation and/or purchase of affordable housing.

The City will promote and publicize the availability of funding for housing rehabilitation loans and grants (when additional CDBG/HOME funds are acquired) through the local media, mailings to property owners within targeted areas, and mailings to local contractors and developers. Section 8 information and other housing information and referral services offered by Mercy Housing California and Colusa County Department of Health and Human Services for persons seeking affordable rental and purchase housing will be made available at City Hall.

The City, in conjunction with Colusa County Department of Health and Human Services, will publicize information on fair housing laws, including tenant and landlord rights, and refer all complaints to the U.S. Department of Housing and Urban Development and the California Department of Fair Employment and Housing. Information on state and federal fair housing laws will be made available at City Hall and will be mailed to rental property owners, lenders, and real estate agents in the community.

The above information will be distributed through the City (written brochures in English/Spanish at City Hall and on the City's website), as well as service and outreach agencies, as appropriate. In some cases, education may occur as part of public meetings, presentations to the community, and/or articles published in the local newspaper, particularly efforts to target community opposition to affordable housing projects and remove negative perceptions..

<i>Responsible Agency:</i>	Planning and Building Departments, Redevelopment Agency, non-profit housing corporations
<i>Time Frame:</i>	Initiate in 2009
<i>Funding Source(s):</i>	Redevelopment funds (future), State and federal grants

H-19 Public/Private Partnerships

(EXISTING)

The City will continue to work closely with the business and development communities toward achieving the City's affordable housing goal. The City has identified the following specific roles in this partnership to provide affordable housing:

City of Colusa - The City will maximize potential funds available through existing state, federal, and local programs for its affordable housing program.

Development Community - The City will encourage private developers and property owners to cooperate in financing water and sewer facilities expansion as a means of facilitating development.

Local Lending Institutions – The City will work with local lending institutions to maximize private financing for the construction of new low- and moderate-income housing.

Housing Development Corporations - The City will work with non-profit and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups. This includes CFY Development, the builder of Colusa Del Rey Apartments, and Mercy Housing California. The City will identify the needs of these housing groups that can be met by the City to facilitate development of units affordable to low- and very low-income households. If there is for facilities that provide a continuum of care for senior residents of Colusa such as those provided by Eskaton (e.g., independent living

units with common dining facilities, assisted care facilities, and skilled nursing facilities), the City will work closely with affordable housing groups to eliminate governmental constraints (e.g., reduce fees, provide flexibility in development standards, etc.) to ensure that this type of housing can be built.

<i>Responsible Agency:</i>	City Council, City Manager, Planning, Engineering, Building and Finance Departments
<i>Time Frame:</i>	On going and at least annual contact with developers, lending institutions and housing development corporations
<i>Funding Source(s):</i>	Redevelopment Funds (future), State and federal grants

H-20 Interagency Coordination

(EXISTING)

The City will work with the six other fire protection agencies in Colusa County to ensure that fire protection, as well as law enforcement and other emergency services are available to City residents and business operators. Furthermore, the City of Colusa will cooperate with Colusa County in the 1) development of transportation options that better meet the needs of seniors; 2) study of in-home & visitation care issues for seniors; 3) exploration of demand for a continuum of care facility (i.e., independent living, assisted living, and skilled nursing) in Colusa and/or nearby communities; 4) and provision of opportunities for cooperative housing.

The City will also work with other jurisdictions in the region to identify the need for homeless shelters.

<i>Responsible Agency:</i>	City Manager, Planning, Public Works, Engineering, Fire, Police and Finance Departments
<i>Time Frame:</i>	Ongoing
<i>Funding Source(s):</i>	General Fund, Redevelopment Fund (future)

H-21 Special Housing Needs Guidelines

(PROPOSED)

The City will conduct an assessment of its special housing needs based on its current housing stock and the number of persons with special housing needs as identified in Census 2000. This assessment will serve as the basis for development of Special Housing Needs Guidelines to assist with the development, as determined by need, of senior housing that includes a continuum of care, group homes for persons with disabilities, rental units for large families (3+ bedrooms), and housing for seasonal and permanent farm worker households. The Guidelines program will ensure necessary review and revision to the Zoning Ordinance (H-2) to promote and facilitate a variety of housing types to meet these needs, including modular units, mobile homes, group quarters, seasonal cottages, multi-family units and small single-family dwellings. The citywide goal will be based on the percentage of special housing needs groups as reported by Census 2000 and the proposed assessment.

Review and revision of the zoning ordinance will specifically address the development, maintenance and improvement of housing for persons with disabilities. The City will adopt site improvement standards that

do not constrain housing for persons with disabilities (H-4), including provisions to reduce parking requirements, if reduced need is demonstrated. The City will review and revise its permit procedures and participate in housing programs (H-5, H-6, and H-18). The City will also include applicable provisions in the Special Housing Needs Guidelines. All of these actions will facilitate the construction and/or conservation of special needs housing. The guidelines will be applied, as appropriate, during the development review process.

The City will formalize a process for reasonable accommodation for persons with disabilities (and their designated representatives) to ensure the process facilitates the development, maintenance, and improvement of housing for persons with disabilities, including minimizing public hearings, and reviewing and revising decision-making criteria to ensure consistency with fair housing regulations. The City will make information available to the public about its formal reasonable-accommodation process.

The City's proposed public/private partnerships (H-19) and interagency coordination (H-20) will also be integrated into these guidelines. To make the construction of these units financially feasible, the City will assist private developers, non-profit housing corporations, and farm worker housing developers, wherever possible. This assistance would include efforts to identify potential developers, assist with site identification, facilitate the approval process, and support funding applications to provide development subsidies (low-cost financing, land write-downs, or other incentives).

<i>Responsible Agency:</i>	Planning Department, Planning Commission, City Manager, City Council
<i>Time Frame:</i>	2010
<i>Funding Source(s):</i>	General Fund, Redevelopment Fund (future)

H-22 Fee Structure Review and Update

(PROPOSED)

The City will conduct an annual review and revision of City financing mechanisms and fee structure to ensure that 1) adequate funding is available for infrastructure and services needed to support growth; and 2) fees and revenues are adequate but not more costly than necessary. Development impact fees may be waived, deferred or reduced, as compared with the development of standard housing, to the greatest extent feasible, so as to provide incentive for affordable housing development. This will include an informal survey of comparable jurisdictions in the region.

<i>Responsible Agency:</i>	City Manager, Planning, Engineering, Building, Public Works, and Finance Departments
<i>Time Frame:</i>	2009-2010
<i>Funding Source(s):</i>	Developer fees

H-23 Americans with Disabilities Act

(EXISTING)

The City will continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. The City will assist

property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects are initiated for public or commercial structures.

<i>Responsible Agency:</i>	Planning and Building Departments
<i>Time Frame:</i>	Ongoing
<i>Funding Source(s):</i>	None Required

H-24 Building Codes

(EXISTING)

The City will continue to adopt current updates and enforce the Uniform Building Code to ensure that all new and rehabilitated housing constructed in Colusa complies with applicable health and safety requirements, including energy conservation and handicapped accessibility. This will include periodically review of the codes, in light of technological advances and changing public attitude, for possible amendments to reduce housing construction costs, without sacrificing basic health and safety considerations.

The update would incorporate the provisions of the State Historical Building Code, a statute within the [Health and Safety Code](#). The California Historical Building Code consists of regulations adopted pursuant to Building Standards law—Part 8 of Title 24 of California's Code of Regulations, and Chapter 34, Division II of the California Building Code. Such standards and regulations will facilitate the restoration or change of occupancy so as to preserve their original or restored elements and historical features, to encourage energy conservation and a cost effective approach to preservation, and to provide for reasonable safety from fire or other hazards for occupants and users of these buildings and to remove physical barriers that can facilitate reasonable availability and usability by the persons with disabilities.

<i>Responsible Agency:</i>	Planning and Building Departments
<i>Time Frame:</i>	Ongoing
<i>Funding Source(s):</i>	None Required

H-25 Code Enforcement

(PROPOSED)

The City will establish code enforcement regulations and procedures to be administered by City staff. Enforcement will be carried out routinely to protect the health, safety, and welfare of Colusa citizens and to ensure consistency with the City's plans, policies and standards.

<i>Responsible Agency:</i>	City Manager, Planning and Building Departments
<i>Time Frame:</i>	Ongoing
<i>Funding Source(s):</i>	General Fund

H-26 Government Code Section 65853

(ENACTED BY STATUTE)

As provided for in Government Code Section 65853, the City will allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings. While the project will be subject to architectural review, the manufactured home and the lot on which it is placed will be held to the same development standards as those for a conventional single-family residential dwelling on the same lot.

<i>Responsible Agency:</i>	Planning and Building Departments
<i>Time Frame:</i>	Ongoing
<i>Funding Source(s):</i>	Developer Fees, Permit Fees, Redevelopment Fund (future)

H-27 Assisting “At-Risk” Units

(PROPOSED)

To protect its at-risk units, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with non-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future. The City will also establish procedures (see below) to prevent the displacement of low income residents from assisted housing units that may convert to market rate housing in the future.

- a) Regularly monitor the complexes, which are on State or Federal inventories of at-risk units, and any other new units, which are built in the future.
- b) Coordinate informational meetings with public agencies, non-profit organizations, and other entities with previous experience or chartered responsibilities, to deal with housing related issues.
- c) Establish review procedures for determining adequacy, and selecting designated groups to collaborate with the City in addressing the preservation of units that might become at-risk.
- d) Develop a Request for Qualifications (RFQ) format, which solicits the background as well as organizational structure of interested entities with no previous experience with the City in other community programs.
- e) Adopt a Preservation Strategies Plan, which will focus on the methods of evaluation and processes to address in retaining various types of affordable housing.
- f) Review, and amend if necessary, the City's active housing programs, with the intention of further expanding the effort and dedication to maintaining the existing affordable housing stock as a source of continuing low income housing in the City.

- g) Utilize the Housing Needs Assessment section of this element as a guideline for directing efforts to preserve and create units for targeted needs groups in the community.

Responsible Agency: Planning Department, Redevelopment Agency
Time Frame: As needed, including at least annually monitoring and establishing strategies and procedures described above in 2010.
Funding Source(s): State and federal grants, Redevelopment Fund (future)

H-28 Title 24 Energy Requirements

(EXISTING)

The City will continue to enforce the State of California's Title 24 energy requirements. Title 24 energy requirements define construction standards that promote energy conservation.

Responsible Agency: Planning, Building, and Engineering Departments
Time Frame: Ongoing
Funding Source(s): None Required

H-29 Unfair Housing Practices Grievance Procedure/Equal Housing Opportunity

(PROPOSED)

The protection of equal housing opportunities for all persons is an essential component of the City's housing program. As a small jurisdiction with limited staffing resources, the City's Planning Department would typically be alerted to issues related to equal housing through receipt of complaints. Depending on the complaint, Planning Department staff may contact property owners via letter or telephone, or refer the complainant to the California Rural Legal Assistance, U. S. Department of Housing and Urban Development (HUD) and/or the California Department of Fair Employment and Housing. City staff also makes an effort to post information regarding fair housing issues in City Hall and educate those facing equal-housing issues on a case by case basis as complaints are received.

The City will adopt a formal policy statement prohibiting discriminatory and unfair housing practices within the City. The City will establish a procedure by which aggrieved parties can notify the City of unfair housing practices and the City can follow through by contacting the appropriate local, state, or federal agencies.

Responsible Agency: Planning Department, Redevelopment Agency, City Council
Time Frame: 2009
Funding Source(s): None Required

H-30 Monitoring Program

(PROPOSED)

The City does not currently have a formal monitoring program to review progress toward meeting the housing goals identified in the housing element. Implementing action H-30 will establish a formal annual monitoring program in Colusa to report to the Planning Commission and City Council on progress toward meeting the goals identified in the Housing Element. The monitoring program also calls for City staff to conduct an annual analysis of governmental constraints (e.g., land use controls, building codes, site improvement requirements, fees, and permit processing procedures) to determine the extent to which they may be affecting housing production in the City. Staff recommendations will be made to the Planning Commission and/or City Council on measures that may be taken to lessen or remove any identified constraints. As part of Action H-30 (Monitoring Program), the City will make diligent efforts to engage the community in the progress of the housing element implementation, including specifically contacting developers, service providers and other community interests to gather comments, consider them and revise or adjust the housing element and programs as appropriate.

<i>Responsible Agency:</i>	City Manager, Planning, Building, Public Works, Engineering and Finance Departments
<i>Time Frame:</i>	Annually
<i>Funding Source(s):</i>	None

H-31 AB 162 (Update of Flood Hazard Information)

(PROPOSED)

With the update of this Housing Element, AB 162 requires Colusa to update the flood hazard information in the General Plan Safety Element, as well as related policies and programs in the Safety, Conservation and Land Use elements.

<i>Responsible Agency:</i>	Planning, Building, Public Works and Engineering
<i>Time Frame:</i>	Every five years or with each update of the Housing Element
<i>Funding Source(s):</i>	General Fund

H-32 Historic Preservation Ordinance

(ADOPTION PENDING)

The City of Colusa is currently undergoing hearings on its draft Historic Preservation Ordinance. The purpose of this ordinance is to promote the health, safety, and welfare of the citizens of the City of Colusa and to implement the historic preservation goals and policies set forth in the City's General Plan. It is recognized that where historic preservation is supported by local government policies, programs to designate and preserve historic resources can increase housing opportunities, and add to property values and pride of place. Through implementation of this ordinance, revitalization of historic downtowns and

adaptive reuse of historic districts and buildings will conserve the City's resources, will use existing infrastructure, will generate local jobs and purchasing, will support small business development and heritage tourism, and will enhance the quality of life and community character. It is further anticipated that implementation of this ordinance will prevent the needless destruction and impairment of valuable historic sites, structures, and areas as well as discourage the decay, disuse, and neglect of the same and to promote economic vitality in the City of Colusa.

<i>Responsible Agency:</i>	Planning and Building Departments
<i>Time Frame:</i>	2009
<i>Funding Source(s):</i>	None Required

H-33 Farmworker Housing

(Proposed)

Objective: To permit and encourage the development of housing for seasonal and permanent farmworkers by providing adequate sites with zoning and development standards that encourage and facilitate a variety of housing types, including single family, multifamily single room occupancy, manufactured homes, mobile homes, second units and any other applicable housing types for farmworkers.

Specific Action Required: The City will ensure zoning and development standards comply with current State requirements under the Employee Housing Act, specifically Health and Safety Codes Sections 17021.5 and 17021.6, which ensures the City permits and encourages employee housing facilities. The City will investigate and take action to encourage and facilitate the production of farmworker housing, such as seeking and applying for funding, identifying developers, maintaining an inventory of sites, assisting with site development, etcetera and ensuring zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City will review the zoning code to determine that zoning and development standards facilitate a variety of housing types for farmworker housing needs, including multifamily, manufactured housing, mobile homes, single room occupancy and second units. The City will encourage the development of housing for farmworkers by assisting interested developers with applications for funding and assisting in development application processing to mitigate any potential processing constraints. The City will develop an informational brochure illustrating the possible funding sources and other City incentives for the development of farmworker housing and provide this brochure at the Planning and Public Works Department and on the City web site.

Funding Sources: General Fund.

Responsible Agencies/Departments: Planning and Building Departments

Implementation Schedule: Ongoing – continuation of existing zoning. Evaluate Zoning Code by 2010. Investigation of resources and development of brochure to be completed by June 2010. Annually contact developers and apply for funds

Expected Results: Establish a variety of housing types to meet seasonal and permanent farmworker housing needs

H-34 Extremely Low Income Households Working Group

(PROPOSED)

The City will establish a working group by mid-2010 consisting of developers, including nonprofits and service providers, community stakeholders and other applicable organizations to establish a strategy for promoting and assisting in the development of housing for extremely low-income households. As part of the working group and strategy, the City will consider a variety of housing types (SROs, motel conversions, adaptive reuse, multifamily, etc) and local, state and federal resources (administrative and financial). The City will seek to bi-annually identify potential projects/developers to partner and pursue the development or rehabilitation of housing for extremely low-income households. The City will consider a variety of ways to assist in the development such as facilitating the identification of suitable sites, priority processing, fee waivers or deferrals and facilitating entitlements and incentives beyond density bonuses pursuant to Government Code Section 65915.

Responsible Agency:

Planning

Time Frame:

Working Group and strategy by mid-2010
and at least bi-annually thereafter with on-
going efforts

Funding Source(s):

General Fund