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HOUSING ELEMENT UPDATE 2020-2028



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CITY COUNCIL RESOLUTION TBA

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9.1 INTRODUCTION

This Housing Element embodies the City of Colusa's (City) plan for addressing the housing needs of City residents through June 2028. This Housing Element was prepared by the City with vital assistance from the California Department of Housing and Community Development (HCD). Following a public hearing on December 1, 2020, the City Council adopted Resolution No. [REDACTED], whereby adopting the 2020-2028 Housing Element.

A. HOUSING ELEMENT CONTENTS AND ORGANIZATION

Section 9.1: Introduction addresses the need for and purpose of this 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 this Housing Element's content.

Section 9.3: Population and Housing Characteristics, Housing Needs

- **Population Characteristics and Historic Trends** include 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, (including persons with developmental disabilities), large households, female-headed households, farm workers and those in need of emergency shelter.
- **Availability of Affordable Housing** analyzes the ability of City households to obtain affordable housing in the City and to what extent residents are overpaying 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's ability to accommodate its fair share of regional housing needs, including affordable housing, as determined by HCD 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 timeframe (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 2014-2019 Housing Element.

- **2014-2019 Accomplishments** discusses the specific accomplishments in meeting the housing production objectives identified in the previous Housing Element. This includes an analysis of the implications for the new Housing Element and summarizes adjustments made to the new e Housing Element in response to the effectiveness of programs identified in previous Housing 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 2020-2028 6th Regional Housing Needs Allocation (RHNA) Planning Cycle.
- **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. 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.
- **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 2020-2028 planning period of this document. Specific implementing actions are identified for each policy.

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, Funding Sources and Objectives for each of the Implementing Actions.

B. DATA AND METHODOLOGY

To understand the context of local housing in Colusa, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for this Housing Element Update is the Colusa County Housing Element Data Package (2014 Data Package) prepared by HCD staff. Additional data sources include the U.S. Census Bureau 2010 Census, 2014-2018 American Community Survey (ACS), California Department of Finance (DOF), California Employment Development Department (EDD) and other sources as noted in the document. Data from ACS is sometimes referred to as "2010" data. Due to the use of multiple data sources, there are slight variations in the total population and household numbers for 2010. However, these variations do not significantly affect the analyses and discussion of overall housing trends and changes.

C. PUBLIC PARTICIPATION

Public participation in preparation of the Housing Element is required under Government Code § 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 November 19, 2019 and September 23, 2020. Subsequently, public hearings for adoption were conducted by the Planning Commission on November 10, 2020 and with the City Council on December 1, 2020.

The notices for all workshops and hearings were published in the Colusa County Pioneer Review and prominently posted at City Hall. Notices were both emailed and sent through the U.S. Postal Service to public agencies as referenced in Appendix A of this document.

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 Housing Element as specified above. A number of responses were received from various agencies (included in Appendix A). Responses to comments as appropriate are also referenced in Appendix A.

This draft Housing Element has been available in City Hall and was posted on the City's website for review and comment. The City will continue to engage the community throughout the adoption and implementation of the Housing Element. 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

A. AUTHORITY

California Government Code § 65302(c) 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 Housing Element, Article 10.6 of the Government Code indicates that the Housing 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 Housing 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.” This Housing Element was adopted on **December 1, 2020**. In accordance with state law, this Housing Element has been updated for the 6th Housing Cycle, valid between December 31, 2018 and June 15, 2028.

B. STATE HOUSING GOALS

According to the California Statewide Housing Plan Update, it is the goal of the State to “ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.” In addition, HCD has established the following four primary goals:

- Provision of new housing
- Preservation of existing housing and neighborhoods
- Reduction of housing costs
- Improvement of housing conditions for special needs groups

C. RECENT LEGISLATION

Recent legislation, pertinent to the preparation of the Housing Element and housing element law, include the following:

- SB 2135 (California Government Code § 54220) – Requires the City of Colusa to provide opportunity to provide affordable housing on surplus City property.
- SB 1069 (California Government Code § 65852) – Accessory Dwelling Units
- AB 1397 (California Government Code §§ 65580, 65583 and 65583.2) – Housing Package that includes accelerating affordable housing development, revises methodology for determining realistic development capacity, reduces constraints to the production of affordable housing and creates new opportunities for housing development.
- AB 2248 (California Government Code § 65583) – Land Inventory Requirements
- AB 1233 (California Government Code § 65583) – Provision of Adequate Sites for Regional Housing Needs Allocation (RHNA)



- AB 2511 (California Government Code § 65584) – Promotes the development of affordable housing.
- AB 2634 (California Government Code § 65583) – Requires analysis of population and employment trends for all income levels, including extremely low-income households.
- SB 812 (California Government Code § 65583) – Requires analysis of housing needs for the developmentally disabled.
- SB 2135 (California Government Code § 54220) – Requires the City to provide opportunity to provide affordable housing on surplus City property.
- SB 35 (California Government Code § 65400) – Requires the City to adopt regulations to provide a streamlined process (non-discretionary approval of qualifying affordable housing projects) within prescribed timelines without any environmental review.
- AB 1763 (California Government Code §§ 65915-65918) – Requires significant development incentives to encourage 100% affordable housing projects which apply for density bonuses.
- AB 1483 (California Government Code § 65940.1) – Requires the City to make information available to the public via website on housing development fees, applicable zoning regulations, annual fee reports and archived nexus fee studies.

This updated Housing Element has been prepared to respond to all of these changes in legislation.

D. GENERAL PLAN INTERNAL CONSISTENCY

The California Government Code requires internal consistency among the various elements of a General Plan. California Government Code § 65300.5 states that a General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. These elements were developed to incorporate all seven mandated elements of a General Plan. This Housing Element has been designed to be internally consistent with the City's General Plan. The City will continue to maintain consistency throughout the General Plan and maintain this through the review of future housing projects. This includes annual housing element reviews and review of future residential projects to ensure that they are consistent with the Housing Element and the overall General Plan. In addition, as other General Plan elements are updated, this Housing Element will be reviewed to ensure internal General Plan consistency is maintained.

E. REGIONAL HOUSING NEEDS ALLOCATION PLAN

HCD established the Colusa County Regional Housing Needs Allocation Plan (RHNPP) for December 31, 2019 through June 15, 2028 (for the 6th RHNA Cycle), which includes Colusa County, and the Cities of Williams and Colusa's share. The RHNPP incorporates the following objectives:



- Increases the housing supply and the mix of housing types, tenure and affordability in all cities and counties within the region in an equitable manner;
- Promotes infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- Encourages an improved intra-regional relationship between jobs and housing.

This Housing Element details an 8-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 RHNPP. To comply with state law in addressing the jurisdiction's RHNA, the updated Housing Element must identify adequate sites and program actions to accommodate the total RHNPP for each of four income categories: very low-, low-, moderate- and above moderate-. The City's Housing Element is required to be updated by December 31, 2020 and sent to HCD for determination of compliance with state law. In updating the Housing Element, a jurisdiction may count toward its RHNPP any new units permitted since the beginning of the RHNP planning period (December 31, 2019).

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, as required by state law, in order to remain relevant and useful to decision makers, the private sector and the residents of Colusa.

California Government Code § 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 Housing Element. In compliance with state law, it is the City's responsibility to:

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

F. HCD Review

HCD reviewed the draft document and determined that it complies with all statutory requirements of state housing element law. See attached letter from HCD (Appendix A)



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9.3 2020-2028 CITY OF COLUSA HOUSING ELEMENT

A. POPULATION, HOUSING CHARACTERISTICS AND HOUSING NEEDS

The City of Colusa's location along State Routes 20 and 45, adjacent to the Sacramento River, proximity to the Sacramento metropolitan area, and "small-town" community feel, and the relatively low cost of housing and land in Colusa County, are all primary reasons for a growing demand for housing within the City. 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, while commuting to jobs in larger and more urban employment centers, such as the Cities of Yuba and Sacramento. This section provides a data snapshot of population and housing trends that allow an assessment of the housing needs unique to Colusa.

1. Population Characteristics and Historic Trends

Historic Population Growth

According to DOF, the City's population in January 2020 was estimated at 6,175 persons. Between 2010 and 2020, the City added approximately 204 residents or 3.3% to its population. This compares to growth rates of 0.02% for Colusa County (or basically flat), 8.7% for the City of Sacramento and 6.7% for the State of California during the 2010-2020 period. Table 9.3-1 provides a look at the City's growth rate by decade since 2000.

Table 9.3-1. City of Colusa Population Change by Decade (1990-2020)				
Year	Population	Change	% Change over Period	% Average Annual Growth Rate
1990	4,934	+859	+21.10	+1.90
2000	5,402	+468	+9.50	+0.90
2010	5,971	+569	+10.50	+1.05
2020	6175	+204	+3.40	+0.34
Source(s): DOF E-4 Population Estimates for Cities, Counties and State.				

Table 9.3-2. Population Trends – Comparison with Other Jurisdictions					
Jurisdiction	2000	2010	2020	Change (2000 – 2020)	
				Number	%
City of Colusa	5,402	5,971	6,175	204	3.40
Colusa County	9,732	10,325	10,301	-24	-0.02
Williams	3,670	5,123	5,426	303	5.90
Sacramento	407,018	475,524	508,172	32,648	6.80
California	33,873,086	37,253,956	39,927,315	2,673,359	7.20
Source(s): DOF.					



Projected Population Growth

The City of Colusa is the largest community in Colusa County, with City boundaries encompassing over 1,174 acres and an additional 1,668-acre Sphere of Influence area for a total planning area of over 2,800 acres.

In 1990, the City's population was 4,934, and by 2000 it had increased by 468 to 5,402. Population grew to 5,971 by 2010. It is anticipated that population growth will continue at a relatively similar growth rate for the next few years. At this historic growth rate, the City is expected to reach a population of about 6,624 by 2028 (refer to Table 9.3).

Table 9.3-3. City of Colusa Population Projections (2019-2028 Planning Period)

Year	Population	Change Annual Growth Rate
2020	6,196	N/A
2025	6,406	210
2028	6,624	218
Source(s): Price Consulting Services.		

2. General Household Characteristics

Family Composition

The 2010-2016 Census reported that of the 2,074 households in Colusa, 1,580 (or 74%) are families, 679 (or 32%) have children under 18 living at home, and 1,005 (or 47%) households are headed by married couples.

Age

Colusa has a median age of 31.8, which is less than the State's median age of 36.7. As indicated in Table 9.3-4, in 2018, the largest age cohort fell within the 0 to 19 years bracket, which constituted 32.6% of Colusa's total population, while 65+ years in age constituted the smallest at 11.7%. Persons between 35 to 44 years in age comprised the smallest age cohort of about 13% of the State's population.

Table 9.3-4. Age Distribution by Population (2018)

Age Group	Population		%	
	Colusa	California	Colusa	California
0 - 19	1,824	10,030,953	32.6	25.3
20 - 34	1,334	8,744,846	21.5	22.1
35 - 44	699	5,264,457	12.6	13.3
45 - 64	1,386	9,849,452	21.6	24.9



Table 9.3-4. Age Distribution by Population (2018)

Age Group	Population		%	
	Colusa	California	Colusa	California
65 +	659	5,667,337	11.7	14.3
Total	5,902	39,557,045	100.0	100.0
Median Age	31.8	36.7	N/A	N/A
Source(s): U.S. Census Bureau.				

Race/Ethnicity

The largest racial group in the City of Colusa is white (Caucasian), representing about 86% of the total population. Over 58% of the City's residents are Hispanic (which may include those who identify themselves as white in the Census). It is noted that Hispanic group in the City grew from about 41% to about 52% between 2000 and 2010. By comparison, about 64% of its population consists of white (Caucasian) with 55% being Hispanic in the unincorporated portions of Colusa County.

Table 9.3-5. City of Colusa Ethnicity (2010)

	County				City			
	2000	%	2010	%	2000	%	2010	%
Total	18,804	100.00	21,419	100.00	5,375	100.00	5,971	100.00
White alone	12,090	64.29	13,854	64.68	3,696	68.76	3,944	66.05
Black or African American alone	103	0.55	195	0.91	16	0.30	54	0.90
American Indian and Alaska Native alone	439	2.33	419	1.96	94	1.75	107	1.79
Asian alone	103	0.55	281	1.31	79	1.47	80	1.34
Native Hawaiian and Other Pacific Islander alone	74	0.39	68	0.32	42	0.78	28	0.47
Some other race alone	5,017	26.68	5,838	27.26	1,246	23.18	1,510	25.29
Two or more races	853	4.54	764	3.57	202	3.76	248	4.15
Hispanic or Latino ⁽¹⁾	10,052	53.4	11,804	55.1	2,240	41.60	3,128	52.30
(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(s): U.S. Census Bureau.								



Gender

The City of Colusa has a slightly higher percentage of males at 52.4% with 47.6% females, but overall, well balanced in terms of gender distribution, with 51% males and 49% females and similar age distribution (see Table 9.3-6).

Table 9.3-6. City of Colusa Population by Gender (2018)				
Gender	Population		%	
	Colusa	California	Colusa	California
Male	3,092	11,124	52.4	51.8
Female	2,810	10,340	47.6	48.2
Total	5,902	21,464	100.0	100.0
Source(s): U.S. Census Bureau, 2018 ACS (Table DP05).				

Household Characteristics

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 2010 and 2018 the number of persons per household in the City remained about the same with only a slight decrease from 2.78 in 2010 to 2.75 in 2018. As shown in Table 9.3-7, the average house size is lower in the City at 2.78 than in the County which has an average size of 3.01 persons per household.

Table 9.3-7. Total Households and Household Size						
Jurisdiction	Total Households		Population in Households		Average Household Size	
	2010	2018	2010	2018	2010	2018
City of Colusa	2,106	2,119	5,014	5,902	2.78	2.75
Colusa County	7,775	8,004	21,165	21,464	3.01	2.65
Source(s): U.S. Census Bureau, 2018 ACS (Table DP05).						

3. Housing Tenure

Census data indicates that about 55% of the households in the City were owner-occupied, while about 44% of the households were occupied by renter households in 2010 and that by 2016 the number of owners increased to 60% while the number of renters decreased to just under 40%. It is noted that over 23 percent of the units were occupied by elderly people (65+ years old). About 30 percent of the owner units and 13 percent of renter units were occupied by elderly folks. This indicates



the potential need for programs that assist seniors. Table 9.3-8 below provides a breakdown of households by tenure for 2010 and 2016 and Table 9.3-9 provides a countywide comparison.

The number of occupied housing units increased by 245 units or by about 12.9% between 2000 and 2010. The overall percent of owner-occupied housing decreased from 62% to about 55% during this same period. Although the number of rental units increased by 235 units.

Table 9.3-8. City of Colusa Occupied Housing Units by Tenure (2010 and 2020)				
Tenure	2010		2020	
	Number	%	Number	%
Owner	1,191	55.6	1,255	60.0
Renter	951	44.4	835	40.0
Total	2,142	100.0	2,090	100.0
Source(s): U.S. Census Bureau; HCD 6 th Cycle Data Package.				

Table 9.3-9. Countywide Comparison – Households by Tenure (2020)						
Tenure	City of Colusa		City of Williams		Colusa County	
	Number	%	Number	%	Number	%
Owner-Occupied Units	1,255	60.0	900	60.0	4,330	62.2
Renter-Occupied Units	835	40.0	600	40.0	2,635	37.8
Total	2,090	100.0	1,500	100.0	6,965	100.0
Source(s): U.S. Census Bureau; HCD 6 th Cycle Data Package.						

4. Income, Education and Employment

Household Income

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups (elderly, female householders, farm workers, etc.) fall disproportionately into low-income groups, so they have been given special attention.

Median income is an important measure of a community's wealth and ability to afford the rent or own housing. Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median and the other having incomes below. Median income is used by the State as a measure to determine different income levels, as described in more detail later in this section.

According to the U.S. Census 2010, the household median income for Colusa was \$49,100, while the median household income for the County was \$47,579 and for



the State was \$60,883 (refer to Table 9.3-10). In 2010, Colusa's household median income was 71% of California's household income and approximately the same as the County's median household income. Similar to the County and the City of Williams, Colusa's median household income substantially increased between 2000 and 2010. Although more recent median income estimates have not been made for the City, the U.S. Department of Housing and Urban Development (HUD) estimates that as of 2020, the median income for the County increased to \$70,700. This increase in income should be reflected in increased income for the City.

As referenced in Table 9.3-11, over 25% of household incomes are in the extremely low- and very low-income ranges. Standard income groups have been established by 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 U.S. Census 2010 and observed statewide income trends based on data available from the U.S. Census Bureau's 2018 ACS. Income groups are defined as follows:

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

Table 9.3-10. Median Family and Household Income				
Jurisdiction	2000 Income		2010 Income	
	Median Family	Median Household	Median Family	Median Household
City of Colusa	\$41,833	\$35,250	\$50,438	\$47,596
City of Williams	\$36,389	\$32,042	\$47,625	\$43,185
Colusa County	\$40,138	\$35,062	\$53,643	\$48,016
California	\$53,025	\$47,493	\$69,322	\$60,883
Source(s): 2000 and 2010 U.S. Censuses of Population and Housing.				

In 2010, the majority (55%) of households in Colusa's earned in excess of \$35,000 per year and approximately 44% earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was far higher among renter households than owner households.



Table 9.3-11. Household Income for All Households and by Tenure (2010)						
Income Ranges	All Households		Owner Households		Renter Households	
	Number	%	Number	%	Number	%
Less than \$14,999 (approximate extremely low-income range)	219	10.34	48	4.32	171	16.96
\$15,000 to \$24,999 (very low-income range)	360	16.99	133	11.97	227	22.52
\$25,000 to \$34,999 (low-income range)	254	11.99	72	6.48	182	18.06
\$35,000 to \$49,999 (low- to moderate-income range)	319	15.05	157	14.13	162	16.07
\$50,000 to \$74,999 (approximate moderate-income range)	435	20.53	289	26.01	146	14.48
\$75,000 to \$99,999 (above moderate-income range)	258	12.18	187	16.83	71	7.04
\$100,000 to \$149,999 (above moderate-income range)	140	6.61	95	8.55	45	4.46
\$150,000 or more (above moderate-income range)	134	6.32	130	11.70	4	0.40
Total Occupied Units	2,119	100.00	1,111	100.00	1,008	100.00
Source(s): 2010 U.S. Census of Population and Housing.						

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 2018 ACS indicates that almost 75% of Colusa's residents graduated from high school and that over 10% possessed a Bachelor's degree (refer to Table 9.3-12, below). Both City and County resident education levels are lower than that of the State overall, however.

Table 9.3-12. City of Colusa Education (2017)				
Level	City of Colusa		Colusa County	
	Number	%	Number	%
Population 25 years and Over	3,510	100.0	13,509	100.0



Table 9.3-12. City of Colusa Education (2017)				
Level	City of Colusa		Colusa County	
	Number	%	Number	%
Less than 9 th Grade	495	14.0	2,842	21.0
9 th to 12 th Grade (no diploma)	416	11.9	1,288	9.5
High School Graduate (includes equivalency)	693	19.8	3,132	23.2
Some College (no degree)	880	25.0	2,843	21.0
Associate Degree	396	11.3	1,280	9.5
Bachelor's Degree	458	13.0	1,424	11.3
Graduate or Professional Degree	172	5.0	600	4.4
% High School Graduate or Higher	2,599	74.0	9,279	68.7
% Bachelor's Degree or Higher	630	17.9	2,024	15.0
Source(s): U.S. Census Bureau.				

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 9.3-13 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 EDD indicate that in 2019 the City had a labor force of 3,740, of which 3,020 (or over 80%) were employed.

Table 9.3-13. Labor Force (2010-2019)		
Year	City of Colusa	Colusa County
2010	3,580	12,010
2011	3,530	11,850
2012	3,540	11,860
2013	3,740	12,210
2014	3,020	11,090
2015	3,020	11,040



Table 9.3-13. Labor Force (2010-2019)		
Year	City of Colusa	Colusa County
2016	2,980	10,900
2017	2,970	10,820
2018	2,980	10,860
2019	3,020	10,990
Note(s): Data represents annual average from historical labor force data.		
Source(s): EDD		

Unemployment

According to EDD data, the unemployment rate in the City was 11.9% in December 2019. This was higher than the statewide unemployment rate of 3.9% and lower than the 19.2% unemployment rate for Colusa County and 18.8% unemployment rate for the community of Arbuckle for the same period. Only the City of Williams has a lower unemployment rate at 9.3%. 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.

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.

Colusa's workforce is employed in a broad range of industries, including: agriculture, forestry, fishing/hunting and mining comprising 22.5% (most of which were in agriculture) of jobs; educational, health and social services comprising 15%; and arts, recreation and accommodation/food services comprising 11%. The "educational, health and social services" and "arts, recreation and accommodation/food services" industries each account for more than 10% of all jobs, respectively. The top occupation category is "agriculture, forestry, fishing/hunting and mining" with more than 22% of all jobs in the City. Table 9.3-14 summarizes Colusa's jobs by industry in 2016.

Table 9.3-14. City of Colusa Employment by Industry (2016)		
Sector	Persons Employed	
	Number	%
Agriculture, Forestry and Mining	561	22.5
Construction	90	3.6



Table 9.3-14. City of Colusa Employment by Industry (2016)		
Sector	Persons Employed	
	Number	%
Manufacturing	222	8.9
Wholesale Trade	53	2.1
Retail Trade	289	11.6
Transportation, Warehousing and Utilities	123	4.9
Information	22	0.9
Finance, Insurance and Real Estate	102	4.1
Professional, Management and Administrative	167	6.7
Educational, Health and Social Services	382	15.3
Arts, Recreation and Accommodation/Food Services	328	13.2
Other Services	29	1.2
Public Administration	121	4.9
Total	2,489	100.0
Source(s): U.S. Census Bureau - HCD 6 th Cycle Data set.		

In terms of employment trends, the Retail Trade sector grew from 12.5% to over 17% of the labor force between 2000 and 2010. Agriculture lost employment from 18% to 12.5% over the same period demonstrating that the City's employment forces may be less dependent on the agriculture industry. Some of this trend may be from more mechanization of this industry.

Major Employers

Table 9.3-15 lists the top 25 major employers in Colusa County by name, locality and industry. Many are located in Colusa. Those industries in the City include: nursing care, education, eating and drinking establishments, agricultural products and food processing, government and schools.

Table 9.3-15. County of Colusa Major Employers (2020)			
Employer	Location	# of Employees	Industry
Colusa Casino Resort	Colusa	100-249	Bingo Games
Colusa Regional Medical Center	Colusa	50-99	Hospitals
Sunsweet Dryers River Bend	Colusa	50-99	Fruits and Vegetables, Growers and Shippers
County of Colusa	Colusa	50-99	Government Offices, County
Colusa County-Family Resource	Colusa	50-99	Schools



Table 9.3-15. County of Colusa Major Employers (2020)

Employer	Location	# of Employees	Industry
James Burchfield Primary School	Colusa	50-99	Schools
County of Colusa, Health and Human Services	Colusa	50-99	Government Offices, County Public Health Programs
County of Colusa, Sheriff	Colusa	50-99	Sheriff
Stadium Sports	Colusa	50-99	Department Stores
De Pue Warehouse Co.	Williams	100-249	Rice (wholesale)
De Pue Warehouse Co., Inc.	Maxwell	100-249	Rice (wholesale)
Granzella's Restaurant	Williams	100-249	Full-Service Restaurant
Valley West Care Center	Williams	50-99	Nursing Care
Petersen Ranch Farms	Arbuckle	100-249	Farms
Sun Valley Rice Co., LLC	Arbuckle	100-249	Exporters (wholesale)
Williams Unified School District	Williams	50-99	Public School
Adams Grain Co.	Arbuckle	50-99	Trucking (contract hauling)
Adams Vegetable Oils, Inc.	Arbuckle	50-99	Oils-Essential (wholesale)
Arbuckle Elementary School	Arbuckle	50-99	Schools
California Family Foods, LLC	Arbuckle	50-99	Rice (wholesale)
Colusa County Canning Co.	Williams	50-99	Food Processing Consultants
Enid Prine Continuation H.S.	Maxwell	50-99	Schools
Morning Star Trucking Co.	Williams	50-99	Trucking
Valley West Care Center	Williams	50-99	Health Services
Williams Elementary School	Williams	50-99	Schools
Adams Grain Co.	Arbuckle	50-99	Trucking (contract hauling)

Source(s): EDD (2014).

Love's Truck Stop (location 652) located at 100 Marguerite Street, which opened in 2018, and Grocery Outlet located at 435 Vada Court, which opened in 2019, each employ between 50 to 99 employees. These employers are both located in the City of Williams and were not included in this table, due to limited current data availability from EDD.

Jobs-Housing Balance

California 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 2010 DOF and EDD data, there were 3,580 jobs available in the City for 2,128 occupied housing units. This equates to a jobs-to-housing ration of 1.68 jobs for each housing unit, indicating a relatively balanced jobs to housing relationship.

Although the job-to-housing ratio is relatively balanced for the City, employment data indicates that many of the jobs are typically in lower-paying employment sectors, such as in retail and agriculture. As such, many of the jobs available in the local economy may not pay adequately to provide for affordable housing within the City. The result is that many City residents commute out for better paying jobs. This is reflected in commute time data collected for the 2010 Census, which indicates that the mean travel time to work for those living in the City was 18.1 minutes. 2010 Census data indicates that more than 47% of the City’s workforce commuted more than 15 minutes to work. This suggests that many individuals commute into the Yuba City or Sacramento areas for employment and have their place of residence in Colusa.

B. HOUSING CHARACTERISTICS

1. Vacancy Rate

Table 9.3-16 shows that out of a total of 2,323 units in the City's jurisdiction, there are 249 vacant units). 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 5% is a healthy rate for rental units and considers 2% 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 DOF estimates for 2018, there were a total of 2,323 housing units as compared to 2,128 in 2010. Table 9.3-16 shows that the City’s overall vacancy rate in 2018 was 10.7%, indicating an availability of housing. Of these vacant units, there were only 102 available for rent or sale. This suggests that the actual vacancy rate, as far as it pertains to prospective renters or buyers, is approximately 4.3%. By comparison, Colusa County had a net housing vacancy rate in 2018 of 2.7%. The lower vacancy rate suggests a need for additional housing in the City, and particularly within Colusa County.



Table 9.3-16. City of Colusa Vacancy Rates (2018)				
Unit Type	City of Colusa		Colusa County	
	Number	%	Number	%
Total Units	2,323	100.0	4,108	100.0
Total Vacant (% of Total)	249	10.7	66	16.1
For Rent (% of Vacant)	72	3.1	65	1.6
For Sale Only (% of Vacant)	30	1.3	48	1.2
Rent/Sold Not Occupied (% of Vacant)	31	1.3	59	1.4
Seasonal, Recreational or Occasional Use (% of Vacant)	54	2.3	233	5.7
Other Vacant (% of Vacant)	62	2.7	257	6.2
Source(s): U.S. Census Bureau - HCD 6 th Cycle Data set.				

2. Housing Type

Table 9.3-17 outlines the housing characteristics for the City and their percentage represented by each category. A review of the housing characteristics shows that single-family detached units comprise almost 72% of the housing stock in the City. Approximately 7% of the City's housing units are in multi-family housing developments containing 5 or more residential units. Units within duplexes, triplexes and fourplexes constitute 13.3% of the City's housing stock.

Table 9.3-17. City of Colusa Housing Units by Type (2010-2018)						
Unit Type	2010		2018		Change	
	Number	%	Number	%	Number	%
1-unit, Detached	1,615	70.7	1,710	71.5	95	+5.0
1-unit, Attached	77	3.4	79	3.2	2	+2.0
2-4 units	321	14.2	321	13.3	-	-
5 units or More	149	6.5	169	7.0	20	+12.0
Mobile Home or Other (RV/Boats)	120	5.2	120	5.0	-	-
Total	2,282	100.0	2,399	100.0	N/A	-
Source(s): HCD 6 th Cycle Data Package.						

Mobile Home Parks

There are 4 operating parks in the City with a capacity for 129 mobile homes. Of those 129 potential spaces, 123 were found to be occupied in 2013, as shown in Table 9.3-18.



Table 9.3-18. Mobile Home Parks in the City of 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	37
Downtown Mobile Park	236 Main Street Colusa, CA 95932	(530) 458-5211	20	19
High Street Trailer Court	10 th and Main Streets Colusa, CA 95932	(530) 458-4424	30	30
Total			129	123
Source(s): HCD Codes and Standards Automated System 2020				

3. Housing Age and Condition

The housing stock in Colusa is considered relatively old, with many historical homes in evidence. As shown in Table 9.3-19 below, there are about 1,833 housing units in the City that are over 20 years old, which represented over 85% of the City's entire housing stock in 2014. Of that, 269 dwelling units (12.7% of total units), were constructed in 1939 or earlier (more than 80 years old). Observations made by the City Planning and Building Departments indicate overall housing stock is in fair to good condition with pockets or some neighborhoods in decline, particularly in the western portion of the City. However, without a recent housing conditions survey it is difficult to estimate the number of units in need of rehabilitation or replacement.

Table 9.3-19. City of Colusa Housing Age		
Year Structure Built	Number	%
1939 or Earlier	269	12.7
1940 - 1959	468	22.1
1960 - 1979	485	22.9
1980 - 1999	611	28.8
2000 - 2009	269	12.3
2010 - 2013	9	0.04
2014 and Later	8	0.03
Total	2,119	100.0
Source(s): 2010 U.S. Census.		



C. SPECIAL HOUSING NEEDS

1. Senior Population

Seniors are considered persons aged 65 or older in this housing element. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income and health care costs. Additionally, senior households also have other needs to preserve their independence, including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.

As illustrated in Table 9.3-20, approximately 683 persons in Colusa (11.5%) were 65 years and older in 2016 as compared to 868 (14.6%) in 2011. There was an overall decrease of 185 people in this age group between 2011 and 2016. This decrease was evident in all age brackets of the over-65 population, with seniors between 65 to 74 showing the largest decrease in population. This resulted in an overall 3.1% decrease in seniors as a proportion of the City overall population.

Table 9.3-20. Senior Population Age					
Age Ranges	2011		2016		% Change
	Persons	%	Persons	%	
65 - 74 years	434	7.3	362	6.1	-1.2
75 - 84 years	327	5.5	279	4.7	-0.8
85 years and Over	107	1.8	42	0.7	-1.1
Total	868	14.6	683	11.5	-3.1
Source(s): U.S. Census (Tables DP05 2011 and 2016).					

There are three skilled care senior facilities in the Colusa area: Colusa Regional Medical Center (Colusa), Valley West Care Center (Williams) and the Sunbridge Care Center (Willows).

- 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), locally known as PASSAGES, 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
- Colusa County, Department of Health and Human Services (Adult Services), Adult Protective Services (APS), provides 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 provide or coordinate 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 is located at 901 Parkhill Street in Colusa. The center provides kitchen facilities for the County's senior meals nutrition program. Administered by PASSAGES, the Center provides meals for seniors that 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 10:00 am, Monday through Thursday. Phone (530) 458-0494

2. Persons with Disabilities

A disability includes, but is not limited to, any physical or mental disability as defined in California Government Code § 12926. A mental disability involves having any mental or psychological disorder or condition, such as a mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A physical disability involves having any physiological disease, disorder, condition, cosmetic disfigurement or anatomical loss that affects body systems, including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult, including physical, mental and social activities and working.

Physical, mental and/or developmental disabilities could prevent a person from working, restrict a person's mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited-



earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services, such as daily living skills and employment assistance, need to be integrated into the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered counter tops, grab bars, adjustable shower heads, etc.) and special sensory devices, including smoke alarms and flashing lights.

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

The 2016 ACS recognizes six types of disabilities: hearing, vision, cognitive, ambulatory, self-care and independent living. A disability is further defined as a mental, physical or health condition that lasts over six months and persons may have more than one disability. There can be multiple disabilities in one person. There were 766 identified disabilities in the population of Colusa in 2016, but only 534 persons with disabilities (refer to Table 9.3-21). Well over a third (286) of those identified disabilities were ambulatory disabilities. Ambulatory disabilities were most pronounced amongst those aged 5 to 64. The second most common disability reported was independent living, with approximately 265 individuals experiencing this as a disability.

Table 9.3-21. Persons with Disabilities by Disability Type (2016)						
Disability Type	Population Age 5-64		Population Age 65+		Total	
	Number	%	Number	%	Number	%
Hearing Disability	148	19.32	79	10.31	227	18.9
Vision Disability	128	16.71	26	3.39	154	12.8
Cognitive Disability	184	24.02	9	1.17	193	16.1
Ambulatory Disability	143	18.67	143	18.67	286	23.8
Self-Care Disability	56	7.31	19	2.48	75	6.2
Independent Living Disability	217	28.33	48	6.27	265	22.2
Total*	876	69.71	324	30.29	1,200	100.0
*Total and total percent numbers account for individuals with more than one disability. Source(s): HCD 6 th Cycle Data Package (ACS 2016).						

Table 9.3-22 indicates that 6.6% of the workforce were employed persons with a disability. It should be pointed out that many of these persons 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 9.3-22. City of Colusa's Persons with Disability by Employment Status (2016)		
Disabilities by Employment Status	Number	% of Workforce Population
Employed with a Disability	231	6.6
Unemployed with a Disability	6	0.2
Unemployed without a Disability	186	5.5
Not in Labor Force with a Disability	245	7.3
Note: Includes Persons Age 65 Plus with Disability. Source(s): HCD 6 th Cycle Data Package (ACS 2016).		

3. Persons with Developmental Disabilities

Disability categories include persons with “developmental disabilities.” A developmental disability means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely and constitutes a substantial disability for that individual. This term includes mental retardation, cerebral palsy, epilepsy, autism and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation. It does not include other handicapping conditions that are solely physical in nature.

While the U.S. Census Bureau reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Development Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. DDS data indicates that approximately 54 developmentally disabled persons reside in Colusa, as shown in Table 9.3-23. Of these persons, virtually all reported living at home with parent, family or guardian. The majority of persons with developmental disabilities within Colusa are less than 17 years old as indicated in Table 9.3-24.

Table 9.3-23. City of Colusa Persons with Developmental Disabilities by Type of Residence (2016)	
Residence	Number
Home of Parent/Family/Guardian	54
Independent/Supported Living	<11
Community Care Facility	<11
Intermediate Care Facility	0



Table 9.3-23. City of Colusa Persons with Developmental Disabilities by Type of Residence (2016)

Residence	Number
Foster/Family Home	<11
Other	0
Total	54
Source(s): HCD Data Set 6 th Cycle (DDS).	

Table 9.3-24. City of Colusa Persons with Developmental Disabilities by Age (2016)

Age Group	Number	%
0-17	46	69
18+	21	31
Total	67	100
Source(s): HCD Data Set 6 th Cycle (DDS).		

4. Large Households

Large households are defined as those households containing 5 or more persons. Income is a major factor that constrains the ability of households to obtain adequate housing. Larger units are more expensive and most units with over 3 bedrooms are typically single-family homes, instead of multi-family rental units. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. Table 9.3-25 illustrates large households in total (by tenure) and as a percentage of all households (by tenure) in Colusa.

Table 9.3-25. City of Colusa Large Households

Tenure	2011		2016	
	Number	%	Number	%
Owner-Occupied	148	70.5	121	37.6
Renter-Occupied	62	29.5	201	62.4
Total	210	11.0	322	16.0
Source(s): HCD 5 th and 6 th Data Cycle Packages.				

Between 2011 and 2016, the number of owner-occupied large households in Colusa increased from 148 to 121. However, renter-occupied households increased by more than 69% from 62 to 201 units, an increase of 139 households.



5. Overcrowded Households

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 2000 and 2010 Censuses. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Table 9.3-26 indicates the number of housing units by bedrooms. Three-bedroom homes (43.4% of all homes) are by far the most common in Colusa, followed by 2-bedroom homes comprising 31.8% of the total.

Table 9.3-26. City of Colusa Number of Bedrooms (2010)		
Dwellings by Number of Bedrooms	Total Units	%
0 bedrooms	91	3.9
1 bedroom	186	8.0
2 bedrooms	738	31.8
3 bedrooms	1,008	43.4
4 bedrooms	288	12.4
5 bedrooms or More	12	0.5
Source(s): 2010 U.S. Census.		

In 2016, 180 households (8.6%) were living in crowded conditions. The majority of these households, were living in over-crowded conditions with 1.01 to 1.50 person per room. The level of overcrowding is somewhat higher among renter occupied households at 8.9% compared to 8.6% for owner-occupied households, for a total average of 8.3 for all housing types. However, over all this is lower than the County average of 12.5% of households experiencing overcrowded conditions (see Table 9.3-27).

Table 9.3-27. City of Colusa Incidence of Overcrowding				
Housing Type	2010		2016	
	City of Colusa	Colusa County	City of Colusa	Colusa County
Owner-Occupied Units	1,390	4,436	1,248	4,489
1.01+ persons per room	58	321	111	252
% Overcrowded	4.2%	7.2%	0.89%	5.6%



Table 9.3-27. City of Colusa Incidence of Overcrowding				
Housing Type	2010		2016	
	City of Colusa	Colusa County	City of Colusa	Colusa County
Renter-Occupied Units	738	2,453	826	2,473
1.01+ persons per room	27	230	69	310
% Overcrowded	3.7%	9.4%	8.30%	12.5%
Total Occupied Units	2,128	6,989	2,074	6,962
Total Overcrowded	85	551	180	562
% Overcrowded	4.0%	7.9%	8.60%	8.0%
Source(s): U.S. Census Bureau.				

6. Female Head of Households

Table 9.3-28 indicates that there are about 304 female headed households (single without husbands) which consists of about 20.3% of all households in Colusa. The number of women households has remained basically flat since 2010 when there were 306 households headed by single women. Just under half of these households (49%) were living below the poverty rate. This indicates that more housing support is needed for this group which is typically constrained with less earning income opportunities and often have specific needs that are different. For example, single headed and woman households may need more daycare availability.

Table 9.3-28. City of Colusa Female Head of Households (2016)		
Category	Number	%
Total Female HH	304	100
Female HH Above Poverty Level	154	51
With Own Children	231	76
Without Own Children	73	24
Female HH Under Poverty Level	150	49
Source(s): U.S. Census Bureau, 2012-2016 ACS; HCD 6 th Cycle Data Package.		

To improve economic conditions of this group and in accordance with California Health and Safety Code Section 1596.79, Program H-2 has been created to amend the Zoning Code to allow large family daycare homes by right, which should help provide more child daycare opportunities in the City.

7. Extremely Low-Income

Households in the extremely low-income category have special housing needs because they are unlikely to find market-rate housing that is affordable at any price.



This section outlines the number and percentage of extremely low-income households and actions the City may take to better serve them. Extremely low-income households may be homeless or in danger of being homeless because of their inability to find appropriately priced housing. The extremely low-income category focuses on those households that make up less than 30% of the area median income, which equates to \$17,350 or less for a family of four.

Over 6% of all households in Colusa are paying more than 30% of their income towards housing expenses (refer to Table 9.3-23). Over 100 people in Colusa with annual incomes of less than \$20,000 were paying more than 30% of their income for shelter. That constitutes over 26% of this extremely low-income category. Because of these cost burdens, extremely low-income households may require specific housing solutions, including subsidies, housing with supportive services, shared housing and/or single-room occupancy units.

For extremely low- and very low-income families who need rental assistance, the Section 8 Rental Assistance program provides a limited number of housing vouchers to those that qualify and are accepted into the program. Vouchers, in the form of direct payment to the landlord, are provided to tenants to fill in the financial gap between what they can afford to pay and the market-rate of the rental unit. The Regional Housing Authority (RHA) of Sutter County administers this program for Colusa County, including the City. RHA indicated that 18 families are currently being served by this program who live in the City. Most of the County's Section 8 funding is allocated to extremely low-income families with a smaller number allocated to very low-income families. There is a waiting list of families for this program. This all indicates there is a strong demand for housing subsidies by extremely low-income families in Colusa.

8. Homeless Population

Homeless individuals, generally in the extremely low-income category, include, but are not limited to: victims of domestic violence, persons with mental illness, persons suffering from addiction, 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.

Though there appears to be no significant homeless population in the City, some extremely low-income households are most at-risk of becoming homeless. In any case, it is clear that there is a need for a regional emergency shelter to serve homeless needs. The City 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 who call Colusa the location of their last permanent residence. Many of the homeless individuals are permanently homeless who often live outside the City, but who need periodic emergency shelter during in-climate weather, such as during the winter when the temperature can reach below freezing and during the summer when it can reach above 100°.

The Continuum of Care study, prepared by HUD in 2019, indicates that the 5-county area, consisting of Colusa, Glenn, Tehama, Trinity and Lake Counties, estimated that there were 192 homeless individuals in this region. This is an increase of about 9% over the 2017 count. The 2019 count estimated that 57 of these individuals (about 30%) were located in Colusa County. However, the counts did not differentiate how many resided in Colusa. The community currently lacks the resources to build a new stand-alone emergency housing shelter. The immediate need is for an interim shelter that can be provided during in-climate weather periods.

Based on discussions with the City’s Chief of Police, Josh Fitch, on April 3, 2020, there are no known homeless encampments in the City and generally 4 to 5 observable homeless persons in town. A further discussion on the same day with Robin Raush, Treasurer for “A Hand Up,” a non-profit association that provides services to low-income people, confirms this number. She noted that A Hand Up observes about 5 to 7 homeless individuals using their meals program, several of whom may live within the City. This program served about 1,100 meals in 2019, to mostly homeless individuals. The Colusa Catholic Church, Our Lady of Lourdes Ministry, also provides the “Food Pantry,” serving those in need twice a week.

Colusa County Department of Health and Human Services (DHHS) provides homeless assistance through several funding sources. Through the Emergency Housing and Assistance Program (EHAP), eligible persons can receive eviction assistance and motel vouchers. Through the Federal Emergency Shelter Grant (FESG) program, eligible persons can receive assistance with first month’s rent and motel vouchers. To be eligible for these resources, a homeless person’s must (1) have an income below the federal poverty level, (2) be a Colusa County resident for at least 14 days, and (3) either be currently homeless or at imminent risk of becoming homeless. Motel voucher assistance is limited to 30 days in any 24-month period. To be eligible for rental assistance or eviction assistance, interested persons must demonstrate sufficient resources to maintain rent payments.

The City’s Zoning Code allows homeless shelters by right in areas that have public services that are in close proximity to public transit stops and jobs and in easy-to-walk-to other public services within the General Apartment (R-4) Zone

District and the High-Density Housing Combining (R-4-HD) Zone District. Provisions within this district are consistent with SB 2, state-wide legislation.

9. Agricultural Workers

Agriculture workers can be characterized as having extremely low-incomes that need special housing needs. But they play a critical role in contributing to Colusa County's major producing industry. The 2018 gross production value for agriculture was \$908,154,000. This represents an increase of \$24,574,000 when compared to 2017 production values of \$883,580,000. The gross value for almonds in the amount of \$325,839,000 exceeded the value of rice at \$233,874,000 as the top commodity. Walnuts, processing tomatoes and miscellaneous fruit and vegetable crops were three, four and five respectively. Gross value of the top five commodities accounted for approximately 77% of the gross value of commodities within Colusa County.

The largest portion of Colusa's workforce (over 18% or 552 of 2,723 people who live in Colusa) were employed in agriculture forestry, fishing/hunting and mining. Similarly, over 27% of Colusa County's workforce (2,648 of 9,663 people) worked in the same sector in 2018. Census data does not identify how many of these workers are employed separately in farm industries. These figures also do not indicate whether the employment is seasonal or permanent. Therefore, there are many residents in the City and County at-large involved in agricultural production. Thus, there is a great demand for agricultural worker housing in both the City and County. Census data does not breakdown farm worker housing statistics by City, so this evaluation of housing needs is based on County-wide information. This County-wide information, however, is reflective of needs and trends within the City of Colusa.

The housing needs of permanent farm workers are no different from those of other employment groups. Such needs 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 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.

Table 9.3-29 identifies the number of farms hiring workers in 1997, 2002, 2007 and 2012 and provides details regarding the number of days worked, as well as the number of migrant laborers. The 2012 Census of Agriculture reported there were 373 farms in Colusa County with 3,205 workers (farm labor). This data is only available County-wide and does not breakout the number of workers in the



unincorporated area versus the incorporated cities, such as Colusa and Williams. The number of farm workers has declined from 3,831 in 1992 (72%) to 1,617 (53%) in 2007.

Migrant farm workers have been included in the U.S. Department of Agriculture (USDA) Census of Agriculture in 2002 and 2007. In 2002, 100 farms (26%) hired migrant workers. In 2007, 62 farms (18%) hired migrant workers. By assuming that the 268 farms hiring seasonal workers (less than 150 days) also hired migrant workers at the same ratio of farms hiring migrant workers, there would be approximately 248 migrant workers in Colusa County in 2012.

Table 9.3-29. Colusa County Farm Labor				
	1997	2002	2007	2012
Farms Hiring Labor	447	380	343	373
% of All Farms	55%	46%	42%	48%
Number of Workers	5,472	3,684	3,058	3,205
Number of Days Worked				
Days Worked – 150 or more	1,819	1,451	1,441	1,839
Days Worked – 150 or fewer	3.653 - 67%	2.233 - 61%	1,617 - 53%	1.366 - 43%
Migrant Workers				
Migrant Farm Labor	--	--	100 farms	244 farms
% of Farms Hiring Labor	N/A	N/A	26%	26%
Source(s): USDA Census of Agriculture.				

D. AVAILABILITY OF AFFORDABLE HOUSING

1. Housing Affordability

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

- 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
- 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:



- Extremely-low: 0- 30% of median County income
- Very low-: 31- 50% of median County income
- Low-: 51- 80% of median County income
- Moderate-: 81-120% of median County income
- Above moderate-: More than 120% of median County income

For over a decade, 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 (considered extremely low-income). Based on 2015 Comprehensive Housing Affordability Strategy (CHAS) data, the City had the following distribution of lower income households:

- Extremely-low: 255 households
- Very low-: 210 households
- Low-: 380 households
- Moderate-: 200 households
- Above moderate-: 1,050 households
- **Total: 2,090 households**

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- 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 9.3-30 provides the annual income limits for each income category for households of various sizes. Table 9.3-31 provides income ranges for each category and what is considered affordable rents for each income category. Affordability of housing for each income category is typically based on income limits for a 4-person household. (Note: These income levels have been established by HCD as limits for qualification for certain state programs and do not reflect household incomes within the City of Colusa.)



Table 9.3-30. Colusa County State Income Limits (2019)								
Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely low-	13,650	16,910	21,330	25,750	30,170	34,590	39,010	42,800
Very low-	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800
Low-	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450
Moderate-	45,350	51,850	58,300	64,800	70,000	75,150	80,350	85,550
Above Moderate-	54,450	62,200	70,000	77,750	83,950	90,200	96,400	102,650
Source(s): HCD 2019.								

Table 9.3-31. City of Colusa Housing Affordability by Income (2019)		
Income Level Group	Annual Income Range ⁽¹⁾	Affordable Monthly Payment ⁽²⁾
Extremely low-	\$0 - \$25,750	0 - \$644
Very low -	\$25,750 - \$32,400	\$644 - \$810
Low-	\$32,400 - \$51,850	\$810 - \$1,296
Moderate-	\$51,850 - \$77,750	\$1,512 - \$2,268
Above moderate-	\$77,750 and above	\$2,268 and above
(1) Based on Area Median Income of \$64,800 for a 4-person household.		
(2) Based on 30% of gross income for low- and very low-income households; 35% of gross income for moderate- and above moderate-income households.		

Table 9.3-32 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.

Appendix B (Table B-1, Rental Survey) of this document indicates that there are a number of market-rate rental units in Colusa ranging in monthly rental rates of between \$500 and \$1,595, many of which are affordable to lower-income households. Appendix C (Table C-1, Multiple Listing Service) presents a snapshot of the sale market with a 2019 median sales price for a home of about \$288,000. Most of these homes that sold would not be affordable to lower-income families in Colusa.



Table 9.3-32. Colusa County Typical Wages by Occupation (2019)		
Occupation	Mean Hourly Wage	Mean Annual Earnings
Administrative Services Manager	\$42.84	\$93,290
Business Officer Specialist	\$31.91	\$66,360
Medical Assistant	\$17.11	\$37,600
Preschool Teacher	\$14.92	\$32,340
Teacher	NA	\$68,730
Office and Administrative Support Worker	\$17.92	\$24,956
Farm Workers	\$11.74	\$37,350
Agricultural Equipment Operator	\$11.60	\$25,960
Retail Salesperson	\$27.71	\$57,640
Source(s): U.S. Bureau of Labor Statistics (2018) for North State Region.		

2. Overpayment

Overpayment is a significant problem for lower-income, renter households as the proportion of their income going toward housing costs leaves less for other necessities. Housing overpayment can also have adverse effects 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 some low-income households, especially large households, reflects choices limited by a lack of adequate affordable housing.

For over a decade, 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 home owners 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.

According to the most recent data available for the City from the HCD 6th Cycle Data Package, 32.9% of all households in the City of Colusa spent more than 30% of their gross income for housing. This was evenly split with approximately 16.5% of all renter-occupied households and 16.5% of all owner-occupied households in the City overpaying at the time data was collected (2015) (see Table 9.3-33).



The data showed that overpayment was most pronounced among renter households earning less than \$20,000, which would correspond generally with those households with incomes in the extremely low- to the middle range of very low-income. Over 62% of the 240 households in the City with incomes less than \$20,000 a year were paying more than 30% of their income for shelter.

Table 9.3-33. Overpayment by Households in the City of Colusa (2015)		
Total Household Characteristics	Number	% of Total Households
Total Occupied Units (Households)	2,090	100.0
Total Renters	835	40.0
Total Owner	1,255	60.0
Lower Income Households (0-80% of HAMFI)	845	40.4
Renters	605	28.9
Owners	250	11.5
Lower Income Households Paying >50%	294	14.1
Renters	250	12.0
Owners	44	2.1
Lower Income Households Paying >30%	464	22.2
Renters	340	16.3
Owners	124	5.9
Total Households Overpaying	688	32.9
Renters	344	16.5
Owners	344	16.5
Households Paying 30% - 50%	384	18.4
Households Paying >50%	304	14.5
Source(s): HCD 6 th Cycle Data Package.		

3. Assisted Housing Developments and At-Risk Housing

California Government Code § 65583 requires that this Housing 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. Projects that are at-risk are those that are eligible to convert from restricted lower rent to market rent within 10-years from the date the agreement expires. This analysis must provide:

- A comprehensive inventory of all subsidized rental housing units;
- A cost comparison of replacing or preserving any units that will become at-risk in the 10-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; and
- Inventory of existing and proposed City programs for preserving at-risk units.

As shown in Table 9.3-34, the City has 272 units of public assisted housing units. All are considered low risk, which means this affordability will remain through the next 10 years (during the entire 6th RHNA Cycle).

Table 9.3-34. Assisted Housing Developments in the City of Colusa (2020)			
Assisted Housing	Number of Subsidized Units	Subsidy Program	Expiration Date
Devonshire	29 (family)	HUD Section 8 Tax Credit	2034 (Low Risk)
Colusa Greens	40 (family)	USDA Section 515 and 521	2033 (Low Risk)
Colusa Gardens	94 (family)	Tax Credit	2043 (Low Risk)
Colusa Del Rey	80 (family)	Tax Credit	2062 (Low Risk) over
Frank Jaconetti Senior Manor	29 (senior)	HUD Project Rental Assistance Contract	2034 (Low Risk)
Total	272		All Low Risk
Source(s): California Housing Partnership and City of Colusa (2020).			
Notes: Affordable units consist of rent restricted for tenants that qualify as low-income according to federal and state program standards. Low risk are those projects that contracts expire more than 10 years from 2020.			

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. Program H-5 requires replacement of housing units that are removed from this inventory.

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 paragraphs include estimated



per unit preservation costs for the City, according to a market survey of similar projects within the region and private developers.

- **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 depending on factors, such as location, density, prevailing wage labor, unit sizes, construction materials and on-site and off-site improvements. Table 9.3-35 shows the difference in expected cost for acquisition and rehabilitation of units. Table 9.3-36 describes new construction costs for a typical apartment in Colusa. 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 an apartment rent of \$635 would result in necessary monthly assistance of \$174 a month or \$2,080 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 \$31,600 per family. The total cost of producing new and comparable units is estimated at between \$155,000 (acquisition of new unit) to \$266,000 (new construction) for a 20-year period (including financing costs), while rehabilitation is estimated to be \$60,000 for a 20-year period (including financing).
- **Tenant-Based Public 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 a low-income 3-person family that requires rental assistance earns \$27,500, then that family could afford approximately \$627 per month for shelter costs. The difference between the \$627 and the median rent in Colusa of \$950 would result in necessary monthly assistance of \$323 a month or \$3,876 per year. If a very low-income 3-person family that requires rental assistance earns \$17,000, then that family could afford to pay \$365 per month for shelter costs. The difference between the \$425 and the median rent in Colusa of \$1,130 (market-rate housing) would result in necessary monthly assistance of \$705 a month or \$8,460 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 approximately \$17,520 per low-income family and \$24,000 per very low-income family. In summary, purchase and rehabilitation of an existing housing project which has an expired agreement would be less expensive and possibly a better investment within the City, to preserve affordable units in the City as compared to the cost of building new units.
- **Section 8 Housing Voucher Program:** RHA administers the Section 8 program for Colusa County. RHA of Nevada and Sutter Counties administers the Housing Choice Voucher program, which is the federal government's major program for assisting very low-income families, the elderly and the disabled to rent decent, safe and sanitary housing in the



open market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. A rental subsidy is paid to the landlord directly by RHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. As of January, 2020, the County served 79 families with this voucher program of which 18 were located in the City. RHA maintains a waiting list for this program so this program varies in service between the cities and the County depending on families RHA serves at any point in time. The waiting list for vouchers opens annually.

Table 9.3-35. Assisted Housing Developments in Colusa (2020)	
Fee Type	Cost per Unit
Acquisition	\$100,000
Rehabilitation	\$35,000
Financing/Other	\$25,000
Total Cost per Unit (acquisition)	\$155,000
Total Cost per Unit (Rehabilitation)	\$60,000
Source(s): City Colusa, 2020, includes entitlement, engineering, agency fees, infrastructure construction and prevailing wage. For multi-family, assumes 1 building with 4 dwelling units. 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.	

Table 9.3-36. Estimated Costs for New Apartment Units in Colusa (2020)	
Fee Type	Cost per Unit
New Apartment Units	\$190,000
Financing/Other	\$76,000 (20-year finance period)
Total Cost per Unit	\$266,000
Source(s): City Colusa, 2020, includes entitlement, engineering, agency fees, infrastructure construction and prevailing wage. For multi-family, assumes 1 building with 4 dwelling units. 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.	

Financial Resources for At-Risk 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 that



have an established association with the City or have sought the right of first refusal status with HCD are:

- Eskaton Properties Inc.
5105 Manzanita Avenue
Carmichael, CA 95608
- Rural California Housing Corp.
3120 Freeboard Drive, Suite 202
West Sacramento, CA 95691
- Christian Church Homes of Northern California, Inc.
303 Hegenberger Road, Suite 101
Oakland, CA 94621

4. New Construction – Market-Rate Affordability

Many factors can affect the cost of building a single-family house, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage and structural configuration. According to the 2019 Building Valuation Data published by the Building Safety Journal, construction costs for a single-family home range from \$184 to \$266 per sf. Multi-family units typically cost \$112 to \$167 per sf. A reduction in amenities and the quality of building materials can result in lower sales prices. The cost of a 1,200 sf single-family home would range from \$220,800 to \$319,200. Custom home development with increased costs of over \$300 per sf can exceed \$400,000 for a 1,200 sf single-family home.

The cost of a 750 sf apartment units would range from \$160,00 and \$200,000. Prefabricated factory-built or manufactured housing, which is permitted (under the City's Zoning Code Permitted Uses) are ministerial permits. They are approved administratively by staff. The review is limited to determining compliance with parking, setbacks, coverage, height regulations in all residential districts (in accordance with state law). Based on bids in 2019, the cost ranges from \$90,000 to \$145,000 for a new manufactured home purchase and installation (excluding land, development impact and connection fees and permit fees). As compared to the 2014-2019 period, constructions costs have increased about 60%, much of this due to the increased costs of labor, materials and increased code requirements from the 2018 International Green Construction Code which will have been adopted for the 2019-2028 planning period. Although construction costs are a significant portion of the overall development cost, the City can do little to mitigate its impact.

Mixed-Use Housing Opportunities

The City currently has four mixed-use zone districts, one of which is activated along Fremont Street. The Residential Mixed-Use (M-U-R) Zone District encourages the development of an integrated mix of retail, residential, professional and service uses, as well as low to medium-density residential uses ranging from 3 to 12 dwelling units per acre. The other three mixed-use zone districts are



intended to be located in the downtown area to encourage transit-oriented development that can provide for various residential development.

The Bridge Street Mixed-Use (M-U-B) District, for example, encourages transit-oriented development that provides a horizontally integrated mix of retail, professional and service uses directed toward area residents and travelers along Bridge Street, as well as medium- to high-density residential uses ranging from 8 to 20 dwelling units per acre.

These downtown districts were developed as a result of the City's Downtown Economic Development Strategic Plan, Phase I, which was adopted in 2012. The City will be moving forward with preparing Phase II of this plan to facilitate the development of higher density housing pending receipt of SB 2 and Local Early Action Planning (LEAP) grant funding which is being offered by HCD. Program H-12 of this Housing Element provides for completing Phase II of the plan, which will include amending the Zoning Code and Map to create regulations for the downtown to facilitate more housing.

Development Trends

Only 28 permits were issued for new residential units during the 5th RHNA between January 1, 2014 and December 31, 2019. Most of these being 19 units in 2014 for 7 apartment units and 12 self-help houses. However, development is picking up in Colusa with more recent permits issued in 2020 for 10 apartment units and 5 houses. A number of planned developments have been approved or proposed for approval that are either located within the City or are in the process of being annexed into the City. It is noted that the City did not deny any building permits for new residential development during the 5h RHNA. These developments are discussed as follows.

Colusa Sunrise Landing Development: The City approved the Sunrise Landing project on April 3, 2018, consisting of the subdivision and development of approximately 57 acres into 180 lots for eventual development of a 180-unit single family project. The project, which is located within the southeast section of the City, will be developed in six phases with several home models starting with a 1,600 square foot house selling for \$340,000 to a 2,792 square foot house selling for about \$460,000. Three model units have been completed and housing construction is ongoing.

Chaney-Wilson Residential Subdivision: This project is being processed as an annexation to the City, south of the City, with a proposed development of 34 houses on about 12.8 acres. The developer plans to complete the annexation in 2020 and start construction in 2021.

Colusa Crossings: On February 5, 2013, the City approved a develop agreement for the Colusa Crossings project, which involves a proposed development of a 300-acre planned community, proposed to include over 1,300 dwellings (mix of low, medium and high-density units, with a school and parks. The project, which is located to the west of the City, adjacent to the City's incorporated boundaries, will need to be annexed and subsequent subdivision maps and other land use entitlements will be required prior to constructing this project. Although the



development agreement apparently is still valid, subsequent land use approvals from the City will be required before any construction commences.



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9.4 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.

A. GOVERNMENT 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 Wildlife 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 health, 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.

1. Land Use Controls

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

General Plan

In October 2007 the City 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 9.4-1 below). The 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.

Table 9.4-1. City of Colusa General Plan Allowable Densities	
Land Use Designation	Density (Dwelling Units Per Acre)
Estate Residential	1 - 3
Low-Density	3 - 8
Medium-Density	8 - 12
High-Density	12 - 20

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, which also act as criteria for development within the City.

Subdivision Regulations

Chapter 17 of the Colusa Municipal Code regulates the subdivision of land and real property within the City for the purposes of sale, lease or financing in all instances except those which are exempt under the provisions of the Subdivision Map. These regulations provide procedures for reviewing and processing land subdivisions in the City that are consistent with the Subdivision Map, often in cases involving the development of housing in Colusa. 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 conduct an informal review of the proposed building architecture using the General Plan's Community Character and Design Element.

Zoning Code

The City Zoning Code prescribes allowable land uses, height, bulk, density and parking standards for each zone district in the City. The Zoning Code was amended in 2014 to comply with various changes to state housing law. However, state housing laws have since been changed that will require the City to further amend the Zoning Code. Program H-2 includes a large list of these amendments, which are contemplated to be completed by the end of 2020. Some of these amendments are referenced within this discussion.

Under the current Zoning Code, housing is permitted by zone district as described in Table 9.4-2. Table 9.4-3 provides the residential standards, which all new



development is required to meet. It shows the maximum units per net acre for single- and multi-family residential zones, as well as commercial districts that will allow mixed-use development.

Conditional Use Permits

A Conditional Use Permit (CUP) is not required for residential developments in the City. Multi-family developments are allowed within the existing R-3 and R-4 Multi-Family Zone Districts and are also allowed by right, so long as they comply with development standards set forth in the Zoning Code. The Zoning Code allows residential development within the Commercial and Industrial Zone Districts with approval of a major use permit. These are not considered a significant constraint to the production of housing in Colusa.

Variances

A variance is a discretionary permit issued by the City Planning Commission allowing deviation from particular provisions of the Zoning Code or development regulations. The Zoning Code allows for the issuance of variances for properties subject to special conditions related to size, topography, location or surroundings. Variances are only granted in the event that special conditions exist and the strict application of Zoning Code requirements prevents the property from participating in the privileges of surrounding properties that are subject to the same Zoning Code.

Table 9.4-2. Housing Types Permitted by Zone District						
Housing Types Permitted	Zone District					
	R-1	R-2	R-3	R-4, R-4-HD	Commercial Zones	Industrial Zones
Single-Family ⁽¹⁾	X	X	X	X	C	C
Multi-Family		X	X	X	C	C
Second Units ⁽²⁾	X	X	X	X	C	C
Manufactured Home	X	X	X	X	C	C
Residential Care ⁽³⁾	X	X	X	X	C	C
Transitional Supportive Housing ⁽⁴⁾	X	X	X	X	C	C
Emergency Shelter ⁽²⁾				X	C	C
Farm Worker Housing (permanent multi-family) ⁽⁴⁾			X	X	X	C
Farm Worker Housing (migrant and seasonal multi-family) ⁽⁴⁾			X	X	X	C



Table 9.4-2. Housing Types Permitted by Zone District

Housing Types Permitted	Zone District					
	R-1	R-2	R-3	R-4, R-4-HD	Commercial Zones	Industrial Zones
Single Residential Occupancy				X	C	C
<p>"X" Permitted by right.</p> <p>"C" Conditionally permitted.</p> <p>(1) Use Permit required for single-family in R-4-HD.</p> <p>(2) No regulations currently. Second units are now defined as Accessory Dwellings and allowed by right, in accordance with California Government Code § 65852.</p> <p>(3) Six or fewer unrelated persons (in High-Density Housing Combining District).</p> <p>(4) Three or more units (in Agricultural Combining District).</p> <p>Source(s): Colusa Zoning Code.</p>						

Table 9.4-3. City of Colusa Zoning Code – 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) ⁽¹⁾
Min. Lot Size (sf)	8,000	7,000 ⁽³⁾	8,000 ⁽⁴⁾	6,000 ⁽⁵⁾	N/A
Min. Site Area/ Unit (sf)	8,000 ⁽²⁾	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 ft	20 ft	20 ft	20 ft	20 ft ⁽⁶⁾
Side Yard (ft)	Interior Lots: 5 ft on one side, 10% lot width on other side Corner Lots: 5 ft on one side, 15% lot width on other side	Interior Lots: 5 ft on one side, 10% lot width on other side Corner Lots: 5 ft on one side, 15% lot width on other side	Interior Lots: 5 ft on one side, 10% lot width on other side Corner Lots: 5 ft on one side, 15% lot width on other side	Interior Lots: 5 ft on one side, 10% lot width on other side Corner Lots: 5 ft on one side, 15% lot width on other side	Interior Lots: 5 ft on one side, 10% lot width on other side Corner Lots: 5 ft on one side, 15% lot width on other side ⁶
Rear Yard (ft)	20% lot depth, not to exceed 30 ft	20% lot depth, not to exceed 30 ft	20% lot depth, not to exceed 30 ft	20% lot depth, not to exceed 30 ft	20% lot depth, not to exceed 30 ft ⁶
Lot Coverage (max)	35%	40%	40%	60%	
Max. Bldg. Height (ft)	35 ft	35 ft	35 ft	50 ft	C-G: 35 ft C-N, C-H: 30 ft M-1, M-2: 100 ft



Table 9.4-3. City of Colusa Zoning Code – 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) ⁽¹⁾
Parking Spaces Required	One covered space 10 ft x 20 ft, plus one covered for any second unit	One covered space per unit 10 ft x 20 ft	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)
<p>(1) Residential uses allowed with Conditional Use Permit, development standards per R-4 requirements.</p> <p>(2) Second 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 65852.2, et. seq.).</p> <p>(3) For two-family dwellings (6,000 square feet for single-family dwellings).</p> <p>(4) 6,000 sf with Administrative Use Permit.</p> <p>(5) A smaller lot size may be approved with an Administrative Use Permit.</p> <p>(6) For dedicated residential uses only.</p> <p>Source(s): Colusa Zoning Code</p>					

Development Review

Plans for individual single-family homes or for multi-family projects that are proposed within appropriate zones (R-3 and R-4) are reviewed for compliance with objective 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- and multi-family, proposed in commercial or industrial zones (except for emergency shelters, transitional and supportive housing) 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 CUP require review and approval by the City Planning Commission at a public hearing.

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

- An optional pre-development review 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 and 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; at 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 CUP requests and City Council approval is required for all subdivision or parcel map requests.

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. Program H-12 proposes that the City prepare Phase II of the Downtown Colusa Economic Development Plan, to prepare design guidelines with objective standards for residential and mixed-use infill development. Once established, 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.

Density Bonus

The Zoning Code has a density bonus chapter that was updated in 2014 to comply with state density bonus law. However, the City has not received an application for a density bonus. 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.

AB 1743, amended into California Government Code § 65915, provides for expanded incentives and density bonuses for affordable housing projects located within a half mile of a major transit stop. A major transit stop is considered a rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service or an intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. The City currently does not have a major transit stop located in the City or within 0.5 miles of its jurisdictional boundaries. However, it is conceivable that it could sometime in the future. So, as part of the Zoning Code Amendment, under Program H-2, the Zoning Code will be amended to comply with this new housing law.

Time in Review

Table 9.4-4 identifies the approximate time necessary to process residential development applications. In general, it is expected that small developments



would be processed in 9 to 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.

After planning review, project plans are submitted to the Building Department for plan check and issuance of a building permit. Plan check review takes less than 2 weeks for smaller projects, such as a single-family house or duplex. Larger projects, that require a higher level of review, such as an apartment project, can take an additional 2 weeks to process, since the City sends the plans out for engineering review. Depending on turn around between plan check comments and the applicant's ability to return plan revisions, the entire process can take between 2 weeks and 1 month.

Cumulatively, from the time a planning application is accepted as complete to the date a building permit is issued for development, it can range from 2 weeks for construction of a single-family house to 14 months for processing and issuance of a building permit for a single-family house for a proposed 40-lot residential subdivision (refer to Table 9.4-5). A 20-unit apartment project that would be considered exempt typically takes 7 months to start construction.

Table 9.4-4. Development Review Time Frames	
Development Permit/Review Process	Time Frame ⁽¹⁾
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
Plan Check Review	2 - 4 weeks
Cumulative Review Examples	From time planning applications are deemed complete to issuance of a building permit
Cumulative Review/Permit for a 20-Unit Apartment Project	6 months



Table 9.4-4. Development Review Time Frames	
Development Permit/Review Process	Time Frame ⁽¹⁾
Cumulative Review/Permit for a Single-Family House on Lot	2 weeks
<p>(1) Statutory time begins on date the application is deemed complete by Planning staff in accordance with the State of California's Permit Streamlining Act (California Government Code § 65920, et seq).</p> <p>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.</p> <p>Source(s): City of Colusa Planning Department, July 2020.</p>	

Parking Requirements

The City's parking requirements for residential districts vary by housing type. Table 9.4-3 above, identifies the City's parking requirements for different housing types. The City requires 2 off-street parking spaces per single-family unit. For multi-family, the requirement is 1 space per studio or 1-bedroom dwelling unit and 1.2 spaces per bedroom for a 2+ bedroom dwelling unit. The City uses the state standards for parking for accessory and junior accessory dwellings, which is 1 for each attached or detached accessory dwelling unit. The Zoning Code will be required to be amended to omit reference to "Secondary Units" and in place provide standards, including parking, for accessory and junior accessory units in accordance with state housing law. Program H-2 provides for these changes, including a requirement to amend reduced parking standards to limit off-street parking requirements for qualifying lower income housing projects, in accordance with AB 744.

For emergency shelters, transitional and supportive housing, the parking requirement is even less restrictive in that covered parking is not required. For emergency shelters, transitional and supportive housing, the requirement is 1.5 spaces per room that accommodates beds and 1.5 spaces for each office or room that provides support services.

Mobile Homes and Manufactured Homes

In accordance with state law, mobile and manufactured homes, subject to the National Manufactured Housing Construction and Safety Act of 1974, are permitted as other types of housing structures in the same zone. The City's Zoning Code allows these structures in the same residential districts that other housing structures are allowed, subject to conformance with objective standards, including installation of permanent foundations systems, in accordance with related state regulations. As noted in Section 9.3 of this document, there are four operating mobile home parks in the City with a capacity for 129 mobile homes. Mobile home



parks are permitted in any residential zone district subject to a Planned Development approval and with a CUP in non-residential zones.

Improvement Standards

The City adopted revised Improvement Standards in November 2007. Presently, the City Engineer determines compliance with on- and off-site Improvement Standards and Construction Specifications for design and construction of streets, curbs and gutters, water, wastewater and drainage. Compliance with the City's Improvement Standards ensures that public improvements, such as on- and off-site 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's 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 constraints to affordable housing (refer to Table 9.4-5 below).

Table 9.4-5. City of Colusa Street Improvement Standards											
Street Cross-Sections Table (in feet)											
Street Type	RO W (1)	Street Section (2)	Travel Lanes # / Width		Bike Lanes (4)	Parking Lanes (4)	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
Source(s): Colusa Street Improvement Standards.											

Building Codes and Code Enforcement

The City has adopted the 2019 Uniform Building Code (UBC), which establishes standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increases housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current UBC standards, the



intent of the UBC is to provide structurally sound, safe and energy-efficient housing. Although the UBC impacts the overall construction costs of new development, it is necessary to maintain public safety and energy efficiency. In addition, the City adopted some local amendments to the UBC regarding the Fire Code. Chapter 7B of the Colusa Municipal Code consists of the City's adopted fire regulations. The City regularly updates the Fire Code to meet current fire code standards. Article 28 of the Zoning Code also establishes two fire zones within the City. These consist of all R-1 and R-2 residentially zoned properties and Zone 2 consists of all other properties. The Fire Zones allow the Fire Chief and Building Official to review development for compliance with the UBC and Fire Code and consider reasonable requirements for providing and maintaining fire safe design. The Planning Department provides plan checks and inspections. Building Code enforcement is basically conducted through scheduled inspections of new construction, remodeling and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of the UBC does not add significantly to the cost of housing in Colusa and maintains an acceptable standard of health and safety governance for all inhabitants.

SB 35 Streamline Housing

SB 35, adopted in 2017, provides for a qualifying lower income multi-family housing project to, among other things, avoid discretionary and CEQA reviews and provides for reduced review time. Program H-2 of this Housing Element requires that the Zoning Code be amended to address these qualifying projects in compliance with state code.

Inclusionary Housing Regulations

Inclusionary housing regulations consist of requirements for housing development to require inclusion of lower income housing units. The City does not currently have any inclusionary housing regulations.

Short-Term Rental Regulations

The City currently does not have any regulations that address short-term rentals, such as Air B&Bs. In searching Air B&B websites, there does not appear to be any of these types of rentals available, so there does not appear to be a need to regulate these types of uses in Colusa.

2. Impact and Application Processing Fees

Impact Fees

In accordance with Chapter 7B-2 of the City's Municipal Code, development impact fees are assessed by the City for new development, including residential units, to cover the City's costs to provide services and utility infrastructure to new development. Current fees are based on an Impact Fee Study prepared by the City in 2011, which determine the real costs to the City of providing adequate City services to new development. The Impact Fee study is currently being updated and should be completed in 2021. To encourage infill housing development, on



April 7, 2020, the City Council approved temporary reduction to new residential development (complete housing units) zoned R-1, R-2 and R-3 by 50% applicable to the older boundaries of the City. This will apply to most of the developed portions of the City from April 2020 until the development impact fees have been updated. 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 the City Council. Impact fees are collected for streets, capital facilities, storm drainage, parks facilities, and water system and sewer facilities, as shown in Table 9.4-6.

Also, effective January 1, 2020, in accordance with state accessory dwelling unit laws, the City waived development impact fees for accessory dwellings of less than 750 sf.

Table 9.4-6. Development Impact Fees (2020)		
Fees*	Single-Family Home	Multi-Family Home
Streets	\$1.07 / sf	\$1.44 / sf
Capital Facilities	\$4.26 / sf	\$7.72 / sf
Parks Facilities	\$1.50 / sf	\$2.73 / sf
Water System	\$3,537.33 / unit	\$3,537.33 / unit
Sewer Facilities	\$8,476.72 / unit	\$8,476.72 / unit
Total fee/sf	\$6.83 / sf	\$11.89 / sf
Total fee/unit	\$12,074.05 / unit	\$12,074.05 / unit
Storm Drainage (east)	\$8,427.62 / acre	\$8,427.62 / acre
Storm Drainage (central)	\$12,119.11 / acre	\$12,119.11 / acre
Storm Drainage (west)	\$18,179.80 / acre	\$18,179.80 / acre
*Fees are reduced 50% for complete new residential development within R-1, R-2 and R-3 infill sites generally between Bridge and 13 th Streets (East/West) and Market and Tuttle Streets (North/South), per City Council Resolution 20-12. In accordance with California Government Code § 65852.2, Accessory Dwelling Units of 749 sf or less and all Junior Accessory Dwelling Units are exempt from payment of these fees.		

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 District of new students generated by new development within the City. The school impact fee is levied on a per square-foot basis and was increased by the District on June 15, 2020, from \$2.97 to \$4.08 per square-foot of livable residential space.

Cumulatively, impact fees equate to between 8% and 12% of the total cost of housing in Colusa, depending on location and type of housing (refer to Table 9.4-9). These fees may be considered a cost constraint to the production of housing within Colusa. However, comparatively with other surrounding jurisdictions, these fees are fair and not considered a significant constraint to the production of housing in Colusa.

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's dedication or in-lieu ratio requirement of 5 acres to 1,000 residents is the same as that required by many municipalities in the Sacramento region.

Cumulatively, between the City and School District, total government fees for housing equate to about 10% of the total estimated cost of housing within the City. These fees may be considered a cost constraint to the production of housing within Colusa. However, comparatively with other surrounding jurisdictions, these fees are fair and not considered a significant constraint to the production of housing in Colusa.

Development Processing Fees

The City collects development fees and fee processing deposits to ensure reimbursement to the City for time spent by staff and consultants in processing requested development permits. Colusa also requires developer funding and/or construction of off-site extension of utilities and storm drain infrastructure and requires the developer to construct all internal streets, curbs and gutters 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 multi-family, required by the City are shown in Tables 9.4-7 and 9.4-8 below. Development fees for multi-family development are similar to single-family development. Permit processing and development fees assessed by the City are generally lower than comparable jurisdictions. In some cases, the fees do not fully cover the cost of providing services and facilities.

As shown in Table 9.4-6 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 residential development is shown in Table 9.4-9 below and in the following pages.

Development fees in the City are comparable to those assessed by Colusa County and the Cities of Williams and Yuba. These fees 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 in Table 9.4-9, impact fees and development processing fees represent less than 10% of the overall cost of development for a 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.

Table 9.4-7. City Development Processing Fees (2020)	
Fee	Fee Amount
Building Permit Fee (0 - 1,500 sf)	\$2,040.75
Building Permit Fee (1,501 - 10,000 sf)	\$1.13 per sf
Grading Plan Check (1 - 50 cy)	\$610.00 deposit - Cost based on actual time.
Grading Plan Check (51 - 100 cy)	\$660.00 deposit - Cost based on actual time.
Grading Plan Check (101 - 1,000 cy)	\$700.00 deposit - Cost based on actual time.
Grading Plan Check (1,001 - 10,000 cy)	\$850.00 deposit - Cost based on actual time.
Grading Inspection (1 - 50 cy)	\$350.00 deposit - Cost based on actual time.
Grading Inspection (51 - 100 cy)	\$400.00 deposit - Cost based on actual time.
Grading Inspection (101 - 1,000 cy)	\$450.00 deposit - Cost based on actual time.
Grading Inspection (1,001 - 10,000 cy)	\$500.00 deposit - Cost based on actual time.
Plan Check Fee	Included w/Building Permit
Zoning Compliance Review Fee	Cost based on actual time.
Water Meter Installation and Hookup Fee*	\$25.00 plus time and materials
Engineering Fees	Cost of review. Varies with engineering complexity of project.
*Sewer hook-up included in development impact fees (see above).	

Table 9.4-8. Project Application Fees (2020)	
Fee Type	Amount*
Annexation	Cost based on actual time and materials.
Certificate of Compliance	Cost based on actual time and materials.
Conditional Use Permit (Minor)	Cost based on actual time and materials.
Conditional Use Permit (Major)	Cost based on actual time and materials.
Encroachment Permit	Cost based on actual time and materials.
Floodplain Development Permit	Cost based on actual time and materials.
General Plan Amendment	Cost based on actual time and materials.



Table 9.4-8. Project Application Fees (2020)	
Fee Type	Amount*
Lot Line Adjustment	Cost based on actual time and materials.
Parcel Map, Tentative	Cost based on actual time and materials.
Parcel Map, Final	Cost based on actual time and materials.
Rezoning	Cost based on actual time and materials.
Site Plan Review - Residential	Cost based on actual time and materials.
Subdivision Map (Preliminary)	Cost based on actual time and materials.
Subdivision Map (Tentative)	Cost based on actual time and materials.
Subdivision Map (Final)	Cost based on actual time and materials.
Zoning Variance	Cost based on actual time and materials.
*Staff rate is \$50.00/hour for Senior Planner.	

3. 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 SB 1087 requires water and sewer providers, in this case the City, to grant priority service to developments that include housing units affordable to low-income households.

Water Supply

The City provides potable water service within the current City limits, comprising about 1,174 acres and 6,023 people. According to the City's 2012 Annual Report, submitted to the California Department of Public Health, the City maintains a water delivery capacity of 4,038 gallons per minute (gpm) through 5 ground-water wells and 2 above-ground storage tanks (with a capacity of 250,000 gallons). This is sufficient to meet not only recent city-wide demand of 2.95 million gallons per day (mgd), but also the additional demand of 0.12 mgd from increased residential water connections associated with the projected build-out of the 379 RHNA dwellings (at 350 gallons per day per dwelling unit). Recent water system improvements include restoration of the City's 2 above-ground storage tanks, in compliance with 2010 standard requirements. Water supply and treatment facilities are not constraining factors to accommodating future development anticipated during the 2020-2028 RHNA. In accordance with SB 1087, the City will reserve water capacity for a minimum 140 equivalent dwelling units during the 2020-2028 RHNA period, as identified in the City's RHNP for low-income households (refer to Policy H-22 of this document).



Wastewater Facilities

The City provides wastewater treatment within the City limits, comprising about 1,174 acres and 6,023 people. Wastewater is collected within a 26-mile sewer line network, then treated through the City's secondary-treatment system, with an average flow of 0.48 mgd and an average daily capacity of approximately 0.7 mgd. This capacity is sufficient to handle the City's current and future average daily and dry weather flows. The City's future wastewater system treatment demand will increase by approximately 0.07 mgd as a result of projected growth (between 2020 and 2028) of the 379 RHNA dwellings (at 210 gallons per day per dwelling unit).

Occasionally, wet weather demand exceeds the maximum treatment capacity, but not enough frequency to pose a constraint to future residential development. The City's Wastewater System Master Plan (March 2009) provides a plan for upgrading the system to improve current capacity to mitigate wet weather flow capacity and for a plant expansion that would increase capacity to accommodate General Plan build-out. Wastewater facilities are not constraining factors to accommodating future development anticipated during the 2020-2028 RHNA period. In accordance with SB 1087, the City will reserve sewer capacity for a minimum 140 equivalent dwelling units during the 2020-2028 RHNA period (refer to Policy H-22 of this Document).

Dry Utilities

The City does not provide dry utilities, such as electricity and telephone services, so it has little control over supply and connection to projects. However, PG&E provides electrical services and [Frontier Communications and ComcastAT&T](#) provides [hard line](#) telephone services to all areas [in the supported by water and sewer utilities](#).

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 (FEMA) designates the majority of the General Plan area 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 (see Figure 9.4-1). 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 CUP within the M-1 Zone 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 has historically had localized drainage and flooding problems on its east side during and immediately following high-intensity storm events, primarily due to antiquated surface drainage systems. Larger scale new residential development within this area could, therefore, be subject to on- and off-site 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.

Article 39 of the City's Municipal Code, Flood Plain Management, provides regulations for a development with a floodplain. It includes provisions to mitigate potential flood impacts on development and working with the FEMA to ensure public safety. Through these regulations, the City participates in the National Flood Insurance Program (NFIP) that provides federally-backed flood insurance to homeowners, renters and business owners.

Optional Program H-31 of this Housing Element provides that the City consider complying with AB 162 that requires the City 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.

Development Constraints due to Wildfires

Development is not constrained due to wildfire issues. According to the California Department of Forestry and Fire Protection, the City is within a Local Responsibility Area (LRA) that is mostly urban un-zoned and non-urban as to its fire hazard severity zones. Essentially, this means that the City is at low risk for wildland fires.

Prevailing Wage Laws

Public works projects and affordable housing financed through the use of public funds are required to pay prevailing wages, which creates a significant cost impact on the construction or rehabilitation of affordable housing units for low- or moderate-income persons and the infrastructure to support such housing. The rehabilitation of certain qualifying affordable housing units for low- or moderate-income persons is exempted from this requirement. SB 972 provided for exemptions from prevailing wage requirements for the construction or rehabilitation of privately owned residential projects.

Native American Consultation

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA, "tribal cultural resources." It requires that a city undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to tribal cultural resources. A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. The



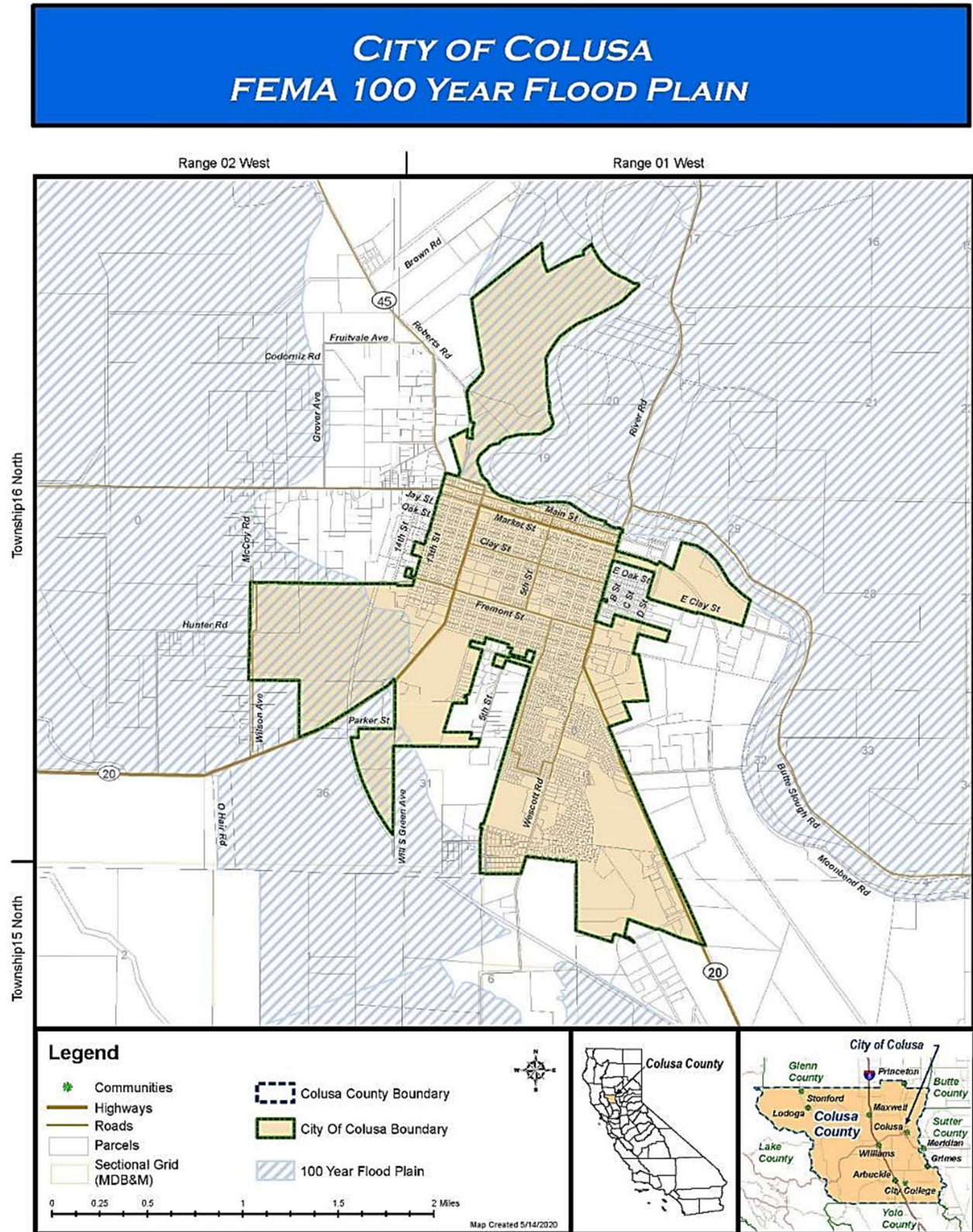
City has not received any requests for tribal consultation from any tribe, so at this time this is not considered a significant constraint to housing production in the City.

Fair Housing Constraints

The provision of equal housing opportunities for all persons is an important goal of this Housing Element. The City addresses complaints regarding fair housing issues through its Planning Department. City staff monitor complaints and, if necessary, refer fair housing matters to the California Rural Legal Assistance, 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.



Figure 9.4-1. Floodplain.



City-Owned Land

Surplus lands owned by the City seem limited or constrained in such a way that they are not well equipped to provide for affordable housing sites. There may be suitable surplus City-owned lots that could be made available to a non-profit developer that builds affordable homes to a qualifying household. In accordance with AB 1486, Program H-21 was created to look into the feasibility using these sites for development of housing for lower income families

Local Hazard Mitigation

In collaboration with Colusa County and the Cities of Colusa and Williams, the Local Hazard Mitigation Plan (LHMP) was updated in 2018. The LHMP identifies a number of scenarios that make the City vulnerable to hazards and recommends a number of measures to address mitigation from new development, such as residential construction. The LHMP recommends that it be integrated into the City's General Plan, particularly the Safety Element. Program H-31, an optional program of this Housing Element, has been created to amend the General Plan by 2022 to address this recommendation and comply with a number of related state laws concerning flooding, wildfire and climate change hazards. None of this is considered to have any significant constraints to the production of new housing in the City.

Public Information Constraints

AB 1483 (California Government Code § 65940.1) requires the City to make information available on housing development fees, applicable Zoning Code, annual fee reports and archived nexus fee studies. All of this information is posted on the City's website and documents are available at City Hall for open use by the public. Therefore, there are no constraints to housing development from limiting information to the public.

4. 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. This Housing Element must analyze potential and actual constraints upon the development, maintenance and improvement of housing for these groups. Colusa 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

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, including those with developmental disabilities. Individuals within this special needs group may reside in residential units or community care facilities in any zone 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 Code does not differentiate between related and unrelated persons in the occupancy of residential units. Pursuant to state law, the Zoning Code allows group homes of 6 or fewer persons by right in all residential zone 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 Code 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 Code provision that 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.) The Zoning Code also requires all new multi-family development projects to incorporate reasonable accommodation design standards into new development project design. These provisions do not discriminate between physical or developmental disabilities. Also, Article 43, Reasonable Accommodation, of the Zoning Code provides a process for City approval of special accommodations for persons with special disabilities and those with special needs. This provides City Planner approval of exceptions to zoning regulations to accommodate special needs. However, some approval findings may act as a barrier to housing for persons with disabilities. For example, findings (such as potential impacts on surrounding uses and requiring that other accommodations of equivalent benefit are not available) could act as a constraint. Program H-2 has been added to address these potential constraints.

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 (ADA) (42 U.S.C. § 12101 et. seq.), which specifies that a number of the residential units in new multi-family construction of 3 or more apartments or 4 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. The Zoning Code also requires all new multi-family development projects to incorporate project design in accordance with the ADA and/or CBC, as adopted by the City.

Residential Care Facilities

Pursuant to state law, the City allows group homes (small residential care facilities) for 6 or fewer individuals by right in all residential zone districts. Group homes of



7 individuals or more (large residential care facilities) are allowed by right in all other zones with a conditional use permit.

Transitional and/or Supportive Housing

Transitional and/or supportive housing are defined separately in the Zoning Code as follows:

- **Transitional housing** is housing that provides support services exclusively designated and targeted for recently homeless persons and families that is intended to assist them in obtaining a stable income and permanent housing. Occupancy of such a facility is limited to between 6 and 24 months. Support services provided may include meals, child care, counseling, vocational rehabilitation and other similar support services. This housing type shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- **Supportive housing** is housing that provides support services exclusively designated and targeted for recently homeless persons and families that is intended to assist them to gain necessary life skills in support of independent living. Additional services for this type of housing may include case management, mental health treatment and life skills. This housing type has no limit on length of stay. This housing type shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

The Zoning Code considers these facilities as residential uses of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. In accordance with AB 2162, the Zoning Code will need to be amended to allow supportive housing when it meets certain criteria and is allowed in all zoning districts that allow residential uses, including non-residential zones. Program H.2 includes this provision.

Colusa Independence, a 19-bed transitional housing facility located in the City, is operated by Colusa County. Another transitional facility is located next to City boundaries in the unincorporated area of Colusa. These facilities have good track records to helping homeless persons transition back to independence. Individuals residing in transitional housing must participate in services, such as job counseling or behavioral health.

Agricultural Worker Housing

Agricultural worker housing is defined as housing configured to accommodate a maximum of 36 beds in group quarters or up to 12 individual units designed for use by a single household that complies with the state program standards for farm worker housing. The term also includes employee housing that may allow housing for 6 or fewer individuals.

There are 4 registered private farm labor camps in Colusa County, with a capacity of 70 persons. There is also a 100-unit (11 4-bedroom units, 11 2-bedroom units



and 78 3-bedroom units) County-operated camp in nearby Williams that houses 250 people on a seasonal basis. The facility operates 180 days per year from April to October because the units are not heated. Those agricultural workers that work in the winter months transition into motels or live with relatives. The state defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer.

While the City's Zoning Code generally accommodates agricultural worker housing facilities within the Agricultural/Rural (A-R) Zone District, it allows this type of housing in other zone districts as subject to the same requirements of other residential uses, in accordance with California Government Code §§ 17021.5 and 17021.6. Program H-2 was created to amend the Zoning Code to further address allowing farm worker housing to be allowed in agricultural zones allowed by right for agricultural housing with no more than 12 units or 36 beds.

Employee Housing

While the City currently does not permit employee housing, it recognizes the need to allow employee housing in support of larger employers in the City or unincorporated areas of Colusa County that may need to provide housing for their employees. In accordance with the Employee Housing Act (Health and Safety Codes 17021.5 and 17021.5), the City will amend the Zoning Code to allow employee housing accommodations for 6 or fewer employees in residential zones deemed as a single-family use. Program H-2 was created to amend the Zoning Code to allow this and to address other provisions of state code to also allow larger employee housing within agricultural zoned land within the City of no more than 36 beds in a group quarters or 12 units.

Single-Room Occupancy (SRO) Program

Single-room-occupancy (SRO) units, consisting generally of 150 sf to 350 sf in size, can have cooking and sanitary facilities in each unit or have shared cooking and sanitary facilities. SRO units are a form of affordable private housing for lower income individuals, homeless seniors and persons with disabilities. SRO units can also be in the form of conversion of hotel/motel units to longer term housing, but can also be in the form of construction of new units. The SRO Program is authorized by Section 441 of the McKinney-Vento Homeless Assistance Act and is administered by HUD. Under the SRO Program, HUD enters into contract with public housing assistance agencies to provide Section 8 rental assistance payment to participating landowners. The Zoning Code allows SRO units in the R-4 Zone District and Commercial and Industrial Zone Districts by right.

Emergency Shelters and Low Barrier Navigation Centers

The City defines emergency shelters as housing for homeless with minimal supportive services that is limited to occupancy of 6 months or less. Pursuant SB 2, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a CUP 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 1 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. The City's Zoning Code allows emergency shelters in the R-4/R-4-HD Combining Zone District on approximately 30 acres of vacant land (refer to Figure 9.6-1, Vacant Land Inventory). This zone district permits emergency shelters by right subject only to similar residential standards (building height limits, lighting, landscaping, etc.). These properties are located in an area where access, transit, jobs and needed services are available in close proximity, such as a shopping center, the Bridge Street transit area and hospital.

Similar to emergency shelters, low barrier navigation centers are service-enriched shelters that are focused on moving people into permanent housing that provides temporary living facilities for homeless that can include dormitories, large rooms with beds or private rooms. In accordance with California Government Code §§ 65660-65668, Program H-2 was created to amend the Zoning Code to include allowing low barrier navigation centers/housing in compliance with state code.

B. 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.

1. Availability of Financing and Interest Rates

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. The availability and cost of financing to local residents and/or developers in the City are 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 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.

Interest rates have ranged between roughly 3.5% and 4.5% since 2010 to the rate of 3.74% in 2019. Throughout the 2000s, interest rates were less than 8% on 30-year fixed-rate mortgages and in 2019 have been lower than 4% and are still trending lower.

The monthly payment on a \$288,000 house with a 20% down payment and a 4% interest rate over a 30-year loan would be \$1,103 per month. The \$288,000 house is considered the median priced house in Colusa based on Appendix C (Table C-1, Multiple Listing Service) of this document. Assuming a 30% budget for housing, this monthly cost exceeds the cost of housing for low-income households. Based on the HCD Affordability Calculator for 2019, the threshold for homeownership for lower income families is a house that costs no more than \$112,250. Therefore, without some form of subsidy, such as home buyer's



assistance, financing an average priced home in Colusa is within reach only to moderate- and above moderate-income families.

The City administers several financing programs to assist qualified low-income residents in financing home purchases and housing rehabilitation. Currently, a consultant manages the Community Development Block Grant (CDBG) Homebuyer Assistance Program (HBAP) for the City. This program offers financing assistance through deferred-payment loans for owner and investor purchase and rehabilitation of affordable housing units. This program has been particularly successful in rehabilitation and purchase of affordable housing in the City.

2. Land Costs

The approximate land cost for a 0.22-acre single-family residential lot in the downtown core area of the City in 2019 was approximately \$18,000, based on estimates obtained from the Multiple Listing Service (MLS) information. This figure is approximately 5.5% of the total land and construction costs to build an example single-family home for which a cost estimate is given in Table 9.4-9 below. The figures from the survey indicate that the costs for raw land in the City are relatively low when compared to the average state-wide figures. While land values are relatively low, a comparison of the example development costs given in Table 9.4-9 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 with 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.

Measures to reduce land costs, which are traditionally available to local governments, include the use of federal CDBG and HOME Investment Partnerships Program funds and state CalHome funds, as well as the use of government owned surplus lands for housing projects. These measures generally benefit the construction of assisted, low-income housing. Also, AB 1486, which took effect January 1, 2020, requires the City to review its surplus land for allocation to development of lower income housing. Program H-21 was created to identify publicly owned surplus land to determine its suitability for low- and very low-income households and to develop procedures for land swaps if sites more suitable for affordable workforce housing are identified. Surplus public lands that are found to be feasible in this program for lower income housing will be considered for re-designation to an appropriate residential zoning designation.

3. Construction Costs

Construction data taken from a survey taken of local building contractors indicates that the average per square-foot contract price in 2019 to construct residential in the City was about \$180,000. This is the price to build a residential structure only and does not include land costs or fees associated with construction. According to local builders and building department officials, this is considered a reasonable



estimate of costs for residential construction in the City, although the cost per square foot can vary widely depending on the quality of the materials and craftsmanship used in construction.

As noted in Table 9.4-9, the cost to construct a new detached single-family house in Colusa is about \$333,000 and for a multi-family unit (within a complex) is about \$166,000. At a 4% 30-year fixed mortgage rate, the monthly payment for a conventionally built house in Colusa would be over \$1,500. This expense would not be affordable to low-income families. However, for a multi-family dwelling, if designed as an ownership condominium under the same financing scenario, the monthly mortgage expense for a multi-family unit would be about \$1,200. This monthly housing expense would be affordable to a low-income family in Colusa.

Because the cost of constructing a new house is over 100% of the cost to purchase an older house in Colusa, the City has not experienced significant new house construction over the last 5 years. Only 8 market-rate detached single-family housing units were constructed over the 2014-2019 RHNA.

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 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.

4. Typical Residential Density Development

The allowed residential density, in terms of dwelling units constructed by acre of land, plays an important role in developing housing at various affordability levels. Density allowances are established both by the City's General Plan and zone district. However, for the purpose of describing typical development in Colusa, densities have been built at various levels according to the particular zone district. The Del Rey Apartment Complex, located at 195 East Carson Street in Colusa within the R-4-HD Zone District, constructed in 2008, consists of 81 units on 4.64 acres for a density of 17.5 units per acre. The densities of the R-2 and R-3 Zone Districts range between 10 and 20 units per acre, most of which consist of smaller apartment development, such as a duplex on a 6,000 sf lot and a fourplex on a 10,000 sf lot. In the R-1 Zone District, densities range between 4 and 8 units per acre for conventional housing subdivisions consisting of 6,000 sf to 10,000 sf lot sizes. No proposed development over the last two planning cycles (over 10 years) has had densities that are less than the minimum in the R-4-HD or less than the densities identified in the Housing Element.



Table 9.4-9. Minimum Construction Cost Component Analysis for housing (2020)		
Housing Cost Component	Single-Family Home 1,400 sf	Multi-Family Unit 750 sf
Hard Costs		
Land Cost per Unit	\$24,000	\$7,000
Unit Construction Cost	\$257,000	\$127,500
Government Fees (May 2020)		
Planning Entitlement Fees	None	\$500
Building Permit Fees	\$2,500	\$1,200
City AB 1600 Fees	New Lots: \$9,562 Infill Lots: \$4,788	\$5,123
Sewer Connection Fees	New Lots: \$8,477 Infill Lots: \$4,239	\$7,862
Water Connection Fees	New Lots: \$3,597 Infill Lots: \$1,799	\$1,997
Encroachment Permit	\$300.00	\$500
School Mitigation Fees	\$ 5,712	\$3,060
Total Government Fees	New Lots: \$27,148 Infill Lots: \$19,338	\$20,242
Other Costs		
Marketing/Real Estate	\$4,500	\$3,500
Building's Salary/Profit	\$18,000	\$8,000
Total Unit Cost	New Lots: \$333,348 Infill Lots: \$322,838	\$166,248
Source(s)/Assumption(s): City of Colusa, 2019 Fee Schedule, includes entitlement, engineering, agency fees and infrastructure construction. As there is an inventory of vacant single-family housing sites available, this assumes development of a single-family house is on an existing house that has access to water and sewer lines (no planning entitlement, such as a subdivision or rezoning is required for this construction). For multi-family, assumes 1 building with 4 dwelling units on an existing vacant lot that has access to water and sewer lines. Assumes single-family housing construction costs of about \$183/sf and multi-family construction costs of about \$170/sf. City AB 1600 Fees include police/fire facilities, parks and recreation, administrative facilities traffic and storm drainage. These fees are reduced by 50% for areas within the core portion of the City. Impact fees are waived for all accessory and junior accessory dwelling units that are 75 sf in size or less per State law. School Mitigation Fees are \$4.08/sf. residential based on 2020 needs analysis by the Colusa Unified School District. There are not planning entitlement fees charged to construct a single house.		



9.5 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 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.

A. LAND RESOURCES

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. State law requires that the City 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 § 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. Also, AB 1397, adopted by the State of California in 2017, further amends and clarifies these standards that apply to meeting the needs of lower income housing.

Table 9.4-2 identifies the housing types permitted by right and through issuance of a use permit within each Zone District within the City. General Plan land use designations and densities, as well as Zone Districts, were considered in determining the availability of vacant 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 2020-2028 6th Cycle RHNA as follows:

- Very low-: 76 units
- Low-: 64 units
- Moderate-: 79 units
- Above moderate-: 160 units

1. Methodology

As part of this Housing Element update process, City staff inventoried all vacant land within the City limits suitable for future residential development. Aerial photography and windshield surveys were used to identify these properties. Geographic information software and assessor's parcel data were consulted to determine the size of each parcel. The Zoning Code 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.

2. Vacant Residential Land Inventory

As provided under California Government Code § 65583.2(g) and as summarized in Table 9.5-1, the City meets or exceeds the 6th Cycle RHNA. Vacant properties that meet the RHNA standards in the City all have access to adequate water, sewer and storm drain infrastructure. Based on the City's General Plan and Zoning Code,



the City has the potential Realistic Development Capacity to create over 1,000 new dwelling units (at all income levels). Realistic Development Capacity consists of 80% of maximum density in the R-4-HD (General Apartment High-Density) Zone District where the minimum density is 16 and the maximum density is 20 units per acre. The General Plan Land Use Designation for the R-4-HD Zone District is High-Density Residential that allows between 12 and 20 units per acre. The realistic density for the other identified residentially zoned properties were calculated according to minimum lot size which is 1 unit per 2,000 sf of lot area for R-3 Zone District, 1 unit per 3,500 sf lot area for R-2 Zone District, and 1 unit per 8,000 sf lot area for the R-1 Zone District (refer to Figure 9.5-1 and Table 9.5-2).

Table 9.5-1. Vacant Land Zoning Compliance with 6th Cycle RHNA

Income Group	RHNA (units)	Development Capacity (units)*
Very-Low Income	76	88
Low-Income	64	288
Moderate-Income	79	407
Above Moderate-Income	160	279
Total	379	1,062
*Details of vacant parcels are referenced in Table 9.5-2.		

Higher density residential developments in Colusa that are located in R-4-HD zones often have lower construction costs and can qualify for public financial assistance so these developments are more likely to be able to provide for more affordable housing opportunities. That is why these vacant sites have been allocated for lower income housing under the RHNA. Under existing land use controls and site improvement requirements, affordable residential projects in Colusa have been successfully built at or above 16 dwelling units per acre. For example, the Del Rey Apartment Complex, located at 195 East Carson Street, Colusa, in the R-4-HD Zone Districts, constructed in 2008, consists of 81 units on 4.64 acres. This project yields a density of 17.5 units per acre. It was constructed with assistance from a Low-Income Housing Tax Credit and reserves all units for tenants qualifying as very low-income.

An analysis of the four vacant R-4-HD Zone District properties demonstrate compliance of RHNA by meeting future realistic development capacity of 16 units per acre for 88 units of very low- and 288 units of low-income units (see Table 9.5-1). Figure 9.5-2 consists of a map of these properties that show their locational and geographical status and are cross-referenced to each of these properties profiled as follows:

3. R-4-HD Zone District Vacant Properties Qualifying for Lower Income RHNA

Four parcels of over 23 acres, identified in Figure 9.5-2 and Table 9.5-1, are all vacant and zoned R-4-HD (minimum 16 units per acre), all exceeding 0.5 acres

and less than 10 acres, can be developed at a realistic capacity of over 375 high-density dwellings. The following is a parcel-by-parcel development profile:

Very Low-Income Unit Production

- **Property Profile A (see Figure 9.5-2):** Assessor's Parcel No. 002-120-026; 3.66 acres of which 2.75 acres have a General Plan designation of Residential High-Density and is zoned R-4-HD (General Apartment High-Density - minimum 16 dwelling units per acre), Vacant; Realistic Development Capacity 16 low-income housing units. Analysis: Project site is flat and located in the City's east residential neighborhood and surrounded by a shopping center to the north, vacant land to the south and east and an apartment development to the west. The site consists of a 2.75-acre portion of a 3.66-acre parcel that have multiple zoning on it. To encourage development of the site for high-density residential on the 2.75-acre portion of the site, Program H-23 was created, lot splitting, to waive application fees and facilitate development of the property. Other than mixed zoning on the site, there are no significant development constraints on this property. Realistic development capacity is 44 high-density residential units.
- **Property Profile B (see Figure 9.5-2):** Assessor's Parcel No. 002-120-029; 3.66 acres of which 2.75 acres have a General Plan designation of Residential High-Density and is zoned R-4-HD (General Apartment High-Density - minimum 16 dwelling units per acre, Vacant; Realistic Development Capacity 16 low-income housing units. Analysis: Project site is flat and located in the City's east residential neighborhood and surrounded by vacant land to the north south and east and an apartment development to the west. To encourage development of the site for high-density residential on the 2.75-acre portion of the site, Program H-23 was created, lot splitting, to waive application fees and facilitate development of the property. Other than mixed zoning on the site, there are no significant development constraints on this property. Realistic development capacity is 44 high-density residential units.

Low-Income Unit Production

- **Property Profile C (see Figure 9.5-2):** Assessor's Parcel No. 002-120-028; 9.53 acres, General Plan, Residential High-Density, Zoning R-4-HD (General Apartment High-Density - minimum 16 dwelling units per acre), Vacant; Realistic Development Capacity 16 low-income housing units. Analysis: Project site is flat and located in the City's east residential neighborhood and surrounded by vacant land to the north, south and east and an apartment development to the west. There are no significant development constraints on this property. Realistic development capacity is 152 high-density residential units.
- **Property Profile D (see Figure 9.5-2):** Assessor's Parcel No. 002-120-027; 8.55 acres, General Plan, Residential High-Density, Zoning R-4-HD (General Apartment High-Density - minimum 16 dwelling units per acre), Vacant; Realistic Development Capacity 16 low-income housing units.



Analysis: Project site is flat and located in the City's east residential neighborhood and surrounded by vacant land. There are no significant development constraints on this property. Realistic development capacity is 136 high-density residential units.

California Government Code § 65583.2(c), requires that if the vacant sites identified were previously targeted as sites for lower income housing in the previous 4th and 5th RHNA Cycles, then the sites used during this 6th RHNA Cycle must allow housing development by right when the developments are reserved for at least 20% for lower income. Program H-2 was created to amend the Zoning Code to include this provision to apply to vacant R-U-HD sites.

California Government Code § 65915(c)(3) requires the City to replace housing units on sites identified in the site inventory when any new development occurs on a site that has been occupied by or restricted for the use of lower-income households any time during the previous five years (generally as a condition of project approval). Program H-5 implements this requirement.

The City recognizes the importance of having a variety of housing for all income level and sees the need, not only to encourage the development of lower and moderate-income housing, but also the need to improve the City's economic conditions by encouraging the production of above moderate-income housing. Over 42% of the City's 6th RHNA consists of the production of above moderate-income housing. Program 2.10 consists of encouraging the development of market-rate rental and ownership housing for moderate- and above moderate-income families through its land development policies.

B. OTHER LOWER INCOME DWELLING PRODUCTION OPPORTUNITIES IN THE 6TH AND 7TH CYCLE RHN

1. Under-Utilized Residential Land Availability

The City has a large inventory of underutilized properties that could be further developed to create additional housing opportunities. Many of these properties consist of larger parcels with limited development, such as a 0.22-acre parcel located at 244 Sioc Street that is zoned R-2 and has a small house on the very northwest corner of the lot. In this particular scenario, the property could be subdivided into two 3,500 sf lots and built out with four dwellings. Although a complete assessment of underutilized parcels was not conducted for this study, the City has the potential for increased dwelling unit intensity for increasing the supply of housing in these cases.

2. Accessory Dwellings

As discussed in Section 9.4 herein, the Zoning Code currently will be amended within one year to address accessory dwellings in accordance with California Government Code § 65852 to encourage the production of accessory dwellings. There is relatively little information available regarding how many of these units are in place or projected to be created within Colusa. However, if a number of these units are produced during



the 6th RHNA Cycle, they could be a good source of housing for lower-income families.

3. Single Residential Occupancy Dwellings

As discussed in Section 9.4 herein, the Zoning Code allows SROs in the R-4 (Apartment District) and Commercial and Industrial Zone Districts by right. There is relatively little information available regarding how many of these units are in place or projected to be created within Colusa. However, if a number of these units are produced during the 6th Cycle RHNA, they could be a good source of housing for lower-income families.



Figure 9.5-1. Vacant Lands Capacity Map

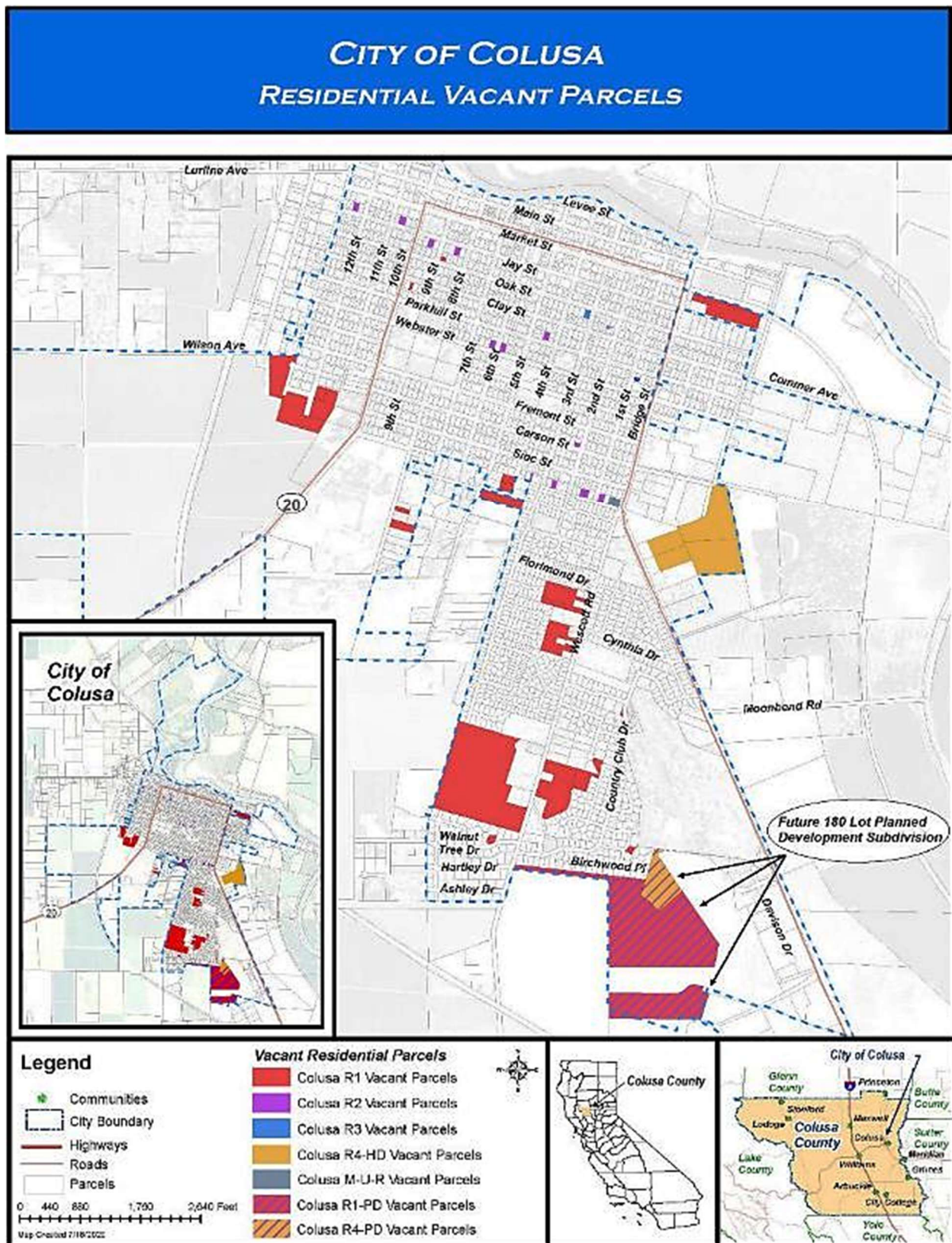


Figure 9.5-2. Vacant R-4-HD Lands Map

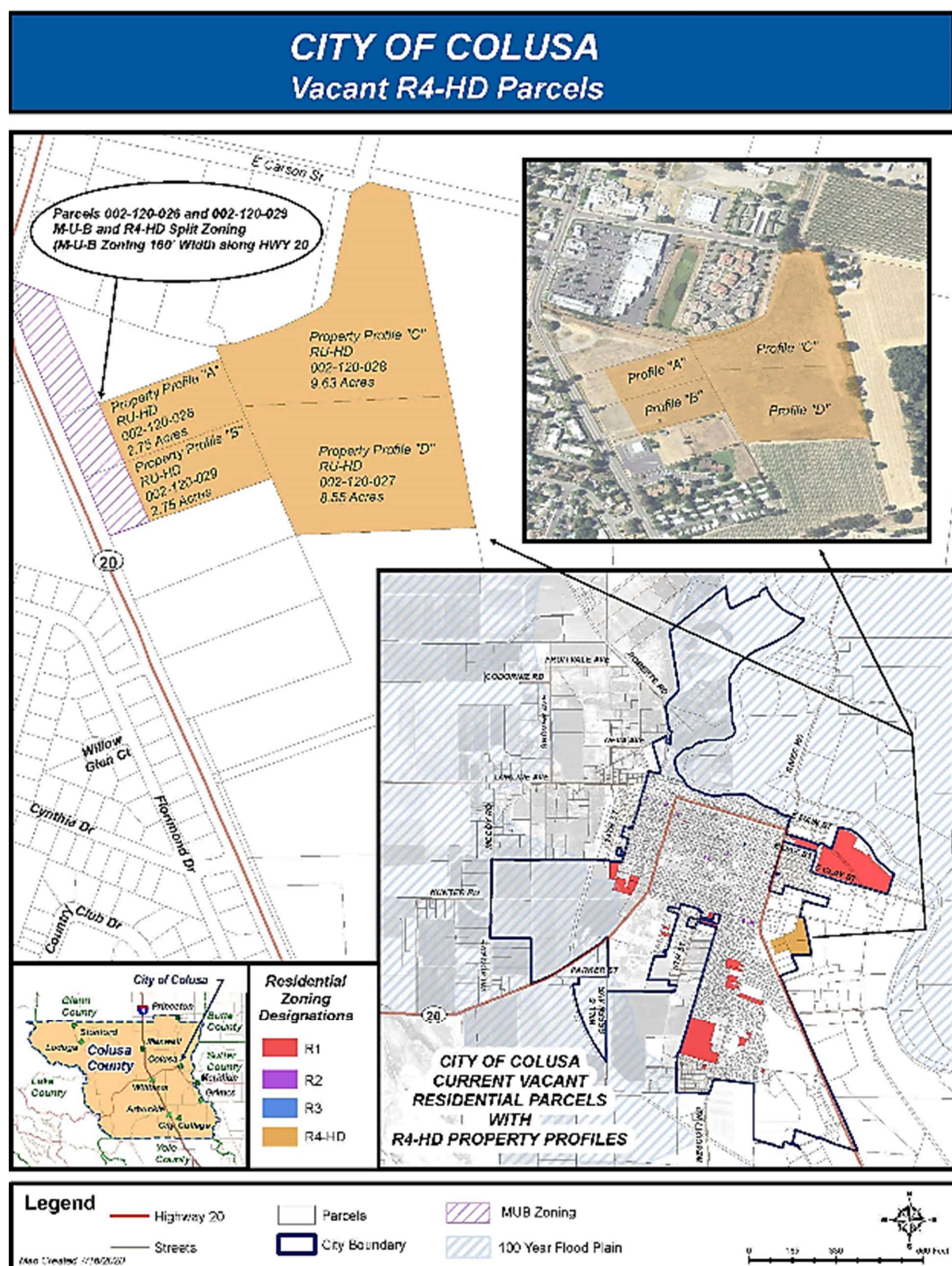


Table 9.5-2. Inventory of Vacant Parcels and Unit Development Capacity					
Parcel Number ⁽¹⁾	Acres	Zoning ^(2,3)	General Plan Density	Likely Unit Potential ^(2,3,4)	Potential Affordability (by income level)
017-130-079	38.20	R-1-PD		207	Above Moderate-
017-130-080	13.31	R-1-PD		72	Above Moderate-
Total Above Moderate-	51.51			279	
001-084-015	0.11	R-1	Low-	1	Moderate-
001-126-002	0.11	R-1	Low-	1	Moderate-
001-203-002	0.11	R-1	Low-	1	Moderate-
001-551-046	0.58	R-1	Low-	3	Moderate-
001-351-047	0.89	R-1	Low-	4	Moderate-
001-351-048	1.80	R-1	Low-	9	Moderate-
002-070-012	0.48	R-1	Low-	2	Moderate-
002-070-014	0.50	R-1	Low-	2	Moderate-
002-110-014	3.93	R-1	Low-	21	Moderate-
002-110-020	1.23	R-1	Low-	6	Moderate-
002-110-021	2.97	R-1	Low-	16	Moderate-
002-160-037	0.08	R-1	Low-	1	Moderate-
002-170-002	2.90	R-1	Low-	16	Moderate-
002-170-005	1.56	R-1	Low-	8	Moderate-
002-170-006	5.13	R-1	Low-	27	Moderate-
002-260-010	0.26	R-1	Low-	1	Moderate-
002-280-004	31.89	R-1	Low-	173	Moderate-
002-300-037	1.64	R-1	Low-	8	Moderate-
002-320-006	0.45	R-1	Low-	2	Moderate-
015-165-008	0.22	R-1	Low-	1	Moderate-
015-165-009	5.58	R-1	Low-	30	Moderate-
015-200-053	0.31	R-1	Low-	1	Moderate-
015-200-072	0.98	R-1	Low-	5	Moderate-
015-230-042	7.71	R-1	Low-	41	Moderate-
015-320-038	0.29	R-1	Low-	1	Moderate-
001-061-003	0.22	R-2	Medium-	2	Moderate-
001-072-006	0.27	R-2	Medium-	3	Moderate-
001-076-004	0.22	R-2	Medium-	2	Moderate-
001-084-002	0.22	R-2	Medium-	2	Moderate-
001-145-007	0.22	R-2	Medium-	2	Moderate-
001-183-013	0.11	R-2	Medium-	1	Moderate-
001-184-014	0.11	R-2	Medium-	1	Moderate-



Table 9.5-2. Inventory of Vacant Parcels and Unit Development Capacity

Parcel Number ⁽¹⁾	Acres	Zoning (2,3)	General Plan Density	Likely Unit Potential (2,3,4)	Potential Affordability (by income level)
001-191-011	0.11	R-2	Medium-	1	Moderate-
001-191-012	0.11	R-2	Medium-	1	Moderate-
001-254-007	0.11	R-2	Medium-	1	Moderate-
001-296-017	0.06	R-2	Medium-	1	Moderate-
001-304-005	0.22	R-2	Medium-	2	Moderate-
001-305-013	0.16	R-2	Medium-	1	Moderate-
001-305-014	0.16	R-2	Medium-	1	Moderate-
001-306-008	0.22	R-2	Medium-	2	Moderate-
001-151-009	0.05	R-3	High-	1	Moderate-
001-203-002	0.11	R-3	High-	2	Moderate-
Total Moderate-	74.90			407	
002-120-027 (C)	8.55	R-4-HD	High-	136	Low-
002-120-028 (D)	9.53	R-4-HD	High-	152	Low-
Total Low-	18.08			288	
002-120-026 (A)	2.75	R-4-HD	High-	44	Very Low-
002-120-029 (B)	2.75	R-4-HD	High-	44	Very Low-
Total Very Low-	5.50			88	
Overall Total	173.77			467	

(1) All of the sites included in this table were available for development as of July 31, 2020.

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

R-1: 8,000 R-2: 3,500 R-3: 2,000

(3) Unit density for the R-1 district do not account for allowable accessory units.

(4) For R-4-HD assumes a residential density of 16 units per acre, which is 80% of the maximum density allowed. General Plan for these parcels is High-Density Residential that allows between 12 and 20 units per acre.

C. PROGRAM RESOURCES

The City maintains existing programs and intends to implement new programs to facilitate production of housing units and meet housing 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 of 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.

1. 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 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 2%. Owner-investors are offered 3% fixed amortized loans for rehabilitation contingent on a recorded rental affordability agreement.

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 workforce does not derail economic activity in the state, HCD offers several housing programs. These programs would be available to persons in the City 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, including those with developmental 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.
- **Farm Worker 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.
- **Multi-Family 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 multi-family 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.

2. 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 multi-family housing.
3. **Private Non-Profit Programs**
- **Community Housing Improvement Program (CHIP):** CHIP serves seven Northern California rural counties, including Colusa. They assist



low-income and rural disadvantaged residents, seniors and others who lack financial resources or knowledge to improve or provide adequately for their housing. Their main office is located at 1001 Willow Street Chico, CA 95928. They can be contacted at (530) 891-6931 or at chiphousing.org. CHIP programs include construction of mutual self-help (sweat equity) housing and affordable multi-family apartment housing, managing rental properties and offering of education and services to residents.

- **Neighborworks:** The Sacramento Neighborhood Housing Services serves an 11-county region, including Colusa County and its program offerings include a full range of services to assist potential and current homeowners. They provide a full range of services to assist potential and current homeowners including education and affordable lending. Their main office is located at 2411 Alhambra Blvd., Ste. 200, Sacramento, CA 95817 (916) 452-5356 or <https://www.nwsac.org>.
- **Rural Community Assistance Corporation (RCAC):** RCAC 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 (916) 447-2854 or at www.rcac.org. With the assistance of public and private funding, RCAC 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. Mercy Housing California merged with RCAC with expanded programs that 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 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 <http://www.chpc.net/> specializes in facilitating financing of multi-family 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 <http://www.habitat.org/> 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 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.
- **Community Housing Investment Partnership:** Community Housing Improvement Program (CHIP) serves seven counties in California and builds single-family self-help housing. In addition, CHIP <http://www.chiphousing.org/builds> affordable multi-family housing, manages the properties it builds as well as properties owned by others, provides housing and housing credit counseling and foreclosure counselling services and has raised money for water and sewer projects. CHIP has constructed more than 2,000 units of housing in Northern California. CHIP is currently constructing eleven self-help houses in the City for eventual occupancy by low and very low-income families. CHIP receives most of its funding from state, federal and local government grants and contracts.

D. 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.

P&E, 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 Section 9.7, Implementing Actions Defined herein.



9.6 HOUSING ACHIEVEMENTS DURING THE 2014-2019 RHNA CYCLE

A. OVERVIEW

State law (California Government Code § 65588(a)) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the City in implementation of the housing element.

According to HCD's Housing Element Questions and Answers: This evaluation involves a 3-step review process as follows:

- **Step 1:** Review the results of the previous element's goals, objectives, policies and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
- **Step 2:** Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous housing element met, exceeded or fell short of what was anticipated.
- **Step 3:** Based on the above analysis, describe how the goals, objectives, policies and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

This section documents the City's achievements under the 2014-2019 Housing Element with respect to the actions and objectives contained in the Housing Element and describes the relative success of the City's efforts to implement the 2014-2019 programs. It also contains recommendations for program changes to address current and projected needs and state requirements for the 2020-2028 RHNA.

B. SUMMARY OF ACHIEVEMENT

Since the adoption of the last housing element update, the City implemented a number of programs to plan for, accommodate and facilitate the construction, rehabilitation and preservation of affordable housing. The accomplishments from this time are provided in Table 9.6-1, which identifies all residential units that have been approved and/or constructed to date in Colusa that contribute to meeting the regional housing needs.



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
H-1	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.	<p>Timeframe: Ongoing.</p> <p>Results: Annual Reports filed. Limited residential development projects were proposed during 2018.</p> <p>Status: Retain Program (See Table 9-7.2 Program H-1).</p>
H-2	To ensure that the Zoning Code works in conjunction with General Plan policies to achieve housing and other City objectives, the City will review and update its Zoning Code at least once every two years after 2015. Revisions will be made to the Zoning Code as appropriate, to promote flexibility in densities and uses, to improve incentives for affordable housing production and to bring applicable codes into compliance with State Law.	<p>Timeframe: Not completed</p> <p>Results: Not completed.</p> <p>Status: Revise Program as H-2 to include amending the Zoning Code to comply with State Housing Law within six (6) months of adoption of this 6th Cycle RHNA Housing Element.</p>
H-3	The City updated the subdivision ordinance in 2009. The City has an ordinance addressing the conversion of apartments to condominiums. Specific requirements are included to address the impacts of conversions on the rental housing market to help protect affordable housing. The City implements these regulations to address maintaining an affordable housing supply	<p>Timeframe: Regulations updated in 2009.</p> <p>Results: No condominium conversions experienced during the 5th RHNA Cycle.</p> <p>Status: Remove program.</p>
H-4	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.	<p>Timeframe: Ongoing</p> <p>Results: Standards were reviewed for housing production impacts during this 5th RHNA and found not to need amending.</p> <p>Status: Remove program.</p>
H-5	The City will pursue acquiring and installing a geographic information system (GIS) that will link to the recently installed HdL administrative record keeping system for the purpose of efficient land use report writing, tracking of new construction housing rehabilitation and a tool for planning and public information. There are multiple software designs and 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.	<p>Timeframe: Review feasibility in 2015.</p> <p>Results: City's GIS and administrative tracking system determined to be satisfactory.</p> <p>Status: Remove program.</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
H-6	<p>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:</p> <p>BEGIN (federal)</p> <p>CalHome Program (federal)</p> <p>Community Development Block Grant (federal)</p> <p>HOME Investment Partnership Program (federal)</p> <p>Multifamily Housing Program (federal)</p> <p>Section 8 (federal)</p> <p>State Home Ownership Program (state)</p> <p>Residential Energy Conservation (state)</p> <p>Joe Serna Jr. Farm Worker Housing Grant (state)</p> <p>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 and the disabled, including those with developmental disabilities. 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.</p>	<p>Timeframe: Review annually.</p> <p>Results: The City actively administers the following:</p> <p>2018 HOME Program Award - in process of general conditions, award amount \$500,000 (\$250k First Time Home Buyer & \$250k Rehabilitation).</p> <p>HOME loan portfolio - (19) HOME loans ((17) rehab. loans & (2) First Time Home Buyer loans) totaling \$842,128 in future loan receivables as of FY 2018-2019.</p> <p>CDBG loan portfolio - (18) CDBG loans ((14) rehab. loans & (4) First Time Home Buyer loans) totaling \$1,586,864 in future loan receivables as of FY 2018-2019.</p> <p>Status: Retain Program (See Table 9-7.2, Program H-3).</p>
H-7	<p>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</p>	<p>Timeframe: On-going</p> <p>Results: Not implemented</p> <p>Status: Other programs address this.</p>
H-8	<p>The City's Capital Improvement Program (CIP) consists of the Master Infrastructure Planning Report that links master planning of future infrastructure and funding requirements to various master plans, such as the Wastewater System Master Plan. This program identifies needed infrastructure to accommodate anticipated growth in the City's General Plan. The City will monitor this program and prioritize funding sources and timing for design, construction and operations. The City will use this program to ensure that adequate public facilities are provided in order to accommodate the projected housing production anticipated in all elements of the General Plan, including the Housing Element. This program will be annually reviewed in conjunction with the City budget.</p>	<p>Timeframe: Ongoing</p> <p>Results: The City reviews the Capital Improvement Program (CIP) annually. Master infrastructure systems are largely in place for future residential development most ready for development.</p> <p>Status: Retain Program (See Table 9-7.2, Program H-6. Also, refer to new Program).</p>
H-9	<p>The City will use the development review and environmental review processes, in accordance with the</p>	<p>Timeframe: Ongoing</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
	<p>California Environmental Quality Act (CEQA), to ensure that development projects comply with affordable housing policies and are consistent with proposed development agreements, code 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, the disabled, including those with developmental disabilities, etc.) will incorporate Design Review Guidelines that address special housing needs 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.</p> <p>Since a conditional use permit is not required for multi-family projects 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.</p> <p>The Development Review process will also replace the variance application process when considering approval of special accommodations for the disabled, including those with developmental 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.</p>	<p>Results: There were no large multi-family development projects proposed during the 5th RHNA.</p> <p>Status: This program has been omitted for the 6th RHNA.</p>
H-10	<p>H-10: The City has adopted and now administers a density bonus regulations in compliance with California Government Code § 65915 to help create affordable housing units without a direct cash outlay by the City. This program provides 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.</p>	<p>Timeframe: Ongoing.</p> <p>Results: No density bonus applications were received during the 5th RHNA.</p> <p>Status: Program H-2 (j) of the 6th RHNA replaces this program which consists of amending the Zoning Code density bonus regulations to expanded incentives to density bonus projects in accordance with AB 1743, California Government Code § 65915 for the 6th RHNA.</p>
H-11	<p>The City will continue to collect and adjust all of the City's development impact fees. The fee schedule will identify conditions under which affordable housing impact fees may</p>	<p>Timeframe: Ongoing</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
	be waived, deferred or reduced with the affordable housing development projects.	<p>Results: The objective was to waive fees for 5 low-income housing units. This was not achieved, but there were no deed restricted low-income housing units proposed during the 5th RHNA. In May 2016, the City Council reduced development impact fees (for 3 years) by 50% for residential developments within the R-1, R-2 and R-3 zoning districts. This was then extended to these districts and added to downtown commercial and mixed-use zoning districts on in April, 2020. It is difficult to determine if this had or will have significant influence in developing more housing in the City.</p> <p>Status: This program is reviewed annually and will be required to be amended along with the City's Fee Program and Fee Schedule (as applicable) to exempt development impact fees for accessory and junior accessory units in accordance with State Housing Laws. This program is retained and amended as Program H-6 and another Program H-25 has been created that requires monitoring of development fees has been created for the 6th RHNA.</p>
H-12	The City may require specific plans and/or Planned Developments 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 Planned Developments, along with development agreements, will identify programs to be implemented to accommodate affordable housing. 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.	<p>Timeframe: Ongoing</p> <p>Results: No residential specific plans and/or Planned Developments were proposed during the 5th RHNA. However, the City has significant land within its Sphere of Influence for future residential development and the City has several previous larger residential development plans on the books.</p> <p>Status: This program has been retained as Program H-20.</p>
H-13	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. The City will also monitor the amount of land zoned for R-4 (Apartment District) and initiate zone changes as part of the "no-net loss" policy of California Government Code § 65863 to accommodate affordable housing, if the supply falls below the City's targeted portion	<p>Timeframe: Ongoing</p> <p>Results: The City regularly maintains and updates a list of vacant residential R-1 through R-4 and mixed-use-zoned properties. However, consistent with the General Plan, in 2015, the City rezoned approximately 1.8 acres of R-4-HD vacant land fronting in Bridge Street/Highway 20, to Mixed Use Residential/Business. This did result in some potential reductions of</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
	<p>of the Objectives as defined by the RHNA. Development proposals that under-realize density associated with the R-4/ High-Density Combining District are now subject to a Use Permit. The City shall address and make applicable "no-net loss" findings required in California Government Code § 65863 for any land use request to a lower density or alternative land use in this scenario.</p>	<p>higher density residential development, but did not result in a reduction of the minimum targeted number of high-density units under the 5th Cycle RHNA. Also, the mixed-use zoning for this rezoned property is still intended to produce additional higher density residential development that is more compatible with the adjoining highway.</p> <p>Status: New Program H-2-K replaces this to amend the Zoning Code to include maintaining adequate R-4-HD properties to maintain adequate 6th Cycle RHNA high-density, lower-income housing units in accordance with California Government Code § 65863 in the 6th RHNA.</p>
H-14	<p>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 above.</p> <p>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.</p>	<p>Timeframe: During the 5th RHNA.</p> <p>Results: Due to limited resources and varying priorities, the guidelines were not developed.</p> <p>Status: The City has prioritized higher development intensities within the Downtown, with emphasis in higher density residential development and mixed-use development in the Downtown. In 2012, the City prepared the Downtown Economic Development Plan for Phase I. Program H-12 of the 6th RHNA replaces this program by preparing Phase II of this plan which will include design guidelines for residential and mixed uses in the Downtown.</p>
H-15	<p>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, 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 and any future specific plans, as proposed in above.</p> <p>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</p>	<p>Timeframe: During the 5th RHNA.</p> <p>Results: Due to limited resources and varying priorities, the guidelines were not developed.</p> <p>Status: The City has prioritized higher development intensities within the Downtown, with emphasis in higher density residential development and mixed-use development in the Downtown. In 2012, the City prepared the Downtown Economic Development Plan for Phase I. Program H-12 of the 6th RHNA replaces this program by preparing Phase II of this plan which will include design guidelines</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
	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.	for residential and mixed uses in the Downtown.
H-16	H-16: With assistance from a CDBG Grant, the City prepared the Downtown Colusa Economic Development Plan, as the first phase of the Riverfront District Master Plan. This is a key objective towards downtown revitalization. The City uses the report's downtown design plan, to address issues relating to existing and future physical design improvements within the downtown area. The City will seek funding to prepare the second phase of the Plan. This document will also serve as the building block for preparation of a more detailed set of Design Guidelines. The City plans to complete the Master Plan with future development of Phase II that will include more specific goal, policies and design guidelines.	<p>Timeframe: During the 5th RHNA.</p> <p>Results: Phase I of the plan was developed in 2012. This Phase II of the plan was not completed during the 5th RHNA due to limited resources.</p> <p>Status: Program H-12 of the 6th RHNA replaces this program.</p>
H-17	<p>H-17: 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.</p> <p>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.</p> <p>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 Sutter County Housing Authority and Colusa County Department of Health and Human Services for persons seeking affordable rental and purchase housing will be made available at City Hall.</p> <p>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.</p>	<p>Timeframe: Ongoing</p> <p>Results: Since 2014, the City has periodically disseminated site-specific, fees and policy information to developers of affordable housing. The City provides brochures containing this information for the public and for distribution to interested parties.</p> <p>Status: This program has been replaced with a number of other 6th RHNA Programs, including Programs H-3, Public Support Funding Outreach, H-4, Affordable Housing Collaboration, H-9, Interagency Cooperation, H-13, Farm Worker Housing, H-14, Transitional and Supportive Housing H-15, Emergency Shelters and Low Barrier Navigation Centers, H-15, Spanish Language Noticing and H-24, Housing Rehabilitation.</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
	<p>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,</p>	
H-18	<p>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:</p> <p>City of Colusa - The City will maximize potential funds available through existing state, federal and local programs for its affordable housing program.</p> <p>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.</p> <p>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.</p> <p>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. The City will continue to 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 are 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.</p>	<p>Timeframe: Ongoing</p> <p>Results: The City encouraged the residential development the Sunrise Landing project by helping finance sewer and water infrastructure as a part of their 180-unit subdivision. The project is now active and in construction phase.</p> <p>Status: Retain program as Program H-14 of the 6th Cycle RHNA.</p>
H-19	<p>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</p>	<p>Timeframe: Ongoing</p> <p>Results: The County of Colusa completed the Local Hazard Mitigation Plan in 2018 that included significant collaboration from the Cities of Colusa and Williams. A separate section on this document is devoted to the City that reviewed emergency services and transportation needs.</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
	<p>communities; 4) and provision of opportunities for cooperative housing.</p> <p>The City will also work with other jurisdictions in the region to identify the need for homeless shelters.</p>	<p>Status: The Colusa County Local Hazard Mitigation Plan should provide information and agency collaborative needs through the 6th RHNA. This program has been replaced with a number of other 6th RHNA Programs, including Programs H-3, Public Support Funding Outreach, H-4, Affordable Housing Collaboration, H-9, Interagency Cooperation, H-13, Farm Worker Housing, H-14, Transitional and Supportive Housing and H-15, Emergency Shelters and Low Barrier Navigation Centers. In addition, Program H-31, an optional Program, has been developed to amend the General Plan Safety Element to incorporate provisions of the Local Hazard Mitigation Plan into the General Plan which will involve collaboration with other agencies.</p>
H-20	<p>The City shall work cooperatively with local growers, agricultural-related businesses, such as packing and distribution facilities, the farm bureau and advocates for farm workers, such as California Rural Legal Assistance, Inc, for the purpose of determining available resources and shortfalls to address farm workers housing needs</p>	<p>Timeframe: Ongoing</p> <p>Results: Due to resource constraints the City did not reach out to farm worker groups during the 5th RHNA.</p> <p>Status: This program is replaced with Program H-13 which more directly addresses farm worker housing needs.</p>
H-21	<p>The City conducts an annual review of the budget and fee schedule ensuring 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. Comprehensive review of the City's development fee and capital improvement program is conducted every three years. 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.</p>	<p>Timeframe: Ongoing</p> <p>Results: The City updates their Comprehensive Fee Schedule each year. The Development Impact Fee program is updated less frequently and in need of update. In May 2016, the City Council reduced development impact fees (for 3 years) by 50% for residential developments within the R-1, R-2 and R-3 zoning districts. This was then extended to these districts and added to downtown commercial and mixed-use zoning districts on in April, 2020.</p> <p>Status: This program is reviewed annually and will be required to be amended along with the City's Fee Program and Fee Schedule (as applicable) to exempt development impact fees for accessory and junior accessory units in accordance with State Housing Laws. This program is retained and amended as Program H-6 and another Program H-25 has been created that requires monitoring of development fees has been created for the 6th RHNA.</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
H-22	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 continue to implement ADA improvements with regard to managing the Housing Rehabilitation Program. 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. This will include soliciting the use of the City's Housing Rehabilitation Program for ADA improvements.	<p>Timeframe: Ongoing</p> <p>Results: City continues maintenance of this program.</p> <p>Status: Program retained as H-17 in the 6th RHNA.</p>
H-23	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.	<p>Timeframe: Ongoing</p> <p>Results: City continues maintenance of this program.</p> <p>Status: Program retained as H-7 in the 6th RHNA.</p>
H-24	The City has established code enforcement regulations and procedures that are administered by City staff. Enforcement is being 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. The City will continue to provide information and financing options from the City's Housing Rehabilitation Program for required improvements to those impacts by the City's Code Enforcement Program.	<p>Timeframe: Ongoing</p> <p>Results: City continues maintenance of this program.</p> <p>Status: Program retained as H-8 in the 6th RHNA</p>
H-25	<p>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.</p> <p>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.</p> <p>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.</p> <p>c) 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</p>	<p>Timeframe: Ongoing</p> <p>Results: City continues maintenance of this program. However, there are no at-risk units presently.</p> <p>Status: Program modified and retained as H-11 in the 6th RHNA</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
	<p>affordable housing stock as a source of continuing low-income housing in the City.</p> <p>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.</p>	
H-26	<p>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. The City will also notify residents that energy conservation improvements are eligible for funding under the City's residential rehabilitation program (to income-based qualified households).</p>	<p>Timeframe: Ongoing</p> <p>Results: City continues maintenance of this program.</p> <p>Status: Program retained as H-26 in the 6th RHNA</p>
H-27	<p>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.</p> <p>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.</p>	<p>Timeframe: Ongoing</p> <p>Results: City continues maintenance of this program.</p> <p>Status: Program retained and modified as Programs H-29 and H-30 in the 6th RHNA</p>
H-28	<p>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-29 will establish a formal annual monitoring program in Colusa to report to the HCD, 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-29 (Monitoring Program), the City will make diligent efforts to engage the community in the progress of the housing element implementation,</p>	<p>Timeframe: Ongoing</p> <p>Results: This program was partially implemented with Annual Housing Element Reports and updates to the Development Impact Fee program.</p> <p>Status: This program has been replaced with other programs, including amendments to the Zoning Code to maintain adequate high-density zoned land to meet RHNA, annual reports and monitoring fees.</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
	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.	
H-29	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.	<p>Timeframe: Within the 5th RHNA</p> <p>Results: The City did not have sufficient resources to update the General Plan to comply with this provision of State Law during the 5th RHNA Cycle. The County of Colusa completed the Local Hazard Mitigation Plan in 2018 that included significant collaboration from the Cities of Colusa and Williams. A separate section on this document is devoted to the City that reviewed emergency services and environmental hazards, including flooding. Optional Program H-31 in the 6th RHNA Cycle Housing Element was created to implement this and other related housing safety laws, including SB 379 regarding climate adaption, SB 1241 fire hazards and other related laws.</p> <p>Status: This program has been amended to include other hazards in accordance with State laws as Program H-31 in this 6th RHNA.</p>
H-30	The City of Colusa adopted the Historic Preservation Ordinance, referred to as Landmark and Historical Preservation Ordinance in March 2013. The ordinance promotes the health, safety and welfare of the citizens of the City of Colusa and to implements the historic preservation goals and policies set forth in the City's General Plan. Implementation of this ordinance, helps to revitalize the historic downtown by allowing adaptive reuse of historic districts and buildings. It should help conserve the City's resources by using existing infrastructure, generate local jobs and purchasing, support small business development and heritage tourism and enhance the quality of life and community character. The regulations also 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.	<p>Timeframe: Ongoing</p> <p>Results: City continues maintenance of this program.</p> <p>Status: Program retained as H-24 in the 6th RHNA</p>
H-31	The City will continue ensuring 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 farm worker housing, such as seeking and applying for funding, identifying developers, maintaining an inventory of sites, assisting with site	<p>Timeframe: Ongoing</p> <p>Results: Due to resource constraints the City did not reach out to farm worker groups during the 5th RHNA.</p> <p>Status: This program is replaced with Program H-2-f which involves amending the Zoning Code to address farm worker</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
	development, etcetera and ensuring zoning and development standards facilitate a variety of housing types for farm worker housing needs. The City will review the zoning code to determine that zoning and development standards facilitate a variety of housing types for farm worker housing needs, including multifamily, manufactured housing, mobile homes, single room occupancy and second units. The City will encourage the development of housing for farm workers by assisting interested developers with applications for funding and assisting in development application processing to mitigate any potential processing constraints.	housing needs. employee and agricultural worker housing in accordance with the Employee Housing Act (Health and Safety Codes 17021.5, 17021.5 and 17021.6).
H-32	The City will support the efforts of the Colusa County Department of Health and Human Services to obtain additional Section 8 rental assistance using Vouchers for qualifying City residents.	<p>Timeframe: Ongoing</p> <p>Results: The Regional Housing Authority of Sutter County administers this program for Colusa County, including the City and currently is serving 18 families with Section 8 vouchers within the City. The previous years, 25 families were served. The Housing Authority conducts efforts to expand vouchers for the entire region it serves, but cannot prioritize vouchers for particular areas, such as the City. These are prioritized by need from a list that families in the region sign up for so the number of families served by vouchers in the City varies over time.</p> <p>Status: This program is retained as Program H-18 in this 6th Cycle RHNA.</p>
H-33	<p>(1) The City will encourage the conversion of existing motel units for Single Room Occupancy Units (SROs) for extremely low-income households, lower income seniors and homeless individuals as an alternative to demolition or change in use. When possible, motel conversions shall be expedited by exempting them from formal environmental review.</p> <p>(2) The City will actively support efforts of providers who establish short-term bed facilities for segments of the homeless population including specialized groups, such as the mentally ill, farm workers and the disabled, including those with developmental disabilities.</p> <p>(3) The City will encourage innovative housing types that are both affordable to the full range of income groups and complementary to the character of surrounding neighborhood (e.g., zero lot line, townhouse, planned unit development, garden apartment, etc.).</p> <p>(4) The City will allow density bonuses and other incentives to developers of affordable housing in accordance with the City's zoning code, State law and other objectives of the General Plan.</p>	<p>Timeframe: Ongoing</p> <p>Results:</p> <p>(1) The City lacks the financial latitude to lose TOT income from the potential loss of motel units.</p> <p>(2) There were no requests by homeless shelter providers, for whom the city could actively support during the 5th RHNA.</p> <p>(3) The City Planning Department routinely encourages innovative and complementary housing types in discussions with prospective developers.</p> <p>(4) There were no requests or opportunities for density bonuses and other incentives to developers of affordable housing during the 5th RHNA.</p> <p>Status: These programs have been replaced with the following programs in this 6th Cycle RHNA Housing Element:</p>



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
		<p>(1) Program H-2 (g) amending Zoning Code for SROs.</p> <p>(2) H-15, Assistance for Emergency Housing.</p> <p>(3) H-4, Housing Development Collaboration, H-10, Production of Moderate and Above Moderate-Income Housing and H-20, Specific Plans and Planned Developments.</p> <p>(4) H-2 (j), Amendment of the Zoning Code for Density Bonuses.</p>
H-34	Consistent with the City's grant application for 2013, the City shall rehabilitate 9 low-income owner-occupied housing units during the 2014-2019 planning period through the use of recently acquired CDBG funding. This will include expanding the City's current Housing Rehabilitation Program and outreach and marketing of the program. Where units are not feasible for rehabilitation such units may be replaced under this program.	<p>Timeframe: 5th RHNA Cycle (2014-2019)</p> <p>Results: The City reached out to homeowners and provided financial assistance through the City's Housing Rehabilitation Loan Program to rehabilitate 9 low-income, owner-occupied, single-family units during the 5th RHNA Cycle.</p> <p>Status: Retain program as Program H-24 for this 6th RHNA Cycle (2020-2028).</p>
H-35	In accordance with Assembly Bill 162, the City shall update the General Plan Safety Element and other elements of the General Plan as required. This will include incorporation of additional policies to address 1) information needs of FEMA, the California Department of Water Resources and other agencies, 2) Coordinated flood control improvements in the Capital Improvement Program	<p>Timeframe: Within the 5th RHNA</p> <p>Results: This is the same as Program H-29. The City did not have sufficient resources to update the General Plan to comply with this provision of State Law during the 5th RHNA Cycle. The County of Colusa completed the Local Hazard Mitigation Plan in 2018 that included significant collaboration from the Cities of Colusa and Williams. A separate section on this document is devoted to the City that reviewed emergency services and environmental hazards, including flooding. Optional Program H-31 in the 6th RHNA Cycle Housing Element was created to implement this and other related housing safety laws, including SB 379 regarding climate adaption, SB 1241 fire hazards and other related laws.</p> <p>Status: This program has been amended to include other hazards in accordance with State laws as Program H-31 in this 6th RHNA.</p>
H-36	With the introduction of the mixed-use zoning district in the downtown, there is a need to identify opportunities within	Timeframe: During the 5th RHNA.



**Table 9.6-1. Progress in Meeting RHNA for 2014-2019
(January 1, 2014 through June 30, 2019)**

Program No.	Program Description	Accomplishment/Results
	<p>existing buildings the potential for conversion to housing units, particularly in the upper floors. This would lead to more building renovations, create live work studios and improve affordable housing opportunities in the downtown. The presence of additional residents in the downtown will also improve economic vitality. The City will prepare a residential infill study that identifies these opportunities, working with property owners to evaluate economic the economic potential for creating more housing within existing buildings and identify funding sources to develop this housing.</p>	<p>Results: Due to limited resources and varying priorities, no particular study was completed for a residential infill development study.</p> <p>Status: The City has prioritized higher development intensities within the Downtown, with emphasis in higher density residential development and mixed-use development in the Downtown. In 2012, the City prepared the Downtown Economic Development Plan for Phase I. Program H-12 of the 6th RHNA replaces this program by preparing Phase II of this plan will incorporate mixed use housing opportunities and residential infill evaluations</p>
H-37	<p>In accordance with SB 1087, the City will reserve sewer capacity for a minimum 143 equivalent dwelling units of lower-income households during the 2014-2019 planning period as identified in Colusa's 2014-2019 Regional Housing Needs Allocation.</p>	<p>Timeframe: Ongoing</p> <p>Results: This program was implemented but due to excess sewer and water capacity during the 5th RHNA Cycle, was not used.</p> <p>Status: Retain program as H-22 for the 6th RHNA and modify for the RHNA allocation of 140 equivalent dwelling units of lower-income.</p>



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9.7 OBJECTIVES, POLICIES, IMPLEMENTING ACTIONS AND QUANTIFIED OBJECTIVES

A. PROJECTED HOUSING NEED – REGIONAL FAIR SHARE

The housing element process begins with HCD allocating a region's share of the statewide housing need to Colusa County and the two incorporated jurisdictions of Williams and Colusa. Based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans, HCD has prepared the RHNA for Colusa County and its incorporated communities of Colusa and Williams based on the following objectives:

- 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;
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources and the encouragement of efficient development patterns;
- Promote an improved intraregional relationship between jobs and housing; and
- Allocate a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category

The 6th Cycle RHNA identifies the number of dwelling units, including the number of affordable dwelling units, by income group, that each jurisdiction in Colusa County must accommodate December 31, 2018 through June 15, 2028 (an 8-year planning period). According to the 6th Cycle RHNA, 379 new housing units are allocated to the City of Colusa (Table 9.7-39 below). Approximately 37% of the City's housing allocation or 140 units, are intended to be developed at densities and prices affordable to very low- and low-income households.

The City'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 9.7-1. City of Colusa Regional Housing Needs Allocation (2019-2028)	
Income Group	Number of Units
Extremely Low- ⁽¹⁾	38
Very Low-	38
Low-	64
Moderate-	79



Table 9.7-1. City of Colusa Regional Housing Needs Allocation (2019-2028)	
Income Group	Number of Units
Above Moderate-	160
Total	379
(1) Assumes an approximate one-half of very low-income households are allocated to the extremely low-income group. Source(s): CA HCD 2019.	

B. FUTURE HOUSING NEEDS STRATEGY

This section of the Housing Element contains the City's strategy for meeting housing needs. As required by state law, this chapter contains quantified (numerical) objectives for housing construction, housing rehabilitation and the preservation of affordable housing, with an 8-year program of actions that:

- Provides regulatory concessions and incentives and uses local, federal and state financing and subsidy programs to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of types of housing for all income levels;
- Assists in the development of adequate housing to meet the needs of low-and moderate-income households;
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement and development of housing, including housing for all income levels and housing for persons with disabilities;
- Conserves and improves the condition of the existing affordable housing stock;
- Promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability; and
- Preserves assisted housing developments for lower income households.

Colusa has traditionally provided a substantial amount of Colusa County's affordable housing. The income of Colusa residents is generally low, requiring a focus in housing strategy aimed at ensuring adequate provision of affordable housing. Rising housing prices have also significantly increased the number and percent of home owners paying more than 30% of their incomes for housing, as well as a high number of mobile homes and rate of substandard housing. Although the City has accommodated residential development for all population segments through subsidies and other methods, its ability to meet future housing needs will be affected by environmental conditions and rising costs of water and sewer services. For these reasons, Colusa's housing strategy relies on reducing regulatory constraints, re-use of underutilized properties, improvement of existing housing stock and promotion of mixed-use developments to meet future housing



needs. The City also seeks to achieve a greater balance in housing development so that greater opportunities for market-rate housing are provided and affordable housing is integrated with market-rate units in new residential developments.

To calculate the projected housing needs for extremely low-income households, the City assumed 50% of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of 76 units, the City has a projected need of 38 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could have disabilities, including those with developmental disabilities and other special needs. A summary of the City's extremely low-income population is included in Sections 9.3 and 9.4 of this Housing Element.

Each of the following programs 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.

Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
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.	
<p>Related Policies:</p> <ul style="list-style-type: none"> • 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. • 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. • Policy 1.3 – The City shall ensure that adequate infrastructure and public services are available prior to approval of developments projects within the City. • 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. • 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. • 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. • 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. • 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. • Policy 1.9 – The City will reserve water and sewer capacity for at least 140 low-income housing units during the City's 6th Cycle RHNA. 	



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
<p>Program H-1 - Annual Housing Element Performance Review:</p> <p>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. This annual report and monitoring program will be circulated to CRLA for review and comment. The City will consider any comments and/or recommendations made. by CRLA that can more efficiently and effectively achieve Housing Element Programs</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Annually around March/April</p> <p>Quantifier: Not applicable</p>
<p>Program H-2 - Housing Element Regulatory Amendments:</p> <p>Amend the Zoning Code and other regulations to comply with State Housing Law and review the Zoning Code annually to determine if additional updates need to be completed as needed. Immediate Zoning Code/Other Regulation Amendments shall include:</p> <ol style="list-style-type: none"> Incorporate reduced parking standards to limit off-street parking requirements for qualifying lower income housing projects in accordance with AB 744. Allow for accessory and junior accessory units in accordance with California Government Code § 65852 and replace with accessory unit requirements. To exempt qualifying accessory and junior accessory units from development impact fees. To define and address low barrier navigation centers/housing. Revise definition of family/household in compliance with State Housing Law. Address employee and agricultural worker housing in accordance with the Employee Housing Act (Health and Safety Codes 17021.5, 17021.5 and 17021.6) to allow employee housing accommodations for 6 or fewer employees in residential zones deemed as a single-family use and in agricultural zones allowed by right for agricultural housing with no more than 12 units or 36 beds. Consider requiring new affordable multiple-family developments, of 20 units or more to include at least 10% of the units to consist of 4- or more bedroom units. To allow residential uses by right for housing developments which at least 20% of the units are affordable to lower income households on vacant sites that were identified in the two previous housing elements to comply with California Government Code § 65583.2(c) as referenced in Table 9.4-6 of this Housing Element. Provide expanded incentives to density bonuses in accordance with AB 1743, California Government Code § 65915. 	<p>Responsibility: Planning Department, Planning Commission and City Council.</p> <p>Funding: General Fund/SB-2 Planning Grant</p> <p>Timeframe: Amend Zoning Code within six (6) months of adoption of this 6th Cycle RHNA Housing Element or by April, 2021.</p> <p>Quantifier:</p> <ol style="list-style-type: none"> Relaxed development standard may encourage development of more lower income housing. Add 5 accessory/junior accessory units by 2028. Create 5 low-income units by converting motel units by 2028. Adding several more housing units with 4 or more bedrooms to accommodate increasing family size needs.



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
<p>j. To address provisions of SB 35 for certain qualified housing projects for streamlined, ministerial approval process.</p> <p>k. To address a “no-net loss” requirement for R-4-HD properties in accordance with California Government Code § 65863.</p> <p>l. To allow large family daycare homes by right.</p> <p>m. In accordance with State law, allow supportive housing by right when it meets certain criteria and allow supportive housing in all zones that allow residential, including non-residential zones.</p> <p>n. Revise the reasonable accommodation procedure (Article 43 of the Zoning Code) to remove barriers such as findings of approval for surrounding uses and demonstration that other remedies are not available.</p>	
<p>Program H-3 - Public Support Funding Outreach:</p> <p>The City will actively pursue funding to support housing for lower income households, including extremely low income persons 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:</p> <ul style="list-style-type: none"> • 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) • Joe Serna Jr. Farm Worker Housing Grant (state) 	<p>Responsibility: City Manager, Planning Department, Grants Coordinator or Economic Development Manager</p> <p>Funding: General Fund, Program Administration Funds (Housing Authority), Redevelopment Funds (future)</p> <p>Timeframe: Ongoing and at least annually.</p> <p>Quantifier: 5 extremely low-income family units and 5 very low-income family units (2020-2028).</p>
<p>Program H-4 - Housing Development Collaboration:</p> <p>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:</p> <p>City of Colusa - The City will maximize potential funds available through existing state, federal and local programs for its affordable housing program.</p> <p>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.</p> <p>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.</p> <p>Housing Development Corporations - The City will work with non-profit and for-profit housing development corporations specializing in</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: City Planner to reach out to Habitat for Humanity, Mutual Housing California, Community Housing Improvement Program, and potentially other developers by 2021 for housing for lower income households, including special needs, such as senior housing and then bi-annually thereafter to seek development assistance.</p> <p>Quantifier: 30 housing units by 2028, at least 10 lower-income units.</p>



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
housing for lower income households, including various special needs groups to accommodate housing that meets the needs of these groups.	
<p>Program H-5 - Affordable Housing Replacement Requirements:</p> <p>In accordance with California Government Code § 65915 (c) (3) the City shall require replacement housing units on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households any time during the previous five years (generally as a condition of project approval). This requirement shall apply to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Immediate implementation</p> <p>Quantifier: Not applicable</p>
<p>Goal HSG-2: To protect and conserve the existing housing stock while ensuring that necessary health and safety requirements are met</p>	
<p>Related Polices:</p> <ul style="list-style-type: none"> • Policy 2.1 – The City shall promote the removal and replacement of substandard units, which cannot be rehabilitated. • Policy 2.2 – The City shall encourage the maintenance and repair of currently sound housing to prevent further deterioration of the City's housing stock. • Policy 2.3 – The City shall encourage the preservation and restoration of historically/architecturally significant residences, including preferential consideration for rehabilitation assistance applications involving such structures. • Policy 2.4 – The City shall ensure protection of the community from unreasonable risks of flooding. 	
<p>Program H-6 - Maintain Capital Improvement Program and Address Accessory Dwellings:</p> <p>The City's Capital Improvement Program (CIP) consists of the Master Infrastructure Planning Report that links master planning of future infrastructure and funding requirements to various master plans, such as the Wastewater System Master Plan. This program identifies needed infrastructure to accommodate anticipated growth in the City's General Plan. The City will monitor this program and prioritize funding sources and timing for design, construction and operations. The City will use this program to ensure that adequate public facilities are provided in order to accommodate the projected housing production anticipated in all elements of the General Plan, including the Housing Element. This program will be annually reviewed in conjunction with the City budget. This Program, the related City Development Impact Fee Program and the City's Fee Schedule (as applicable) shall also be amended to address fee exemptions for accessory and junior accessory dwellings.</p>	<p>Responsibility: Planning and Engineering Departments and City Council.</p> <p>Funding: General Fund.</p> <p>Timeframe: Annually and the City's CIP, Development Impact Fee Program and Fee Schedule (as applicable) shall be amended to exempt development impact fees for accessory and junior accessory units within one year of adoption of this Housing Element.</p> <p>Quantifier: Not Applicable</p>
<p>Program H-7 - Building Code Administration:</p> <p>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</p>	<p>Responsibility: Building Department</p> <p>Funding: Building Permit Fees and General Fund.</p> <p>Timeframe: Ongoing</p> <p>Quantifier: Not Applicable</p>



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
amendments to reduce housing construction costs, without sacrificing basic health and safety considerations.	
<p>Program H-8 - Code Enforcement Administration:</p> <p>The City has established code enforcement regulations and procedures that are administered by City staff. Enforcement is being 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. The City will continue to provide information and financing options from the City's Housing Rehabilitation Program for required improvements to those impacts by the City's Code Enforcement Program.</p>	<p>Responsibility: Building Department</p> <p>Funding: General Fund.</p> <p>Timeframe: Ongoing</p> <p>Quantifier: Not Applicable</p>
<p>Program H-9 - Interagency Coordination:</p> <p>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 and 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.</p>	<p>Responsibility: Planning and Engineering Departments and City Council.</p> <p>Funding: General Fund.</p> <p>Timeframe: Ongoing</p> <p>Quantifier: Not Applicable</p>
<p>Goal HSG-3: To encourage the preservation and production of housing affordable to low- and moderate-income households.</p>	
<p>Related Policies:</p> <ul style="list-style-type: none"> • 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. • Policy 3.2 – Affordable housing objectives shall be evaluated for consistency with expected growth rates in Colusa. • Policy 3.3 – 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 development of affordable housing. • Policy 3.4 – 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. • Policy 3.5 – City-assisted rehabilitation activities shall be used to help prevent displacement of low-income residents. 	
<p>Program H-10 - Moderate- and Above-Income Housing Production:</p> <p>The City will encourage the production of market-rate rental and ownership housing for moderate- and above moderate-income households through its land development policies.</p>	<p>Responsibility: Planning Department and City Council.</p> <p>Funding: General Fund.</p> <p>Timeframe: Ongoing.</p> <p>Quantifier: Increase the supply of at least 30 units of market-rate housing units by 2028.</p>



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
<p>Program H-11 - Monitor At-Risk Housing</p> <p>All publicly assisted housing units in the City are at low risk of converting. The City will continue to monitor publicly assisted units to preserve low risk.</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Monitor yearly</p> <p>Quantifier: Retain existing lower-income housing stock.</p>
<p>Program H-12 - Downtown Plan</p> <p>To the extent the City has financial resources the City will prepare Phase II of the Downtown Colusa Economic Development Plan, to include the following components:</p> <ol style="list-style-type: none"> Citywide Real Estate Analysis Infill Development Feasibility Analysis Strategic evaluation of expansion of the City's housing stock that meets under-served populations. Design guidelines with objective standards for residential and mixed-use infill development. 	<p>Responsibility: City Manager, Economic Development Coordinator, Planning and Engineering Departments, Planning Commission and City Council, local community interest groups Planning Department</p> <p>Funding: Local Early Action Planning Grant (LEAP) and/or other grants that may be available.</p> <p>Timeframe: Commence February, 2021 and complete by December, 2021</p> <p>Quantifier: Creation of 20 new housing units by 2028 (including 10 lower-income units).</p>
<p>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.</p>	
<p>Related Policies:</p> <ul style="list-style-type: none"> 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. Policy 4.2 – The City shall facilitate construction of rental units that include daycare facilities and are affordable to low- and very low-income single female heads of household. 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. Policy 4.4 – The City shall facilitate construction of group homes, farm worker housing, accessory and junior accessory units and multi-family units accessible and adaptable to disabled persons. Policy 4.5: – The City shall allow use of rehabilitation assistance funds to remove architectural barriers in residences occupied by persons with disabilities. 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. 	
<p>Program H-13 - Farm Worker Housing:</p> <p>To the extent the City has financial resources, the City shall work cooperatively with local growers, agricultural-related businesses, such as packing and distribution facilities, the farm bureau and advocates for farm workers, such as California Rural Legal Assistance, Inc, (CRLA) for the purpose of determining available resources and shortfalls to address farm workers housing needs. The City set up a</p>	<p>Responsibility: Planning Department, City Manager and City Council.</p> <p>Funding: General Fund.</p> <p>Timeframe: First meeting by April, 2021 and potentially annually, ongoing, or as needed.</p> <p>Quantifier: Not applicable</p>



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
meeting with CRLA, the Colusa County Farm Bureau and potentially other organizations by March of 2021.	
<p>Program H-14 - Assistance for Special Needs Housing, including Farmworkers, Transitional and Supportive Housing:</p> <p>The City shall proactively contact and meet periodically with local non-profit service providers at least bi-annually to assess the special housing needs of the community, including farmworkers and persons experiencing homelessness and work with nonprofit organizations to identify suitable sites for the placement of housing and facilities. Pending available resources, the City will assist developers in finding sites for the creation of housing, provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, incentives and concessions, fee mitigation and/or contributing information to an application to support the need for the proposed project or activity.</p>	<p>Responsibility: Planning Department</p> <p>Funding: HOME, CDBG programs and California Proposition 41 Bond Act Funding for homeless veterans.</p> <p>Timeframe: City Planner to reach out to special needs organizations by April and then bi-annually thereafter to seek development assistance. I.</p> <p>Quantifier: To the extent resources are available, provide support for the establishment of a regional emergency shelter within the Colusa County region by 2028.</p>
<p>Program H-15 - Assistance for Emergency Shelters and Low Barrier Navigation Centers:</p> <p>Meet periodically with local non-profit service providers upon request to assess the shelter needs of the community and work with nonprofit organizations to identify suitable sites for the placement of facilities. Provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, and/or contributing information to an application to support the need for the proposed project or activity.</p> <p>The City will consider exempting on a case by case basis planning entitlement fees, such as general plan/zoning amendment, variances, design review (if applicable) and environmental applications for emergency shelter and low barrier navigation centers proposed by non-profit service providers.</p>	<p>Responsibility: Planning Department</p> <p>Funding: HOME, CDBG programs and California Proposition 41 Bond Act Funding for homeless veterans.</p> <p>Timeframe: To the extent resources are available, the City will support-funding requests as needed based on project/program proposals each year. Annual outreach to local non-profit service providers will be conducted concurrently with the Annual Housing Report in March and April consistent with Housing Element Programs.</p> <p>Quantifier: To the extent resources are available, provide support for the establishment of a regional emergency shelter within the Colusa County region by 2028.</p>
<p>Program H-16 -Support Services for Elderly and Disabled Persons:</p> <p>To the extent the City has financial capability, continue to support Colusa County Transit, ADA services, the County Senior Nutrition Program, the Senior Center and other programs providing supportive services for seniors and/or persons with disabilities and persons with developmental disabilities. Support shall include promotion of these services through the placement of informational materials at City offices and/or assistance in accessing state or federal funding for such services.</p>	<p>Responsibility: All City Departments.</p> <p>Funding: Transit funding sources, state supportive service programs (HCD, Department of Aging and Department of Rehabilitation), federal supportive service programs (HUD, Health and Human Services).</p> <p>Timeframe: Ongoing</p>
<p>Program H-17 - Americans with Disabilities Act:</p> <p>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</p>	<p>Responsibility: Planning and Building Departments.</p> <p>Funding: Development Permit Fees and the General Fund.</p> <p>Timeframe: Ongoing</p>



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
retrofit or rehabilitation projects for public, residential or commercial structures.	Quantifier: Ensure all new development complies with ADA.
<p>Program H-18 - Rental Assistance:</p> <p>The City shall continue to cooperate with the Regional Housing Authority in its administration of the federal Section 8, Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Colusa.</p> <p>The City's role will be to:</p> <ul style="list-style-type: none"> • Provide necessary documentation to the Housing Commission to apply for annual commitments from the U.S. Department of Housing and Urban Development; • Provide information on the rental assistance program at City Hall. • Provide space at City Hall (if feasible) or coordinate with Colusa County Department of Social Services to provide space in public buildings for individuals to access the internet to apply for programs such as Section 8 online. 	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: The Planning Department will reach out to the County Department of Social Services to coordinate space within public build The Planning Department will reach out to the County Department of Social Services to coordinate space within public buildings to ac access information on Section 8 programs by April, 2021.</p> <p>Quantifier: Expand Section 8 Rental Vouchers to Colusa County Residents (some living within the City of Colusa).</p>
<p>Program H-19 - Spanish language:</p> <p>Provide Spanish language public hearing information, including noticing, regarding City housing programs shall be provided, such as future updates of the General Plan.</p> <p>The City will expand its efforts for meaningful public outreach by providing Spanish language notices regarding future housing programs, such as update of the Housing Element.</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p> <p>Quantifier: Expand information to Spanish reading public.</p>
<p>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 (2014-2019).</p>	
<p>Related Policies:</p> <ul style="list-style-type: none"> • Policy 5.1 – The City shall maintain sufficient capacity in the appropriate land use districts to allow for the Regional Housing Needs Allocation. • 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. 	
<p>Program H-20 - Specific Plans and Planned Developments:</p> <p>The City may require specific plans and/or Planned Developments 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 Planned Developments, along with development agreements, will identify programs to be implemented to accommodate affordable housing. 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.</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p> <p>Quantifier: Creation of 20 lower income housing units by 2028</p>
Program H-21: Publicly-Owned Surplus Land Review:	Responsibility: Planning Department



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
The City shall identify publicly owned surplus land to determine its suitability for low-and very low-income households and to develop procedures for land swaps if sites more suitable for affordable workforce housing are identified. Surplus public lands that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation.	Funding: General Fund Timeframe: Annual review concurrently with the Annual Housing Report in March and April. Quantifier: Creation of 10 lower income housing units by 2028
Program H-22 - Water/Sewer Reservation: In accordance with SB 1087, the City will reserve sewer capacity for a minimum 140 equivalent dwelling units of lower-Income households during the 6th RHNA Cycle.	Responsibility: Planning, Engineering, Building and Public Works Departments Funding: General Fund Timeframe: Ongoing Quantifier: Reserve capacity for 140 lower-income housing units through 2028.
Program H-23 - Lot Splitting/Expedited Processing The City shall encourage the development of high- density residential housing on Assessor Parcels 002-120-026 and 002-120-029 by waiving subdivision application fees and providing expedited processing to create smaller parcels that reflect the R-4-HD Zoning separated from Mixed Use Zoning.	Responsibility: Planning, Engineering, Building and Public Works Departments Funding: General Fund Timeframe: Upon adoption of this housing element. Quantifier: Create the opportunity for development of 88 low-income housing units to apply to 6th Cycle RHNA.
Goal HSG-6: To conserve existing affordable housing stock.	
Related Policies: <ul style="list-style-type: none"> 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. Policy 6.2 – The City shall discourage the conversion of identified “at-risk” federally assisted, low-income affordable housing units to market-rate rents. 	
Program H-24 - Housing Rehabilitation Administration: The City will continue to operate the Housing Rehabilitation Loan Program to promote housing rehabilitation for low-, very low- and extremely low-income households. To improve the quality of rental housing.	Responsibility: Planning Department, City Manager and City Council Funding: General Fund and CDBG/HOME Timeframe: Two demolished and replaced housing unit and 8 substantial low-income rehabilitations by 2028. Quantifier: 8 rehab units.
Program H-25 - Historic Building Preservation: The City of Colusa adopted the Historic Preservation Ordinance, referred to as Landmark and Historical Preservation Ordinance in March 2013. These regulations promote the health, safety and welfare of the citizens of the City of Colusa and to implements the historic preservation goals and policies set forth in the City’s General Plan. Implementation of this ordinance, helps to revitalize the historic downtown by allowing adaptive reuse of historic districts and buildings.	Responsibility: Planning and Building Departments. Funding: General Fund. Timeframe: Ongoing Quantifier: Not applicable



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
<p>It should help conserve the City's resources by using existing infrastructure, generate local jobs and purchasing, support small business development and heritage tourism and enhance the quality of life and community character. The regulations also 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.</p>	
<p>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.</p>	
<p>Related Policies:</p> <ul style="list-style-type: none"> • 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. • 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. • 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. • Policy 7.4 – The City shall continue to encourage innovative housing types, site planning and mixed-use developments. • Policy 7.5 – The City shall annually review development impact fees as part of the overall review of the City's budget. Revisions may be made to the Development Impact Fees every three years to reduce constraints to the production of affordable housing. 	
<p>Program H-26 - Fee Structure Review Update:</p> <p>The City conducts an annual review of the budget and fee schedule ensuring 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. Comprehensive review of the City's development fee and capital improvement program is conducted every three years. 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.</p>	<p>Responsibility: City Manager, Planning, Engineering, Building, Public Works and Finance Departments</p> <p>Funding: Development Impact Fees and General Fund</p> <p>Timeframe: Comprehensive update to be completed in 2021 and annually thereafter.</p> <p>Quantifier: Not applicable</p>
<p>Goal HSG-8: To conserve energy and water in the development of new housing.</p>	
<p>Related Policy:</p> <ul style="list-style-type: none"> • Policy 8.1 – The City shall promote energy and water conservation designs and features in residential developments. 	
<p>Program H-27 - Title 24 Energy Code Administration:</p> <p>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. The City will also notify residents that energy conservation improvements are eligible for funding under the City's residential rehabilitation program (to income-based qualified households).</p>	<p>Responsibility: Building Department</p> <p>Funding: Building Permit Fees and General Fund.</p> <p>Timeframe: Ongoing</p> <p>Quantifier: Not Applicable</p>



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
<p>Program H-28 - Residential Energy</p> <p>Support residential energy conservation programs offered by Pacific Gas and Electric Company and others. This support will include referrals to these programs for home owners expressing interest in energy conservation, as well as placement of brochures (if available) for such programs at City offices.</p>	<p>Responsibility: Planning and Building Departments</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p>
<p>Goal HSG 9: To ensure that all city residents are afforded equal housing opportunities.</p>	
<p>Related Policies:</p> <ul style="list-style-type: none"> • Policy 9.1 – The City shall encourage fair housing practices throughout the City. • Policy 9.2 – The City shall support state and federal provisions for enforcing anti-discrimination laws. 	
<p>Program H-29 - Assistance to public regarding housing and housing discrimination and Affirmatively Furthering Fair Housing:</p> <p>The City will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. The City will promote equal housing opportunities through the posting of information and distribution of literature at City buildings. The City will refer discrimination complaints to California Rural Legal Assistance, Inc. and the State Fair Employment and Housing Commission. The City will also train staff on how to receive and refer fair housing complaints. The City will work with California Rural Legal Assistance, Inc. to provide public workshops in the City regarding housing discrimination. The City shall reach out to CRLA to offer space at City Hall to provide legal consultations with residents of Colusa County on an as needed basis. The City shall also provide space at City Hall or coordinate with Colusa County Department of Social Services to provide space in public buildings for individuals to access the internet to apply for programs such as Section 8 online.</p> <p>The City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>Specific actions may include:</p> <ul style="list-style-type: none"> • Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities. • Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year • Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies. 	<p>Responsibility: Planning Department and City Manager</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing. Workshops in 2021 and annually thereafter. Create AFFH plan by September 2021. The Planning Department will reach out to the County Department of Social Services to coordinate space within public buildings to access information on Section 8 programs by April, 2021.</p> <p>Quantifier: Reduction in housing discrimination and more inclusive communities</p>



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
<ul style="list-style-type: none"> • Ensure environmental hazards are not disproportionately concentrated in low-income communities of color. • Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary. • Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities. 	
<p>Program H-30 - Post EESC information:</p> <p>The City will maintain posting of Equal Employment Opportunity Commission (EEOC)-generated brochures and leaflets at City offices, the public library and police stations for discrimination complaints.</p>	<p>Responsibility: Planning Department and City Manager and all City Departments</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p>
Additional Programs	
<p>Program H-31 – Local Hazard Mitigation Plan:</p> <p>In accordance with State Housing Code (and funding availability), the City will amend the General Plan as follows:</p> <ol style="list-style-type: none"> In accordance with SB 379 the City will amend the Safety Element of the General Plan to include analysis and policies regarding climate adaption. In accordance with AB 162 the City will amend the Safety Element of the General Plan to include analysis and policies regarding flood hazards and flood management to address flood-related constraints to housing development in the City. In accordance with SB 1241 the City will amend the Safety Element of the General Plan to include analysis and policies regarding fire hazards and impacts and mitigation for housing in the City. In accordance with California Government Code § 65302 (h), amend various sections of the in General Plan to incorporate goals, policies and objectives related to environmental justice. 	<p>Responsibility: Planning Department and City Manager and all City Departments</p> <p>Funding: Grant funding if available (e.g., Local Early Action Planning Grant and Regional Early Action Planning Grant) and the General Fund</p> <p>Timeframe: Evaluate consistency upon adoption of this 6th Cycle RHNA Housing Element.</p>
<p>Program H-32 – Mobilehome Parks and Economic Development</p> <p>In coordination with HCD, explore and pursue as appropriate opportunities to improve and maintain mobilehome parks, including potential ownership opportunities and compliment downtown area economic development goals</p>	<p>Responsibility: Planning Department and HCD</p> <p>Funding: Grant funding if available (e.g., Mobile Home Park Rehabilitation and Resident Ownership Program and Community Development Block Grants)</p> <p>Timeframe: Within three years of adoption of this 6th Cycle RHNA Housing Element.</p>

C. QUANTIFIED OBJECTIVES

The purpose of this section is to establish quantified objectives to meet the City’s share of the Colusa County RHNP. It is important to recognize the quantified objectives do not



represent a ceiling on development, but rather a target goal based on needs, resources and constraints.

The housing element process begins with HCD allocating a region's share of the statewide housing need to Colusa County and the two incorporated jurisdictions of Williams and Colusa through what is known as the Regional Housing Need Determination. This determination is based on Department of Finance population projections. The RHNP identifies the number of dwelling units, including the number of affordable dwelling units, by income group, that each jurisdiction in Colusa County must accommodate for between January 1, 2018 and June 30, 2028. According to the RHNP Plan, 379 new housing units are allocated to the City of Colusa (Table 9.7-3). Approximately 40% of the City of Colusa's housing allocation or 140 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 land to accommodate its allocation of units and that barriers to the production of dwelling units are minimized or eliminated. The quantified objectives are shown below in Table 9.7-3 and they are based on what is financially feasible. The City of Colusa has established quantified (numerical) objectives for several program categories to provide measurable standards for monitoring and evaluating program achievements. 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.

The "New Construction" row represents the number of new housing units that potentially may be built using public and/or private sources. The "Rehabilitation" row represents the number of existing units expected to be rehabilitated. The Conservation and Preservation includes all extremely low-income assisted housing units that are at low risk of conversion (refer to Table 9.3-34).

Table 9.7-3. City of Colusa Quantified Housing Production Objectives (2018-2028)						
Production Method	Household Income Affordability Levels					
	Extremely Low-	Very Low-	Low-	Moderate-	Above Moderate-	Total
New Construction	11	11	15	12	12	61
Major Rehabilitation (estimate some CDBG rehab and major remodels)	2	3	3	7	7	22
Minor Rehabilitation (estimate some CDBG rehab and minor remodels)	2	5	3	10	15	35
Weatherization	5	7	0	0	0	12



Table 9.7-3. City of Colusa Quantified Housing Production Objectives (2018-2028)

Production Method	Household Income Affordability Levels					
	Extremely Low-	Very Low-	Low-	Moderate-	Above Moderate-	Total
Conservation and Preservation	272	0	0	0	0	272
Total Units to Meet Objective	292	26	21	29	34	402
Regional Share ⁽¹⁾	38	38	64	79	160	379
<p>(1) Quantified Objectives are for the 2018-2028 Colusa County Regional Housing Need Allocation Plan (RHNP) assumes approximately ½ of very low-income need will be allocated to extremely low-income households. The City has capacity to provide development opportunity for at least this many housing units. However, the plan cannot realistically expect that this many housing units will be built within this planning period.</p> <p>Quantified Objectives cover 2018-2028, 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. Also assumes an annual population growth rate of 0.8% (refer to population projections (Table 9.3-3)).</p>						



APPENDIX A – PUBLIC PARTICIPATION PROGRAM

Public participation in preparation of the Housing Element is required under California Government Code § 65588(c). This Housing Element was developed through the combined efforts of City of Colusa staff, the City Planning Commission, the City Council and the City's consultant. Public input was received through workshops conducted with the Planning Commission on November 19, 2019, kicking off the update, and a second with the Planning Commission on September 23, 2020, to review the draft document. During a third public hearing held on November 10, 2020, the Planning Commission reviewed the final draft Housing Element and recommended adoption to the City Council. During a noticed public hearing on December 1, 2020, the City Council adopted the Housing Element. Notices were both emailed and sent through the U.S. Postal Service to public agencies. Notices were published in English and Spanish in the local newspaper. In addition, stakeholders and 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 Housing Element as specified above.

To comply with SB 18 and AB 52, the City consulted the Native American Heritage Commission and various Native American Tribes on the City's list.

The draft Housing Element has been available in City Hall and was posted on the City's website for review and comments. During the various workshops and adoption hearings with the City Council/Planning Commission public comments were received. Table A-1 below summarizes all written comments received and responded to during this public outreach process.

Details of the public participation process, including letters, notices and public agency information, are referenced in the following pages of this Appendix.

The City will actively engage the community in the progress of the Housing Element implementation, including specifically working with developers, service providers and other community interests, to accomplish the various implementing programs.

PUBLIC PARTICIPATION MATERIALS

- Website Announcement No. 1
- Website Announcement No. 2
- Announcement Soliciting Housing Element Comments
- Announcement Soliciting Housing Element Comments – Spanish
- Letter to Native American Tribes
- List of Native American Tribes Contacted, Pursuant to SB 18 and AB 52
- Non-Profit Agency Letter No. 1
- List of Non-Profit Agencies Contacted



- Public Comments Received and Responses
- Written Public Comments
- Letter from HCD approving preliminary draft of the Housing Element document

1. Website Announcement No. 1

The City of Colusa is conducting an update to the 2014-2019 Housing Element. The Housing Element, part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Colusa residents and economic groups. The State of California requires by law that the Housing Element be updated periodically. For this program, the City is updating the document for the 2020-2028 period.

The City will be conducting a public workshop with the City Council and Planning Commission on November 19, 2019 on the Housing Element Update. This will be a kick off meeting to launch the update process that will cover new State regulations that apply to the update and to review the current 2014-2019 Housing Element document to consider necessary review and update requirements. The meeting will begin at 6:00 pm and will be held in the City Council Chambers at City Hall, 425 Webster Street, Colusa, CA. All interested persons are invited to attend and present testimony on the matter at the meeting, and/or submit written comments prior to the meeting.

The City's current 2014-2019 Housing Element is available for review below. We are requesting any comments that you have on the draft plan and soliciting additional comments that can help improve housing conditions in the City for the future.

Please submit any comments you have on the current Housing Element document to the City Planner at planning@cityofcolusa.com or mail to City of Colusa, City Planner. 425 Webster Street, Colusa, CA 95987 You may also contact the Planning Director, Bryan Stice at the same e-mail or by phone at (530) 458-5890 ext. 103, if you have any questions.

2. Website Announcement No. 2

The City of Colusa is conducting an update to the 2014-2019 Housing Element. The Housing Element, part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Colusa residents and economic groups. The State of California requires by law that the Housing Element be updated periodically. For this program, the City is updating the document for the 2020-2028 period. The City conducted a public workshop with the City Council and Planning Commission on November 19, 2019 on the Housing Element Update. Below are the presentation materials for this workshop.

The City anticipates release of the first draft of the updated document in March/April this year.

The City's current 2014-2019 Housing Element is available for review at the following link:

<http://www.cityofcolusa.com/home/government/departments/planning/>

We are requesting any comments that you have on the draft plan and soliciting additional comments that can help improve housing conditions in the City for the future.



Please submit any comments you have on the current Housing Element document to the City Planner at planning@cityofcolusa.com or mail to City of Colusa, City Planner. 425 Webster Street, Colusa, CA 95987 You may also contact the Planning Director, Bryan Stice at the same e-mail or by phone at (530) 458-5890 ext. 103, if you have any questions.

3. Announcement Soliciting Housing Element Comments

The City of Colusa is conducting an update to the 2014-2019 Housing Element. The Housing Element, part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Colusa residents and economic groups. The State of California requires by law that the Housing Element be updated periodically. For this program, the City is updating the document for the 2020-2028 period. The City conducted a public workshop with the City Council and Planning Commission on November 19, 2019 on the Housing Element Update. Below are the presentation materials for this workshop.

The City anticipates release of the first draft of the updated document in March/April this year.

The City's current 2014-2019 Housing Element is available for review at the following link:

<http://www.cityofcolusa.com/home/government/departments/planning/>

We are requesting any comments that you have on the draft plan and soliciting additional comments that can help improve housing conditions in the City for the future.

Please submit any comments you have on the current Housing Element document to the City Planner at planning@cityofcolusa.com or mail to City of Colusa, City Planner. 425 Webster Street, Colusa, CA 95932 You may also contact the Community Development Manager, Bryan Stice at the same e-mail or by phone at (530) 458-4740 ext.: 103, if you have any questions.

The City of Colusa is conducting an update to the 2014-2019 Housing Element. The Housing Element, part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Colusa residents and economic groups. The State of California requires by law that the Housing Element be updated periodically. For this program, the City is updating the document for the 2020-2028 period. The City conducted a public workshop with the City Council and Planning Commission on November 19, 2019 on the Housing Element Update. Below are the presentation materials for this workshop.

The City anticipates release of the first draft of the updated document in March/April this year.

The City's current 2014-2019 Housing Element is available for review at the following link:

<http://www.cityofcolusa.com/home/government/departments/planning/>

We are requesting any comments that you have on the draft plan and soliciting additional comments that can help improve housing conditions in the City for the future.

Please submit any comments you have on the current Housing Element document to the City Planner at planning@cityofcolusa.com or mail to City of Colusa, City Planner. 425 Webster Street, Colusa, CA 95932 You may also contact the Community Development Manager, Bryan Stice at the same e-mail or by phone at (530) 458-4740 ext. 103, if you have any questions.



4. Announcement Soliciting Housing Element Comments – Spanish

La ciudad de Colusa está llevando a cabo una actualización del Elemento de Vivienda 2014-2019. El Elemento Vivienda, parte del Plan General de la Ciudad, es un documento de política que aborda las necesidades de vivienda existentes y futuras para todos los residentes y grupos económicos de Colusa. El Estado de California requiere por ley que el Elemento de Vivienda se actualice periódicamente. Para este programa, la ciudad está actualizando el documento para el período 2020-2028. La ciudad llevó a cabo un taller público con el Ayuntamiento y la Comisión de Planificación el 19 de Noviembre de 2019 sobre la Actualización del Elemento de Vivienda. A abajo se presentan los materiales de presentación para este taller.

La Ciudad prevé la publicación del primer sequia del documento actualizado en Marzo/Abril de este año.

El elemento de vivienda actual de la ciudad 2014-2019 está disponible para su revisión en el siguiente enlace:

<http://www.cityofcolusa.com/home/government/departments/planning/>

Estamos solicitando cualquier comentario que tenga sobre el proyecto de plan y solicitando comentarios adicionales que puedan ayudar a mejorar las condiciones de vivienda en la ciudad para el futuro.

Por favor envíe cualquier comentario que tenga sobre el documento actual de El Elemento vivienda al planificador de la Ciudad en planning@cityofcolusa.com o por correo a City of Colusa, City Planner 425 Webster Street, Colusa CA 95932. También puede comunicarse con el Gerente de Desarrollo de la Comunidad, Bryan Stice en el mismo correo electrónico o por teléfono al (530) 458-4740 ext. 103, si tiene alguna pregunta.

5. Letter to Native American Tribes

Form Letter to all tribes on list:

January 9, 2020

Re: City of Colusa Housing Element Update 2020-28
Consultation Pursuant to State Senate Bill 18
Consultation Pursuant to Assembly Bill 52

The City of Colusa is preparing an update to the Housing Element to comply with State Housing laws. We are seeking your comments on the project and to find out whether or not you request consultation. This request is being made in accordance with California Government Code Sections 65352.3 (SB 18) and California Resources Code 21080.1 AB 52 which requests tribe government consultation.

The Housing Element is a policy document that provides an assessment of housing characteristics and needs in the community and establishes programs to improve housing to meet these needs within the City. The current 2014-19 Housing Element document can be reviewed at:

<https://www.cityofcolusa.com/home/government/departments/planning/#121-aug>



Should the City either not receive a request for consultation or not hear back from you by February 13, 2020, we will assume that your tribe government has declined consultation.

Please submit your responses and/or comments in writing to the City Planner, Bryan Stice, at the City of Colusa Planning Department at (530) 458-5890, Extension 103. Email inquiries can be made to planning@cityofcolusa.com or mail to City of Colusa, City Planner. P.O. Box 310, Colusa CA 95987. You may also contact the City Planner at the same e-mail or by phone at (530) 458-5890, Extension 103, Extension 103, if you have any questions.

Sincerely,
Jenny Keen
Planning Department

6. List of Native American Tribes Consulted

City of Colusa
2020-2028 Housing Element Update
List of Native American Tribes Consulted
Pursuant to SB 18 and AB 52
November 1, 2019

Grindstone Rancheria of Winuri-Waluki
P.O. Box 63
Elk Creek, CA 95939

Cacchil DeHe Band of Winton Indians of the Colusa Indian Commune
P.O. Box 18
Brooks, CA 95606

Cortina Band of Indians
P.O. Box 1630
Williams, CA 95987

Enterprise Rancheria of Maidu Indians
2133 Mona Vista, Avenue
Oroville, CA 95966

Cacheil DeHe Band of Wintun Indians
3730 Highway 45
Colusa, CA 95932

Yocha Ddehe Winton Nation
P.O. Box 18
Brooks, CA 95606

Paskenta Band of Nomisaki Indians
P.O. Box 709
Corning, CA 96201



7. Non-Profit Agency Review Letter No. 1

Form letter:

January 9, 2020

Re: Housing Element Update for the City of Colusa

The City of Colusa is preparing an update to the City's Housing Element and is seeking your comments on housing issues for the City. The purpose of the Housing Element, part of the City's General Plan, is to address existing and future housing needs for all Colusa residents and economic groups. The current 2014-2019 Housing Element can be reviewed at:

<http://www.cityofcolusa.com/home/government/departments/planning/>

Please submit any comments you or your agency have on the current Housing Element document to the City Planner at planning@cityofcolusa.com or mail to City of Colusa, City Planner. P.O. Box 310, Colusa CA 95987. You may also contact the City Planner at the same e-mail or by phone at (530) 458-5890, Extension, if you have any questions. To provide sufficient opportunity for the City to consider your comments in the updated document, we would like to receive your comments on the current Housing Element by February 13, 2020.

We plan on completing the first draft of the updated document in March, 2020 and will send you notification of the draft's availability for public review at that time. You and your agency will then have further opportunity to review and comment on the update document.

Please contact this office if you have any questions.

Sincerely,
Jenny Keen,
Planning Department

8. List of Non-Profit Agencies Letter was Sent To

City of Colusa
List of Non-Profit Agencies
2020-2028 Housing Element Update

Planning Department
County of Colusa
220 12th St
Colusa, CA 95932

Colusa First 5
217 9th St, Ste B
Colusa, CA 95932

Colusa County One Stop Center
146 Market St.,
Colusa, CA 95932



Colusa-Glenn-Trinity Community Action Partnership
420 East Laurel Street,
Willows, CA, 95988

Colusa County Chamber of Commerce
2963 Davison Ct.,
Colusa, Ca 95932

Colusa County Farm Bureau
520 Market Street, Ste 1
Colusa, CA 95932

Colusa Unified School District
745 10th St
Colusa CA 95932

California Rural Legal Assistance
511 D Street
Marysville, CA 95901

Monica Stegall
City Planner
City of Williams
P.O. Box 310
Williams CA 95957

John Benoit
Executive Director
Colusa County Local Agency Formation Commission
P.O. Box 2694
Granite Bay, CA 95746

Christian Church Homes Of Northern California
303 Hegenberger Rd, Ste 201
Oakland, CA 94621

Passages, Adult Resource Center
Area 3, California Association of Area Agencies on Aging
25 Main Street, Room 202
Chico, CA 95929

Robin Raush
433 4th St.
Colusa 95932



Laura Clausen Ferree
Directing Attorney
California Rural Legal Assistance, Inc. - CRLA
511 "D" Street
Marysville, CA 95901
lferree@crla.org
Planning & Community Development

Jennifer Anders
Managing Attorney
Legal Services of Northern California
501 12th Street
Sacramento, CA 95814
Phone: (916) 930-4923; Fax: (916) 551-2197
janders@lsnc.net

Regional Housing Authority of Sutter and Nevada Counties
1455 Butte House Road
Yuba City, CA 95993

9. Website Announcement for Draft Housing Element Update and September 23, 2020 Planning Commission Workshop

**Website Announcement 3
(English and Spanish)**

The City of Colusa is conducting an update to the 2014-19 Housing Element. The Housing Element, part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Colusa residents and economic groups. The State of California requires by law that the Housing Element be updated periodically. For this program, the City is updating the document for the 2020-28 period. The City conducted a public workshop with the City Council and Planning Commission on November 19, 2019 on the Housing Element Update.

The City has completed the first draft of the 2020-2028 Housing Element document is now requesting public comments. Please feel welcome to download a copy of the draft at:

<https://www.cityofcolusa.com/home/government/departments/planning/#121-aug>

Please submit any comments you have on the document to the to the City Planner at planning@cityofcolusa.com or mail to City of Colusa, City Planner. 425 Webster Street, Colusa, CA 95932 You may also contact the Community Development Manager, Bryan Stice at the same e-mail or by phone at (530) 458-4740 ext: 103, if you have any questions.

City of Colusa will also be conducting a meeting with the Planning Commission to review this Draft and to consider public comments on Wednesday, September 23, 2020, at 5:00 p.m. In order to minimize the spread of the COVID 19 Virus, Governor Newsom has issued executive orders that temporarily suspend some requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, Commission members may attend the Planning Commission meeting telephonically or otherwise electronically. The meeting will be held



via webcast with NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE. If you wish to make a public comment, please submit your comment via email to the City Planning Department at planning@cityofcolusa.com or by dropping off a comment at City Hall at the drop box. If you use the drop box, the comment will need to be submitted by 4:00 p.m. on August 26, 2020. Each comment will be read aloud by the City Planning Department or the Planning Commissioner Chairperson for up to 3 minutes. Members of the public can view the Planning Commission meeting live through Zoom at: <https://zoom.us/j/97357979266>, or they may call in to listen (669) 900-9128 or (253) 215-8782 (346) 248-7799 or (646) 558-8656 or (301) 715- 8592 or (312) 626-6799. When prompted during the call, enter Webinar ID: 973 5797 9266 The City of Colusa does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public hearing is fully accessible to mobility-impaired individuals.

In compliance with the Americans with Disabilities Act, the City of Colusa encourages those with disabilities to participate fully in the public hearing process. If you require special accommodations in order for you to attend or participate in this public meeting process, please contact the City Clerk at (530) 458-5890, Extension 111 or by e-mail at cityclerk@cityofcolusa.com well in advance of the public hearing so that we may make every reasonable effort to accommodate you.

10. Notice for Draft Housing Element Update and September 23, 2020 Planning Commission Workshop

English:



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Colusa and Planning Commission will hold public workshop on Wednesday, September 23, 2020, at 7:00 p.m. at City Hall, 425 Webster Street, Colusa, CA, to consider the following:

- **2020-28 Housing Element Update Workshop**

The purpose of the Housing Element, part of the City's General Plan, is to address existing and future housing needs for all Colusa residents and economic groups. The Planning Commission will be reviewing the Draft 2020-28 Housing Element for any needed changes to update the document to reflect current conditions and needs and is seeking public input on this document. The Draft 2020-28 Housing Element may be reviewed on the City of Colusa website by clicking the following link:

<https://www.cityofcolusa.com/public-notice/>

In order to minimize the spread of the COVID 19 Virus, Governor Newsom has issued executive orders that temporarily suspend some requirements of the Brown Act. Please be advised that the



Council Chambers are closed to the public and that some, or all, Commission members may attend the Planning Commission meeting telephonically or otherwise electronically. The meeting will be held via webcast with NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE. If you wish to make a public comment, please submit your comment via email to the City Planning Department at planning@cityofcolusa.com or by dropping off a comment at City Hall at the drop box. If you use the drop box, the comment will need to be submitted by 4:00 p.m. on September 22, 2020. Each comment will be read aloud by the City Planning Department or the Planning Commissioner Chairperson for up to 3 minutes. Members of the public can view the Planning Commission meeting live through Zoom at: <https://zoom.us/j/99336785560>

Or join by phone:

Dial: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

The City of Colusa does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public hearing is fully accessible to mobility-impaired individuals.

In compliance with the Americans with Disabilities Act, the City of Colusa encourages those with disabilities to participate fully in the public hearing process. If you require special accommodations in order for you to attend or participate in this public meeting process, please contact the City Clerk at (530) 458-5890, Extension 111 or by e-mail at cityclerk@cityofcolusa.com well in advance of the public hearing so that we may make every reasonable effort to accommodate you.

Spanish:



AVISO DE AUDIENCIA PÚBLICA

AVISO SE DA A LA PRESENTE QUE la Comisión de Ciudad de Colusa y Planificación llevará a cabo un taller público el miércoles 23 de septiembre de 2020, a las 7:00 p.m. en el Ayuntamiento, 425 Webster Street, Colusa, CA, para considerar lo siguiente:

- **20 Taller de Actualización de Elementos de Vivienda -20 - 28 20**

El propósito del Elemento de Vivienda, parte del Plan General de la Ciudad, es abordar las necesidades de vivienda existentes y futuras para todos los residentes y grupos económicos de Colusa. La Comisión de Planificación revisará el Proyecto de Elemento de Vivienda 2020-28 para cualquier cambio necesario para actualizar el documento para reflejar las condiciones y necesidades actuales y está buscando información pública sobre este documento. El Proyecto 2020-28 Elemento de Vivienda puede ser revisado en el sitio web de la Ciudad de Colusa haciendo clic en el siguiente enlace:



<https://www.cityofcolusa.com/public-notices/>

Con el fin de minimizar la propagación del Virus COVID 19, el Gobernador Newsom ha emitido órdenes ejecutivas que suspenden temporalmente algunos requisitos de la Ley Brown. Tenga en cuenta que las Salas del Consejo están cerradas al público y que algunos miembros de la Comisión, o todos, pueden asistir a la Comisión de Planificación, por teléfono o electrónicamente. La reunión se llevará a cabo a través de webcast sin ubicación física para la asistencia pública. Si desea hacer un comentario público, envíe su comentario por correo electrónico al Departamento de Planificación de la Ciudad en planning@cityofcolusa.com o dejando un comentario en el Ayuntamiento en el buzón. Si utiliza el cuadro desplegable, el comentario deberá enviarse antes de las 4:00 p.m. del 22 de septiembre de 2020. Cada comentario será leído en voz alta por el Departamento de Planificación de la Ciudad o el Presidente del Comisionado de Planificación durante un máximo de 3 minutos. Los miembros del público pueden ver la reunión de la Comisión de Planificación en vivo a través de Zoom at: <https://zoom.us/j/99336785560>

O únete por teléfono:

Marcación: +1 669 900 9128 o +1 253 215 8782 o +1 346 248 7799 o +1 646 558 8656 o +1 301 715 8592 o +1 312 626 6799

La ciudad de Colusa no discrimina en la vivienda o el empleo por motivos de raza, religión, sexo, edad, origen nacional o discapacidad. La ubicación de la audición pública es totalmente accesible para las personas con movilidad reducida.

En cumplimiento con la Ley de Estadounidenses con Discapacidades, la Ciudad de Colusa alienta a las personas con discapacidades a participar plenamente en el proceso de audiencia pública. Si necesita adaptaciones especiales para que asista o participe en este proceso de reunión pública, comuníquese con el Secretario de la Ciudad al (530) 458-5890, Extensión 111 o por correo electrónico a cityclerk@cityofcolusa.com con mucha antelación a la audiencia pública para que podamos hacer todos los esfuerzos razonables para acomodarlo.

11. Notices for October 10, 2020, Planning Commission meeting



NOTICE OF PUBLIC HEARING ENGLISH AND ESPAÑOL

NOTICE IS HEREBY GIVEN that the City of Colusa and Planning Commission will hold a public hearing on Wednesday, November 10, 2020, starting at 7:00 p.m. at City Hall, 425 Webster Street, Colusa, CA., to consider the following:



- **2020-28 Housing Element Update Workshop**

The purpose of the Housing Element, part of the City's General Plan, is to address existing and future housing needs for all Colusa residents and economic groups. The State of California requires by law that the Housing Element be updated periodically. For this program, the City is updating the document for the 2020-28 period. The Planning Commission will be reviewing the draft, 2020-28 Housing Element for recommendation of approval (adoption) by the City Council.

The City conducted two public workshops on November 18, 2019 and September 23, 2020 on the Housing Element Update to receive public comments on this process. The City completed the first draft of the 2020-2028 Housing Element in August, 2020 and circulated the document for public comment. Public comments were assembled and then addressed in a revised draft. Please feel welcome to download a copy of the final draft at:

<https://www.cityofcolusa.com/home/government/departments/planning/>

All interested persons are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting. Please submit any comments you have on the document in writing on this matter to:

Bryan Stice, Community Development Manager

City of Colusa

425 Webster St.

Colusa, Ca 95932 email: planning@cityofcolusa.com phone: (530) 458-5890

Members of the public can view the Planning Commission meeting live through Zoom at: <https://zoom.us/j/91534953369>, or they may call in to listen +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656. When prompted during the call, enter Webinar ID: 915 3495 3369. The City of Colusa does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public hearing is fully accessible to mobility-impaired individuals.

In compliance with the Americans with Disabilities Act, the City of Colusa encourages those with disabilities to participate fully in the public hearing process. If you require special accommodations in order for you to attend or participate in this public meeting process, please contact the City Clerk at (530) 458-5890, Extension 111 or by e-mail at cityclerk@cityofcolusa.com well in advance of the public hearing so that we may make every reasonable effort to accommodate you.

POR LA PRESENTE SE DA AVISO de que la Ciudad de Colusa y la Comisión de Planificación celebrarán una audiencia pública el miércoles 10 de noviembre de 2020 a partir de las 7:00 p.m. en el Ayuntamiento, 425 Webster Street, Colusa, CA., para considerar lo siguiente:

- Taller de actualización de elementos de vivienda 2020-28



El propósito del Elemento de Vivienda, parte del Plan General de la Ciudad, es abordar las necesidades de vivienda existentes y futuras para todos los residentes y grupos económicos de Colusa. El estado de California requiere por ley que el Elemento de Vivienda se actualice periódicamente. Para este programa, la Ciudad está actualizando el documento para el período 2020-28. La Comisión de Planificación revisará el borrador del Elemento de Vivienda 2020-28 para su recomendación de aprobación (adopción) por parte del Concejo Municipal.

La Ciudad realizó dos talleres públicos el 18 de noviembre de 2019 y el 23 de septiembre de 2020 sobre la Actualización del Elemento de Vivienda para recibir comentarios públicos sobre este proceso. La Ciudad completó el primer borrador del Elemento de Vivienda 2020-2028 en agosto de 2020 y circuló el documento para comentarios públicos. Los comentarios públicos se reunieron y luego se abordaron en un borrador revisado. Siéntase bienvenido a descargar una copia del borrador final en:

<https://www.cityofcolusa.com/home/government/departments/planning/>

Se invita a todas las personas interesadas a presentar testimonio sobre el asunto en la reunión y / o presentar comentarios por escrito antes de la reunión. Envíe cualquier comentario que tenga sobre el documento por escrito sobre este asunto a:

Bryan Stice, Community Development Manager
City of Colusa
425 Webster St.
Colusa, Ca 95932 email: planning@cityofcolusa.com phone: (530) 458-5890

Los miembros del público pueden ver la reunión de la Comisión de Planificación en vivo a través de Zoom en: <https://zoom.us/j/91534953369>, o pueden llamar para escuchar +1 669 900 9128 o +1 346 248 7799 o +1 253 215 8782 o +1 301 715 8592 o +1 312 626 6799 o +1 646 558 8656. Cuando se le solicite durante la llamada, ingrese el número de identificación del seminario web: 915 3495 3369. La ciudad de Colusa no discrimina en cuanto a vivienda o empleo por motivos de raza, religión, sexo, edad, nacionalidad o discapacidad. La ubicación de la audiencia pública es totalmente accesible para personas con problemas de movilidad.

De conformidad con la Ley de Estadounidenses con Discapacidades, la Ciudad de Colusa alienta a las personas con discapacidades a participar plenamente en el proceso de audiencia pública. Si necesita adaptaciones especiales para poder asistir o participar en este proceso de reunión pública, comuníquese con el Secretario de la Ciudad al (530) 458-5890, Extensión 111 o por correo electrónico a cityclerk@cityofcolusa.com mucho antes de la audiencia pública para que podamos hacer todos los esfuerzos razonables para adaptarse a usted.



12. Notices for the December 1, 2020, City Council meeting



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Colusa and City Council will hold a public hearing on Tuesday, December 1, 2020, starting at 6:00 p.m. at City Hall, 425 Webster Street, Colusa, CA., to consider the following:

- **2020-28 Housing Element Update Workshop**

The purpose of the Housing Element, part of the City's General Plan, is to address existing and future housing needs for all Colusa residents and economic groups. The State of California requires by law that the Housing Element be updated periodically. For this program, the City is updating the document for the 2020-28 period. The City Council will be reviewing the final draft, 2020-28 Housing Element for adoption.

The City conducted two public workshops on November 18, 2019 and September 23, 2020 on the Housing Element Update to receive public comments on this process. The City completed the first draft of the 2020-2028 Housing Element in August, 2020 and circulated the document for public comment. During a noticed public hearing on November 10, 2020, the City Planning Commission reviewed the document and recommended approval for adoption by the City Council. Public comments were assembled and then addressed in a revised draft. Please feel welcome to download a copy of the final draft at:

<https://www.cityofcolusa.com/home/government/departments/planning/>

All interested persons are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting. Please submit any comments you have on the document in writing on this matter to:

Bryan Stice, Community Development Manager
City of Colusa
425 Webster St.
Colusa, Ca 95932 email: planning@cityofcolusa.com phone: (530) 458-5890

Members of the public can view the City Council meeting live through Zoom at: <https://zoom.us/j/91534953369>, or they may call in to listen +1 669 900 9128 or +1 346 248 7799 or



+1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656. When prompted during the call, enter Webinar ID: 915 3495 3369. The City of Colusa does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public hearing is fully accessible to mobility-impaired individuals.

In compliance with the Americans with Disabilities Act, the City of Colusa encourages those with disabilities to participate fully in the public hearing process. If you require special accommodations in order for you to attend or participate in this public meeting process, please contact the City Clerk at (530) 458-5890, Extension 111 or by e-mail at cityclerk@cityofcolusa.com well in advance of the public hearing so that we may make every reasonable effort to accommodate you.

POR LA PRESENTE SE DA AVISO de que la Ciudad de Colusa y el Concejo Municipal celebrarán una audiencia pública el martes 1 de diciembre de 2020 a partir de las 6:00 p.m. en el Ayuntamiento, 425 Webster Street, Colusa, CA., para considerar lo siguiente:

- Taller de actualización de elementos de vivienda 2020-28

El propósito del Elemento de Vivienda, parte del Plan General de la Ciudad, es abordar las necesidades de vivienda existentes y futuras para todos los residentes y grupos económicos de Colusa. El estado de California requiere por ley que el Elemento de Vivienda se actualice periódicamente. Para este programa, la Ciudad está actualizando el documento para el período 2020-28. El Concejo Municipal revisará el borrador final, Elemento de Vivienda 2020-28 para su adopción.

La Ciudad realizó dos talleres públicos el 18 de noviembre de 2019 y el 23 de septiembre de 2020 sobre la Actualización del Elemento de Vivienda para recibir comentarios públicos sobre este proceso. La Ciudad completó el primer borrador del Elemento de Vivienda 2020-2028 en agosto de 2020 y circuló el documento para comentarios públicos. Durante una audiencia pública notificada el 10 de noviembre de 2020, la Comisión de Planificación de la Ciudad revisó el documento y recomendó la aprobación para su adopción por parte del Concejo Municipal. Los comentarios públicos se reunieron y luego se abordaron en un borrador revisado. Siéntase bienvenido a descargar una copia del borrador final en:

<https://www.cityofcolusa.com/home/government/departments/planning/>

Se invita a todas las personas interesadas a presentar testimonio sobre el asunto en la reunión y / o presentar comentarios por escrito antes de la reunión. Envíe cualquier comentario que tenga sobre el documento por escrito sobre este asunto a:

Bryan Stice, Community Development Manager
City of Colusa
425 Webster St.
Colusa, Ca 95932 email: planning@cityofcolusa.com phone: (530) 458-5890

Los miembros del público pueden ver la reunión del Ayuntamiento en vivo a través de Zoom en: <https://zoom.us/j/91534953369>, o pueden llamar para escuchar +1669900 9128 o +1346248 7799



o +1253215 8782 o +1 301 715 8592 o +1 312 626 6799 o +1 646 558 8656. Cuando se le solicite durante la llamada, ingrese el número de identificación del seminario web: 915 3495 3369. La ciudad de Colusa no discrimina en cuanto a vivienda o empleo por motivos de raza , religión, sexo, edad, nacionalidad o discapacidad. La ubicación de la audiencia pública es totalmente accesible para personas con problemas de movilidad.

De conformidad con la Ley de Estadounidenses con Discapacidades, la ciudad de Colusa alienta a las personas con discapacidades a participar plenamente en el proceso de audiencia pública. Si necesita adaptaciones especiales para poder asistir o participar en este proceso de reunión pública, comuníquese con el Secretario de la Ciudad al (530) 458-5890, Extensión 111 o por correo electrónico a cityclerk@cityofcolusa.com mucho antes de la audiencia pública para que podamos hacer todos los esfuerzos razonables para adaptarse a usted.

De conformidad con la Ley de Estadounidenses con Discapacidades, la Ciudad de Colusa alienta a las personas con discapacidades a participar plenamente en el proceso de audiencia pública. Si necesita adaptaciones especiales para poder asistir o participar en este proceso de reunión pública, comuníquese con el Secretario de la Ciudad al (530) 458-5890, Extensión 111 o por correo electrónico a cityclerk@cityofcolusa.com mucho antes de la audiencia pública para que podamos hacer todos los esfuerzos razonables para adaptarse a usted.

13. List of Agencies That Were Sent Notices

City of Colusa List of Non-Profit Agencies 2020-28 Housing Element Update

Planning Department
County of Colusa
220 12th St
Colusa, CA 95932

Colusa First 5
217 9th St, Ste B
Colusa, CA 95932

Colusa County One Stop Center
146 Market St.,
Colusa, CA 95932

Colusa-Glenn-Trinity Community Action Partnership
420 East Laurel Street,
Willows, CA, 95988

Colusa County Chamber of Commerce
2963 Davison Ct.,



Colusa, Ca 95932

Colusa County Farm Bureau
520 Market Street, Ste 1
Colusa, CA 95932

Colusa Unified School District
745 10th St
Colusa CA 95932

California Rural Legal Assistance
511 D Street
Marysville, CA 95901

Monica Stegall
City Planner
City of Williams
P.O. Box 310
Williams CA 95957

John Benoit
Executive Director
Colusa County Local Agency Formation Commission
P.O. Box 2694
Granite Bay, CA 95746

Christian Church Homes Of Northern California
303 Hegenberger Rd, Ste 201
Oakland, CA 94621

Passages, Adult Resource Center
Area 3, California Association of Area Agencies on Aging
25 Main Street, Room 202
Chico, CA 95929

Robin Raush
433 4th St.
Colusa 95932

Laura Clausen Ferree
Directing Attorney
California Rural Legal Assistance, Inc. - CRLA
511 "D" Street
Marysville, CA 95901

Jessica Hiller
Staff Attorney



California Rural Legal Assistance, Inc. -CRLA
 511 "D" Street
 Marysville, CA 95901

Regional Housing Authority of Sutter and Nevada Counties
 1455 Butte House Road
 Yuba City, CA 95993

14. Public Comments Received and Responses (received to November 24, 2020)

City of Colusa Housing Element 2020-2028 Public Participation Program Responses to Public Comments Table A-1	
Comments	Responses
February 14, 2020 Email from Gary Price, Colusa Planning Consultant, reaching out to California Rural Legal Assistance (CRLA), INC.	<p>I just left you a voicemail message with a little more elaboration, but we are seeking your assistance in making this element update a success by including some possible programs that would involve collaboration between the City and CRLA, such as public education on housing discrimination, coordination of housing needs, etc. I have previously been in touch with Laura Ferree regarding the City of Williams Housing Element update project which I am also helping to prepare, so I would see some similarities in working with your agency to make both City's a successful collaboration effort with CRLA. Both cities recently received housing assistance brochures on CRLA's programs and have them available at the public counter for folk in need. So, I would appreciate you and Laura working with me in developing some of these programs. In the next week or so I will send you a few draft programs you can look at that will include CRLA collaboration.</p> <p>In the meantime, if you have any information on the number of cases your agency have worked on over the last four years for Colusa, please let me know so we can add these accomplishments into the Housing Elements.</p>
February 14, 2020 Email from Jessica Hiller - California Rural Legal Assistance (CRLA), INC. Marysville, CA	
<p>I am the Marysville CRLA staff attorney and am attempting to respond to your call for comments regarding the 2020 housing element update. I note that there is no current 2020 draft and it appears that you are seeking comments prior to its creation? I wanted to touch base and see what type of information or comment City of Colusa is seeking so that we can ensure our comments would be helpful to you. I look forward to your response.</p>	



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February 18, 2020 Letter from Jessica Hiller - California Rural Legal Assistance (CRLA), INC.	
1. The City may find useful “Building Blocks: A Comprehensive Housing Element Guide”	Response: We have been referring to this useful guide as a resource throughout the preparation of the HE document.
2. CRLA expects the City of Colusa to develop goals and policies based on an in-depth analysis of its previous housing element, as well as an assessment and analysis of the City’s household and housing characteristics and the current and projected housing need.	Response: The current draft of the City’s 6th Cycle Draft Housing Element includes an analysis of the previous element of the Draft document).
3. HCD provided the RHNA for the City of Colusa. This is merely a minimum for the City of Colusa and CRLA hopes to see further analysis of local conditions and other data that may indicate a further housing need in the 2020-2028 housing element.	Response: The City has received and accepted the RHNA numbers as provided by HCD. As presented in Draft Housing Element the City has capacity to accommodate 542 lower income housing units in compliance with State Housing Law. This exceed the RHNA of 140 lower income housing units.
4. CRLA notes that in the “City’s review of the 2008 – 2014 element”, the City did not meet the RHNA assigned by HCD by a significant amount.	Response: The updated 6th Cycle Draft Housing Element indicates the number of units produced by income level in accordance with RHNA during this 5th Housing Cycle. The City provided opportunity and capacity to meet the 5th Cycle RHNA, which is what is required by State Housing Law.
5. The City did not maintain data regarding the number of units rehabilitated and conserved and note that action H-5 in the 2008 – 2014 Housing Element sought to implement record keeping to provide data regarding rehabilitation of housing in the City.	Response: The City did not have resources to develop an updated GIS Record Keeping System which was an objective of Action Program. However, the City did complete and submit annual progress reports to HCD regarding the progress of meeting RHNA and complying with Action H-1. The City is also securing funding from SB-2 to update the GIS and record keeping system to meet the objectives of Action H-5.
6. The City must address special needs per California Government Code § 65583(a)(7). CRLA expects the City to extensively address the needs of farm workers in its population. we hope the updated draft will indicate whether or not there is enough housing to support season worker population	Response: A complete analysis that complies with minimum State Law for extremely low-income families and formworks is provided in the 6th Cycle Draft Housing Element.
7. CRLA expects the HE to develop programs which sets forth a schedule of action that can be successfully implemented by the City during 2020-2028. The program must include actions involving the administration of land use and development controls, the provision of regulatory concessions and incentives and the utilization of appropriate federal and state financing and subsidy programs. Each action of a program must include the responsible	Response: The 6 th Cycle Draft Housing Element provides this information to meet minimum State Housing Law.



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agency, the timeline for implementation and measurable outcomes including units to be assessed.	
8. The HE must specify concrete actions and schedules with ascertainable projected outcomes.	Response: The 6th Cycle Draft Housing Element provides this information to meet minimum State Housing Law.
February 18, 2020 Email from Gustavo Becerra, Executive Director Regional Housing Authority Yuba City, CA	
1. Identify parcels for development of affordable housing in the City limits that are appropriately zoned or re-zone parcels in order to facilitate development of affordable housing.	Response: The 6 th Cycle Draft Housing Element shows that the City has sufficiently zoned land to comply with RHNA's affordable housing requirements so there is no need to rezone additional parcels for this.
2. Support the Regional Housing Authority's efforts when applicable for LIHTCs, HOME, CDBG, AHSC, etc. funding applications for the development of affordable housing.	Response: The 6 th Cycle Draft Housing Element includes a number of actions that address this.
3. Put in place a 10% inclusionary housing ordinance or fees in-lieu of the ordinance for any market-rate development.	Response: In accordance with California Government Code § 65583.2(C), the 6th Cycle Draft Housing Element includes a requirement to amend the Zoning Code to allow residential uses by right for housing developments in which at least 20% of the units are affordable to lower income household.
4. Streamline the planning approval and entitlement process for affordable housing developments, such as they become discretionary approvals.	Response: As referenced in the current 5th Cycle Housing Element, the Zoning Code provides for ministerial approval of affordable housing developments on property zoned R4-HD within the City, which complies with minimum State Housing Law.
September 29, 2020 Letter from Jessica Hiller - California Rural Legal Assistance, Inc. (CRLA)	
<p>California Rural Legal Assistance, Inc. (CRLA) is a non-Profit legal services organization that seeks to ensure that all low-income rural communities have access to justice and affordable and decent housing. We submit the following comments regarding the City of Colusa's 2020-2028 Housing Element update following the City's written invitation.</p> <p>CRLA values the efforts made by the City to prepare this draft Housing Element and its efforts to increase affordable housing. The current draft, however, presents deficiencies that need to be remedied in order for the Housing Element to comply with state housing element</p>	Response: The City appreciates the opportunity to work with CRLA to produce a compliant Housing Element and working with the City in several collaborative programs to help meet the City's housing needs. Through these responses and some further changes to the document, we hope to meeting State Housing laws, while recognizing the City's limited resources to address all of recommendations outlined in this letter.



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<p>law, federal and state fair housing law, and other applicable laws and regulations.</p> <p>CRLA has identified several issues with the Element, including (1) a lack of diligent effort on the part of the City to ensure public participation in the creation of the current draft Element, (2) ambiguity and need for analysis in the in the housing needs assessment, and (3) a need for further analysis of available land inventory and housing stock, (4) lack adequate analysis of the previous Housing Element, and (5) ambiguity in proposed programs in the current draft Housing Element.</p>	
<p>I. Lack of Public Participation</p> <p>Pursuant to Government Code Section 65583(c)(1)(C)(9) the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort. Local jurisdictions must take affirmative steps to engage, and receive input from, the community while developing a Housing Element. These actions include, but are not limited to, circulating the initial drafts to interested persons and groups, holding public meetings, and conducting public service announcements about the Element as it is being drafted. Outreach should include conducting targeted outreach to community groups - such as low-income communities and their representatives - in order to ensure that their housing needs are adequately addressed in the Element. The City of Colusa has failed to take the necessary steps to inform, involve, and solicit input from the public.</p> <p>The draft Housing Element describes the extent of public participation the City garnered during drafting of the document, and an includes appendix detailing the City's attempt to garner public participation in Appendix A (HE, pp. 3-4; Appendix A).</p> <p>CRLA commends the City for reaching out to local stakeholders, nonprofits, and Native American tribes. But, based on the information in the Housing Element draft, it appears the City did not make a meaningful attempt to notify its local residents of the update. The extent of the City's attempted outreach to the local community included notice on the Planning Department website, posting notice in the Sun Herald and posting flyers at City Hall.</p> <p>The City did not participate in targeted outreach towards specific groups such as sending mailers to City residents or posting flyers at local gathering places. In fact, The City seems to admit in program H-19 of the draft Element that it did not conduct meaningful outreach to its Spanish-speaking population, stating that "[t]he City will expand its efforts for meaningful public outreach by providing</p>	<p>Response: The City has diligently made efforts to engage in a comprehensive public outreach program that meets minimum requirements of Government Code Section 65583(c)(1)(C)(9). Program H-19 was created in the proposed Housing Element to address the need to reach out Spanish speaking populations by insuring notices regarding housing are in both Spanish and English. The City appreciates CRLA's added suggestions to conduct further outreach in the future and will certainly consider many of these suggestions. It is noted that the City needs to complete the adoption process for this Housing Element Update by the end of the year so it really has limited opportunity at this late date to revisit and complete some of these additional recommended public participation processes.</p>



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Comments	Responses
<p>Spanish language notices regarding future housing programs, such as update of the Housing Element" (HE, p. 108).</p> <p>Based on the City's report, it appears the local residents who would have received notice regarding the Housing Element update would have been individuals who (1) check the Planning Department website, (2) go to City Hall, or (3) read the local newspaper. Based on this information it is likely that many of the City's residents were not informed of the Housing Element update and associated public meetings.</p> <p>The City held two planning commission workshops on November 19, 2019 and September 23, 2020. I attended the September 23, 2020 meeting, and the inefficacy of the City's outreach was apparent in the total lack of community members in attendance. Although COVID-19 restrictions make public hearings harder for the public to access, it does not appear that the City made any effort to attempt solutions that would include community input.</p> <p>Based on these facts, it is likely that the City is seeking approval of the draft Housing. Element without having engaged in a diligent effort to engage public participation as required by Government Code Section 65583(c)(l) (C)(9).</p>	
<p>II. Ambiguity and Need for Analysis in the Housing Element Needs Assessment.</p> <p>The Housing Element must include "an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." (Government Code § 65583(a).) 'CRLA commends the City on developing an assessment of the housing needs in its region. This analysis is imperative in determining the focus of programs adopted for the current cycle. Although the City's assessments are generally adequate, there is room for more in depth analysis which may allow the programs in the current Housing Element to attain further success than in previous Elements.</p>	<p>Response: Thank you.</p>
<p>A. Housing Needs-Vacancy Rate</p> <p>A Housing Element must include an "analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition" (Government Code § 65583(a)(2)).</p> <p>In its analysis, the City addresses a vacancy rate of 10.7%, which it suggests indicates "an availability of housing" (HE, p. 19). Table 9.3-16 shows that out of a total of 2,323 units in the City's jurisdiction, there are 249 vacant units. (Id.) Of these vacant units, there were only 102 available for rent or sale. This suggests that the</p>	<p>Response: This section of the Element has been adjusted accordingly. Thank you.</p>



**City of Colusa Housing Element 2020-2028
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actual vacancy rate, as far as it pertains to prospective renters or buyers, is approximately 4.3%.	
<p><i>B. Housing Needs-Extremely Low Income</i></p> <p>The City indicates that approximately 10% of all households within its jurisdiction are Extremely Low Income (ELI) (HE, p. 14). These households have annual incomes of \$17,350 or less for a family of four (HE, p. 28). The City has determined that of these households, at least a quarter are paying more than 30% of their income to remain housed.</p> <p>Meeting the need of this subset of households often requires creative housing solutions such as shared housing, single room occupancy hotels, and the availability of public benefits and subsidies to supplement rent payments. In its analysis of meeting this need, the City identifies the Section 8 program (also known as the Housing Choice Voucher Program) which is run by the Regional Housing Authority as a resource for subsidizing rent for ELI households (HE, p. 28).</p> <p>Although the Section 8 program exists, it is not sufficient to meet the need of this population. The Regional Housing Authority (RHA) administers the Section 8 program for four counties. The RHA's Section 8 program manages 1,661 vouchers for these counties. (RHA Administrative Plan, p. 2J.) As the City admits, the Section 8 program serves a demographic whose income may be more than that of the ELI category (HE, p. 28-29). Potential applicants must apply to a waitlist for the Section 8 program. (Id.) In CRLA's experience, it takes those who manage to access the waitlist several years before they receive a voucher. Even after the receipt of a voucher, the household must still find housing that accepts Section 8, which is frequently difficult, if not impossible. The likelihood is therefore small that the specific needs of ELI households can be met by this program, alone.</p> <p>Further, the City does not analyze the constraints that ELI households have in accessing programs such as the Section 8 program. Lack of transportation, lack of internet access, literacy level, availability of housing that will accept Section 8 vouchers, among other factors further limit this demographic's ability to access and utilize benefits that may allow them to find affordable housing. The city should analyze this need and determine if there are programs the City could develop to facilitate meeting the specific needs of ELI households. For example, the city may include a program to provide space in public buildings for individuals to access the internet to apply for programs such as Section 8 online. The City may also consider programs that incentivize local landlords to accept Section 8 vouchers.</p>	<p>Response: This section adequately addresses ELI Housing Needs per statute. The City has very limited resources to expand social service programs such as those suggested. City residents are encouraged to take advantage of County social service programs to further meeting their needs, Program H-18 was amended to extend Section 8 public information within public buildings as recommended.</p>



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<p>C. Overpayment</p> <p>Approximately 32.9% of households in the City overpay for housing (HE, p. 33). 40% of these households fall within one of the low-income categories. (Id) The City further indicates that this is most pronounced at 62% in households with annual income of \$20,000.00 per year or less, generally corresponding to extremely low and very low-income households (HE, p. 35).</p> <p>These figures indicate a significant need in the jurisdiction for further affordable housing. It is unclear if there exist intersections of household characteristics that would indicate how the City should best address the issue of overpayment in its jurisdiction. The City should analyze what types of households within these income brackets would be most significantly impacted by such costs in order to develop appropriate programs to meet the needs of its jurisdiction. Further, the City does not indicate what programs or resources may be available for addressing the need to alleviate overpayment in Colusa. As discussed above in section 11.B, reliance on the Section 8 voucher program is not sufficient to meet this need given the limitations of the program.</p> <p>One of the manners in which the City can reduce overpayment is to increase the stock of affordable housing. In determining effective programs for the current Housing Element, it is important for the City to analyze how it has approached opportunity for new development in the previous cycle. The City indicates that only 28 permits were issued for new residential development since the adoption of the previous Housing Element (HE, p. 41). The City should include in its analysis how many applications for permits for residential development were submitted. If there were more than 28 applications, the City should explain why the permits were denied. The City should further analyze its efforts to ensure inclusion of affordable housing in the residential developments that it granted permits to during the 5th cycle.</p> <p>CRLA commends the City for permitting eleven self-help residential properties during the previous cycle. The City also identifies two major developments of single-family housing which were permitted by the City during the 5th cycle: Colusa Sunrise, and Chaney Wilson.(He, p. 41). These developments are projected to produce approximately 214 new residential units. But the City does not indicate what effort, if any, was made to ensure inclusion of housing affordable to lower income households in these developments.</p> <p>Such an effort would have been consistent with policies 1.1 and 1.5 in its previous Housing Element, and would certainly have been consistent with the City's first goal in the previous Housing Element to "to provide a continuing</p>	<p>Response: This section adequately addresses overpayment review requirements per statute. The City has very limited resources to expand social service programs such as those suggested. City residents are encouraged to take advantage of County social service programs to further meeting their needs.</p> <p>No building permits for development of new housing units in Colusa were denied during the 5th RHNA. Section 9.4 of the Draft Housing Element provides a complete description of how residential development projects are process with minimal regulatory constraints. Unless new housing involves a subdivision, housing projects are generally approved by right over the counter. This review should address specificity concerns of how these programs were achieved or not achieved without much ability for the City to impact the housing market. However, to clarify that the City did not deny any residential permits during the 5th RHNA, Page 41, regarding Development Trends, includes some added discussion of this.</p> <p>There are a number of programs in the proposed Housing Element that addresses lower income housing needs in the City including Program H-11, Monitor At-Risk Housing, Program H-13, Farm Worker Housing, Program H-14, Assistance for Transitional and Supportive Housing, Program H-15, Assistance for Emergency Shelters and Low Barrier Navigation Centers, and Program H-18, Rental Assistance. We don't believe creating a program for market rate housing developers to voluntarily build low income housing units id realistic. As presented in the Housing Element construction data, the costs of new construction for housing exceeds the affordability levels for lower income household. So, unless there is a public housing subsidy, integrating lower income housing into a new development will not work unless the City establishes an inclusionary housing program that requires lower income housing to be included in the development. Since there are no State mandates for the City of Colusa to create an inclusionary housing program, and the Housing Element has demonstrated that it can meet RHNA, there is no inclination for the City to create an inclusionary housing program. Should the City be so inclined to establish such an inclusionary housing program it should further study the impacts this would have on the housing production market. We respectfully decline making this into a program for the City.</p>



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<p>supply of affordable housing to meet the needs of existing and future Colusa residents in all income categories" (HE 2014-2019, p. 9.7:1-2). If the City failed to make a meaningful attempt to include affordable housing in these developments, it would be important to identify the oversight in order to determine appropriate programs to ensure the City does so in the future.</p> <p>The city indicates that there exists a third development prospect, Colusa Crossing, for which the City must still issue land use approvals (HE, p. 41). Colusa Crossing "involves a proposed development of a 300-acre planned community, proposed to include over 1,300 dwellings (mix of low, medium and high-density units, with a school and parks." This is an ideal opportunity for the City to create a program based on the above analysis that would provide a framework for the City to make a meaningful attempt to include affordable housing in this development.</p>	
<p>III. Need for Further Analysis of Available Site Inventory and Housing Stock.</p> <p>A Housing Element must include an inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites (Government Code § 65583(a)(3)).</p> <p>In its Housing Element, the City indicates four vacant land sites to meet the RHNA for very-low income and low-income unit production (HE, p. 70). The City appears to be able to meet the RHNA for these demographics with the parcels identified. The City's analysis of sites A and B (identified to meet the RHNA for very-low income households) indicates that there is mixed/multiple zoning on the property, and that this may be a barrier to construction on the sites (HE, p. 70). The City should further analyze what limitations may exist as a result of this zoning, and whether re-zoning to fully residential would be appropriate for the site.</p> <p>Each of these parcel numbers were identified in the 2014-2019 Housing Element to meet the RHNA in the 5th Cycle (HE, p. 71). Further, the City admits it is subject to the requirement of Government Code § 65583.2(c) that it rezone these parcels to allow housing development by right when the developments are reserved for at least 20% for lower income. Since sites A-D are vacant properties, this means that these parcels have been identified in at least two prior consecutive Housing Elements to meet a portion of the RHNA (see Government Code § 65583.2(c)).</p>	<p>Response: The Draft Housing Element provides an adequate discussion to address compliance with RHNA for all income level housing units to meet minimum housing law and include a number of programs to expand the opportunity to develop more lower income housing. To address Government Code § 65583.2(c) Program H-2-h consists of amendments to the Zoning Code include requiring residential uses by right for housing developments which at least 20% of the units are affordable to lower income households on vacant sites that were identified in the two previous housing elements to comply with California Government Code § 65583.2(c). To further reduce development constraints on these identified sites, Program H-23 Lot Splitting/Expedited Processing is proposed to encourage the production of high density housing on these identified sites.</p>



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<p>The City must analyze why these properties have not been developed despite their identification as suitable for meeting the RHNA in two consecutive Housing Elements. This should include if there were any application to build on these parcels during the previous cycles, and if so, why such permits were denied. The City should further analyze what programs it may adopt to alleviate the constraints on these identified parcels, for example, specific waiver or reduction of permitting fees for proposed affordable housing developments. Without more meaningful analysis as to why these properties, despite, identification and seeming lack of constraints, have not been developed, it is unlikely that their identification in the current Housing Element will lead to actual development of affordable housing.</p>	
<p>IV. Lack of Adequate Analysis of the Past Housing Element.</p> <p>The City's Housing Element must analyze "the effectiveness of the housing element in attainment of the community's housing goals and objectives," and the progress of the jurisdiction "in implementation of the housing element." (§ 65588(a).) In doing so, the City should describe and quantify the actual progress towards fulfilling and implementing the previous element's goals, objectives, policies, and programs.</p> <p>Although the City has provided an analysis of the previous Element, the lack of concrete detail makes it difficult to understand the reasons a program succeeded or failed in its objective. Often times, the issue appears to be that the original program lacked specificity and quantifiable objectives. In other circumstances, the city failed to provide any analysis, at all. Below is a discussion regarding specific programs that the City should further analyze for effectiveness in the current draft Element.</p> <p><i>A. Program H-1</i></p> <p>Program H-1 states that the City will provide yearly reports in an effort to "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" (HE, p. 85).</p> <p>Although the City indicates that reports were filed, it does not analyze the findings of those reports, merely stating that "Annual Reports [were] filed. Limited residential development projects were proposed during 2018." The lack of analysis makes it impossible to know whether or not the City effectively implemented this program.</p>	<p>Response: The Draft Housing Element provides an adequate discussion to address effectiveness and its inability to meeting objectives per State Housing law. In response to CRLA's recommendation, Program H-1 includes a Housing Implementation Monitoring Program. This program was further amended to collaborate with CRLA to review these annual reports and work with the City to insure proper and timely program implementation.</p>
<p><i>B. Program H-2</i></p>	<p>Response: The Draft Housing Element provides an adequate discussion on Zoning restrictions and flexibility in densities and uses in Section 9.4. The City</p>



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Table A-1**

Comments	Responses
<p>Program H-2 required the City to analyze and potentially revise the "Zoning Code as appropriate, to promote flexibility in densities and uses, to improve incentives for affordable housing production and to bring applicable codes into compliance with State Law" (HE, p. 85). The analysis indicates that the City did not complete this program and that it has been revised and replaced by Program H-2 in the current draft Housing Element.</p> <p>In Building Blocks, HCD states that Housing Element programs should contain, among other things, a "description of the specific action steps to implement the program." The lack of concrete steps defined to meet the purpose of this program was likely a contributing factor in the City's failure to implement it. In order to ensure the revised programs efficacy in the current cycle the City must provide further concrete steps that it will take to meet the deadlines it has set to amend the Zoning Code.</p>	<p>did amend the Zoning Code to create several mixed-use residential districts which have experienced some smaller multiple family residential developments including several duplex and a couple of triplexes. Program H-2 will include updating the Zoning Code to comply with State Housing laws. This will include new regulations for accessory and junior accessory dwelling units which should help produce additional workforce housing units. The City fully intends to amend the Zoning Code in the next 6 months that has been paid for through an SB-2 Grant that was approved by HCD recently. Also, Program H-12 – included preparation of Phase II of the Downtown Colusa Economic Development Plan, incorporate strategies for infill residential develop to expand housing that meets under-served families.</p>
<p><i>C. · Program H-4</i></p> <p>Program H-4 contemplated Public Works standards adopted in 2007 and required the City to establish these standards "in a manner that encourages the creation of housing, minimizes impacts on the cost and supply of housing and maximizes land resources" (HE, p. 85).</p> <p>The City's analysis of Program H-4 is vague as to the City's actions to attempt to complete this program, merely stating that "standards were reviewed for housing production impacts and found not to need amending" (HE, p. 85). In fact, the analysis does not even seem to address the program's objective of implementing these standards as described above. This is likely because the program itself provided no framework for implementation, review, timeline, or schedule of actions. This failure of specificity makes it impossible to know what, if any, actions were taken to implement this program.</p>	<p>Response: The Draft Housing Element provides an adequate discussion to address effectiveness and its inability to meeting objectives per State Housing law. As previously noted, the City has very limited resources to implement housing programs, so adding more programs to the new housing element could further reduce effectiveness of achieving objectives. Program H-4 timeline has been amended to complete revisions of the Public Works standards with the City Engineer by March, 2021. The City welcomes CRLA recommendations for reducing these constraints that have been successful in other jurisdictions.</p>
<p><i>D. Program H-20</i></p> <p>Program H-20 of the previous Housing Element required the City to work cooperatively with local growers, agricultural-related businesses, such as packing and distribution facilities, the farm bureau and advocates for farm workers, such as California Rural Legal Assistance, Inc, for the purpose of determining available resources and shortfalls to address farm workers housing needs (HE, p. 91-92).</p> <p>Although the City admits it failed to implement this program due to "resource constraints" it does not explain what those constraints were. The city must make an analysis of these constraints and the resulting failure of this program. Without such an analysis it is unclear why the program was deficient and how the City can avoid</p>	<p>Response: The Draft Housing Element provides an adequate discussion to address effectiveness and its inability to meeting objectives per State Housing law. As previously noted, the City has very limited resources to implement housing programs, so adding more programs to the new housing element could further reduce effectiveness of achieving objectives. Program H-13, which is the same program has been amended to include starting a kick off meeting in March, 2021 and potentially annually thereafter.</p>



**City of Colusa Housing Element 2020-2028
Public Participation Program
Responses to Public Comments
Table A-1**

Comments	Responses
these pitfalls in developing the proposed programs in the current draft Element.	
<p><i>E. Program H-32</i></p> <p>Program H-32 required the City to "support the efforts of the Colusa County Department of Health and Human Services to obtain additional Section 8 rental assistance using Vouchers for qualifying City residents" (HE, p. 95).</p> <p>The City fails to analyze the results of this program at all, instead providing a brief description of the Section 8 voucher program and the fact that the RHA cannot prioritize Colusa. This lack of analysis is especially concerning because the City has chosen to retain this program for the current cycle. As previously discussed in section IV.B of this comment, an analysis of the program's failure is paramount to ensuring that the current program is developed in a manner to provide actual results during the current cycle.</p>	<p>Response: The Draft Housing Element provides an adequate discussion to address effectiveness and its inability to meeting objectives per State Housing law. Since the City has very limited authority to administer the Section 8 program, there is little the City can to expand this program to City residents. Program H-18 was amended to extend Section 8 public information within public buildings as recommended.</p>
<p>V. Ambiguity in Proposed Housing Element Program.</p> <p>A Housing Element must include a program of actions to meet the housing needs identified within the City's jurisdiction (Government Code § 65583(c)). HCD provides guidance on what each program should include in order for it to comply with relevant law:</p> <p>Effective programs include the following:</p> <ul style="list-style-type: none"> • <i>Definite time frames for implementation (e.g. annually during the planning period, upon adoption of general plan amendment, by June' 2020, etc.).</i> • <i>Identification of agencies and officials responsible for implementation (e.g., planning department, county community development department, city building official, housing manager, public housing authority, etc.).</i> • <i>Description of the local government's specific role in program implementation (e.g. a description of how the city will market the availability of rehabilitation funds).</i> • <i>Description of the specific action steps to implement the program.</i> • <i>Proposed measurable outcomes (e.g., the number of units created) completion of a study, development of a homeless shelter, initiation of a rezone program, preservation of at-risk units, etc.).</i> • <i>Demonstration of a firm commitment to implement the program (e.g., the city will apply for HOME funds by June 2009).</i> • <i>Identification of specific funding sources, where appropriate.</i> 	<p>Response: The Draft Housing Element provides an adequate discussion to address effectiveness and its inability to meeting objectives per State Housing law. As previously noted, several programs have been amended to improve program effectiveness and to work with CRLA in successful implementation. The City appreciates this opportunity.</p>



**City of Colusa Housing Element 2020-2028
Public Participation Program
Responses to Public Comments
Table A-1**

Comments	Responses
<p>Without such specificity, there is a low likelihood that programs within a Housing Element will be implemented and produce meaningful outcomes. This is readily apparent in the City's analysis of its previous Element, as discussed in Section IV of this comment.</p>	
<p>CRLA generally recommends that the City review its proposed programs for instances in where specificity, especially in implementation plan, could be added. Below is an analysis of several programs that are deficient when measured against HCD's above referenced guidance:</p> <p><i>A. Program H-2</i></p> <p>Program H-2 requires the City to amend the zoning code in several areas to comply with California law. The projected deadline is within "[s]ix (6) months of adoption of this 6th Cycle RHNA Housing Element or by April, 2021" (HE, p. 103). But and as is the case with several programs in this draft Element, there is no proposed set of actions to ensure that rezoning pursuant to this program will actually occur. As discussed in section IV.A of this Comment, the city failed to implement its previous zoning program. In order to ensure this does not occur with respect to this program, the City must revise this program to provide for specific actions to amend the Zoning Code.</p>	<p>Response: The City fully intends to amend the Zoning Code in the next 6 months to achieve this program and to comply with State Housing law. The City has secured an SB 2 Grant to complete this.</p>
<p><i>B. Program H-18</i></p> <p>Program H-18 provides for the City to help facilitate the availability of rental assistance to Colusa residents (HE, p.108). The quantified objective for this program is to "Expand Section 8 Rental Vouchers to Colusa County Residents (some living within the City of Colusa)." The actions the City plans to undertake to meet this objective are:</p> <ul style="list-style-type: none"> • "Provide necessary documentation to the Housing Commission to apply for annual commitments from the U.S. Department of Housing and Urban Development; • Provide information on the rental assistance program at City Hall." <p>CRLA commends the City for determining a specific set of action for implementation of this program. But the City should consider this Comment discussion in Section II.B regarding potential programs to meet the need of rental assistance for very low-income households in determining further way to meet the objective identified for this program.</p>	<p>Response: The City fully intends to implement this program by reaching out to residents regarding rental assistance programs. However, the City has no authority to administer the Section 8 program, but will continue to encourage expanding vouchers to its residents. Program H-18 was amended to extend Section 8 public information within public buildings as recommended.</p>
<p><i>C. Program H-26</i></p> <p>This program regarding building fees for residential development states that development impact fees may be</p>	<p>Response: The City intends on updating the Development Impact Fee program in 2021 so this will be an opportunity to more carefully reduced fees for lower income housing then. Also, when the City updates the</p>



**City of Colusa Housing Element 2020-2028
Public Participation Program
Responses to Public Comments
Table A-1**

Comments	Responses
<p>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" (HE, p. 110).</p> <p>Although CRLA appreciates the spirit of this program, its discretionary nature devoid of guidelines to determine when fees should be modified or waived, suggests a low likelihood that this program will be successful. In order to ensure that this program is implemented meaningfully, the City must provide a written policy. framework for determining when fee modification for developments should be granted.</p>	<p>Zoning Code in early 2021, It will include development impact fee exemptions to accessory and junior accessory dwelling units that are less than 750 square feet in size in compliance with State Housing law.</p>
<p>VI. Conclusion</p> <p>The City deserves recognition for drafting its Housing Element update. Nevertheless, Colusa is not in compliance with state housing element law. Failure to adopt a Housing Element in compliance with state law raises concerns of violations of fair housing law, (Government Code § 65008.), the California Fair Employment and Housing Act (Government Code § 12900 et seq.) and the Federal Fair Housing Act, (42 U.S.C. § 3402 et seq.) because the lack of decent, safe, and affordable housing has a disproportionate effect on groups protected under these. laws.</p> <p>The City of Colusa should take appropriate steps to bring its draft Housing Element in compliance with state housing element law. Thank you for considering this comment.</p>	<p>Response: Thank you.</p>
<p>March 5, 2020 Email to Jessica Hiller, Attorney, California Rural Legal Assistance from Bryan Stice, City of Colusa Planning Manager</p>	<p>Hi Jessica,</p> <p>Thanks for taking time to meet with Gary Price (the City's Housing Element Consultant) and I on October 28, 2020. After our discussion, you seemed satisfied with the changes made to the draft Housing Element document and we appreciate CRLA's willingness to partner with the City on a number of our Housing Element programs. If --for any reason-- there is anything else that you believe would be constructive for our Housing Element, please let us know. The document is scheduled for review for recommendation of adoption by the Planning Commission on November 10, 2020. Attached is the hearing notice for your reference. We are anticipating taking the final document to the City Council for adoption in December, 2020. Please feel free to contact me should you have any further questions or comments.</p>



City of Colusa Housing Element 2020-2028 Public Participation Program Responses to Public Comments Table A-1	
Comments	Responses
	Respectfully, Bryan Bryan Stice Community Development Manager City of Colusa

15. Written Public Comments

Email:

From: Jessica Hiller <jhiller@crla.org>
Sent: Friday, February 14, 2020 10:38 AM
To: planning@cityofcolusa.com
Subject: Call for Comments on City of Colusa Housing Element
To whom it may concern,

I am the Marysville CRLA staff attorney and am attempting to respond to your call for comments regarding the 2020 housing element update. I note that there is no current 2020 draft and it appears that you are seeking comments prior to its creation? I wanted to touch base and see what type of information or comment City of Colusa is seeking so that we can ensure our comments would be helpful to you. I look forward to your response.

Email response from Gary Price, February 14, 2020:

Hi Jessica,

Thanks for your interest in the City of Colusa Housing Element update.

I just left you a voicemail message with a little more elaboration, but we are seeking your assistance in making this element update a success by including some possible programs that would involve collaboration between the City and CRLA, such as public education on housing discrimination, coordination of housing needs, etc. I have previously been in touch with Laura Ferree regarding the City of Williams Housing Element update project which I am also helping to prepare, so I would see some similarities in working with your agency to make both City's a successful collaboration effort with CRLA. Both cities recently received housing assistance brochures on CRLA's programs and have them available at the public counter for folk in need. So, I would appreciate you and Laura working with me in developing some of these programs. In the next week or so I will send you a few draft programs you can look at that will include CRLA collaboration.



In the meantime, if you have any information on the number of cases your agency have worked on over the last four years for Williams and Colusa respectively, please let me know so we can add these accomplishments into the Housing Elements.

As an added note, I am meeting with Colusa County staff this Wednesday to discuss programs, so anything you might provide to share with the County would be very much appreciated. They are also in the process of updating their housing element and we would be interested in who from your office or Laura's, that might be working with the County on their Housing Element program. Ideally, we could all come together to develop consistent programs for all three local agencies.

I look forward to receiving your call.

Gary





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February 18, 2020

City Planning Department
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Email: planning@cityofcolusa.com
Sent via email and USPS

**RE: Comments regarding City of Colusa's Upcoming 2020 Housing
Element Update**

To whom it may concern:

California Rural Legal Assistance, Inc. (CRLA) is a non-profit legal services organization that seeks to ensure that all low-income, rural communities have access to justice, and affordable and decent housing. We submit the following comments regarding the City of Colusa's future housing element update following the City's written invitation.

Given there is no current draft of the housing element update, we will reserve substantive comments on the housing element until we receive the draft. The City may find useful "Building Blocks: A Comprehensive Housing Element Guide" on the Department of Housing and Community Development's (HCD) website, which is a guideline for the components and analyses necessary in a housing element that complies with state law.¹

CRLA expects City of Colusa's housing element to develop goals and policies based on an in-depth analysis of its previous housing element, as well as an assessment and analysis of City of Colusa's household and housing characteristics and the current and projected housing need. Attached is HCD's regional housing need determination for Colusa County and the City of Colusa. HCD indicates in this document that the regional housing need allocation (RHNA) for City of Colusa is as follows: 76 very low income, 64 low income, 79 moderate income, and 160 above moderate income. This is merely a minimum for City of Colusa, and CRLA hopes to see further analysis of local conditions and other data that may indicate a further housing need than addressed by HCD in the 2020-2028 housing element draft.

In the City's review of City of Colusa's 2008-2014 housing element, CRLA notes that City of Colusa did not meet the RHNA assigned by HCD by a significant amount (only 19 units were built, 7 of which were beds in the Colusa County Transitional Center and thus not permanent housing, while the RHNA was 520 total units). If the City's review of the 2014-2019 draft indicates a similar deficiency, we hope that the City will determine what concrete action can be implemented to ensure that the upcoming element creates a plan

¹ <https://www.hcd.ca.gov/community-development/building-blocks/index.shtml>





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that will be successful in developing housing at all income levels in the area. The review also indicates that the City did not maintain data regarding the number of units rehabilitated and conserved, and note that action H-5 in the 2014-2019 Housing Element sought to implement record keeping to provide data regarding rehabilitation of housing in the City of Colusa. We hope that the implementation of this program has produced salient data regarding rehabilitation of housing in the City's jurisdiction which the City will include in its review of the 2014-2019 housing element.

In reviewing the housing needs of its jurisdiction, the city must address special housing needs per Government Code Section 65583(a)(7). Given the City's rural characteristics, CRLA expects City of Colusa to extensively address the needs of farmworkers in its population. CRLA notes that City of Colusa indicated in the 2014-2019 housing element that in 2007 there were 1,839 seasonal workers within the county. It is unclear whether or not there is sufficient housing for this population from the housing element, and we hope in the updated draft that the City will indicate whether or not there is enough housing to support its seasonal worker population. If not, the City should indicate a specific policy and action to meet the housing needs of this population.

CRLA further expects City of Colusa's housing element to develop a program which sets forth a schedule of actions that can be successfully implemented by the City during 2020-2028 to meet the population's housing needs. The program must include actions which involve the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs. For each action within a program the element must include the responsible agency, the timeline for implementation, as well as proposed measurable outcomes from the action. The measurable outcomes must include the number of units to be assessed.

CRLA notes that the City's 2014-2019 housing element included actions that were vaguely described with little to no indication of timeline, nor an ascertainable estimate of housing that may be produced as a result of implementation of an action. For example, action H-11 indicated that the City would adjust developmental impact fees. But, the action did not describe what the adjustments would be, nor under what conditions such adjustments would be made. If the policy for adjustments had not yet been determined, the element did not include the timeline for determining the policies for adjustments. Further, this action projected 120 units to be created by implementation of this action, but no explanation as to why this number would be a reasonable outcome from the implementation of this action. Without the inclusion of such information it is unclear how the City intends to determine whether or not this action, or a similarly vague action, was a success in the review that must be included in the current element.

In order to comply with California housing element law the City must ensure that its upcoming housing element draft specifies concrete actions and schedules with ascertainable projected outcomes.

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There have also been certain changes to the laws regarding the creation of housing elements since the City of Colusa last updated its housing element. Of note is AB 1397 which strengthens the requirements under housing element law regarding site identification to meet the housing need. Attached is a handout from the Public Interest Law Project outlining the requirements under AB 1397.

We look forward to an opportunity to more substantively comment on the upcoming draft of the City Colusa's 2020-2028 housing element. If you have any questions or concerns, please feel free to contact me at (530) 742-5191 ext. 2802.

Sincerely,

Jessica Hiller
Staff Attorney

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September 29, 2020

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Bryan Stice
Planning Department
City of Colusa
425 Webster St.
Colusa, CA 95932
planning@cityofcolusa.com
Via E-mail

Re: Public comment regarding City of Colusa 2020-2028 Housing Element Update

Dear Mr. Stice:

California Rural Legal Assistance, Inc. (CRLA) is a non-profit legal services organization that seeks to ensure that all low-income rural communities have access to justice and affordable and decent housing. We submit the following comments regarding the City of Colusa's 2020-2028 Housing Element update following the City's written invitation.

CRLA values the efforts made by the City to prepare this draft Housing Element and its efforts to increase affordable housing. The current draft, however, presents deficiencies that need to be remedied in order for the Housing Element to comply with state housing element law, federal and state fair housing law, and other applicable laws and regulations. CRLA has identified several issues with the Element, including (1) a lack of diligent effort on the part of the City to ensure public participation in the creation of the current draft Element, (2) ambiguity and need for analysis in the in the housing needs assessment, and (3) a need for further analysis of available land inventory and housing stock, (4) lack adequate analysis of the previous Housing Element, and (5) ambiguity in proposed programs in the current draft Housing Element.

I. Lack of Public Participation

Pursuant to Government Code Section 65583(c)(1)(C)(9)

the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

Local jurisdictions must take affirmative steps to engage, and receive input from, the community while developing a Housing Element. These actions include, but are not limited to, circulating the initial drafts to interested persons and groups, holding public meetings, and conducting public service announcements about the Element as it is being

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drafted. Outreach should include conducting targeted outreach to community groups – such as low income communities and their representatives – in order to ensure that their housing needs are adequately addressed in the Element. The City of Colusa has failed to take the necessary steps to inform, involve, and solicit input from the public.

The draft Housing Element describes the extent of public participation the City garnered during drafting of the document, and includes appendix detailing the City's attempt to garner public participation in Appendix A. (HE, pp. 3-4; Appendix A.)

CRLA commends the City for reaching out to local stakeholders, nonprofits, and Native American tribes. But, based on the information in the Housing Element draft, it appears the City did not make a meaningful attempt to notify its local residents of the update. The extent of the City's attempted outreach to the local community included notice on the Planning Department website, posting notice in the Sun Herald and posting flyers at City Hall.

The City did not participate in targeted outreach towards specific groups such as sending mailers to City residents or posting flyers at local gathering places. In fact, The City seems to admit in program H-19 of the draft Element that it did not conduct meaningful outreach to its Spanish-speaking population, stating that "[t]he City will expand its efforts for meaningful public outreach by providing Spanish language notices regarding future housing programs, such as update of the Housing Element." (HE, p. 108.)

Based on the City's report, it appears the local residents who would have received notice regarding the Housing Element update would have been individuals who (1) check the Planning Department website, (2) go to City Hall, or (3) read the local newspaper. Based on this information it is likely that many of the City's residents were not informed of the Housing Element update and associated public meetings.

The City held two planning commission workshops on November 19, 2019 and September 23, 2020. I attended the September 23, 2020 meeting, and the inefficacy of the City's outreach was apparent in the total lack of community members in attendance. Although COVID-19 restrictions make public hearings harder for the public to access, it does not appear that the City made any effort to attempt solutions that would include community input.

Based on these facts, it is likely that the City is seeking approval of the draft Housing Element without having engaged in a diligent effort to engage public participation as required by Government Code Section 65583(c)(1)(C)(9).

II. Ambiguity and Need for Analysis in the Housing Element Needs Assessment.

The Housing Element must include "an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." (Gov. Code, § 65583(a).) CRLA commends the City on developing an assessment of the housing needs

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in its region. This analysis is imperative in determining the focus of programs adopted for the current cycle. Although the City's assessments are generally adequate, there is room for more in depth analysis which may allow the programs in the current Housing Element to attain further success than in previous Elements.

A. Housing Needs—Vacancy Rate

A Housing Element must include an "analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition." (Gov. Code, § 65583(a)(2).)

In its analysis, the City addresses a vacancy rate of 10.7%, which it suggests indicates "an availability of housing." (HE, p. 19). Table 9.3-16 shows that out of a total of 2,323 units in the City's jurisdiction, there are 249 vacant units. (*Id.*) Of these vacant units, there were only 102 available for rent or sale. This suggests that the actual vacancy rate, as far as it pertains to prospective renters or buyers, is approximately 4.3%.

B. Housing Needs—Extremely Low Income

The City indicates that approximately 10% of all households within its jurisdiction are Extremely Low Income (ELI). (HE, p. 14.) These households have annual incomes of \$17,350 or less for a family of four. (HE, p. 28.) The City has determined that of these households, at least a quarter are paying more than 30% of their income to remain housed. (*Id.*)

Meeting the need of this subset of households often requires creative housing solutions such as shared housing, single room occupancy hotels, and the availability of public benefits and subsidies to supplement rent payments. In its analysis of meeting this need, the City identifies the Section 8 program (also known as the Housing Choice Voucher Program) which is run by the Regional Housing Authority as a resource for subsidizing rent for ELI households. (HE, p. 28.)

Although the Section 8 program exists, it is not sufficient to meet the need of this population. The Regional Housing Authority (RHA) administers the Section 8 program for four counties. The RHA's Section 8 program manages 1,661 vouchers for these counties. (RHA Administrative Plan, p. 21.) As the City admits, the Section 8 program serves a demographic whose income may be more than that of the ELI category. (HE, p. 28-29.) Potential applicants must apply to a waitlist for the Section 8 program. (*Id.*) In CRLA's experience, it takes those who manage to access the waitlist several years before they receive a voucher. Even after the receipt of a voucher, the household must still find housing that accepts Section 8, which is frequently difficult, if not impossible. The likelihood is therefore small that the specific needs of ELI households can be met by this program, alone.

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Further, the City does not analyze the constraints that ELI households have in accessing programs such as the Section 8 program. Lack of transportation, lack of internet access, literacy level, availability of housing that will accept Section 8 vouchers, among other factors further limit this demographic's ability to access and utilize benefits that may allow them to find affordable housing. The city should analyze this need and determine if there are programs the City could develop to facilitate meeting the specific needs of ELI households. For example, the city may include a program to provide space in public buildings for individuals to access the internet to apply for programs such as Section 8 online. The City may also consider programs that incentivize local landlords to accept Section 8 vouchers.

C. Overpayment

Approximately 32.9% of households in the City overpay for housing. (HE, p. 33.) 40% of these households fall within one of the low-income categories. (*Id.*) The City further indicates that this is most pronounced at 62% in households with annual income of \$20,000.00 per year or less, generally corresponding to extremely low and very low-income households. (HE, p. 35.)

These figures indicate a significant need in the jurisdiction for further affordable housing. It is unclear if there exist intersections of household characteristics that would indicate how the City should best address the issue of overpayment in its jurisdiction. The City should analyze what types of households within these income brackets would be most significantly impacted by such costs in order to develop appropriate programs to meet the needs of its jurisdiction. Further, the City does not indicate what programs or resources may be available for addressing the need to alleviate overpayment in Colusa. As discussed above in section II.B, reliance on the Section 8 voucher program is not sufficient to meet this need given the limitations of the program.

One of the manners in which the City can reduce overpayment is to increase the stock of affordable housing. In determining effective programs for the current Housing Element, it is important for the City to analyze how it has approached opportunity for new development in the previous cycle. The City indicates that only 28 permits were issued for new residential development since the adoption of the previous Housing Element. (HE, p. 41.) The City should include in its analysis how many applications for permits for residential development were submitted. If there were more than 28 applications, the City should explain why the permits were denied. The City should further analyze its efforts to ensure inclusion of affordable housing in the residential developments that it granted permits to during the 5th cycle.

CRLA commends the City for permitting eleven self-help residential properties during the previous cycle. The City also identifies two major developments of single-family housing which were permitted by the City during the 5th cycle: Colusa Sunrise, and Chaney-Wilson. (He, p. 41). These developments are projected to produce approximately 214 new residential units. (*Id.*) But, the City does not indicate what effort, if any, was made

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to ensure inclusion of housing affordable to lower income households in these developments.

Such an effort would have been consistent with policies 1.1 and 1.5 in its previous Housing Element, and would certainly have been consistent with the City's first goal in the previous Housing Element to "[t]o provide a continuing supply of affordable housing to meet the needs of existing and future Colusa residents in all income categories." (HE 2014-2019, p. 9.7-1-2.) If the City failed to make a meaningful attempt to include affordable housing in these developments, it would be important to identify the oversight in order to determine appropriate programs to ensure the City does so in the future.

The City indicates that there exists a third development prospect, Colusa Crossing, for which the City must still issue land use approvals. (HE, p. 41.) Colusa Crossing "involves a proposed development of a 300-acre planned community, proposed to include over 1,300 dwellings (mix of low, medium and high-density units, with a school and parks." (*Id.*) This is an ideal opportunity for the City to create a program based on the above analysis that would provide a framework for the City to make a meaningful attempt to include affordable housing in this development.

III. Need for Further Analysis of Available Site Inventory and Housing Stock.

A Housing Element must include:

An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.

(Gov. Code § 65583(a)(3).)

In its Housing Element, the City indicates four vacant land sites to meet the RHNA for very-low income and low-income unit production. (HE, p. 70.) The City appears to be able to meet the RHNA for these demographics with the parcels identified. The City's analysis of sites A and B (identified to meet the RHNA for very-low income households) indicates that there is mixed/multiple zoning on the property, and that this may be a barrier to construction on the sites. (HE, p. 70.) The City should further analyze what limitations may exist as a result of this zoning, and whether re-zoning to fully residential would be appropriate for the site.

Each of these parcel numbers were identified in the 2014-2019 Housing Element to meet the RHNA in the 5th Cycle. (HE, p. 71.) Further, the City admits it is subject to the requirement of Government Code § 65583.2(c) that it rezone these parcels to allow

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housing development by right when the developments are reserved for at least 20% for lower income. Since sites A-D are vacant properties, this means that these parcels have been identified in at least two prior consecutive Housing Elements to meet a portion of the RHNA. (See Government Code § 65583.2(c).)

The City must analyze why these properties have not been developed despite their identification as suitable for meeting the RHNA in two consecutive Housing Elements. This should include if there were any application to build on these parcels during the previous cycles, and if so, why such permits were denied. The City should further analyze what programs it may adopt to alleviate the constraints on these identified parcels, for example, specific waiver or reduction of permitting fees for proposed affordable housing developments. Without more meaningful analysis as to why these properties, despite identification and seeming lack of constraints, have not been developed, it is unlikely that their identification in the current Housing Element will lead to actual development of affordable housing.

IV. Lack of Adequate Analysis of the Past Housing Element.

The City's Housing Element must analyze "the effectiveness of the housing element in attainment of the community's housing goals and objectives," and the progress of the jurisdiction "in implementation of the housing element." (§ 65588(a).) In doing so, the City should describe and quantify the actual progress towards fulfilling and implementing the previous element's goals, objectives, policies, and programs.

Although the City has provided an analysis of the previous Element, the lack of concrete detail makes it difficult to understand the reasons a program succeeded or failed in its objective. Oftentimes, the issue appears to be that the original program lacked specificity and quantifiable objectives. In other circumstances, the city failed to provide any analysis, at all. Below is a discussion regarding specific programs that the City should further analyze for effectiveness in the current draft Element.

A. Program H-1

Program H-1 states that the City will provide yearly reports in an effort to "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." (HE, p. 85.)

Although the City indicates that reports were filed, it does not analyze the findings of those reports, merely stating that "Annual Reports [were] filed. Limited residential development projects were proposed during 2018." (*Id.*) The lack of analysis makes it impossible to know whether or not the City effectively implemented this program.

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B. Program H-2

Program H-2 required the City to analyze and potentially revise the “Zoning Code as appropriate, to promote flexibility in densities and uses, to improve incentives for affordable housing production and to bring applicable codes into compliance with State Law.” (HE, p. 85.) The analysis indicates that the City did not complete this program and that it has been revised and replaced by Program H-2 in the current draft Housing Element.

In *Building Blocks*, HCD states that Housing Element programs should contain, among other things, a “description of the specific action steps to implement the program.”¹ The lack of concrete steps defined to meet the purpose of this program was likely a contributing factor in the City’s failure to implement it. In order to ensure the revised program’s efficacy in the current cycle the City must provide further concrete steps that it will take to meet the deadlines it has set to amend the Zoning Code.

C. Program H-4

Program H-4 contemplated Public Works standards adopted in 2007 and required the City to establish these standards “in a manner that encourages the creation of housing, minimizes impacts on the cost and supply of housing and maximizes land resources.” (HE, p. 85.)

The City’s analysis of Program H-4 is vague as to the City’s actions to attempt to complete this program, merely stating that “standards were reviewed for housing production impacts and found not to need amending.” (HE, p. 85.) In fact, the analysis does not even seem to address the program’s objective of implementing these standards as described above. This is likely because the program itself provided no framework for implementation, review, timeline, or schedule of actions. This failure of specificity makes it impossible to know what, if any, actions were taken to implement this program.

D. Program H-20

Program H-20 of the previous Housing Element required the City to

work cooperatively with local growers, agricultural-related businesses, such as packing and distribution facilities, the farm bureau and advocates for farm workers, such as California Rural Legal Assistance, Inc, for the purpose of determining available resources and shortfalls to address farm workers housing needs.

¹ <https://www.hcd.ca.gov/community-development/building-blocks/program-requirements/program-overview.shtml>





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(HE, p. 91-92.) Although the City admits it failed to implement this program due to “resource constraints” it does not explain what those constraints were. (*Id.*) The city must make an analysis of these constraints and the resulting failure of this program. Without such an analysis it is unclear why the program was deficient and how the City can avoid these pitfalls in developing the proposed programs in the current draft Element.

E. Program H-32

Program H-32 required the City to “support the efforts of the Colusa County Department of Health and Human Services to obtain additional Section 8 rental assistance using Vouchers for qualifying City residents.” (HE, p. 95.)

The City fails to analyze the results of this program at all, instead providing a brief description of the Section 8 voucher program and the fact that the RHA cannot prioritize Colusa. This lack of analysis is especially concerning because the City has chosen to retain this program for the current cycle. As previously discussed in section IV.B of this comment, an analysis of the program’s failure is paramount to ensuring that the current program is developed in a manner to provide actual results during the current cycle.

V. Ambiguity in Proposed Housing Element Program.

A Housing Element must include a program of actions to meet the housing needs identified within the City’s jurisdiction. (Government Code § 65583(c).) HCD provides guidance on what each program should include in order for it to comply with relevant law:

Effective programs include the following:

- *Definite time frames for implementation (e.g. annually during the planning period, upon adoption of general plan amendment, by June 2020, etc.).*
- *Identification of agencies and officials responsible for implementation (e.g., planning department, county community development department, city building official, housing manager, public housing authority, etc.).*
- *Description of the local government’s specific role in program implementation (e.g. a description of how the city will market the availability of rehabilitation funds).*
- *Description of the specific action steps to implement the program.*
- *Proposed measurable outcomes (e.g., the number of units created, completion of a study, development of a homeless shelter, initiation of a rezone program, preservation of at-risk units, etc.).*
- *Demonstration of a firm commitment to implement the program (e.g., the city will apply for HOME funds by June 2009).*

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- *Identification of specific funding sources, where appropriate*²

Without such specificity, there is a low likelihood that programs within a Housing Element will be implemented and produce meaningful outcomes. This is readily apparent in the City's analysis of its previous Element, as discussed in Section IV of this comment.

CRLA generally recommends that the City review its proposed programs for instances in where specificity, especially in implementation plan, could be added. Below is an analysis of several programs that are deficient when measured against HCD's above referenced guidance:

A. Program H-2

Program H-2 requires the City to amend the zoning code in several areas to comply with California law. The projected deadline is within "[s]ix (6) months of adoption of this 6th Cycle RHNA Housing Element or by April, 2021." (HE, p. 103.) But, and as is the case with several programs in this draft Element, there is no proposed set of actions to ensure that rezoning pursuant to this program will actually occur. As discussed in section IV.A of this Comment, the city failed to implement its previous zoning program. In order to ensure this does not occur with respect to this program, the City must revise this program to provide for specific actions to amend the Zoning Code.

B. Program H-18

Program H-18 provides for the City to help facilitate the availability of rental assistance to Colusa residents. (HE, p. 108.) The quantified objective for this program is to "Expand Section 8 Rental Vouchers to Colusa County Residents (some living within the City of Colusa)." (*Id.*) The actions the City plans to undertake to meet this objective are

- "Provide necessary documentation to the Housing Commission to apply for annual commitments from the U.S. Department of Housing and Urban Development;
- Provide information on the rental assistance program at City Hall."

(*Id.*)

CRLA commends the City for determining a specific set of action for implementation of this program. But, the City should consider this Comment's discussion in Section II.B regarding potential programs to meet the need of rental assistance for very low income households in determining further way to meet the objective identified for this program.

² <https://www.hcd.ca.gov/community-development/building-blocks/program-requirements/program-overview.shtml>





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C. Program H-26

This program regarding building fees for residential development states that “[d]evelopment 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.” (HE, p. 110.)

Although CRLA appreciates the spirit of this program, its discretionary nature devoid of guidelines to determine when fees should be modified or waived, suggests a low likelihood that this program will be successful. In order to ensure that this program is implemented meaningfully, the City must provide a written policy framework for determining when fee modification for developments should be granted.

VI. Conclusion

The City deserves recognition for drafting its Housing Element update. Nevertheless, Colusa is not in compliance with state housing element law. Failure to adopt a Housing Element in compliance with state law raises concerns of violations of fair housing law, (Government Code § 65008.), the California Fair Employment and Housing Act (Government Code § 12900 *et seq.*) and the Federal Fair Housing Act, (42 U.S.C. § 3402 *et seq.*) because the lack of decent, safe, and affordable housing has a disproportionate effect on groups protected under these laws.

The City of Colusa should take appropriate steps to bring its draft Housing Element in compliance with state housing element law. Thank you for considering this comment.

Sincerely,

Jessica Hiller
Staff Attorney

cc: Gary Price—gary@plannerprice.com
HCD—cross.colin@hcd.ca.gov

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Email from Bryan Stice to Jessica Hiller, November 5, 2020:

Hi Jessica,

Thanks for taking time to meet with Gary Price (the City's Housing Element Consultant) and I on October 28, 2020. After our discussion, you seemed satisfied with the changes made to the draft Housing Element document and we appreciate CRLA's willingness to partner with the City on a number of our Housing Element programs. If --for any reason-- there is anything else that you believe would be constructive for our Housing Element, please let us know. The document is scheduled for review for recommendation of adoption by the Planning Commission on November 10, 2020. Attached is the hearing notice for your reference. We are anticipating taking the final document to the City Council for adoption in December, 2020. Please feel free to contact me should you have any further questions or comments.

Respectfully,

Bryan

Bryan Stice
Community Development Manager
City of Colusa

10. HCD Letter Approving Preliminary Draft of Housing Element Document



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 15, 2020

Bryan Stice, Director
Planning and Building Department
City of Colusa
425 Webster St.
Colusa, CA 95932

Dear Bryan Stice:

RE: Review of the City of Colusa's 6th Cycle (2020-2028) Draft Housing Element

Thank you for submitting the City of Colusa's draft housing element received for review on September 2, 2020 along with revisions received on October 12, 2020. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on October 7, 2020 with you and Gary Price of Price Consulting Services.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law. The housing element, including revisions, will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of December 31, 2020 for Colusa County localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.



Bryan Stice, Director
Page 2

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication the City's housing element team provided, in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Colin Cross, of our staff, at (916) 263-2697.

Sincerely,



Shannan West
Land Use & Planning Unit Chief



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APPENDIX B – RESIDENTIAL RENTAL MARKET RESEARCH

The following summarizes market-rate residential rental unit costs and affordability in Colusa, from a survey conducted on August 20, 2019, to give a snapshot of the current housing rental market. The rentals summary was based on listings from a recent Sierra Pacific Management house rental role report. Table B-1 represents affordability breakdown for a current list of 156 residential rentals, including apartments and houses. There is a diverse range of house rentals for mostly lower income categories that are currently being rented ranging from \$500 to \$1,595 per month. These don't include publicly subsidized or assisted living units or mobile home parks which public housing units located in five complexes and Table 9.3-18 which shows 129 spaces located in Colusa. Affordability criteria is based on the HCD Affordability Calculator for Colusa County for 2019, as referenced at the bottom of Table B-1.

Table B-1. Rental Survey in City of Colusa (August 20, 2019 by Price Consulting Services)				
Street Address	Bedroom	Bath	Monthly Rent	Affordability Level
765 Bridge Unit D	1	1.0	\$500	Very Low-Income
611 Parkhill Street	1	1.0	\$510	Very Low-Income
613 Parkhill Street	1	-	\$515	Very Low-Income
1337 Clay Street Unit 1	Studio	1.0	\$520	Very Low-Income
1337 Clay Street Unit 2	Studio	1.0	\$520	Very Low-Income
1337 Clay Street Unit 3	Studio	1.0	\$520	Very Low-Income
1337 Clay Street Unit 4	Studio	1.0	\$520	Very Low-Income
648 Webster	1	1.0	\$525	Very Low-Income
615 Parkhill Street	1	1.0	\$535	Very Low-Income
27 East Park Hill no. 2	1	1.0	\$565	Very Low-Income
27 East Park Hill no. 3	1	1.0	\$575	Very Low-Income
27 East Park Hill no. 4	2	1.0	\$575	Very Low-Income
632 Webster	1	1.0	\$575	Very Low-Income
123 Market Unit 2	0	-	\$575	Very Low-Income
123 Market Unit 3	2	1.0	\$575	Very Low-Income
661 Parkhill Street	1	1.0	\$575	Very Low-Income
765 Bridge unit C	1	1.0	\$595	Very Low-Income
Kam Lee Unit A	1	1.0	\$595	Very Low-Income
1109 1/2 Oak Street	1	1.0	\$595	Very Low-Income
1301 Westcott Road	4	1.5	\$600	Very Low-Income
661 Main Street Unit B	1	1.0	\$615	Very Low-Income
661 Main Street Unit C	1	1.0	\$615	Very Low-Income
822 Oak Street	2	1.0	\$625	Low-Income
624 Webster	1	1.0	\$625	Low-Income



Table B-1. Rental Survey in City of Colusa (August 20, 2019 by Price Consulting Services)

Street Address	Bedroom	Bath	Monthly Rent	Affordability Level
626 Webster	1	1.0	\$625	Low-Income
640 Webster	1	1.0	\$625	Low-Income
422 6th Street	1	1.0	\$635	Low-Income
426 6th Street	1	1.0	\$635	Low-Income
765 Bridge unit B	1	1.0	\$640	Low-Income
611 4th Street	1	1.0	\$650	Low-Income
617 4th Street	1	1.0	\$650	Low-Income
228 E Clay Street	0	-	\$675	Low-Income
29 Oak Street unit D	1	1.0	\$685	Low-Income
29 Oak Street unit B	1	1.0	\$685	Low-Income
29 Oak Street unit C	1	1.0	\$685	Low-Income
29 Oak Street unit A	1	1.0	\$695	Low-Income
826 Oak Street	1	1.0	\$720	Low-Income
41 W. Florimond unit 1	2	1.0	\$725	Low-Income
40 Fremont Street	2	1.0	\$725	Low-Income
323 Webster St	1	1.0	\$725	Low-Income
41 W. Florimond unit 3	2	1.0	\$750	Low-Income
41 W. Florimond unit 4	2	1.0	\$750	Low-Income
1122 Oak Street	1	1.0	\$750	Low-Income
827 Oak Street	1	1.0	\$750	Low-Income
547 Ware Ave Unit A	2	1.0	\$765	Low-Income
619 Parkhill Street	1	1.0	\$765	Low-Income
133 Carson	2	1.0	\$775	Low-Income
27 East Parkhill no. 1	2	1.0	\$775	Low-Income
636 4th Street	1	1.0	\$775	Low-Income
21 Lafayette	1	1.0	\$785	Low-Income
315 Webster Street	2	1.0	\$785	Low-Income
140 Lafayette Street	2	1.0	\$795	Low-Income
244 Sioc Street	2	1.0	\$795	Low-Income
1st and Fremont, Unit A	2	1.0	\$795	Low-Income
454 2nd Street	2	1.0	\$795	Low-Income
456 2nd Street	2	1.0	\$800	Low-Income
311 10th Street	3	2.0	\$800	Low-Income
710 Carson Street Unit A	2	1.0	\$800	Low-Income
42 Fremont street	2	1.0	\$815	Low-Income



Table B-1. Rental Survey in City of Colusa (August 20, 2019 by Price Consulting Services)

Street Address	Bedroom	Bath	Monthly Rent	Affordability Level
410 4th Street	2	1.0	\$820	Low-Income
765 Bridge unit A	2	1.0	\$825	Low-Income
86 Navajo St	2	1.0	\$825	Low-Income
651 Parkhill Street	2	1.0	\$835	Low-Income
737 Jay Street	2	1.0	\$840	Low-Income
547 Ware Ave unit B	2	1.0	\$845	Low-Income
820 Oak Street	2	1.0	\$845	Low-Income
41 W. Florimond unit 2	2	1.0	\$850	Low-Income
616 6th Street	2	1.0	\$850	Low-Income
1st and Fremont, Unit B	2	1.0	\$850	Low-Income
720 Carson Street Unit A	2	1.0	\$850	Low-Income
720 Carson Street Unit B	2	1.0	\$850	Low-Income
720 Carson Street Unit C	2	1.0	\$850	Low-Income
730 Carson Street Unit A	2	1.5	\$850	Low-Income
312 3rd Street	2	1.0	\$875	Low-Income
834 Jay Street	0	-	\$875	Low-Income
1st and Fremont, Unit D	2	1.0	\$895	Low-Income
513 3rd Street	2	1.0	\$895	Low-Income
633 Jay Street	3	2.0	\$900	Low-Income
637 Jay Street	2	1.5	\$900	Low-Income
730 Carson Street Unit B	2	1.5	\$900	Low-Income
730 Carson Street Unit C	2	1.5	\$900	Low-Income
710 Carson Street Unit B	2	1.0	\$900	Low-Income
710 Carson Street Unit C	2	1.0	\$900	Low-Income
400 4th Street	2	1.0	\$920	Low-Income
126 Clay Street	2	1.0	\$925	Low-Income
181 W. Florimond	2	1.0	\$925	Low-Income
619 Bridge Street	2	1.0	\$945	Low-Income
107 Clay Street	2	1.0	\$950	Low-Income
220 6th Street	2	1.0	\$950	Low-Income
137 Carson	2	1.0	\$950	Low-Income
324 Main Street	3	1.0	\$950	Low-Income
304 Main Street	3	1.0	\$950	Low-Income
319 10th Street	3	1.5	\$950	Low-Income
111 Yosemite Way	2	1.0	\$975	Low-Income



Table B-1. Rental Survey in City of Colusa (August 20, 2019 by Price Consulting Services)

Street Address	Bedroom	Bath	Monthly Rent	Affordability Level
325 Webster St	3	1.0	\$975	Low-Income
3723 River Road	2	1.0	\$975	Low-Income
314 3rd street	3	1.5	\$975	Low-Income
102 Yosemite Way	2	1.0	\$975	Low-Income
430 3rd Street	2	3.0	\$980	Low-Income
318 3rd Street	2	1.0	\$985	Low-Income
1454 3rd Street	3	1.5	\$990	Low-Income
1120 Oak Street	3	1.0	\$995	Low-Income
453 Tuttle Lane	2	1.0	\$1,000	Low-Income
159 Louis Lane	3	2.0	\$1,000	Low-Income
710 Carson Street Unit D	3	2.0	\$1,000	Low-Income
246 W. Florimond	3	2.0	\$1,020	Low-Income
231 Allan Curtis	3	1.5	\$1,025	Low-Income
1003 Fourth Street	2	1.0	\$1,025	Low-Income
244 Louis Lane	2	1.0	\$1,050	Low-Income
1250 Oak Street	3	2.0	\$1,050	Low-Income
3151 Wilson Road	3	2.0	\$1,050	Low-Income
244 Navajo	3	1.5	\$1,050	Low-Income
244 Florimond Dr	3	1.5	\$1,054	Low-Income
1124 Webster Street	0	-	\$1,065	Low-Income
330 Sequoia Way	3	2.0	\$1,075	Low-Income
103 Tuttle Lane	3	2.0	\$1,075	Low-Income
105 Tuttle Lane	3	2.0	\$1,075	Low-Income
552 2nd Street	3	1.0	\$1,075	Low-Income
720 Carson Street Unit D	3	2.0	\$1,075	Low-Income
641 Clay Street	2	1.0	\$1,085	Low-Income
11 Fremont	3	1.0	\$1,100	Low-Income
160 Florimond Drive	3	2.0	\$1,100	Low-Income
130 Webster	2	1.0	\$1,100	Low-Income
636 Carson Street	2	2.0	\$1,100	Low-Income
1042 2nd Street	2	2.0	\$1,125	Low-Income
19 Lafayette	3	2.0	\$1,150	Low-Income
711 Market Street Unit B	2	2.0	\$1,150	Low-Income
1033 Fourth Street	3	2.0	\$1,150	Low-Income
634 Carson Street	2	2.0	\$1,150	Low-Income



Table B-1. Rental Survey in City of Colusa (August 20, 2019 by Price Consulting Services)

Street Address	Bedroom	Bath	Monthly Rent	Affordability Level
638 Carson Street	2	2.0	\$1,150	Low-Income
730 Carson Street Unit D	3	1.0	\$1,175	Low-Income
106 A Sioc Street	3	2.0	\$1,185	Low-Income
1047 7th Street	3	2.0	\$1,200	Low-Income
3725 River Road	3	2.0	\$1,200	Low-Income
106 D Sioc Street	3	2.0	\$1,200	Low-Income
757 Harris Street	3	2.0	\$1,205	Low-Income
106 C Sioc Street	3	2.0	\$1,225	Low-Income
447 Tuttle Lane	2	1.0	\$1,250	Low-Income
339 Carson	3	2.0	\$1,250	Low-Income
1036 Oak Street	3	1.0	\$1,275	Low-Income
1933 3rd Street	4	2.0	\$1,285	Low-Income
36 Hartley Drive	3	2.0	\$1,300	Low-Income
26 Modoc Court	3	2.0	\$1,300	Low-Income
41 Carson Street	3	2.0	\$1,350	Low-Income
106 B Sioc Street	4	2.0	\$1,350	Low-Income
1607 Sunset Way	3	2.0	\$1,350	Low-Income
1133 Parkhill Street	3	1.5	\$1,350	Low-Income
128 Webster	4	2.0	\$1,350	Low-Income
1218 Clay	3	2.0	\$1,380	Low-Income
341 Carson	3	2.0	\$1,395	Low-Income
163 Country Club Drive	2	2.0	\$1,400	Low-Income
311 Florimond Dr	3	2.0	\$1,400	Low-Income
810 Carson Street	3	2.0	\$1,400	Low-Income
173 Country Club Drive	2	2.5	\$1,500	Low-Income
108 Louis Lane	4	2.0	\$1,500	Low-Income
1632 Lurline Avenue	3	3.0	\$1,560	Low-Income
307 West Woodhaven Drive	3	2.0	\$1,595	Moderate-Income
<p>Total Sample: 156 Units</p> <p>Units active per Sierra Pacific Management Rent Roll created on 08/20/2019.</p> <p>Rental cost affordability assessment derived using the California Department of Housing and Community Development Affordability Calculator, which can be found at:</p> <p>http://www.hcd.ca.gov/community-development/housing-element/docs/Affordability-calculator.xlsx</p>				



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APPENDIX C – RESIDENTIAL SALES MARKET RESEARCH

The following summarizes sales of residential units in Colusa between January 1, 2014 and August 22, 2019. Based on the Multiple Listing Service (MLS), 27 houses sold in 2019 (partial year) ranging from a price of \$150,000 to \$575,000, with a median sales value of \$288,000 (refer to Table C-1). Except for a few homes sold in 2014, none of these homes would be considered affordable to lower-income families.

Table C-1. Multiple Listing Service				
Street Address	Sales Price	Sq. footage	Bedrooms	Lot size
2019				
630 Bridge St	\$ 150,000	1176	2	0.08
287 Sequoia	\$ 157,000	1080	3	0.14
169 W. Florimond Dr #A	\$ 200,000	924	2	0.13
275 Allen Cir	\$ 200,000	1072	3	0.22
41 Cynthia Dr	\$ 215,000	925	2	0.22
428 Sioc St	\$ 21,855	1178	3	0.22
2063 3 rd	\$ 231,500	1092	3	0.18
124 Florimond Dr #A	\$ 245,000	1293	3	0.22
1438 3 rd	\$ 254,500	1136	3	0.65
40 W Florimond #A	\$ 261,000	1234	4	0.15
101 Country Club Dr	\$ 264,000	1416	0	0.18
163 Country Club DR	\$ 270,000	1514	2	0.18
720 Jay St	\$ 285,000	1828	3	0.16
136 Cynthia Dr	\$ 288,000	1626	3	0.22
517 7 th	\$ 289,000	1355	3	0.22
241 Country Club Dr	\$ 320,000	1499	3	0.26
1304 Lurtine Ave	\$ 348,000	2366	4	0.40
224 Country Club Dr	\$ 352,000	2019	3	0.28
3100 Wescott	\$ 353,000	891	2	2.80
98 Ashley	\$ 369,000	1938	4	0.36
30 Walnut	\$ 390,000	2052	3	0.44
65 Meadow View	\$ 409,900	2066	3	0.23
347 W Woodhaven Dr	\$ 420,000	2346	4	0.40
12 Brentwood Dr	\$ 430,000	2045	3	0.23



Table C-1. Multiple Listing Service				
Street Address	Sales Price	Sq. footage	Bedrooms	Lot size
346 W Woodhaven Dr	\$ 450,000	2346	4	0.62
116 Meadow View Dr	\$ 451,000	2373	4	0.26
7005 North Avenue	\$ 575,000	2157	3	2.62
Median Sales Price in 2019	\$ 288,000			
2018				
559 Bridge	\$ 100,000	662	2	0.11
2063 3 rd St	\$ 160,000	1092	2	0.16
130 Yosemite Way	\$ 162,000	756	2	0.09
240 Oak St	\$ 162,500	1018	2	0.95
421 8 th St	\$ 170,000	875	3	0.07
22 E Clay	\$ 170,000	2200	5	0.78
941 Jay St	\$ 198,290	1706	3	0.22
158 Lafayette St	\$ 210,000	1104	3	0.22
1235 2nd St	\$ 210,000	1032	3	0.17
232 11 th St	\$ 215,000	1668	5	0.1
730 Clay	\$ 225,000	1434	2	0.95
1157 Jay St	\$ 226,000	969	2	0.22
311 Florimond Dr	\$ 232,000	1066	2	0.17
1028 6th St	\$ 232,500	1237	3	0.11
205 Louis Lane	\$ 234,500	1083	3	0.19
438 13 th St	\$ 235,000	1740	4	0.22
15 Florimond Dr	\$ 250,000	1600	3	0.22
303 Louis	\$ 250,000	1671	3	0.18
341 Clay St	\$ 275,000	1742	3	0.22
640 10 th St	\$ 279,000	1515	3	0.22
916 4 th St	\$ 285,000	2794	4	0.22
240 E. Parkhill St	\$ 285,000	1953	3	0.22
6826 Hunter Rd	\$ 300,000	2017	3	4.00
232 Country Club Dr	\$ 320,000	1577	3	0.25
703 Jay St	\$ 325,000	3227	4	0.23
813 Sioc St	\$ 339,813	2156	5	0.33



Table C-1. Multiple Listing Service				
Street Address	Sales Price	Sq. footage	Bedrooms	Lot size
1445 8 th St	\$ 340,000	2095	3	1.00
91 Sanborn	\$ 349,000	2011	3	0.36
627 Jay St	\$ 380,000	2800	3	0.22
71 Ashley Dr	\$ 386,000	1752	3	0.35
29 Woodhaven Dr	\$ 405,000	2131	3	0.26
2266 Lindsey Dr	\$ 425,777	2924	4	0.21
12 Brentwood Dr	\$ 430,000	1945	3	0.23
1136 Carson St	\$ 430,000	3475	4	0.41
1644 Wilson Ave	\$ 462,000	2300	2	5.00
409 10 th St	\$ 490,000	2750	3	0.22
61 Birchwood Pl	\$ 512,500	2185	4	0.28
7895 Hwy 20	\$ 579,000	888	2	12.36
Median Sales Price in 2018	\$ 277,000			
2017				
38 E Parkhill St	\$ 165,000	1500	3	0.13
324 Main St	\$ 165,000	1292	3	0.22
430 Webster	\$ 174,000	1015	2	0.22
140 Jay St	\$ 187,000	1157	0	0.00
431 6th Street	\$ 195,000	1113	3	0.07
295 Larsen	\$ 210,000	1589	3	0.19
15 Florimond	\$ 213,000	1600	4	0.22
355 Florimond	\$ 220,000	1281	3	0.21
25 Fremont	\$ 220,000	1317	3	0.25
74 Louis Ln	\$ 230,000	2017	4	0.22
121 Cynthia Dr	\$ 232,000	1863	3	0.22
1215 Jay St	\$ 263,000	1500	3	0.13
2486 3 rd	\$ 275,000	1958	3	0.27
32 Woodhaven	\$ 305,000	1560	3	0.20
6806 Hunter	\$ 315,000	1744	3	1.10
101 Sanborn Dr	\$ 318,750	2574	3	0.00
431 9 th St	\$ 335,000	2587	3	0.22



Table C-1. Multiple Listing Service				
Street Address	Sales Price	Sq. footage	Bedrooms	Lot size
421 9 th St	\$ 341,000	2587	3	0.22
11 Aspen Ct	\$ 364,000	2019	4	0.30
196 Country Club Dr	\$ 380,000	2300	3	0.37
6909 Codomiz	\$ 575,000	3360	4	8.75
7364 Moon Bend Rd	\$ 750,000	4587	5	10.37
Median Sales Price in 2017	\$ 232,000			
2016				
519 4 th	\$ 110,000	875	2	0.11
331 1 st	\$ 120,000	1104	2	0.07
1363 Clay St	\$ 129,000	896	2	0.50
1256 Jay St	\$ 153,000	965	3	0.17
144 Larsen Ln	\$ 164,000	1016	1	0.39
385 Sequoia Way	\$ 185,000	1080	3	0.15
122 Jay St	\$ 217,000	2065	4	0.22
286 Victoria	\$ 229,000	1995	4	0.25
34 Louis Ln	\$ 232,000	1460	3	0.21
59 Hartley Dr	\$ 260,000	1760	3	0.33
213 Country Club	\$ 265,000	2019	4	0.22
2127 Wescott	\$ 274,000	1509	3	1.00
37 Birchwood	\$ 285,000	1852	3	0.20
2267 Lindsey	\$ 325,000	2248	4	0.19
2115 Lurline	\$ 365,000	2482	5	0.54
246 Webster	\$ 370,000	2352	3	0.33
610 Oak St	\$ 370,000	3100	3	0.21
16 Brentwood Dr	\$ 375,000	2050	4	0.23
7895 Highway 20	\$ 379,000	888	2	12.36
60 Sanborn	\$ 380,000	3039	3	0.23
3295 McCoy Rd	\$ 405,000	1968	3	1.25
403 Walnut Tree Dr	\$ 415,000	2700	3	0.91
220 E Oak	\$ 500,000	2973	4	0.69
714 11 th	\$ 525,000	3706	2	0.50



Table C-1. Multiple Listing Service				
Street Address	Sales Price	Sq. footage	Bedrooms	Lot size
Median Sales Price in 2016	\$ 279,500			
2015				
122 Jay St	\$ 115,000	2065	4	0.22
535 Bridge St	\$ 124,500	1008	2	0.11
804 5th St	\$ 142,000	1182	3	0.11
346 Sioc St	\$ 142,000	1320	2	0.22
351 Sequoia Way	\$ 170,000	1080	3	0.16
307 Cynthia Dr	\$ 190,000	1664	4	0.21
111 Louis Ln	\$ 194,000	1490	3	0.22
251 Victoria	\$ 219,000	1980	5	0.23
2255 Lindsey	\$ 310,000	2356	3	0.19
Median Sales Price in 2015	\$ 170,000			
2014				
255 Allen Circle	\$ 139,000	1092	3	0.18
1323 Parkhill St	\$ 165,000	1977	4	0.33
631 7 th	\$ 165,000	1400	3	0.11
1553 Westcott Rd	\$ 169,000	1077	3	0.21
131 E Clay	\$ 180,000	1499	3	0.22
1027 Parkhill St	\$ 190,000	1608	4	0.15
343 Florimond	\$ 220,000	1200	3	0.26
643 Oak St	\$ 307,000	2188	4	0.18
853 11 th St	\$ 345,000	2589	3	0.25
318 Walnut Tree	\$ 379,700	2654	4	0.57
1217 Carson St	\$ 607,000	3515	4	0.44
Median Sales Price in 2014	\$ 190,000			



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APPENDIX D – RESIDENTIAL VACANT LOT MARKET RESEARCH

According to the MLS between January 1, 2014 and August 22, 2019, only two vacant residential properties within Colusa sold (refer to Table D-1). These two properties sold between \$37,000 and \$40,000. There was only one vacant property listed on the MLS as of August 22, 2019.

Table D-1. City of Colusa MLS Listings for Vacant Lots (between January 1, 2014 and August 22, 2019)

Year of Sale	Address	Price Sold For	% of listing price	Acres
Listed	Walnut Way	NA	\$299,000	4.00
2018	421 1 st Street	\$40,000	NA	0.22
2018	111 Tara Drive	\$37,000	NA	0.68



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