

# **Colusa County Housing Element Update 2020-2028**

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Prepared for:

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## 7. HOUSING ELEMENT

### INTRODUCTION

The County considers that meeting the housing needs of Colusa County's residents, as well as accommodating the unincorporated County's share of its regional housing needs, an important goal. As the population of the State continues to grow and pressure on resources increases, Colusa County is concerned with providing adequate housing opportunities and maintaining a high standard of living for all of its residents. Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. This Housing Element was prepared in compliance with State General Plan law pertaining to Housing Elements.

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." Broad based community participation is essential to preparing an implementable and locally meaningful housing policy and action program. The programs included in this document evolved through collaborative workshops with local residents and representatives of agencies which provide housing and other social service assistance to city, county and regional residents, as well as analysis of local population characteristics, households, housing stock and economic conditions.

### Contents

Consistent with state law, this Housing Element consists of the following components:

- Housing Element. The Housing Element is a policy document and part of the General Plan which is supported by the research and analysis contained in the Housing Element Background Report. It is Chapter 7 of the County's General Plan. The Housing Element includes an introduction that summarizes the information included in the Housing Element Background Report and the County's Housing Plan. The Housing Plan is the implementation component that commits the County to specific goals, policies and actions. The Housing Plan sets forth the County's housing goals and provides policies and programs to address the County's housing needs.
- Housing Element Background Report. The Housing Element Background Report includes an assessment of housing needs, identification of governmental and non-governmental constraints to the development of housing, description of resources available for the development of housing, an assessment of the effectiveness of the 2014 Housing Element and a description of the community outreach activities conducted. The chapters of the Background Report are identified below.
  1. *Housing Needs Assessment*. The Housing Needs Assessment chapter includes an analysis of population and employment trends, the County's fair share of regional housing needs, household characteristics and the condition of the housing stock.
  2. *Constraints*. The Constraints chapter reviews governmental constraints, including land use controls, fees and processing requirements, as well as non-governmental constraints, such as construction costs, availability of land and financing, physical environmental conditions and units at-risk of conversion that may impede the development, preservation and maintenance of housing.

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3. *Resources.* The Resources chapter identifies resources available for the production and maintenance of housing, including an inventory of land suitable for residential development and discussion of federal, state and local financial resources and programs available to address the County's housing goals.
4. *Effectiveness of Previous Housing Element.* The Effectiveness of the Previous Housing Element chapter evaluates the County's accomplishments under the 2014 Housing Element in order to determine the effectiveness of the previous housing element and the appropriateness of the housing goals, objectives, and policies.
5. *Community Participation.* The Community Participation chapter describes how the County engaged the public, including County residents, businesspeople and interested parties, including housing and special needs advocates.
6. *Report Preparers and Sources.* This chapter lists the report preparers and sources of information for the Housing Element and Housing Element Background Report.

### Relationship to Other Elements

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...". The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the County. All elements of the General Plan have been reviewed for consistency in coordination with this update to the Housing Element.

The Housing Element is generally considered consistent with the General Plan, including the Land Use, Community Plan, Circulation, Community Services, Resources Conservation, Open Space and Recreation, Conservation, Open Space, and Safety Elements. The Housing Element may result in minor changes to be consistent with the density provisions of the Land Use Element and ensure that the adopted element does not conflict with other General Plan elements. County staff has included a program to update the other element if necessary.

The Housing Element only identifies potential for residential development on sites designated for residential uses in the Land Use Element. The Housing Element will not increase the number of residential units that could be developed in the County under adopted General Plan.

The Housing Element includes programs to promote development of affordable housing and place housing proximate to jobs and services, which is consistent with the land use goal to maintain the efficient and harmonious use of land in the county, promote a well-organized and orderly development pattern, avoiding random, haphazard growth, protecting public health and safety, and accommodating the orderly growth of population and employment. The 2014 Housing Element identified the need to bring the Zoning Ordinance into compliance with various provisions of state law, this was accomplished with adoption of 2014 Zoning Code Update that was adopted in September of that year. Programs to encourage development of housing for special needs households and to encourage fair housing will reinforce the objectives of the Human Resources goal to promote non-discrimination and to improve opportunities and services for households in the County.

All development activities considered in the Housing Element, including affordable housing, special needs housing, market rate housing, and rehabilitation and preservation of existing housing, will be required to be consistent with the County's adopted policies and regulations, including the General Plan, County Code, and Zoning Ordinance.

### SUMMARY OF HOUSING NEEDS, CONSTRAINTS AND RESOURCES

The Housing Element Background Report provides a detailed assessment of the County's housing needs, including the needs of special population groups, an identification of governmental and non-governmental constraints to the provision of housing, a discussion of resources, including vacant and underdeveloped residential sites, available to assist in meeting the County's housing needs and a description of the County's efforts to encourage participation by a broad range of persons in the development of the Housing Element.

#### Housing Needs Assessment

Chapter 1 assesses housing needs based on demographic and socioeconomic characteristics, as reported by the U.S. Bureau of the Census, California Department of Finance, California Department of Housing and Community Development (Data Package), and other data sources. A summary of the findings is provided below.

The unincorporated County's population increased from 10,279 persons in 2015 to 10,329 persons in 2018. The median age in the County is 34.7 years, compared to 36.1 statewide.

The number of households in the County was reduced from 3,545 to 3,446 from 2010 to 2016. In 2017 approximately 65 percent of households own their homes and 35 percent rent. The average household size is just under three persons and most households have from one to four persons. 10 percent of renter households are over-crowded, compared to 3.6 percent of owner households.

The median household income was \$56,704 in 2018. The median sales price for a detached single family home was \$160,000 in 2010 and increased to \$283,000 in 2018. Single family sales prices are affordable to the moderate income households of two and more persons, and the above moderate income group. The median rental rate is \$900 for all units, ranging from \$650 for a one-bedroom unit to \$1,450 for a four-bedroom unit. The lower range of rental units is affordable to very low income households, but there are limited units available at these rates. Lower, moderate, and above moderate income households can afford the typical range of rental rates. There are 85 housing units in the County provided for very low and low income households.

Fifty-three percent of extremely low, very low, and low income renting households overpay for housing, while 47 percent of lower income owner households overpay for housing. This is comparison to 29% of all households considered to be overpaying.

Programs 1-1 through 1-4 of the Housing Plan identify steps the County will take to ensure that existing residential areas are maintained and improved and that affordable housing is preserved and constructed. Programs 2-1 through 2-4 identify the measures the County will take to ensure that adequate sites are available for market rate and affordable housing development. Programs 3-1 through 3-9 of the Housing Plan identify measures that the County will take to encourage development of housing at levels affordable to all economic segments, and steps the County will take to promote development of affordable units and special needs units.

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Chapter 1 identifies the State defined housing needs associated with the Regional Housing Needs Allocation (RHNA) as well as the needs of special populations. Housing needs associated with special populations include provision of housing and services in support of disabled, including developmentally disabled, senior, farmworker, homeless, at-risk, single parent, and large households. Programs 3-1 through 3-9 identify measures the County will take to encourage housing for special needs populations.

### *REGIONAL HOUSING NEEDS ALLOCATION*

The RHNA was developed for Colusa County by the state to identify what the State has determined should be the number of units to not only address the needs of the County but also the County's regional fair share of housing needs for all economic segments. The RHNA is developed to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Colusa County was allocated a new construction need of 526 housing units, an increase of the 27 units from the previous cycle. This increase can partially be attributed to County's plan to go to an eight year Housing Element cycle. As shown in Table 3-1, 2 very low income, 1 low income, 1 moderate income, and 2 above moderate units have been constructed or permitted to date, for a total remaining need of 520 units. Of the allocated housing units, 57 are identified for extremely low income households, 57 are identified for very low income households, 91 for low income households, 160 for moderate income households, and 211 for above moderate income households. Table HO-1 provides the RHNA target for the planning period 2019 to 2028 for each of the five household income groups for the County. As discussed in Chapter 2, the County has adequate sites to accommodate the RHNA and housing for special needs groups.

TABLE HO-1: REGIONAL HOUSING NEEDS ALLOCATION 2019 - 2028			
INCOME RANGES* (FOUR-PERSON HOUSEHOLDS)	ALLOCATED HOUSING UNITS	MAXIMUM HOME SALES PRICE*	RENT OR HOUSING COST (MONTHLY PAYMENT)
Extremely Low Income 0 to 30% of area median income (up to \$25,750)	57	\$91,589	\$644
Very Low Income 31 to 50% of area median income (\$27,750 --- \$32,400)	57	\$91,301 --- \$115,196	\$644 --- \$810
Low Income 51 to 80% of area median income (\$32,400 --- \$46,700)	91	\$115,196--- \$184,316	\$810--- \$1,296
Moderate Income 81 to 120% of area median income (\$46,700 --- \$77,750)	110	\$184,316 --- \$276,474	\$1,296 --- \$1,944
Above Moderate Over 120% of area median income (\$77,750+)	211	\$276,474 +	\$1,944+
<b>TOTAL</b>	<b>526</b>		

SOURCE: HCD, 2018; Colusa County Community Development, 2018

*\*ANNUAL INCOME RANGES AND ASSOCIATED RENTS/HOUSING COSTS ARE BASED ON A FOUR--PERSON HOUSEHOLD; EXTREMELY LOW INCOME NEED IS BASED ON 50 PERCENT OF THE NEED ALLOCATED FOR THE VERY LOW INCOME GROUP*



## Constraints

The County's development standards include provisions to encourage and facilitate development of affordable housing with the adoption of the 2014 Zoning Code Update. However, there are some governmental constraints associated with the development of housing, which include supportive and transitional housing, and accessory dwelling units contained in the current zoning code.

Programs 3-1, 3 through 3-4, will remove or reduce these and other identified governmental constraints.

## Resources

The County's available housing sites provide more capacity than needed to meet its needs for very low, low, moderate, and above moderate income housing. As described in Chapter 3, the County has over 576 acres of land available for residential development. The vacant and underdeveloped sites in the County have the capacity for 4,766 housing units, including 455 multi-family units in projects of 20 to 150 units.

Policies and programs associated with Goal 2 of the Housing Plan will assist in accommodating development that addresses the County's housing needs. Program 2-1 through 2-3 have been included to ensure that the County continues to provide adequate sites for residential development. Programs 2-4 through 2-6 will assist in assuring adequate infrastructure is available to accommodate the RHNA number.

## Community Participation

To be effective, housing policy must reflect the values and priorities of the community. Colusa County's Housing Element Update program included one public and stakeholder's workshop, one Planning Commission public hearing to receive comments on the draft Housing Element, and one Board of Supervisors public hearing to consider adoption of Housing Element. All meetings were open to public. The draft Housing Element was made available to the public for a 60-day review period, concurrent with the HCD 60-day review period. The workshop was advertised through flyers posted throughout the County, media releases to the local newspapers, and e-mails and phone calls to community stakeholders, including service providers for special needs populations, housing advocates, local churches, and the chamber of commerce. Input from the public and stakeholders was considered in the identification of housing needs and development of the County's housing goals, policies and programs.

The Draft Housing Element was made available for a 60-day public review period beginning on March 19, 2020. Public Notices of Availability were published in the Pioneer Review on March 18, 2020 in both English and Spanish. These notices were also sent to the Colusa County Library for posting in the seven branches along with copies of draft housing element. The notices were also sent to the various stakeholders, including County Departments, Non Profits and other Health and Housing/Human Service organizations. The notices were also posted on Community Development Department Website as well as the draft housing element. Bilingual notifications were also provided via the News Flash component of the County's Website where interested parties sign up for notifications of items of general interest, there are currently 92 subscribers. A Spanish version of the draft housing element will be made available upon request.

### HOUSING PLAN: GOALS, POLICIES AND PROGRAMS

This section describes housing goals, policies and programs for the County of Colusa. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the County's seven-year action plan and constitute the County's local housing strategy.

#### 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.” Additionally, the State Department of Housing and Community Development have established the following four primary goals:

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

#### Housing Element Goals, Policies and Programs

The Colusa County Housing Element is consistent with, and addresses, the above-stated state goals. The County's Housing Plan was developed to be consistent with its General Plan and the community input received for the General Plan update that is underway. The goals of this Housing Element serve at the local level to enhance and build upon State of California goals for providing safe, decent, and affordable housing available for all County residents. These goals encompass new construction, conservation of existing stock, affordability and provision of adequate housing for all persons.

Policies and programs from the 2014 Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate. The funding source for all programs is the County's General Fund, unless otherwise noted. The Department of Planning and Building is the primary party responsible for implementation of the Housing Element programs. Where programs require Planning Commission and/or Board of Supervisors approval, such as amendments to the County's Zoning Ordinance, the Planning Commission and Board of Supervisors are also entities responsible for implementation. The timing of implementation for each program identifies the time for the County to take the actions described in the program.

**Goal HO-1: Conserve and Improve the County's Existing Communities, Neighborhoods, and Housing Supply**

**Policy HO-1:** Encourage the maintenance and improvement of the County's residential areas.

**Policy HO-2:** Encourage rehabilitation of homes in deteriorated condition by continued participation in available funding programs, focusing on identified target areas in unincorporated communities.

**Policy HO-3:** Require and enforce conformance with local building codes to ensure that housing is safe and sanitary and to minimize hazards to public health and safety.

**Policy HO-4:** Encourage proper maintenance of essential public services and facilities in residential developments.

**Policy HO-5:** Monitor unit's at-risk of conversion and facilitate conservation or replacement of any assisted housing units that are planned for conversion to market rate rents.

Program HO 1-1 Housing Assistance and Home Ownership Programs

Stabilize and improve neighborhoods by providing opportunities for housing rehabilitation and home ownership through the following activities:

- Seek state and/or federal funding through CDBG, HOME, BEGIN, and/or Cal HOME for housing rehabilitation and/or home ownership activities on a regular basis as determined by demonstrated interest in housing rehabilitation and homeownership programs, either by the public, housing developers, or service providers.
- Continue to make the housing resources brochure available at County offices, the public library, other public facilities, and on the County's website that describe available housing programs, including housing rehabilitation, weatherization, home repair, and home ownership programs (see Chapters 1 and 3 of the Background Report). Regularly review and update the brochure to reflect new or revised programs.
- Planning, Building, Public Works, and Sherriff's Department staff shall continue to coordinate to identify areas of the County with a high incidence of homes with deferred maintenance and target these areas for housing rehabilitation activities.
- Revise and update the brochure that describes various housing assistance programs (see Chapters 1 and 3 of the Background Report). Continue to distribute brochure at County offices and to make the information available on the County's website.
- Provide information regarding housing resources in Spanish.
- To increase the success of housing rehabilitation and first time homebuyer programs, make program information available in Spanish and work with the Community Action Partnership, Colusa One-Stop, local churches, schools, and any other trusted information sources to increase outreach and to distribute the program information.

*Funding Sources: HOME, CDBG, CalHOME, BEGIN*

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*Implementation Schedule: Seek funding on Based on Demonstrated Need and Community Interest.*

*Expected Results: Housing rehabilitation – 10 units; home ownership – 85 units*

### Program HO 1-2 Non-Profit and Agency Coordination

Continue working with and develop new relationships with nonprofit housing providers, local agencies, and local organizations, such as the Colusa, Glenn, and Trinity Community Action Partnership, Dos Rios Continuum of Care, Regional Housing Authority of Sutter and Nevada Counties, Colusa Independence (transitional housing), Colusa One-Stop, and Mercy Housing, to assist in the preparation of supportive housing funds to provide housing rehabilitation assistance, weatherization, energy bill assistance, and infrastructure improvements. Assistance will be in the form of staff in-kind services of research, state and federal funding access (where County, rather than a nonprofit, is eligible applicant), and data collection and will be dependent on availability of funds.

*Funding Sources: CDBG, CalHOME, BEGIN,*

*etc. Implementation Schedule: On-going*

*Expected Results: Maintain partnerships with service providers and develop partnerships with new service providers, where feasible*

### Program HO 1-3 Preservation of Affordable Units

Conserve affordable units through the following activities:

- Monitor the status of publicly-assisted projects that may become “at risk” of loss as affordable housing through personal contact by County staff with property owners on a bi-annual basis.
- When an affordable housing development is at-risk of converting, assist the owners in identifying resources, including funding, for the continued provision of affordable units.
- Upon receipt of notice of a proposed conversion of assisted affordable housing, the County will contact Qualified Entities and encourage their involvement in the acquisition of the units.
- Tenant Education – The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through HUD (special vouchers for existing tenants in Section 8 projects), the contracted Regional Housing Authority, contact information for affordable housing developments in the County, and other affordable housing opportunities in the County.

*Implementation Schedule: On-going*

*Expected Results: 50 units*

### Program HO 1-4 Housing Inspection and Code Enforcement

Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable building and housing codes. When funds are available,

Distribute housing rehabilitation program brochure to owners of dwelling units with code violations that require significant repair.

*Implementation Schedule: On-going*

*Expected Results: None quantified*

## **Goal HO-2: Provide Adequate Sites and Infrastructure to Accommodate the County's Housing Needs**

**Policy HO-6:** Maintain an inventory of appropriate zoned and designated land in the General Plan to accommodate timely development of housing to meet the County's needs.

**Policy HO-7:** Use a range of zoning designations within those areas shown in the Land Use Element as "Urban Residential" in Arbuckle, Maxwell, Princeton, and the unincorporated area around the cities of Colusa and Williams to encourage a mixture of residential densities and housing choice.

**Policy HO-8:** Ensure that high density residential sites are equitably distributed throughout the unincorporated communities.

**Policy HO-9:** Ensure that infrastructure planning activities, particularly in short-range plans for public infrastructure, including sewer, water, and drainage facilities, accommodate the unincorporated County's fair share of regional housing needs and that developments including lower income units are granted priority in accordance with Government Code Section 65589.7.

**Policy HO-10:** Support the cities in their efforts to obtain State and federal funding for improvements to their infrastructure that impact development in the unincorporated area adjacent to the cities.

**Policy HO-11:** Implement all policies and programs of the Housing Element with adequate consideration given to the protection of the County's agricultural and groundwater resources, and maintaining consistency with the County's Conservation Element of the General Plan.

### Program HO 2-1 Adequate Residential Sites

As part of the Zoning Code Update on as needed basis or case by case review of the housing site inventory, the County will ensure provision of adequate housing sites through:

- Continuing to designate adequate lands with a range of residential zoning districts to accommodate the County's fair share of extremely low, very low, low, and moderate income housing, housing for special needs groups, and all protected classes.
- Ensuring that higher density sites are distributed among the unincorporated communities. Continue to designate at least 45 acres of land as R-3 and R-4 in Arbuckle, Maxwell, Princeton, and the unincorporated area around Colusa. The majority of parcels or areas designated R-3 and R-4 should be from two to 10 acres in size, and should accommodate at least 25 multi-family units.
- Reviewing lands designated for single-family residential uses and non-residential uses and, where appropriate, rezone sites to R-2, R-3, and R-4. The Zoning Code Update will

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Identify a minimum of 5 acres of land as Multifamily Residential (R-2, R-3, or R-4) as part of the Zoning Code Update and the County will maintain a minimum of 60 acres designated R-3 and R-4.

*Implementation Schedule: Within one year of Housing Element adoption*

*Expected Results: Continued provision of adequate sites to accommodate County's fair share of housing needs.*

### Program HO 2-2      Inventory of Residential Sites

Maintain an inventory of vacant and underutilized residentially zoned land within the County, providing the information to housing developers upon request.

*Implementation Schedule: On-going – update inventory to reflect any subsequent rezones on a bi-annual basis*

*Expected Results: Updated inventory*

### Program HO 2-3      Small Lot Consolidation and Development

Encourage consolidation and development of small multi-family parcels.

- Provide incentives, such as staff assistance and financial assistance through available affordable housing funding sources, to encourage owners of small, contiguous parcels appropriate for affordable housing, to consolidate lots. Focus on small, contiguous R-3 and R-4 lots in Arbuckle and the unincorporated Colusa area.
- Inform owners of small, contiguous multi-family parcels of available incentives for lot consolidation and encourage owners to take advantage of such incentives.
- Assist affordable housing developers with the purchase and consolidation of small, contiguous parcels, through providing staff assistance and financial assistance, when available through CDBG, HOME, or other appropriate funds.
- Incentives were identified in the 2014 Zoning Code Update and include Density Bonuses (Section 44-3.40.040) Incentives and Concessions.

*Implementation Schedule: Assistance upon request for potential development applications and direct potential developers to lots that can be consolidate whenever possible.*

*Expected Results: Two lot consolidations resulting in at least 30 multifamily units during this Housing Element cycle.*

### Program HO 2-4      Provision of Public Services

The County will make every effort to ensure that infrastructure is available in a timely manner to accommodate development of its fair share of regional housing needs. Particular effort will be made to provide adequate infrastructure to accommodate the R-2, R-3, and R-4 sites in Arbuckle, Maxwell, Princeton, and the unincorporated area of Colusa.

The County will coordinate with the local water and sewer agencies to assist in planning for adequate water and sewer service. The County will take the following actions, as needed, to provide service to developing areas:

All Service Providers

- Upon adoption of the Housing Element, mail each water and sewer provider a letter that includes: 1) the text of Government Code Section 65589.7 requiring water and sewer providers to grant priority for service allocations to proposed developments

that include housing units affordable to lower (including very low and extremely low) income households; 2) a summary of the County's regional housing needs allocation; 3) specific actions the provider should take to ensure adequate service (see below for actions specific to each district/area in the County), and 4) a link to the Housing Element.

Princeton

- Encourage the District to raise new connection fees in the near future to ensure adequate funds are available to finance capital improvements. The District should develop a cost of services study to ensure that fees bear a reasonable nexus to the cost of services. The study should determine whether a fee reduction may be allowed for lower income units.
- The County will encourage the District to seek funding for the necessary study and will assist in obtaining Community Development Block Grant Planning/Technical Assistance or USDA utilities grants or loans to offset the planning costs.
- Using the Water and Sewer Feasibility Study and a Revenue Program, the Princeton Water Works District should apply for placement on a Grant priority list with both the USDA and the State Resources Control Board Small Communities Grant Program. Additionally, an application should be made for placement on State Revolving Fund Loan program. The District's fiscal revenues alone will not be enough to make the necessary and impending capital improvements in the near future.
- Encourage the District to develop a fee schedule that promotes full cost-recovery of expenses associated with the District's services, including annexations into the Districts service area and subsequent new development.

Arbuckle, Maxwell, Colusa, and Williams

While these communities have planned for infrastructure to support new development, construction of various facilities (wells and associated water treatment, wastewater lift stations, extension of mains, etc.) may be necessary to serve newly developing areas. The County will take the following measures to expedite and assist with the development of necessary infrastructure:

- Work with special districts and the cities of Williams and Colusa to assure that sewer and water systems are improved to ensure that construction of new dwelling units can be accommodated in accordance with the quantified objectives of this Housing Element.
- Encourage the responsible water and sewer agencies to conduct the necessary studies to develop appropriate adjustments to water connection, sewer connection, and development impact fees in order to ensure adequate funding for necessary infrastructure improvements.
- Encourage the cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements.

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- Encourage developers to provide the necessary long-range infrastructure associated with development through the filing of reimbursement agreements with developers. Seek funding to off-set the cost of infrastructure improvements for very low and low income units in order to encourage development of affordable units.

### Rural Areas

- Review potential treatment technologies that could be developed to provide water and sewer service for rural market-rate and affordable housing; develop performance standards for potential treatment technologies to assist public and/or private sewer and water providers in determining which will be most feasible in their locations within the County.
- Allow a wide range of feasible alternative system sizes and treatment technologies to provide water and sewer service for rural market-rate and affordable housing.

*Funding Sources: CDBG, State Infrastructure Bank, State Revolving Loan Fund, USDA Rural Development ARRA and Revolving Loan Funds*

*Implementation Schedule: Coordinate with each water district, wastewater district, both cities, and LAFCO by written communications by June 30, 2021.*

*Expected Results: Various water and sewer system improvements*

### Program HO 2-5      Municipal Service Review

Upon completion of the General Plan Update, request the Local Agency Formation Commission to update Spheres of Influence pursuant to the required Municipal Services Review for the cities of Colusa and Williams and for special districts to correspond to planning boundaries contained in the General Plan.

*Implementation Schedule: Within one year of Housing Element Adoption*

*Expected Results: None quantified*

### Program HO 2-6      Coordination with Cities

Continue to work in close cooperation with the Cities of Colusa and Williams to ensure orderly development of unincorporated lands adjacent to those cities, and the consistency of land use policies and development standards in those areas.

*Implementation Schedule: On-going*

*Expected Results: None quantified*

### Program HO 2-7      Annexations

Where areas designated by the County for urban residential development are proposed to be annexed to one of the cities, enter into an agreement with the City to transfer the commensurate share of the County's fair share of regional very low, low, moderate, and above moderate income housing needs to the City annexing the unincorporated lands. Specifically, annexation of sites designated R-3 and R-4 will reduce the County's capacity to accommodate very low and low income units. Request that the County's fair share of very low and low income units accommodated by R-3 and R-4 sites proposed for annexation be transferred to the annexing City.



The agreement must be submitted to HCD within 90 days after the annexation becomes effective. If an agreement cannot be reached, the County may request that HCD consider the facts, data, and methodology presented by both parties and make a determination.

*Implementation Schedule: On-going*

*Expected Results: Transfer of appropriate share of regional housing needs to incorporated cities upon annexation of unincorporated Urban Residential land*

**Goal HO-3: Facilitate and Encourage Development, through Public and Private Resources, of High-quality Housing to Meet the County’s Housing Needs for a Range of Incomes and Special Needs**

**Policy HO-12:** Accommodate and encourage development of a full range of housing types in Colusa County.

**Policy HO-13:** Encourage the development of affordable housing for extremely low, very low, and low income and special needs households by expediting processing of such projects and assisting with the application to federal and state housing assistance programs by the private and non-profit sectors for the purpose of expanding housing opportunities for persons of low and moderate income and persons with special needs.

**Policy HO-14:** Identify and remove unnecessary governmental constraints to the development and rehabilitation of affordable housing and housing for persons with special needs.

**Policy HO-15:** Encourage the construction of self-help and owner-built housing, farmworker housing, accessory units, and multi-family developments to increase the supply of housing affordable to low- and moderate-income residents.

**Policy HO-16:** Encourage subdivision and multi-family project designs which maximize densities, where appropriate, by continuing to provide for Planned Developments in the Zoning Ordinance and by allowing relaxation of parking and setback standards, where appropriate, for affordable developments.

**Policy HO-17:** Encourage full use of federal and State housing assistance programs that can enable persons with unmet housing needs to obtain decent housing at prices they can afford. Assist and support special needs groups proposing to use such funding to provide housing.

**Policy HO-18:** Give priority for water service connections to extremely low, very low, and low income housing units in areas receiving water service from the County. Encourage local water and sewer providers to give priority to these lower income developments pursuant to Government Code Section 65589.7. Provide a copy of the Housing Element Update to local water and sewer providers upon its adoption.

**Policy HO-19:** Coordinate with project managers of state or federal projects, such as a reservoir or interstate highway improvement project, which require relocation of housing to ensure that displaced persons are assisted with finding replacement housing.

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**Policy HO-20:** The Board of Supervisors shall annually review progress in implementing the Housing Element including the progress in achieving its objectives and meeting its share of regional housing needs.

### Program HO 3-1 Local Agency Accessory Dwelling Units

The County will amend the zoning ordinance to address Senate Bill 13 and Assembly Bills 68, 587, 670 671 and 881 in relation to the permitting of Accessory Dwelling Unit and Junior Accessory Dwelling Units. The zoning requirements will be revised to allow more flexibility and reduce possible constraints to the construction of accessory dwelling units.

*Implementation Schedule: Within One Year of Adoption of Housing Element  
Expected Results: None Quantified Program*

### Program HO 3-2 Supportive Housing (Low Barrier Navigation) AB 101

The County will amend the Zoning ordinance to be compliant with AB 101 which was approved in 2019. The bill amended Planning and Zoning law to require that supportive housing (low barrier development) be a use by right, as defined, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified requirements. Eliminating any discretionary planning approvals makes the project subject only to the building permit process, a ministerial process. CEQA does not apply to the ministerial approval of projects reducing cost and time frames. The bill also provides additional funding for special needs housing projects.

- The bill provides for additional funding for existing HCD housing programs including Joe Serna Farm worker housing program and the Cal Home program and eliminates some matching funds requirements.
- The bill also establishes the Infill Infrastructure Grant Program of 2019 to construct infrastructure to facilitate the development of a qualifying infill project or qualifying infill areas.
- The bill also restructures low income tax credits and how they are utilized and distributed to low income projects

The County will work with developers and housing partners in seeking and applying for funds being made available by AB 101 by providing information and offering in kind staff time.

*Implementation Schedule: Amend Zoning Ordinance within One Year of Adoption of Housing Element and Providing On Going Support  
Expected Results: None Quantified*

### Program HO 3-3 Supportive Housing AB 2162

The County will amend the zoning ordinance to be compliant with AB 2162 which was approved 2018. This bill requires that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, and would require a local government to approve,

within specified periods, a supportive housing development that complies with these requirements.

- The bill requires that a developer of supportive housing provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project and describing those services, as provided.
- The bill prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.
- The bill specifies that its provisions do not (1) preclude or limit the ability of a developer to seek a density bonus from the local government or (2) expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.

*Implementation Schedule: Within One Year of Adoption of Housing Element*

*Expected Results: None Quantified*

Program HO 3-4 Affordable Housing Streamlined Process Requirements SB 35

The County will amend the zoning ordinance to be compliant with SB 35 adopted in 2017. This bill would authorize a development proponent to submit an application for a multifamily housing development, which satisfies specified planning objective standards that are subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit or CEQA but is subject to the restriction on the County listed below.

- The bill requires that a local government to notify the development proponent in writing if the local government determines that the development conflicts with any of those objective standards by a specified time; otherwise, the development is deemed to comply with those standards.
- The bill limits the authority of a local government to impose parking standards or requirements on a streamlined development approved pursuant to these provisions, as provided.
- The bill provides that if a local government approves a project pursuant to that process, that approval will not expire if that project includes investment in housing affordability, and would otherwise provide that the approval of a project expire automatically after 3 years, unless that project qualifies for a one-time, one-year extension of that approval.
- The bill provides that approval pursuant to its provisions would remain valid for three years and remain valid thereafter so long as vertical construction of the development has begun and is in progress, and would authorize a discretionary one-year extension, as provided.

## 7. HOUSING ELEMENT

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- The bill prohibits a local government from adopting any requirement that applies to a project solely or partially on the basis that the project receives ministerial or streamlined approval pursuant to these provisions.

*Implementation Schedule: Within One Year of Adoption of Housing Element*

*Expected Results: None Quantified*

### Program HO 3-5 Affordable and Special Needs Housing Resources

Investigate interest of development community, affordable housing stakeholders, and special needs housing stakeholders, in providing additional affordable housing, including extremely low, very low, low, and moderate income units, and seek additional affordable housing resources through, for example, developer agreements, mortgage revenue bonds, tax credits, and available state and federal programs. This program will include the following actions:

Continue to meet with the Dos Rios Continuum of Care and Colusa, Glenn, and Trinity Community Action Partnership, inviting affordable housing developers and special needs group stakeholders to attend meetings, which meet annually to identify potential housing projects and priorities, including affordable new construction, special needs housing (e.g., farmworker, disabled, senior housing), and first time homebuyer assistance, and prioritize potential funding efforts.

- Continue to provide information identifying affordable/special needs housing resources and incentives as well as available sites for affordable and special needs housing and provide the information to development applicants interested in affordable and/or multifamily housing.
- Seek county, state, federal, or other funding for affordable and special needs housing programs, or support funding applications that would provide new affordable and special needs units, including multi-family and single room occupancy projects. Funding programs may include, but are not limited to, Affordable Housing Innovation Program funds, BEGIN, Cal Home, Emergency Housing and Assistance Program Capital Development, Housing Related Parks Program, Low Income Housing Tax Credits Multifamily Housing Program – General and Supportive Housing Components, Predevelopment Loan Program, and Transit-Oriented Development Housing Program. Funding will be sought on an annual basis, as requested by applicants for affordable housing developments. Projects with an extremely low income or farmworker housing component will receive priority. See Chapter 3 of the Background Report for a list of potential funding sources.
- Encourage development of housing and resources for families and persons at risk of homelessness and continue to work with the cities and Dos Rios Continuum of Care to identify potential housing sites for emergency housing, transitional housing, and supportive housing.
- Encourage development of farmworker housing , self-help housing, and migrant resource centers through notifying the County Agricultural Commissioner and owners/operators of large-scale agricultural operations in the County of available funding sources for farmworker housing and migrant assistance, including Joe Serna, Jr. Farmworker Housing Grant Program, Office of Migrant Service funds, USDA Rural

Development Farm Labor Housing, USDA Rural Development Multi-Family Rental Programs, and USDA Rural Development Community Facilities funds. Provide technical assistance with grant and loan applications.

- Continue to work with affordable housing providers and the Regional Housing to provide housing affordable to extremely low income individuals and families through supporting efforts to increase subsidies for Housing Choice Vouchers and provide Section 8 units to meet the County's fair share of extremely low income units.
- Seek Planning and Technical Assistance funds through the CDBG program to prepare information, including an affordable housing market study and materials to provide to the development community, to promote affordable housing programs. Note: This will not be implemented if higher priority Planning and Technical Assistance grant requests are identified by the County, such as planning for infrastructure capacity.

*Implementation Schedule: Annual meeting with stakeholders group; at least two funding assistance applications (based on demand/need)*

*Expected Results: 5 extremely low income units, 10 very low income units, and 20 low income units, in conjunction with Programs 3-1, 3-2, 3-4, and 3-9.*

Program HO 3-6 Section 8

Section 8 vouchers are the County's only avenue for residents requiring rental subsidy. The County will support the Glenn County Human Resources Agency (HRA) in any necessary efforts to obtain additional allocations of Section 8 vouchers for extremely low and very low income residents. Support may include, but not limited to, reporting complaints to HRA received by residents unable to obtain assistance due to voucher shortages and/or assistance in lobbying for additional allocation.

*Implementation Schedule: On-going Expected*

*Results: None quantified*

Program HO 3-7 Reasonable Accommodations

The County did adopt a reasonable accommodations ordinance. The County will analyze and determine on an annual basis whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to the Board of Supervisors. The analysis will include an evaluation of existing land use controls, permit and processing procedures, and building codes. Regardless of constraints found, the County will initiate actions within six months of the completion of the evaluation to address them, including removing the constraints and amending reasonable accommodation program for housing intended for persons with disabilities, as necessary.

*Timeframe: On Going Reasonable Accommodations Ordinance to be Updated Periodically based on analysis of potential constraints to housing for persons with disabilities.*

*Expected Results: None quantified.*

## 7. HOUSING ELEMENT

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### *Program HO 3--8      Annual Report*

Prepare an Annual Report to the Board of Supervisors in the format approved by HCD which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the County's housing needs. Submit this report to the Department of Housing and Community Development by April 1 of each year.

*Implementation Schedule: Annual report by April 1 each year*

*Expected Results: Annual reports*

### *Program HO 3-9      Parking Requirements*

Recent changes in state law regarding parking requirements for small group homes and Accessory Dwelling Units will be addressed by revising the existing zoning requirements and making the appropriate changes. The county will continue to monitor changes in state law and update the zoning ordinance accordingly.

*Implementation Schedule: Within One Year of Adoption of Housing Element and ongoing*

*Expected Results: None Quantified*

### *Program HO 3-10      Single Room Occupancy*

The County will revise the zoning code to address the possible development and use of existing structures for Single Room Occupancy (SROs) use in the R-3, C-1, C-2, and C-H zones.

*Implementation Schedule: Within One Year of Adoption of Housing Element*

*Expected Results: None Quantified*

### *Program HO 3-11      Density Bonus AB1763 and B 2753*

The County will revise the Density Bonus section of the zoning code to be compliant with AB 1763 and AB 2753 to reflect the changes in state law that occurred in 2019 and 2018 respectively.

*Implementation Schedule: Within One Year of Adoption of Housing Element*

*Expected Results: None Quantified*

### *Program HO 3-12      General Plan Consistency*

County staff shall review the adopted Housing Element in relation to the other existing General Plan elements to ensure consistency and make any necessary changes.

*Implementation Schedule: Within One Year of Adoption of Housing Element*

*Expected Results: None Quantified*

*Program HO 3-13 Persons With Disabilities, Including Persons With Developmental Disabilities*

The housing needs of persons with disabilities, including persons with developmental disabilities are typically not addressed by Title 24 Regulations. The housing needs of persons with disabilities, in addition to affordability, range from slight modifications to existing units to requiring a varying range of supportive housing facilities. To address this housing issue the County shall:

- Seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.
- Provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities.
- Reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including persons with developmental disabilities.
- The County shall work with all applicable agencies (including but limited to the Health and Human Services and the Behavioral Health Departments and the School Districts) to implement an outreach program informing families within the County of housing and services available for persons with developmental disabilities. Information will be made available on the County's website.

Objective: The County will assist in the development or rehabilitation of 10 housing units; establish regulatory incentives; reach out to developers of supportive housing; and work cooperatively with all applicable agencies (including but limited to the Health and Human Services and the Behavioral Health Departments and the School Districts) in support of persons with disabilities, including persons with developmental disabilities

Responsibility: Community Development Department

Funding: General Fund and other sources as available

Timing: The County will seek continuously seek funding, engage developers and initiate a cooperative outreach program through this Housing Element cycle.

*Program HO 3-14 Farm Labor Housing and Employee Housing*

The County will assess the current zoning code in relation to existing state farm worker housing and employee housing laws to identify and resolve any inconsistencies.

## 7. HOUSING ELEMENT

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*Implementation Schedule: Within One Year of Adoption of Housing Element*

*Expected Results: None Quantified*

*Program HO 3-15 Replacement Program Government Code Section 65583.2(g)*

The County will require replacement housing units subject to the requirements of Government Code 65915(c)(3) on sites identified in the site inventory when any new development (residential, mixed use, or non-residential) occurs on that site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) Non vacant site; 2) Vacant site with previous residential uses that have been vacated or demolished.

*Objectives: In order to mitigate the loss of affordable housing, require new housing developments to replace all affordable housing units lost due to new development*

*Funding: General Funds, Affordable Housing In Lieu Fees, Federal and State Programs*

*Responsible Parties: Community Development Department*

*Implementation Schedule: The replacement requirement will be implemented immediately upon development applications being received on sites meeting the above criteria*

*Program HO 3-16 Definition of Family*

The County will revise or remove the current definition of Family from the zoning code to ensure compliance with state law.

*Implementation Schedule: Within One Year of Adoption of Housing Element*

*Expected Results: None Quantified*

### **Goal HO-4: Equal Access to Safe and Decent Housing for All Income Groups**

**Policy HO-21:** Support measures to eliminate housing discrimination for all protected classes identified by Federal and/or State law including but not limited to race, color, religion, National origin, sex, familial status, disability status, sexual orientation, gender identify/gender expression, genetic information, martial status, medical condition, ancestry, source of income.

**Policy HO-22:** Encourage enforcement of fair housing laws throughout the County.

**Policy HO-23:** Encourage economic development and jobs-housing balance efforts.



*Program HO 4-1 Affirmatively Furthering Fair Housing AB 686*

The County will conduct an Assessment of Fair Housing (AFH) (using data including Housing and Urban Development data and technical assistance) to assist in the implementation of HO 1-1, HO 1-2, HO 1-4, HO 4-2, HO 4-3, HO 5-1 by identifying fair housing issues to better allocate and obtain federal funding. The assessment will include:

- Patterns of integration and segregation;
- Racially or ethnically concentrated areas of poverty;
- Disparities in access to opportunity; and
- Disproportionate housing needs.

*Implementation Schedule: Within One Year of Adoption of Housing Element*

*Expected Results: Housing rehabilitation – 10 units; home ownership – 85 units*

*Program HO 4-2 Equal Housing Opportunity*

Information regarding fair housing laws will be provided and distributed to the public at the Department of Planning and Building, Arbuckle Family Action Center, and at County library branches in the unincorporated communities (Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), and will be distributed to applicants for subdivisions, multi-family projects, and planned developments. Planning staff will annually visit the posting locations to ensure that the information remains posted and will annually review planning and building application forms to ensure consistency with the requirements of this program.

Provide assistance in referring and reporting housing discrimination complaints to the State Department of Fair Employment and Housing. Provide access to a County telephone and provide brochures to residents reporting complaints to County offices. Publicize this service through the local media, schools, County Department of Health and Human Services, County Agricultural Commissioner, library branches in the unincorporated communities (Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), post office locations in Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), and Arbuckle Family Action Center.

*Timeframe: Annual review to ensure information is available to public at each location; assistance to residents provided on an on-going basis*

*Expected Results: Available and posted brochures*

*Program HO 4-3 Economic Development and Jobs-Housing Balance*

Support and encourage economic development programs and jobs-housing balance strategies within the County, including the Colusa County EDC, through continued cooperative and collaborative staff assistance when requested and in support of jobs-housing balancing efforts.

*Timeframe: Immediate and on-going*

*Funding Source: None required*

## 7. HOUSING ELEMENT

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### Program HO 4-4      Access to Safe and Decent Housing

In attached housing development projects consider the inclusion of tobacco control restrictions to prevent second hand smoke impacts

*Timeframe: Within one year of Housing Element Adoption*

*Funding Source: None required*

### **Goal HO-5:      Promotion of Energy Conservation Activities in All Residential Areas**

**Policy HO-24:** Encourage energy efficiency and energy conservation in residential development to ensure sustainable practices and reduce long-term housing costs.

### Program HO 5-1      Energy Conservation and Efficiency

Promote energy efficiency and conservation in residential development through:

- Continuing to adopt building and other codes that meet or exceed energy conservation and/or efficiency standards established by the California Energy Code.
- As part of the reviewing the General Plan and Zoning Ordinance Update, ensure location of higher density residential housing near employment centers to discourage sprawl and conserve energy resources.
- Continuing to permit and encourage mixed uses and higher densities on in-fill and vacant sites in areas with public services, such as medical clinics, schools, and grocery stores, to discourage sprawl and encourage short vehicle trips and/or alternative forms of transportation.
- During preparation of specific plans and master plans, encourage location of higher density residential areas within walking distance of employment-generating uses, schools, parks, community centers, and other amenities.
- Reviewing the County's land use regulations and subdivision ordinances and, where appropriate, amend to include provisions which promote and/or require energy conservation measures and proximity of higher density residential uses to services and transit as a factor in project approval.
- Continue to coordinate with the Community Action Partnership to provide loans and/or grants for weatherization activities including, but not limited to, insulation, weather stripping, siding, dual pane windows.
- Continue to identify available grant programs to encourage sustainable growth patterns, energy conservation and energy efficiency. If appropriate and feasible, apply for funding to develop guidelines for energy conservation measures in residential development and to provide financial incentives for smart growth techniques.

*Implementation Schedule: On-going; continue to evaluate projects based on proximity to places of employment, energy conservation measure and continue to identify funding sources for energy conservation methods and financial incentives for residential development utilizing smart growth techniques*

*Expected Results: None quantified*

## Conclusion

The foregoing programs are considered appropriate and desirable to ensure that the County's housing needs are met in a timely and cost effective manner through 2028. The programs designate implementation schedules and expected results, including quantified objectives where applicable. Table HO-2 shows an estimate of quantified objectives by income category for the number of units anticipated to be constructed, rehabilitated and conserved over the planning period. Please note that these are the units that are reasonably expected to be able to be constructed based on the last 8-year average, approximately 29 units a year. Table HO3 identifies the quantified objectives for individual programs.

To achieve these objectives, the County will require developer and non-profit participation and funding from CDBG, HOME, USDA Farmworker Housing, USDA Utilities programs, as well as other sources. TABLE HO-2: QUANTIFIED OBJECTIVES: CONSTRUCTION, REHABILITATION, AND			
INCOME LEVELS	CONSTRUCTION	REHABILITATION	PRESERVATION
Extremely Low	25	3	--
Very Low	25	39	50
Low	40	4	--
Moderate	49*	50*	--
Above Moderate	93*	50*	--
<b>TOTAL</b>	<b>233</b>	<b>111</b>	<b>0*</b>

*\*Anticipated to be provided by private development with no deed-restrictions.*

TABLE HO-3: QUANTIFIED OBJECTIVES FOR EXTREMELY, VERY LOW AND LOW INCOME			
PROGRAM	CONSTRUCTION	REHABILITATION	PRESERVATION
<b>Program 1-1: Housing Rehabilitation</b>	--	<b>10</b>	--
<b>Program 1-3: Preservation of Affordable Units</b>	--	--	<b>50</b>
<b>Program 3-3: Affordable and Special Needs Housing Resources</b>	<b>85</b>	<b>10</b>	--
<b>Program 3-5: Accessory Units</b>	<b>5</b>	--	--
<b>TOTAL</b>	<b>92</b>	<b>28</b>	<b>50</b>



# **SECTION 1. Housing Needs Assessment**

## **Colusa County Housing Element Update**



## 1. HOUSING NEEDS ASSESSMENT

To successfully plan for housing needs, the demographic and socioeconomic variables of the community must be assessed. This section discusses the components of housing need, which include population characteristics, household characteristics, employment, and housing stock conditions.

This section relies on data from the US Census Bureau, California Department of Finance (DOF), U.S. Department of Housing and Urban Development (HUD), California Department of Housing and Community Development (HCD), California Employment Development Department, various County documents, and other sources. The Housing Element Data Package prepared for Colusa County by HCD was the primary data source. Two data sources were used to provide data for 2018: the 2012-2017 American Community Survey data included in the HCD data package and 2012-2017 American Community Survey data from the US Census Bureau. Unless otherwise specified, the data in this section is specific to unincorporated Colusa County.

### POPULATION CHARACTERISTICS

#### Population Growth

The population of unincorporated Colusa County has increased steadily over the years, growing from 7,017 persons in 1970 to 10,392 in 2018. The decade from 1980 to 1990 experienced the greatest population increase, 26 percent. From 2000 to 2010, the population increased from 9,732 persons to 10,325 persons, an increase of 6.1 percent or 0.6 percent per year. During the current decade, the population has grown at a slower rate, increasing by 1 percent from 2010 to 2018. Historical population growth in the County as a whole and the unincorporated area is shown in Table 1-1.

TABLE 1-1: POPULATION GROWTH						
	1970	1980	1990	2000	2010	2018
<b>Total County</b>	12,430	13,000	16,150	18,804	21,419	22,098
<b>Unincorporated County</b>	7,017	7,175	9,044	9,732	10,325	10,392
<b>Percent Change</b>		2.3%	26.0%	7.6%	6.1%	1%
<b>Annual Percent Change</b>		0.2%	2.6%	0.8%	0.6%	0.4%

SOURCE: US CENSUS, 2000; HCD HOUSING ELEMENT DATA PACKAGE, 2018

#### Age

While overall age distributions between the primary age categories (child, adult, senior) are similar between Colusa County and the state, Colusa County has a higher amount of persons in the child category. Colusa County has a lower median age (34.7) than the state (36.1).

In unincorporated Colusa County, the largest population segments are ages 15 to 24, 45 to 54, and 55 to 64, each representing 13 percent, 13 percent, and 12 percent of the population respectively. Generally, persons aged 25 to 44 are considered to be in the family-forming age group. Adults of ages 25 to 34 and 35 to 44 are the next largest segments, each representing 11 percent and 12 percent of the population. However, in the period from 2010 to 2017, there was significant growth in the older adult categories with persons of ages 65 to 74 increasing by 67 percent and persons of 75 to 85 years of age or older increasing by 33 percent. The under 5 cohort increased to 9 percent, while the 10 to 14 cohort and 15 to 24 cohort decreased by 3 percent and 15 percent respectively. These statistics lead to an overall trend which had declining or younger groups (ages 10 to 44) and increasing older adult groups (ages 45 and more)

## 1. HOUSING NEEDS ASSESSMENT

Table 1-2 compares the age distribution between unincorporated Colusa County and the state and Table 1-3 shows the age characteristics for unincorporated Colusa County in 2010 and 2017.

**TABLE 1-2: AGE SUMMARY – COLUSA COUNTY, STATE (2017)**

	Under 18	Adults 18 and 65	Senior Over 65	Median Age	
				2010	2017
<b>Colusa County</b>	27%	59%	16%	33.9	34.7
<b>California</b>	29%	67%	14%	35.2	36.1

<sup>1</sup>COUNTY--WIDE

SOURCE: US CENSUS, 2017 ACS

**TABLE 1-3: POPULATION BY AGE**

Age Group	2010		2017		Percent Change
	Number	Percent	Number	Percent	
<b>Under 5 years</b>	740	8%	808	8%	9%
<b>5 to 9 years</b>	811	8%	817	8%	1%
<b>10 to 14 years</b>	874	9%	845	8%	-3%
<b>15 to 24 years</b>	1,524	16%	1,294	13%	-15%
<b>25 to 34 years</b>	1,108	11%	1,147	11%	4%
<b>35 to 44 years</b>	1,409	15%	1,134	12%	-20%
<b>45 to 54 years</b>	1,224	13%	1,384	13%	13%
<b>55 to 64 years</b>	864	9%	1,289	12%	49%
<b>65 to 74 years</b>	641	7%	1,071	10%	67%
<b>75 to 84 years</b>	409	4%	480	4%	17%
<b>85 years and over</b>	128	1%	148	1%	16%

SOURCE: US 2010, US CENSUS ACS 2017

### Race and Ethnicity

The largest racial group in unincorporated Colusa County is white, representing 76 percent of the total unincorporated population. 45 percent, of the unincorporated County's residents are Hispanic. The next largest racial group is the "Other Race" category, representing 14 percent of the population. From 2010 to 2017, the greatest racial increases were white and multi-racial. Race and ethnicity characteristics of the unincorporated areas of Colusa County are identified in Table 1-4.

**TABLE 1-4: RACE AND ETHNICITY**

Race	2010 Percent	2017 Percent
<b>White</b>	69%	49%
<b>Hispanic</b>	40%	50%
<b>Black</b>	<1%	<1%
<b>Native American</b>	3%	<1%
<b>Asian or Pacific Islander</b>	1%	<1%
<b>Other Race</b>	22%	3%
<b>Multi-racial</b>	4%	2%

SOURCE: US CENSUS 2010; US CENSUS 2017 ACS



## EMPLOYMENT CHARACTERISTICS

In 2010, there were 4,136 jobs in unincorporated Colusa County. Job growth was increased at a modest rate of 0.7 percent annually from 2010 to 2016. The annual average job growth rate is greater than the population growth rate, 4 percent versus 1 percent respectively from 2010 to 2016. Table 1-5 identifies estimated job growth from 2010 to 2016.

	2010	2016
<b>Unincorporated Colusa County</b>	4,136	4,295
<b>Percent Change</b>		4%
<b>Annual Percent Change</b>		0.7%

*HCD HOUSING ELEMENT DATA PACKAGE, 2018*

### Industry and Occupation

Colusa County's work force is employed in a broad range of industries, with agriculture, forestry, fishing and hunting accounting for 33 percent of jobs. Educational, health and social services comprising; and arts entertainment, recreation and service both comprise 11 percent of jobs. Manufacturing, Construction, and Retail Trade account for approximately 7 percent of all jobs respectively. The top occupation category is management, business, sciences, and arts. Table 1-6 summarizes unincorporated Colusa County's jobs by industry in 2016 and Table 1-7 summarizes jobs by occupation in 2016.

	Number	Percent
<b>Agriculture, forestry, fishing and hunting, and mining</b>	1,428	33.2%
<b>Construction</b>	304	7.1%
<b>Manufacturing</b>	295	6.9%
<b>Wholesale trade</b>	94	2.2%
<b>Retail trade</b>	308	7.2%
<b>Transportation, warehousing, and utilities</b>	260	6.1%
<b>Information</b>	29	0.7%
<b>Finance, insurance, real estate, rental and leasing</b>	94	2.2%
<b>Professional, scientific, management, administration</b>	201	4.7%
<b>Educational, health and social services</b>	488	11.4%
<b>Arts, entertainment, recreation, and services</b>	488	11.4%
<b>Other services</b>	115	2.7%
<b>Public administration</b>	191	4.4%

*SOURCE: , HCD HOUSING ELEMENT DATA PACKAGE, 2018*

## 1. HOUSING NEEDS ASSESSMENT

**TABLE 1-7: JOBS BY OCCUPATION (2016)**

	Number	Percent
Management, business, science, and arts occupations	1,210	30%
Service occupations	805	20%
Sales and office occupations	697	17%
Natural resources, construction, and maintenance occupations	776	19%
Production, transportation, and material moving occupations	580	14%

HCD HOUSING ELEMENT DATA PACKAGE, 2018

### Travel to Work

The majority of unincorporated Colusa County residents, 50 percent, drove less than 20 minutes. Ten percent of residents drive more than 60 minutes to work. Most workers in unincorporated Colusa County, 77 percent, drive alone to work and 14 percent carpool. Four percent of residents work from home. Table 1-8 identifies travel time to work for unincorporated Colusa County residents and Table 1-9 identifies commute methods in 2017.

**TABLE 1-8: TRAVEL TIME TO WORK (2017)**

	Percent
Less than 10 minutes	24%
10-19 minutes	26%
20-29 minutes	17%
30-44 minutes	16%
45-59 minutes	6%
60+ minutes	10%

<sup>1</sup>COUNTY-WIDE

SOURCE: US CENSUS, 2017 ACS

**TABLE 1-9: COMMUTE METHOD (2017)**

	Percent
Drive Alone	77%
Carpooled	14%
Public Transportation	<1%
Walked	3%
Other	2%
Work at Home	4%

<sup>1</sup>COUNTY-WIDE

SOURCE: US CENSUS, 2017 ACS

## HOUSEHOLD CHARACTERISTICS

In 2000, there were 3,276 households in unincorporated Colusa County. Households increased to 3,545 in 2010 and remained constant at 3,545 to 2013. The number of households decreased to 3,446 in 2016. This change was a result of a data set change as the number of units lost to annexations was minimal. Table 1-10 identifies the changes in the number of households through 2016.

**TABLE 1-10: HOUSEHOLD GROWTH**

	2000	2010	2016
Households	3,267	3,545	3,446
Percent Change		8.5%	-0.3%
Annual Percent Change		0.9%	-0.03%

SOURCE: HCD HOUSING ELEMENT DATA PACKAGE, 2018

### Tenure

Most households in unincorporated Colusa County are owner occupied. The owner rate has remained relatively steady averaging 65% from 2000 to 2016. The renter average has remained steady at a commensurate rate averaging 35%. Tenure has held steady between 2000 and 2016, with one to two percent variances. Table 1-11 identifies household tenure.

**TABLE 1-11: HOUSEHOLD TENURE**

	2000		2010		2016	
	Number	Percent	Number	Percent	Number	Percent
<b>Owner</b>	2,020	66%	2,110	64%	2,305	65%
<b>Renter</b>	1,055	34%	1,166	36%	1,235	35%

SOURCE: US CENSUS, 2010; US CENSUS, 2000; HCD HOUSING ELEMENT DATA PACKAGE, 2018

## Household Size

The average household size in unincorporated Colusa County is just over three persons. The average household size increased slightly from 2010 when it was 2.91 persons. Table 1-12 identifies average household size from 2010 to 2017. Renter-occupied households are, on average, larger than owner-occupied households with average household sizes of 3.32 and 2.85, respectively. Table 1-13 identifies household size by tenure.

**TABLE 1-12: AVERAGE HOUSEHOLD SIZE**

2010	2017
2.91	3.02

SOURCE: US CENSUS DATA

**TABLE 1-13: HOUSEHOLD SIZE BY TENURE (2016)**

	Owner		Renter	
	Number	Percent	Number	Percent
<b>Household 1 person</b>	483	21%	184	16%
<b>Household 2 persons</b>	919	40%	253	22%
<b>Household 3 persons</b>	322	14%	218	19%
<b>Household 4 or more persons</b>	575	25%	494	43%

SOURCE: HCD HOUSING ELEMENT DATA PACKAGE, 2018

## Type of Household

The largest proportion of households is family households without children (34 percent); the second largest type of households is family households with children (30 percent). Under one-fifth of households, 17 percent, are single person households. Household characteristics are summarized in Table 1-14.

**TABLE 1-14: HOUSEHOLD TYPE (2017)**

Category	Number	Perce
<b>Family without children</b>	1,445	34%
<b>Family with children</b>	1,254	30%
<b>Single person</b>	723	17%
<b>Non-family multi-person household</b>	819	19%

SOURCE: US CENSUS 2017 ACS

## 1. HOUSING NEEDS ASSESSMENT

### Household Income

From 2010 to 2018, the median household income increased by 9 percent to \$56,704 from \$52,165 and the per capita income increased by 20 percent from \$21,601 to \$27,336. Table 1-15 identifies the per capita and median household income.

	2010	2018	Percent Change
Median Household Income	\$52,165	\$56,704	9%
Per Capita Income	\$21,601	\$27,336	20%

<sup>1</sup>COUNTY-WIDE SOURCE: US CENSUS 2010, US CENSUS DATA 2018

In 2016, the majority (71 percent) of households in unincorporated Colusa County earned in excess of \$35,000 per year and approximately 56 percent earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was higher among renter households (30 percent) than owner households (21 percent). Table 1-16 identifies household income by tenure.

	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
<b>Total Households</b>	3446	100%	2298	100%	1148	100%
<b>Less than \$20,000</b>	389	11%	230	10%	159	14%
<b>\$20,000 to \$34,999</b>	445	13%	256	11%	189	16%
<b>\$35,000 to \$49,999</b>	501	15%	296	13%	205	18%
<b>\$50,000 to \$74,999</b>	703	20%	416	18%	287	25%
<b>\$75,000 or more</b>	1234	36%	1087	47%	147	13%
<b>Zero or Negative Income</b>	13	>0.5%	13	>0.6%	0	0%
<b>No Cash Rent</b>	161	5%	-	-	161	14%

SOURCE: US CENSUS, ACS 2016

## Overcrowded Households

Overcrowding is defined by the US Census as a situation where there is more than one person per room (e.g., living room, dining room, family room, bedroom, office, etc.) in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. In 2016, 195 households (6 percent) were living in overcrowded situations. The majority of these households, 125, were living in overcrowded conditions with 1.01 to 1.50 persons per room and a lesser amount 75 were living in severely overcrowded situations with more than 1.51 persons per room. The level of overcrowding is highest among renter households at 195, versus 73 owner households, live in severely overcrowded conditions. Table 1-17 identifies overcrowded households by level of overcrowding and further breaks down overcrowding information between owner and renter households.

<b>TABLE 1-17: OVERCROWDED* HOUSEHOLDS</b>						
	<b>All Households</b>		<b>Owner</b>		<b>Renter</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>1.00 or less occupants per room</b>	3,446	94%	2,225	97%	1,026	89%
<b>Overcrowded</b>						
<b>1.01 to 1.50 occupants per room</b>	125	4%	63	3%	62	5%
<b>Severely Overcrowded</b>						
<b>1.51 to 2.00 occupants per room</b>	55	1.5%	10	<1%	45	4%
<b>2.01 or more occupants per room</b>	15	<1%	0	0%	15	1%
<b>Total Severely Overcrowded</b>	70	2%	10	3.5%	60	10%

*\*OVERCROWDING IS DEFINED BY THE US CENSUS AS A SITUATION WHERE THERE IS MORE THAN ONE PERSON PER ROOM (E.G., LIVING ROOM, DINING ROOM, FAMILY ROOM, BEDROOM, OFFICE, ETC.) IN AN OCCUPIED HOUSING UNIT*  
*SOURCE: HCD HOUSING ELEMENT DATA PACKAGE, 2018*

## Residential Construction Trends

The majority of unincorporated Colusa County's housing stock, 57 percent, was constructed after 1970, with the period from 1990 to 1999 having the largest amount of construction of any decade. Only 14 percent of the housing stock was constructed prior to 1939. The rate of construction in unincorporated Colusa County was strong from 1970 through 1999, then decreased during the 2000's. Based on data from the Colusa County, a total of 215 dwelling units have been permitted since 2010. Table 1-18 identifies the number of housing units by decade built and Table 1-19 identifies housing permitted by number of units from 2000 through 2018.

# 1. HOUSING NEEDS ASSESSMENT

## HOUSING STOCK CHARACTERISTICS

**TABLE 1-18: AGE OF HOUSING STOCK**

	Number	Percent	Accumulated Percent
<b>Built 1939 or earlier</b>	601	14%	...
<b>Built 1940 to 1949</b>	408	10%	24.2%
<b>Built 1950 to 1959</b>	436	10%	34.6%
<b>Built 1960 to 1969</b>	413	9%	44.5%
<b>Built 1970 to 1979</b>	642	15%	59.9%
<b>Built 1980 to 1989</b>	586	14%	73.9%
<b>Built 1990 to 1999</b>	680	16%	90.2%
<b>Built 2000 to 2010</b>	324	8%	97.9%
<b>Permitted 2010 to 2019</b>	215	4%	100.0%
<b>TOTAL</b>	<b>4,272</b>	<b>100.0%</b>	<b>...</b>

*\*\*INCLUDES ALL DWELLING UNITS ISSUED A BUILDING PERMIT FROM 2010 THROUGH DECEMBER, 2018*

*SOURCE: US CENSUS, 2000; HCD DATA PACKAGE, 2018; COLUSA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 2019*

**TABLE 1-19: BUILDING PERMITS ISSUED (2000 - 2019)**

	Single-Family	Manufactured /Mobile Homes	Total
<b>2000</b>	16	18	34
<b>2001</b>	17	9	26
<b>2002</b>	14	24	38
<b>2003</b>	48	21	69
<b>2004</b>	142	19	161
<b>2005</b>	125	19	144
<b>2006</b>	65	14	79
<b>2007</b>	26	6	32
<b>2008</b>	14	2	16
<b>2009</b>	4	9	13
<b>2010</b>	8	3	11
<b>2011</b>	2	7	9

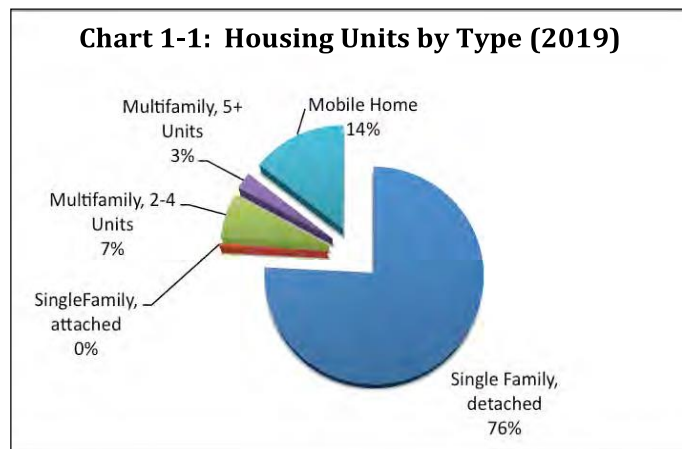
**TABLE 1-19: BUILDING PERMITS ISSUED (2000 - 2019)**

	Single-Family	Manufactured /Mobile Homes	Total
<b>2012</b>	4	5	9
<b>2013</b>	39	5	44
<b>2014</b>	57	3	60
<b>2015</b>	43	2	45
<b>2016</b>	9	2	11
<b>2017</b>	6	3	9
<b>2018</b>	8	3	11
<b>2019</b>	3	3	6
<b>2014 through 2019 Permits -- Previous Housing Element Cycle</b>			
<b>Previous Cycle</b>	<b>147</b>	<b>16</b>	<b>119</b>

SOURCE: COLUSA COUNTY DEPARTMENT OF PLANNING AND BUILDING, 2009, 2014 & 2018

### Type of Housing Stock

Most homes in unincorporated Colusa County are single family detached homes (76%). Single family attached homes, such as townhomes and condominiums, account for less than 1 percent of the housing stock. Mobile homes account for 14 percent of housing. Duplexes, triplexes, and fourplexes make up 7 percent of the housing stock and multi-family complexes with five or more units comprise the remaining 3 percent of housing. The composition of the housing stock by housing type is illustrated in Chart 1-1. (HCD DATA PACKAGE 2018)



### Condition of the Housing Stock

Without physical inspection, it is difficult to gauge the condition of the housing stock. Housing indices can generally be used to determine units that are potentially substandard. These housing indices include units lacking complete kitchen facilities, units lacking complete plumbing. Units constructed prior to 1960 that have not had significant maintenance. Are estimated to be at 33% substandard Table 1-20 identifies the number of units in each substandard index. Based on the 2000 Census and information on units constructed subsequently approximately 5 percent of all housing units have inadequate plumbing or kitchen facilities. (US CENSUS, 2000; HUD CHAS 2)

**TABLE 1-20: SUBSTANDARD HOUSING INDICES (2018)**

	Number	Percent
<b>Lacking complete plumbing facilities</b>	103	2.5%
<b>Lacking complete kitchen facilities</b>	85	2.1%
<b>Built prior to 1960</b>	1,445	33%

# 1. HOUSING NEEDS ASSESSMENT

## *HOUSING CONDITION SURVEY*

While the indices in Table 1-20 are useful in identifying potentially substandard units, additional study is necessary to determine the need for rehabilitation and maintenance of the housing stock. In 2003, Quad Knopf completed a Housing Quality Survey to provide data on current conditions of area housing stock. These efforts were repeated by DeNovo Planning Group in 2009. In 2019, County staff conducted a windshield survey of a sample of housing units throughout the County. Developments constructed in 2000 or later were excluded from the survey.

### ***Housing Quality***

Housing quality is measured by accepted standards of health and safety concerns and issues. Deteriorating conditions left unchecked, allow for the possibility of physical harm to residents and guests. It is important that the County be aware of deferred maintenance conditions for the protection of all, and when cross referenced with income data, such information can help determine potential resources to address the problems.

### ***Survey Criteria***

Structural integrity of area housing stock was surveyed according to accepted protocol of the State Department of Housing and Community Development. A point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation, roofing, siding, windows, and electrical as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. One of five categories is assigned by the points achieved:

- Sound: 9 points or less
- Minor repair needed: 10-15 points
- Moderate repair required: 16-39 points
- Substantial rehabilitation required: 40-55 points
- Dilapidated and needs replacement: 56 points or more

In 2019 County staff conducted windshield surveys of the various communities in Colusa County to obtain a representative sample of the existing housing conditions. As identified in Table 1-21, approximately 53 percent of the housing units surveyed were rated sound; 20 percent were rated having minor repairs needed; 19 percent were rated as having moderate repairs needed; 13 percent were rated as having substantial repairs needed; and 3 percent were rated as having dilapidated conditions.

<b>TABLE 1-21: EXISTING HOUSING CONDITIONS SURVEY</b>		
<b>Rating</b>	<b>Number*</b>	<b>Percent</b>
<b>Sound</b>	2261	53%
<b>Minor</b>	853	20%
<b>Moderate</b>	811	19%
<b>Substantial</b>	555	13%
<b>Dilapidated</b>	128	3%
<b>Total</b>	4266	100%

*\*NUMBER IS BASED ON EXTRAPOLATING THE SURVEY RESULTS TO THE UNITS IN THE UNINCORPORATED COUNTY CONSTRUCTED PRIOR TO 2010.*

Although 53 percent of residences were rated sound in the 2019 survey, only 45 percent were identified as sound in the 2009 survey. This discrepancy is likely the result of different homes being surveyed with some being constructed in the early 2000s. Many of the units surveyed described as Minor or Moderate need a



new roof or should have the roof replaced or repaired in the next two to four years, need siding/stucco repair and paint, and have older single-pane windows that should be replaced with energy-efficient windows. Another factor that reduced the overall condition of a unit was the presence of additions in need of significant repair or maintenance. Depending on the degree of repair necessary, some of the units previously identified = as sound may have been determined to need minor to moderate rehabilitation.

**Vacancy**

Vacancy trends in housing are analyzed using a "vacancy rate" which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to "Raising the Roof, California Housing Development Projections and Constraints, 1997-2020", the desirable vacancy rate in a community is considered to be five percent to provide adequate housing choice. Generally, when the vacancy rate drops below five percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

<b>TABLE 1-22: VACANCY RATES</b>	
<b>2010</b>	<b>2016</b>
13.8%	16.1%

*SOURCE: HCD HOUSING ELEMENT DATA PACKAGE, 2018*

Vacancy rates in the unincorporated County have remained relatively stable over the past decade, with an increase from 13.6 percent in 2010 to 16.1 in 2016. There are different types of housing vacancies. Some housing units are vacant while on the market for sale or for rent, others may be seasonally or recreationally occupied, while others may have been sold or rented but are not yet occupied. In the unincorporated County, 17 percent of the vacant units were available for sale or rent, while the largest categories of vacancies were 'other vacant' (49 percent) and homes for seasonal, recreational, or occasional use (35 percent). Table 1-22 identifies vacancy rates and Table 1-23 identifies types of vacancies for the unincorporated County.

<b>TABLE 1-23: TYPE OF VACANCY (2016)</b>		
	<b>Number</b>	<b>Percent</b>
<b>For rent</b>	65	10%
<b>For sale only</b>	48	7%
<b>Rented or sold, not occupied</b>	59	3%
<b>For seasonal, recreational, or occasional use</b>	233	35%
<b>Other vacant</b>	257	49%
<b>Total</b>	<b>662</b>	<b>16.1%</b>
<i>Rental Vacancy Rate</i>	--	5.1%
<i>Homeowner Vacancy Rate</i>	--	2.0%

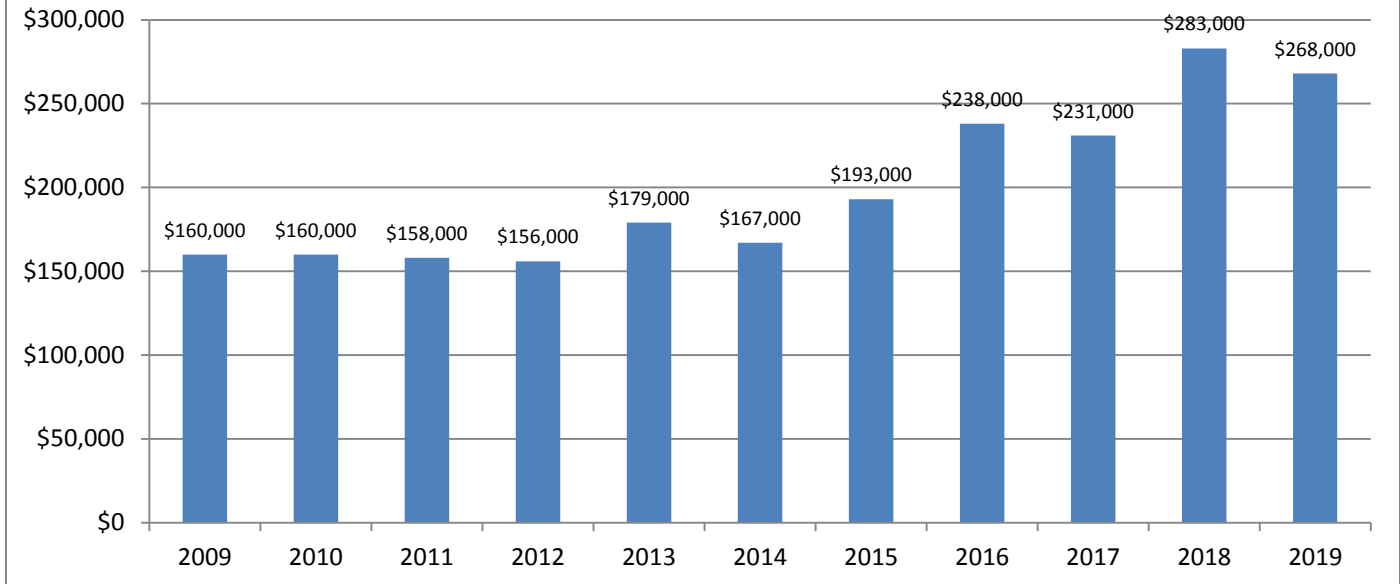
*SOURCE: HCD HOUSING ELEMENT DATA PACKAGE, 2018*

**For Sale Housing Market**

Home prices have been steadily increasing since 2012 this is primarily due a shortage of homes on the market. However, this trend has Chart 1-2 identifies the median sales price of homes sold in Colusa County from 2009 to 2019, based on data from Zillow. The median sale price of homes countywide peaked in 2018 at \$283,000. From 2009 to 2012 in remained relatively constant at an average or \$158,000. The median sale price then began to rise with market fluctuations from 2013, with the median sale price increasing to the high in 2018 to its current rate of \$268,000

# 1. HOUSING NEEDS ASSESSMENT

**Chart 1-2: Median Housing Sales Price for Colusa County**



SOURCE: 2014 HOUSING ELEMENT; ZILLOW 2019

## Rental Housing Costs

Based on a review of rental ads at craigslist.org and Trulia.com in February and March, 2019, the median rent in Colusa County is \$900 per month. In Colusa County, most rentals are located in the cities of Colusa and Williams; the data in Table 1-24 provides information for rentals primarily in the unincorporated areas, including rentals in the unincorporated communities of Arbuckle, Maxwell, Princeton, and Grimes, due to limited information for the unincorporated areas. Rents range from \$550 to \$1,450. The range of rents and median rates by unit size is shown in Table 1-24.

Bedroom Type	Range	Median Rent (2019)
Studio/1 bed	\$550 -- \$750	\$650
2 bed	\$850 -- \$950	\$950
3 bed	\$1050 -- \$1,450	\$1,250
4 bed	\$1,450	\$1,450
5 bed	--	--
<b>Median</b>	<b>\$900</b>	

SOURCE: Rentaldata.com; Apartmnets.com; Zillow.com 2019

## Housing Affordability

### INCOME GROUPS

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 1-25 shows the maximum annual income level for each income group adjusted for household size for Colusa County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

**TABLE 1-25: STATE INCOME LIMITS – COLUSA COUNTY (2019)**

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>Extremely Low</b>	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$42,800
<b>Very Low</b>	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
<b>Low</b>	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450
<b>Moderate</b>	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950	\$90,200	\$96,400	\$102,650
<b>Above Moderate</b>	\$54,450+	\$62,200+	\$70,000+	\$77,750+	\$83,950+	\$90,200+	\$96,400+	\$102,650+

SOURCE: HCD, 2018

### HOUSING AFFORDABILITY

Table 1-26 identifies the maximum monthly housing costs affordable to households in unincorporated Colusa County by income group. Affordability is based on a household paying up to 30 percent of their monthly income toward housing. Compared to the rental rates in Table 1-24, the median rents in unincorporated Colusa County are not affordable to extremely low and very low income households, but are affordable to low income households. The lower range of rents, particularly one bedroom units, are affordable to very low income households but there are limited units available at these rates. Moderate and above moderate income households can generally afford the median rent and sales prices.

**TABLE 1-26: MAXIMUM MONTHLY HOUSING COSTS - COLUSA COUNTY (2019)**

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>Extremely Low</b>	\$341	\$423	\$533	\$644	\$754	\$865	\$975	\$1,070
<b>Very Low</b>	\$568	\$649	\$730	\$810	\$875	\$940	\$1,005	\$1,070
<b>Low</b>	\$908	\$1,038	\$1,168	\$1,296	\$1,400	\$1,504	\$1,608	\$1,711
<b>Moderate</b>	\$1,361	\$1,555	\$1,750	\$1,944	\$2,099	\$2,255	\$2,410	\$2,566
<b>Above Moderate</b>	\$1,361+	\$1,555+	\$1,750+	\$1,944+	\$2,099+	\$2,255+	\$2,410+	\$2,566+

SOURCE: HCD 2019, Colusa County Community Development Department, 2019

Table 1-27 shows the maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30 percent or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 1-25). The annual income limits established by HCD are based on those used by HUD for administering the Section 8 program. Maximum affordable sales price is based on the following assumptions: a 30--year fixed FHA loan with a 4.9% interest rate, a 3.5% down payment and 0.85% mortgage insurance, 1.125% property tax, and 0.4% homeowners insurance.

In order to provide an idea of affordable housing costs by income group, affordable home sales prices are estimated for one and two person households, which are the two largest household size groups in Colusa County, and also for four and six person households for reference (see Table 1-27). Median home sales prices are out of reach for extremely low, very low, low, and some moderate and above moderate income households. Moderate and above moderate income households of more than four persons and larger could afford the median home sales price.

## 1. HOUSING NEEDS ASSESSMENT

**TABLE 1-27: HOUSING AFFORDABILITY BY INCOME GROUP**

	One Person		Two Person		Four Person		Six Person	
	Max. Home Sale Price*	Max. Monthly Rent or Housing	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost
<b>Extremely Low</b>	\$48,496	\$341	\$60,159	\$423	\$91,589	\$644	\$123,020	\$865
<b>Very Low</b>	\$80,780	\$568	\$92,301	\$649	\$115,196	\$810	\$133,686	\$940
<b>Low</b>	\$129,135	\$908	\$147,623	\$1,038	\$184,316	\$1,296	\$213,897	\$1,504
<b>Moderate</b>	\$193,561	\$1,361	\$221,150	\$1,555	\$276,474	\$1,944	\$320,705	\$2,255
<b>Above Moderate</b>	\$193,561+	\$1,361+	\$221,150+	\$1,555+	\$276,474+	\$1,944+	\$320,705+	\$2,255+

\*MAXIMUM AFFORDABLE SALES PRICE IS BASED ON: 30-YEAR FIXED 4.9% FHA LOAN, 3.5% DOWN PAYMENT, 0.85% MORTGAGE INSURANCE, 1.125% PROPERTY TAX, AND 0.4% HOMEOWNERS INSURANCE.

### OVERPAYMENT

Overpayment compares the total housing cost to the ability of that household to pay. Overpayment is defined as monthly costs in excess of 30 percent of a household's income. Shelter cost is the monthly owner costs (mortgages, deed of trust, taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2018 HCD data set, 26 percent of owner households and 35 percent of renter households are overpaying for housing. Lower income households have much higher overpayment rates as a group than moderate and above moderate income households. Eighty-three percent of Extremely Low, Very Low, and Low income renter households are overpaying for housing and 55 percent of Extremely Low, Very Low, and Low income owner households are overpaying a group. Table 1---28 identifies overpayment by income group and tenure, illustrating that those households in the lower income categories are those that overpay the most.

**TABLE 1-28: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (-2015)**

Household Overpayment	Renters	Owners	Total Over Paying
<b>Extremely Low Income Households</b>	125	100	225
Percent with Cost Burden >30%	10.4%	4.6%	6.7%
<b>Very Low Income Households</b>	80	56	136
Percent with Cost Burden >30%	6.7%	2.6%	4%
<b>Low Income Households</b>	145	155	300
Percent with Cost Burden >30%	12.1%	7.1%	8.9%
<b>Total Extremely Low, Very Low, and Low</b>	<b>350/29.2%</b>	<b>311/14.3%</b>	<b>661/19.6%</b>
<b>Mod/Above Mod Income Households</b>	850	1,864	2,714
Number/Percent with Cost Burden >30%	71/5.9%	250/11.5%	321/9.5%
<b>Total Households</b>	1,200	2,175	3,375
Number/Percent with Cost Burden >30%	421/35.1%	561/25.6%	982/29%

SOURCE: HCD, COLUSA COUNTY HOUSING ELEMENT DATA PACKAGE, 2018

## JOBS-HOUSING

The jobs-housing balance is a meaningful way to gain a sense of how many people will commute to work and how far they will have to commute. The jobs/housing balance is the ratio of jobs in a jurisdiction compared to the number of housing units in that jurisdiction.

**TABLE 1-29: JOBS-HOUSING BALANCE**

	2010	2016
<b>Colusa County</b>	1.17	1.18

*SOURCE: CCCD, 2013; HCD, 2018,*

If the ratio is less than one, then the jurisdiction is likely to export workers. A perfect jobs/housing ratio would be the number of employed households working within a town equal to the number of housing units in that town. However, there is no perfect scenario for a jurisdiction and what works in one area may not work in another. An unbalanced jobs-housing ratio implies employees will be spending more time on roadways that may be better spent with their families, at work, or recreationally. Further examination of the jobs/housing balance would identify what future type industries are needed in a jurisdiction, future trends of employment, the future wage indicators, needed future housing to match the projected incomes of new jobs, etc. and be a study in and of itself, beyond the scope of a housing element. If the jobs/housing ratio is greater than one, then the jurisdiction is likely to import workers.

In 2010, Colusa County had a jobs/housing ratio of 1.17:1, meaning that there is an average of at least one employed person for each housing unit. This ratio has increased to an estimated 1.18:1 (Table 1-29) in 2016. The ratio of jobs to housing has remained essentially static for the better part of the decade which indicates stability in regards to the jobs housing balance.

## AFFORDABLE HOUSING INVENTORY

There are two affordable housing complexes in unincorporated Colusa County, which provide a combined total of 86 multifamily units. Details on each affordable housing project, including location and number of affordable units, are provided in Table 1-30 and information regarding the affordability of the units and units by size is provided in Table 2-10.

**TABLE 1-30: AFFORDABLE HOUSING DEVELOPMENTS**

Development	Units and Affordability
Alexander Center 901 Gail Avenue Arbuckle, CA 95912	50 family units – very low and low income households
Creekview Apartments 1088 Almond Avenue Arbuckle, CA 95912	36 units (35 affordable to very low and low income households)

## FUTURE HOUSING NEEDS

A Regional Housing Needs Allocation Plan (RHNP) is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for Colusa County was developed by the California Department of Housing and Community Development, with an intent of allocating a “fair share” of regional housing needs to individual cities and the unincorporated county. The RHNP is intended to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

# 1. HOUSING NEEDS ASSESSMENT

Colusa County’s current RHNP schedule dictated by the State is from 2020 through 2028. Pursuant to the State defined RHNP in order to adequately provide affordable housing for all income groups, specifically very low and low income groups, Colusa County will need to plan to accommodate its Regional Housing Need Allocation (RHNA) of 526 new units from 2020 through 2028. Unfortunately, this number was developed without consideration of the significant infrastructure constraints and the lack of private development interest that face Colusa County, as well as other rural counties throughout California,. Despite the County’s strong desire and efforts to provide this level of housing, it is not considered practical. To date, two of the above moderate units have constructed in 2019. Table 1-31 summarizes Colusa County’s allocation, progress to date, and remaining units. The County will need to identity sites to accommodate 198 new extremely low, very low and low income units, 110 moderate income units, and 211 above moderate units through 2019.

<b>TABLE 1-31: REGIONAL HOUSING NEEDS ALLOCATION 2019-2028</b>			
<b>UNINCORPORATED COLUSA COUNTY</b>			
	<b>Allocated Housing</b>	<b>Progress to Date</b>	<b>Remaining Allocation</b>
<b>Extremely Low<sup>1*</sup></b>	57	2	55
<b>Very Low</b>	57	0	57
<b>Low</b>	91	18	73
<b>Moderate</b>	110	1	109
<b>Above Moderate</b>	211	11	211
<b>TOTAL</b>	526	32	494

*SOURCE: HCD, COLUSA COUNTY HOUSING ELEMENT DATA PACKAGE, 2018; COLUSA COUNTY, COMMUNITY DEVELOPMENT DEPARTMENT 2019*

*\*BASED ON 50 PERCENT OF THE VERY LOW INCOME ALLOCATION [GC SECTION 65583(a)(1)]*

## Unaccommodated Housing Needs

Government Code Section 65584.09 requires cities and counties to address housing needs that were not accommodated during the prior planning period if a jurisdiction failed to either adopt a Housing Element or implement programs to make adequate sites available to accommodate its RHNA. Table 3-2 contains an inventory of available of land for residential development. As is shown, the County has more than adequate sites to accommodate its RHNA. Specifically, there are nearly 45 acres of R-2, R-3, R-4, and MU zoned land that have a realistic net yield of some 613 affordable housing units; while the current RHNA specifies only 202 remaining affordable units. With respect to moderate income units, the County has some 755 acres of R-1-PD, R-1-8, and R-1-6 zoned land that have a realistic net yield of some 3,150 moderate housing units; while the current RHNA specifies only 109 remaining moderate units. With respect to above-moderate income units, the County has some 1,759 acres of R-R zoned land that have a realistic net yield of some 932 above-moderate housing units; while the current RHNA specifies only 211 remaining above-moderate units

## SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems. The special housing needs are a subset of the overall housing needs identified in Table 1-31, unless otherwise noted.

### Seniors

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. 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.

	2010		2017		Percent Change
	Number	Percent	Number	Percent	
<b>65 to 74 years</b>	641	7%	1071	10%	67%
<b>75 to 84 years</b>	409	4%	480	4%	17%
<b>85 years and over</b>	128	1%	148	1%	16%

SOURCE: US CENSUS, 2000; ESRI, 2009; HCD HOUSING ELEMENT DATA PACKAGE 2018

In 2017, approximately 1,699 persons in unincorporated Colusa County (15 percent) were 65 years and older. Of the senior population, 1071 were 65 to 74, 480 were 75 to 84, and 148 were 85 or older.

From 2010 to 2017, the 65 to 74 age group increased by 67 percent, the 75 to 84 age group increase by 17 percent, and the 85 years and older age group increased by 16 percent; this rate of increase is significantly greater than that of the overall population which increased by 1 percent (Table 1-1). Table 1-32 identifies the senior population by age group.

As shown in Table 1-33, from 2010 to 2017 senior households grew by some 33 percent, an average increase of approximately 5 percent.

	2010	2016
<b>Number</b>	779	1039
<b>Percent Change</b>		33%
<b>Annual Percent Change</b>		5%

Most senior households (over 65) own their home, 82 percent while 17 percent of senior households rent. The incidence of renting decreases with age for the senior population. Table 1-34 summarizes senior households by age and tenure.

	Owners		Renters	
	Number	Percent	Number	Percent
<b>65-74 years</b>	463	46%	114	11%
<b>75 plus years</b>	378	36%	84	8%
<b>TOTAL</b>	841	82%	198	17%

Source: HCD DATA PACKAGE, 2018

## 1. HOUSING NEEDS ASSESSMENT

Slightly less than half of senior households, 49 percent are in the lower income groups and almost one out of eight senior households is in the extremely low income group. Table 1-35 summarizes senior households by income group. Five percent of senior households were at or below the poverty level in 2000. In 2000, the median income of senior households in the 65 to 74 and the 75 and over age brackets was generally less than the median income for the entire county. Both the projected growth levels of senior households and the lower income levels of senior households indicates that a portion of the County's regional housing needs allocation should be developed for senior households.

**TABLE 1-35: SENIOR\* HOUSEHOLDS BY INCOME AND TENURE**

Income Level	Owner		Renter		TOTAL
	Number	Percent	Number	Percent	
<b>Extremely Low</b>	83	8%	52	5%	13%
<b>Very Low</b>	63	8%	83	8%	16%
<b>Low</b>	167	18%	21	2%	20%
<b>Moderate and Above Moderate</b>	499	48%	31	3%	51%
<b>TOTAL</b>	841	81%	198	19%	100%

SOURCE: HUD, 2000 (SPECIAL AGGREGATION OF 2000 CENSUS DATA) HCD HOUSING ELEMENT DATA PACKAGE 2018

\*FOR THIS SPECIAL DATA AGGREGATION, SENIOR HOUSEHOLDS ARE CONSIDERED THOSE AGED 62 AND OVER

### Senior Housing

There are no affordable senior housing complexes in unincorporated Colusa County. There is one long-term residential care facility for the elderly, Countryside Manor Guest Home (15 beds) in Williams. There are affordable senior apartments in the cities of Colusa and Williams. County staff has explored and encouraged several senior housing projects with landowners but these projects have yet to move forward.

### Other Senior Resources

The Area Agency on Aging is responsible for planning and administering services for persons aged 60 years and older in the counties of Butte, Colusa, Glenn, Plumas, and Tehama. The Area Agency on Aging is known locally as the "PASSAGES" program. PASSAGES provides information and assistance to caregivers and seniors. Services such as meals, transportation, legal assistance, and in-home services are provided through contracts with community agencies.

The Colusa County Department of Health and Human Services, Adult Services Division works with social workers to assess and provide resources and assistance to the older population of Colusa County. The Colusa County Department of Health and Human Services, Public Authority Division works 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 program to help the elderly, disabled adults, and disabled children remain in their own homes with the support of in-home care from care providers.

The Colusa County Department of Health and Human Services provides Adult Protective Services (APS) which provide assistance to elderly and dependent adults who are functionally impaired, unable to meet their own needs, or are victims of abuse, neglect, or exploitation. APS coordinates and/or provides services such as counseling, referrals for conservatorship, and advocacy.

The Colusa Senior Center is located at 901 Parkhill Street in Colusa. The center provides kitchen facilities for the County's senior meals nutrition program. Meals for seniors are prepared and served at the



center, delivered to homes, and 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 more.

There are three skilled care senior facilities in the Colusa area: the Colusa Regional Medical Center in Colusa; Valley West Care Center in Williams, and the Sun bridge Care Center in Willows.

The Colusa County Board of Supervisors established the In-Home Supportive Services (IHSS) as part of a Continuum to help the elderly / or disabled adults and disabled children (consumer) remain in their own homes with support of In-Home care from care providers. IHSS matches clients with homecare providers, checks background and qualifications of providers, and provides training to homecare providers.

### **Disabled Persons**

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as 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 persons' 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 in 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 countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

The 2010 Census defined six types of disabilities including sensory, physical, self-care, mental, go-outside-home, and employment. A disability is defined as a mental, physical, or health condition that lasts over six months and persons may have more than one disability. According to the ACS Census Data, there were 2,357 disabilities in unincorporated Colusa County. However, this is not to say that there were 2,357 disabled persons in the county, but rather 2,357 disabilities. In terms of employment, there were 377 persons with disabilities who were employed in 2016, while 60 disabled persons were unemployed in the 16 to 64 age category. Table 1-36 identifies disabilities by type of disability and Table 1-37 identifies disabled persons by age and employment status.

## 1. HOUSING NEEDS ASSESSMENT

**TABLE 1-36: DISABILITIES BY DISABILITY TYPE - 2016**

	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
<b>Sensory disability</b>	456	31%	249	28%	705	29%
<b>Physical disability</b>	451	31%	353	39%	804	33%
<b>Mental disability</b>	254	17%	132	15%	386	16%
<b>Self-care disability</b>	52	4%	90	10%	142	6%
<b>Independent care disability</b>	244	17%	76	8%	320	13%
<b>Total Disabilities</b>	1457	100%	900	100%	2357	100%

SOURCE: HCD HOUSING ELEMENT DATA PACKAGE 2018

**TABLE 1-37: DISABLED PERSONS BY AGE AND EMPLOYMENT STATUS - 2016**

	Ages 16 to 64	Ages 65 +	TOTAL
<b>Employed with Disability</b>	377	0	377
<b>Unemployed with Disability</b>	60	0	60
<b>Employment not Reported</b>	0	353	353
<b>Total</b>	417	353	790

SOURCE: US CENSUS, 2010; HCD, COLUSA COUNTY HOUSING ELEMENT DATA PACKAGE, 2018

### *PERSONS WITH A DEVELOPMENTAL DISABILITY*

The persons with a disability category include persons with developmental disabilities. "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, but does not include other handicapping conditions that are solely physical in nature.

While the US Census reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data has been corrected to represent the percentage of the unincorporated population in each zip code and to reflect that the only community care facility in the County is located in the City of Colusa. The DDS data indicates that approximately 55 developmentally disabled persons reside in the unincorporated area, as shown in Table 1-38. Of these persons, approximately 3 have special housing needs (independent living) as shown in Table 1-37 and approximately 52 live at home with a parent or guardian.

**TABLE 1-38: PERSONS WITH A DEVELOPMENTAL DISABILITY BY AGE**

Zip Code	0--17	18--41	42--61	62 and Older	Total
95912	24	6	1	0	31
95932 (Colusa <sup>1</sup> )	8	1	2	0	11
95950	0	0	0	1	1
95955	4	0	0	0	4
95970	1	1	0	0	2
95979	0	0	0	0	0
95987 (Williams <sup>1</sup> )	4	2	0	0	6
<b>TOTAL</b>	<b>41</b>	<b>10</b>	<b>3</b>	<b>1</b>	<b>55</b>

SOURCE: HCD, COLUSA COUNTY HOUSING ELEMENT DATA PACKAGE, 2018; 2018, ALTA REGIONAL DATA, 2019

<sup>1</sup> DATA FOR THE ZIP CODES CONTAINING THE INCORPORATED CITIES WAS CORRECTED TO ONLY INCLUDE THE PERCENTAGE OF THE ZIP CODE'S POPULATION THAT RESIDES IN THE UNINCORPORATED AREA (ESTIMATED NUMBER OF OCCUPIED UNITS IN COUNTY MULTIPLIED BY % OF DISABLED FOR ZIP CODE)

**TABLE 1-38: PERSONS WITH A DEVELOPMENTAL DISABILITY BY RESIDENCE TYPE**

Zip Code	Community Care Facility <sup>2</sup>	Home of Parent/Guardian	Independent Living	Intermediate Care or Skilled Nursing Facility	TOTAL
95912	0	30	1	0	31
95932 (Colusa <sup>1</sup> )	0	11	1	0	12
95950	0	1	0	0	1
95955	0	4	0	0	4
95970	0	2	0	0	2
95979	0	0	0	0	0
95987 (Williams <sup>1</sup> )	0	4	1	0	5
<b>TOTAL</b>	<b>0</b>	<b>52</b>	<b>3</b>	<b>0</b>	<b>55</b>

SOURCE: HCD, COLUSA COUNTY HOUSING ELEMENT DATA PACKAGE, 2018, ALTA REGIONAL DATA, 2019

<sup>1</sup> DATA FOR THE ZIP CODES CONTAINING THE INCORPORATED CITIES WAS CORRECTED TO ONLY INCLUDE THE PERCENTAGE OF THE ZIP CODE'S POPULATION THAT RESIDES IN THE UNINCORPORATED AREA (ESTIMATED NUMBER OF OCCUPIED UNITS IN COUNTY MULTIPLIED BY % OF DISABLED FOR ZIP CODE)

<sup>2</sup> THE ONLY COMMUNITY CARE FACILITY IN THE COUNTY IS LOCATED IN COLUSA; THE 6 PERSONS SHOWN IN THE 95932 ZIP CODE ALL RESIDE IN THE CITY OF COLUSA

### SUMMARY OF HOUSING NEEDS OF THE DISABLED

Recent data on disabled persons related to household data is limited. The previous Housing Element utilized HUD CHAS data from the 2000 Census. Since no updated data is available and population trends have remained relatively constant the previous analysis is still deemed relevant. In 2000, 611 households had one or more disabled persons based on HUD CHAS data. Disabled renter households reported a higher incidence of housing problems, such as overcrowding, overpayment, or lacking full kitchen or plumbing facilities than disabled owner households. Thirty-four percent of disabled households were in the extremely low or very low income brackets, 20 percent in the low income bracket, and 46 percent in the moderate or above moderate income brackets. Approximately 19 percent of households in Colusa County have a disabled member. Applying this figure to the RHNA, approximately 99 new households will have one or more disabled members during the 2020-2028 planning period and approximately four of these new households may have a developmentally

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disabled member. Housing units appropriate to accommodate physical, sensory, and/or developmental disabilities may be needed for up to approximately 31 of the new disabled households projected during the planning period.

### *RESOURCES FOR THE DISABLED*

The Colusa County Department of Health and Human Services is part of the California Children's Services, a state program which treats children under 21 years of age who are diagnosed with certain physically disabling medical conditions.

The Colusa County Department of Health and Human Services operates the In Home Supportive Services program, which is designed to keep disabled/aged individuals who are at risk of being placed in a facility, in their own home. Individuals are able to remain in their home with the assistance of an independent provider to help with domestic tasks and personal care needs.

There are no housing facilities for the developmentally disabled in the unincorporated County. Colusa Support Services operates the Fifth Street Residence, a six-bed home for the developmentally disabled population, in the City of Colusa.

The County's zoning laws, practices, and policies related to disabled households are addressed in Chapter 2, Constraints.

### **Large Family Households**

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms.

In unincorporated Colusa County, 501 households have five or more persons. Large households that rent have a disproportionate rate of housing problems; "any housing problem" includes overcrowding, units lacking complete kitchen facilities, and units lacking complete plumbing facilities. 2015 HUS CHA data indicated that 46% of large renter households experience some type of housing problem. However, both large renter and owner households are not disproportionately cost burdened. Table 1-39 compares housing problems and cost burdens for large renter and owner households with all other households.

Large families can have a difficult time finding housing units large enough to meet their needs. In unincorporated Colusa County, there appears to be an adequate amount of housing units available to provide units with enough bedrooms both for larger households that own or rent their home. 2012-2017 ACS data from the Census indicates that for large families that own and rent there are adequate for sale and rental units to accommodate both 5-person households and households with 6 or more persons. While there is not a shortfall of adequately sized units, there is only an excess of 11 four bedroom units available for rent, which indicates that housing choices may be limited for renter households of 6 or more persons. Table 1-40 identifies the number of large households by household size versus the number of large owner and rental units. An effort should be made to encourage development of rental units of 4 bedrooms or more during the planning period to assist in meeting the needs of large households.

**TABLE 1-39: HOUSEHOLD SIZE BY HOUSING PROBLEMS (2016)**

Tenure	Housing Problem	Large Families	All Other Households
Renters	Percent with any housing problem	46%	54%
	Percent cost burdened	38%	62%
Owners	Percent with any housing problem	28%	72%
	Percent cost burdened	24%	76%

SOURCE: HUD CHAS, 2015 (SPECIAL AGGREGATION OF US CENSUS DATA)

**TABLE 1-40: HOUSEHOLD SIZE VERSUS BEDROOM SIZE (2017)**

Tenure	5 Person Households			6 Person and Larger Households		
	3 BR Units	Households Excess		4+ BR Units	Households Excess	
Owner	1,287	218	1072	536	116	420
Renter	643	283	360	91	80	11

SOURCE: HCD DATA PACKAGE 2018, US CENSUS ACS 2017, 2010 CENSUS DATA

## Single Parent and Female--Headed Households

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore,

finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care and other supportive services.

While the majority of households in the County are either married couple or single person households, 13 percent of family households are headed by a single male or single female. There are 188 male heads of household with no wife present (5 percent of all households) and 285 female heads of household with no husband present (8 percent of all households). Table 1-41 identifies single parent households by gender of the householder and presence of children.

**TABLE 1-41: SINGLE PARENT HOUSEHOLDS (2017)**

Category	Number	Percent
<b>Male householder, no wife present:</b>	188	5%
<i>With own children under 18 years</i>	115	3%
<i>No own children under 18 years</i>	64	2%
<b>Female householder, no husband present:</b>	285	8%
<i>With own children under 18 years</i>	153	4%
<i>No children under 18 years</i>	132	4%

HCD HOUSING ELEMENT DATA PACKAGE, 2018

## Agricultural Workers

According to the 2013-2017 ACS, approximately 33 percent of all workers in unincorporated Colusa County were employed in occupations related to agriculture, forestry, fishing/hunting, and mining

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(Table 1-6 ). Census data does not identify how many of these workers are employed only in farm industries and not fishing, forestry, or mining. These figures also do not indicate whether the employment is seasonal or permanent. There is a significant amount of agricultural production in Colusa County.

Agriculture continues to be 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 total gross value of commodities within Colusa County.

Table 1-42 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 identify the number of workers in the unincorporated area. The number of farm workers in Colusa County has declined over the last two decades from 5,356 in 1992 to 3,684 in 2002 to 3,058 in 2007. In 2007, 268 farms hired 1,617 workers for less than 150 days. The number of seasonal workers has declined from 3,831 in 1992 (72%) to 1,617 (53%) in 2007.

Migrant farm workers have been included in the 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 (46/246 x 1,617 seasonal workers = 248).

<b>TABLE 1-42: HIRED FARM LABOR</b>				
	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>
Farms Hiring Labor	447	380	343	373
% of All Farms	55%	46%	42%	48%
Workers	5,472	3,684	3,058	3,205
<b>Number of Days Worked</b>				
Workers – 150 days worked or more	1,819 – 33%	1,451 – 39%	1,441 – 47%	1,839 – 57%
Workers – Less than 150 days	3,653 – 67%	2,233 – 61%	1,617 – 53%	1,366 – 43%
<b>Migrant Labor</b>				
Migrant Farm Labor	.....	.....	100 farms	248 farms
Percent of Farms Hiring Labor	NA	NA	26%	32%

*SOURCE: U.S. DEPARTMENT OF AGRICULTURE, 1997, 2002, 2007. AND 2012*

There are four registered farm labor camps in Colusa County with a capacity for 70 persons. There is also a 100-unit seasonal camp located in Williams. As described in Chapter, 2, farm worker housing is allowed in all agricultural zones. While the number of farm workers has declined since 1997, farm workers and their families represent a significant portion of the County's population. It is not anticipated that there will be

an increase in the number of farmworkers requiring housing, but the County should make an effort to continue to provide year-round and migrant housing opportunities. The Housing Plan includes programs to incentivize development of farmworker housing; and coordinate with the agricultural community to support development of farmworker housing and resource centers.

### **Extremely Low Income**

Providing housing for Extremely Low Income (ExLI) families and individuals is an issue for all jurisdictions within California. This group has the most potential to become homeless due to fluctuations in the economy and/or personal issues such as job loss and illness. The County currently estimates the total number of ExLI households at 417 (Government Code Section 65583(a)(1)) and of this amount 135 households are seniors (Table 1-35). Overall, approximately 23% of the households are considered overpaying for housing (Table 1-28) with some 9% paying more than 50% of their income ((Table 1-43).

Existing ExLI housing units include the Alexander Apartments and Alexander Center which currently provide 85 units for the extremely low income group. The for-sale threshold for a ExLI family of four is \$91,589 and the monthly housing costs is a maximum of \$644 (Table 1-27). Colusa County has recently permitted 2 ExLI market rate units. Colusa County's current zoning regulations allow for the use of mobile and modular homes (new and used) for single family residential uses by right in all zoning districts where residential uses are allowed. In addition, Colusa County does provide the opportunities for multifamily units which may also provide ExLI units. While Colusa County does not have an inclusionary housing ordinance, Housing Plan Programs HO 1-1, HO 1-2, and HO 1-3 help address the housing needs of the extremely low income group.

### **Homeless Persons**

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of facilities that serve homeless clients. Colusa County participates in the Dos Rios Continuum of Care (CoC) a three county collaborative, which also includes Glenn and Trinity counties. Similar to every other community in California, Colusa County has a portion of its population experiencing homelessness. The County participates in the Colusa/Glenn/Trinity Continuum of Care (CoC), which applies for and oversees funding from the federal department of Housing & Urban Development (HUD) to provide permanent supportive housing opportunities for individuals and families experiencing homelessness. Every two years, each CoC conducts a Point in Time count (PIT) of those who are homeless on a selected day in January. The counts derived from this effort not only establish funding thresholds for federal and state funds, but they also provide a snapshot of who is experiencing homelessness in each community.

The 2019 PIT was able to count 57 persons in total. Traditionally, the PIT is considered to likely undercount the number of people who are homeless, since it relies on volunteers canvassing communities to find individuals who are willing to participate in the survey on that one day. Therefore, the number of homeless in Colusa County may be somewhat higher than shown. While homelessness is a complex and multi-faceted problem, addressing the county's need for additional affordable housing units for very-low and extremely-low income households, in particular, the need for one-bedroom affordable units for single individuals, will contribute significantly to long-term solutions. New funding from the State, designed to specifically address homelessness, is discussed in more detail below. These funds can be used to develop critical infrastructure and support the wraparound services needed to help move individuals and families out of homelessness.

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**TABLE 1-43: HOUSING OVERPAYMENT**

Income	Owner Cost		Renter Cost Burden		% of Total Households
	Burden 30%-50%		30%	50%	
<b>Extremely Low (0-30%)</b>	4%	2%	7%	7%	14%
<b>Very Low (31-50%)</b>	4%	2%	6%	6%	7%
<b>Low (51-80% )</b>	7%	3%	6%	1%	14%
<b>Median (81-100% )</b>	4%	<1%	1%	0%	6%
<b>Above Median (100%+)</b>	5%	0%	1%	0%	6%
<b>Total Overpaying</b>	24	7%	21%	14%	40%

SOURCE: HUD, CHAS 2016

In addition to persons and households that are homeless, there are also households at-risk of becoming homeless. Loss of a job, divorce or long-term relationship, onset of or increase of the severity of a disability, and increase in rental rates or other housing costs are all potential causes of a person becoming homeless. Households that would be most affected by any of these conditions are households that are experiencing a severe cost burden. In unincorporated Colusa County, 7 percent of owner households and 14 percent of renter households pay more than 50 percent of their income toward housing. Extremely Low, Very Low Income, and Low Income households experience a much higher incidence of overpayment (35%) than Moderate and Above Moderate Income households (12%) and are at-risk of becoming homeless or temporarily homeless (Table 1-43).

### *AVAILABLE HOMELESS RESOURCES*

As a member of the Colusa-Glenn-Trinity Community Action Agency, the Colusa County DHHS is able to provide 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. A homeless person's eligibility for these resources requires an income below the federal poverty level, Colusa County residence for at least 14 days, and either being 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.

In 2008, the Colusa County Board of Supervisors established two transitional houses, one in the City of Colusa and one in the unincorporated area of the County. These two sites are considered "scattered sites." Scattered sites are defined as residential houses located in residential neighborhoods, not a transitional living "facility." Funding for the scattered sites is through HUD's Supportive Housing Program (SHP). Colusa, Glenn, and Tehama Counties each have scattered sites. Persons residing in transitional housing must participate in services, such as job counseling, behavioral, or health services. Residence in transitional housing is limited to 18 months.

In 2007, the Colusa County Board of Supervisors entered into a Standard Agreement with the State of California's Department of Housing and Community Development (HCD) for a \$1,000,000 loan to proceed with a 5-unit, 19-bed transitional housing facility known as Colusa Independence. The loan requires no payments and will convert to a grant after Colusa Independence has been in successful operation for ten years. Colusa Independence is located on a county-owned parcel located within the limits of the City of Colusa. As with the scattered sites, residence is limited to 18 months and residents are required to participate in services.



### ***Programs Available for Extremely Low Income, Senior, Disabled, Homeless, and Other At-Risk/Special Needs Households***

A range of programs are available in Colusa County for lower income households, households with special needs, homeless households, and households at-risk of homelessness.

*California Community Block Grant Program.* The Community Development Department in the process of updating and restructuring the existing guidelines for the distribution of block grant funds in the form of grants and loans. The new guidelines will assist to expedite funds for housing rehabilitation

*Continuum of Care.* The Dos Rios Continuum of Care is an eight-county collaborative established to promote solutions for currently homeless individuals and families to gain permanent housing in compliance with HUD standards for Homeless Continuums. The Dos Rios Continuum of Care serves Colusa, Glenn, Lake, Lassen, Plumas, Sierra, Tehama, & Trinity counties.

*CalWORKs and the Welfare to Work Program.* CalWORKs provides temporary cash assistance and/or food stamps for needy families. Eligibility workers determine initial and on-going eligibility for cash assistance. Unless exempt, parents and caretaker relatives are required to participate in Welfare to Work activities. Employment and Training Workers provide Welfare to Work case management services, which include referrals for education, training, and jobs, as well as supportive services – child care, transportation, and other services needed for work and training activities.

*Cal-Learn.* Cal-Learn is a special CalWORKs program for parenting or pregnant teenagers who have not earned a high school diploma or its equivalent. Case management services and supportive services (child care, transportation, school supplies) are provided to these parents to encourage them to stay in school or return to school until graduation or earning a high school equivalency certificate. Teen parents earn bonuses for successful participation. Cal-Learn case management services are provided by a Welfare to Work Employment and Training Worker who is located at the Colusa County One-Stop Partnership, 570 – 6th Street, Williams.

*Food Stamps.* Eligibility Workers determine initial and on-going eligibility for Food Stamps. Some people who receive Food Stamps also receive CalWORKs cash assistance. To remain eligible for Food Stamps, most recipients must complete and submit a Quarterly Status Report.

*Medi-Cal.* Medi-Cal is California's Medicaid health care program. This program pays for a variety of medical services for children and adults with limited income and resources. Medi-Cal is supported by federal and state taxes.

*County Medical Services Program (CMSP).* CMSP provides access to medical services for low-income persons who are not linked to the federal Medi-Cal program. Colusa is one of 34 counties in the CMSP program. CMSP is supported by county and state funds.

*General Assistance.* Needy residents of the county who have no means of support may be eligible for limited financial assistance through the County's General Assistance program. Applicants and recipients of General Assistance who do not have a verified physical or mental disability are referred to a work crew. Applicants and recipients having substance abuse problems will be referred to a substance abuse treatment program.

## 1. HOUSING NEEDS ASSESSMENT

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*Employment Training, Child Care, Housing.* The following agencies and programs are available to assist households with employment training, child care, and housing needs.

1. Colusa County One-Stop Partnership – (530) 458-0326; 146 Market St., Colusa
2. Colusa County Office of Education – R.O.P. – (530) 458-0350; 345 – 5th St., Colusa
3. Colusa County Office of Education – Children’s Services (Child Care Resource & Referral) – (530) 458-0300; 345 – 5th St., Colusa
4. Community Action Partnership (tri-county)/Glenn Community Services – 1-800-287-8711 or (530) 934-6510
5. HEAP (Housing and Energy Assistance Program) – 1-800-433-4327 or (530) 934-6510
6. Mental Health Services – (530) 458-0520; 162 E. Carson St., Suite A, Colusa
7. Alcohol and Drug Services – (530) 458-0516; 162 E. Carson St., Suite A, Colusa
8. Casa de Esperanza – 1-888-874-2040
9. Social Security Administration – 1-800-772-1213; 355 Percy Avenue, Yuba City 95991
10. Colusa County Transit – (530) 458-0287 (“458-0-BUS”)
11. California Rural Legal Assistance (Legal Aid) – (530) 742-5191

*Senior Services.* The Nursing staff with the County Department of Public Health work with social workers to assess and give resources to the older population within the County.

*Children’s Services.* California Children’s Services is a program for treating children under age 21 who are diagnosed with certain physically disabling medical conditions. The program provides specialized medical care and rehabilitation.

*Colusa County One-Stop Partnership.* The Colusa County One-Stop Partnership is a federally funded program that was designed from a business perspective to assist with employee training and placement. The One-Stop Partnership offers a range of job services, including resume preparation, access to CalJOBS systems, job development, on-the-job training, vocational skills training, basic skills assessment, youth programs, veteran services, unemployment insurance information, job placement/applicant screening, and college enrollment information.

*Weatherization Program.* The Colusa, Glenn, Trinity Community Action Partnership operates the weatherization program, which provides services are provided to income-eligible households. Services include attic insulation and venting; door weather-stripping; glass replacement; low-flow showerheads; and gas appliance replacement. All of these services will help to conserve energy and reduce utility bills. Services are available to owner-occupied and tenant-occupied dwellings throughout Colusa, Glenn and Trinity Counties.

*Utility Assistance.* The Home Energy Assistance Program operated by the Colusa, Glenn, Trinity Community Action Partnership provides utility assistance to eligible households in Colusa, Glenn and Trinity Counties. Utility assistance can help households in meeting their energy costs. Assistance is in the form of either a credit on your electric/gas utility bill, propane/oil account or in the form of a

voucher for wood. Assistance is also available to households that may need repair or replacements of their current gas heating units due to possible health or safety issues.

*Homeless/Motel Voucher Assistance.* The Motel Voucher assistance program administered by the Colusa, Glenn, Trinity Community Action Partnership is available from several grant sources. Assistance under this program is not always available, and the funding for this program comes from a variety of sources. Clients can be assisted under this program for 1 to 30 days. Clients must be willing to make efforts towards becoming self-sufficient in order to receive continued assistance. To be eligible for services under this program a client must meet income guidelines, have an eviction notice, and have photo identification. Clients may receive services under this program once in a two-year period.

*Rent Assistance.* Colusa, Glenn, Trinity Community Action Partnership administers rent assistance programs (Homeless Prevention and Rapid Re-Housing Program). First month's rent assistance and rent eviction prevention programs are available from several grant sources; therefore funds are not always available for these programs. The maximum assistance amount is \$400. To be eligible for services under this program a client must meet income guidelines, have an eviction notice, and present photo identification. Clients must be able to demonstrate the ability to continue rental obligation.

*Special Needs Assistance.* Colusa, Glenn, Trinity Community Action Partnership administers a Special Needs assistance program through funds provided by United Way; funds vary, therefore, assistance is not always available. Types of assistance available under this program include gasoline vouchers, clothing vouchers, haircuts, prescriptions, blankets, hygiene products, baby items, etc. Additional items could be purchased with approval from the Community Services Program Manager.

*Senate Bill 35 streamlined permitting process.* Being a rural county Colusa is subject to 10 percent of housing developments to be streamline during processing. The County will be identify housing projects that meet the criteria set forth in SB 35 and streamline processing by exempting them from the California Environmental Quality Act (CEQA) and expediting subdivision approvals and building permit approvals.

*Community Block Grant Housing Rehabilitation Program.* Colusa County is in the process of revising the guidelines for the housing rehabilitation program to streamline the process thereby increasing efficiency. (pending HCD approval).

*Regional Planning Grant Money (REAP).* Colusa County will be submitting an application to HCD for REAP funds to assist in affordable housing projects.

### *Behavior Health Rapid Rehousing Program*

Colusa County Behavioral Health Department (BHD) began to take a systematic approach to the housing needs of their clients beginning in May of 2018. Following a collection of individual efforts to house persons with mental illness in transitional housing, the BHD adopted a rapid rehousing approach and began with assessing the inventory of suitable housing resources in the community. BHD found that the resources were limited and that they would need to develop relationships with landlords and property managers in order to access appropriate resources for their clients.

BHD also developed a relationship with the regional Housing Authority and put together an agreement to lease a property from them for rapid rehousing. The agreement included an option to have an opportunity to place participants in their program in other Housing Authority managed properties. The initial strategy was to use rapid rehousing to bring clients recently released from conservatorship back to the community

## 1. HOUSING NEEDS ASSESSMENT

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and in this supportive housing effort help them return to a level of functioning for independence. The program was very successful and replicated the model for other populations such as families and persons recovering from substance abuse disorders.

Presently BHD has four properties under lease for the initial stages of rapid rehousing and they are developing individual agreements for clients to rent or lease properties on an ongoing basis. BHD currently has a four bedroom unit for male congregate living, a duplex for families and females and two small cottages like properties for individuals.

Colusa County BHD offers supportive services such as rehabilitative counseling to help these individuals gain the skills necessary for independent living. BHD has developed relationships with property owners and property management companies to locate appropriate properties for their clients and develop working relationships that assist clients transitioning to independence. BHD also provides subsidies for rental payments, assistance with housing vouchers and negotiate agreements that facilitate positive relationships between tenants and landlords.

The goal of these efforts is to place clients in situations where they are more likely to be successful both economically and socially and to both advocate for their housing rights and facilitate responsible tenancy. By creating these opportunities we help BHD's clients restore their credit, self-esteem and independence. Rapid rehousing provides not only the actual housing but also the supportive services to help clients become productive members of the community.

## **SECTION 2. Constraints**

### **Colusa County Housing Element Update**



## 2. CONSTRAINTS

New housing development can be constrained by economic forces in the private market as well as regulations and policies imposed by public agencies. These constraints can limit the production of housing and increase its cost, and can also affect the maintenance and/or improvement of existing housing. Governmental and non-governmental constraints that can affect the housing market and stock in Colusa County are discussed below. The Housing Plan includes policies and programs, where feasible, to reduce or overcome constraints to the maintenance, improvement, and development of housing for all income levels.

### GOVERNMENTAL CONSTRAINTS

Governmental regulations, while intentionally regulating the quality and safety of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, such as policies, standards, codes, requirements, development fees, processing procedures, and other exactions required of developers.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. They may also require improvements and/or off-site mitigation that increase the cost of development. Processing procedures, including review by multiple agencies and permitting requirements, may delay the approval process and increase the cost of development.

### Federal and State

Federal and state programs and agencies play a role in the imposition of non-local governmental constraints. Federal and state requirements are generally beyond the influence of local government, and therefore cannot be effectively addressed in this document, but are discussed.

### *CALIFORNIA ENVIRONMENTAL QUALITY ACT*

The California Environmental Quality Act (CEQA) was developed to protect the quality of the environment and the health and safety of persons from adverse environmental effects. Discretionary projects are required to be reviewed consistent with the requirements of CEQA to determine if there is potential for the project to cause a significant adverse effect on the environment. Depending on the type of project and its potential effects, technical traffic, noise, air quality, biological resources, and geotechnical reports may be needed. If potential adverse effects can be mitigated, a mitigated negative declaration is required. If potentially adverse effects cannot be mitigated, an environmental impact report is required. These documents have mandated content requirements and public review times. Preparation of CEQA documents can be costly and, despite maximum time limits set forth in the Public Resources Code, can extend the processing time of a project by a year or longer.

### *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.

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### *2016 AND 2019 CALIFORNIA BUILDING CODE*

Under the 2016 California Building Code (CBC) the state has set strict requirements for fire protection. All new residential structures are required to have fire sprinklers and more stringent energy efficiency requirements. This has led to an overall increase in the construction costs of all types of housing.

The 2019 CBC requires that all new homes are to be fitted with solar power systems. The State has claimed that this may lead energy costs savings over time and only would cost approximately \$8,000 for a new home.

Unfortunately these requirements, and many of the other building requirements being imposed by the State, are designed towards urban and suburban environments. When these requirements are imposed in rural environments, the costs of these mandates create significant cost burdens. For example, in December 2019 Colusa County issued 13 residential solar permits with an average cost of \$26,337. In addition, the costs of residential fire sprinkler requirements in a rural area can cost 3 to 4 times the cost to install a sprinkler system in urban/suburban areas that have access to domestic water supplies due to increase costs for well water pumping and storage requirements. Overall, these State mandates can add \$40,000 to \$50,000 in construction costs to build a home in a rural environment which represents the single greatest obstacle to housing affordability.

### **Local**

Land use controls are standards included within the General Plan, and implemented through the Zoning and Subdivision Ordinances of the County Code. General Plan land use designations are a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations are designed to implement the intentions of the General Plan land use designations. They also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs could increase and housing production may decrease.

### *COLUSA COUNTY GENERAL PLAN*

The Colusa County General Plan provides a range of residential building types and densities in various areas of the County. Below is a brief description of each General Plan land use designation that allows residential uses.

*Agriculture Transition (AT)*. This designation applies to areas that are already subdivided into small agricultural parcels (less than 10 acres) and to areas that may be developed with small-scale agricultural uses. The Agricultural Transition designation may serve as a transition zone between urban areas and the large-scale farms and agricultural operations beyond.

*Rural Service Center (RSC)*. This designation applies to the communities of Sites, Delevan, and Lodoga. These are very small, predominately rural residential settlements. Growth potential in these areas is severely limited by the lack of urban services. Subdivision or lot splitting into parcels smaller than two acres is prohibited, unless community water and septic/sewer systems can be provided to serve lots smaller than two acres. Commercial and residential uses are allowed within RSC areas.



Rural Residential (RR). This designation applies to areas that are generally semi-rural, but where land ownership patterns have already precluded agricultural uses. The RR designation is located in areas immediately adjacent to the six major communities within the County and on partially developed non-sewered residential areas. The maximum residential density is one unit per two acres.

Urban Residential (UR). The UR designation identifies areas suitable for residential development, including traditional single family neighborhoods, duplexes, triplexes, apartments, and condominiums, as well as supporting uses. This designation is applied to existing and future residential areas where domestic sewer and water systems are available or can be made available. The Urban Residential designation is intended to accommodate the majority of future residential growth in or adjacent to urban centers, such as Colusa, Williams, Arbuckle, and Maxwell and within or adjacent to rural community centers, such as Grimes and Princeton. Each UR area can accommodate a range of zoning classifications, from the R-1 single family district to the R-4 apartment-professional district.

Mixed Use (MU). The MU designation establishes areas appropriate for the planned integration of a combination of retail, office, residential, hotel, recreation, public facilities and/or other compatible use. Mixed Use areas allow for higher density and intensity of development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. The Mixed Use designation encourages placing housing, jobs, services, and recreational land uses close together within a project site, or on different stories of the same building. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas.

### ***Other General Plan Designations that Allow Limited Residential Uses***

Commercial (C). The C designation allows for single family residential, multiple family residential, large residential care facilities, mobile home parks, caretaker units depending on the specific zoning designation and often subject to use permit requirements.

Agricultural General (AG). The AG designation identifies areas to be retained for agriculture and/or uses that are complementary to existing or nearby agricultural uses. Single family residences, accessory units, caretaker and farm labor housing are all considered appropriate uses at low densities in these areas.

Agricultural Upland (AU). This designation applies to lands that are used for cattle and sheep grazing, and are intermixed with undeveloped, uninhabited forests, chaparral and grasslands. Natural constraints, especially wildfire, steep slopes, and the lack of water, make these areas poorly suited for more intensive development. Subdivision of ranches into 80---acre non---agricultural parcels is prohibited. Single family residences, accessory units, caretaker and farm labor housing are all considered appropriate uses at low densities in these areas.

Forest Lands (FL). The FL designation identifies lands within the Mendocino National Forest. This designation includes publicly and privately owned lands. Forest Lands are appropriate for a range of recreational activities, as well as residential development at very low densities. Land divisions and low intensity development within the Forest Lands designation are acceptable, provided there is adequate access, fire protection, water availability, and septic capability.

## 2. CONSTRAINTS

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### ***General Plan Policies***

In accordance with the Government Code and various environmental laws, the General Plan sets forth policies related to safety, open space, conservation, and energy. These policies seek to protect and preserve important values of the community, but tend to conflict with the ability to develop certain land for housing. Such conflicts can be considered a constraint. Some of the General Plan policies that could serve as a constraint to housing development are presented below.

**Safety Element:** There are policy provisions in the General Plan that minimize risks to life and property from various natural hazards. Policy SA 1-7 limits development to areas where potential dangers to health and safety of people and property can be mitigated to an acceptable level. Policy SA 1-32 prohibits structures within the 100-year floodplain unless findings required by State law can be made and documented, Policy SA 1-14 requires new land development proposals to avoid unreasonable exposure to geologic hazards, Policy SA 1-45 requires adequate water source for wildfires in very high to moderate fire hazard severity zones, and Policy SA 1-46 requires new residential developments to demonstrate adequate fire flow availability prior to project approval. These policies constrain development, but this constraint is necessary to protect the County's citizens.

**Open Space:** The General Plan includes policy provisions that seek to protect open space throughout the County. Policies OSR 1-1 identifies the Resource Conservation, Designated Floodway, Parks and Recreation, Agricultural General, and Agricultural Upland land use designations for open spaces uses, Policy OSR 1-5 encourages new development to be designed and constructed to preserve open space features, such as scenic corridors, wetlands, riparian vegetation, and natural resource areas, and Policy OSR 3-5 ensures that a mechanism is in place to provide adequate parkland as new residential development occurs. These policies constrain development, but these constraints are consistent with environmental standards of the state.

**Conservation:** There are several policies that provide for the protection and conservation of resources that are important to the community. For instance, Policies CON 1-6 and 1-7 encourage conservation of habitat for special-status species and biological communities that contribute to the County's biodiversity, Policy CON 1-12 requires new development to include maintained and managed setbacks and buffers along riparian corridors and adjacent to sensitive habitat, Policies CON 1-14 through 1-17, CON 1-23, and CON 1-24 ensure that new development reduces impacts to biological resources consistent with state and federal laws, Policy CON 1-33 through 1-35 encourage water conservation measures in existing and new development, Policies 2-4 through 2-8, 2-10, and 2-12 encourage energy efficiency in new development, and Policy CON 2-15 seeks to maintain air quality by promoting compact development patterns, Policies CON 2-17 through 2-19 ensure that new sensitive receptors, including residential uses, are not exposed to unacceptable levels of air pollutants or toxic air contaminants, and Policy CON 3-9 is designed to protect the historic and/or cultural value of sites and structures within the County. These policies constrain development, but this constraint is consistent with environmental standards and requirements throughout California, and also implements the objectives and interests of the Colusa County citizenry.

*The 2014 Zoning Code Update established the following zoning classifications:*

The 2014 Zoning Code Update identified five residential districts, and twelve other zones that allow residential development. The zoning code does not contain inclusionary requirements that require new development to provide affordable housing units. However, it does provide for density bonus incentives and concessions to those developers that choose to construct housing that would include extremely-low, very-low, and low-income households and senior projects. Table 2-1 summarizes the residential uses in each zone. Development standards for each district are identified in Table 2-2. The 2014 Zoning Code Update was a concerted effort to reduce the constraints to housing by implementing actions plans, striving to achieve goals set forth in 2014 Housing Element, and complying with recent changes in state housing law. This is evidenced in the discussion and tables below.

### ***Residential Zones***

***Rural Residential (R-R).*** The rural residential or R-R zone is intended to be applied in areas of the county which are particularly suited to large-lot development of single-family homes not normally connected to public sewer and water supply. The principal permitted uses include single-family homes, accessory dwelling, and small residential care homes. Large residential care homes may be constructed with approval of a minor use permit. Manufactured and mobile homes may utilized for any housing type.

***Residential Single-Family (R-1).*** The residential single-family or R-1 zone is intended to be applied in areas of the county in which topography, access, utilities, public services and general conditions make the areas suitable and desirable for development of property with one single-family residence per parcel. The principal permitted uses include single-family dwellings and accessory structures, and rooming and boarding of not more than two persons not employed on the premises. This zone includes R-1-6, which requires a minimum lot size of six thousand square feet where both public water and sewerage services are provided, and R-1-8, which requires a minimum lot size of eight thousand square feet where both public water and sewerage services are provided. Large residential care homes may be constructed with approval of a minor use permit. Manufactured and mobile homes may be utilized for any allowable housing type.

***Residential Two-Family (R2).*** The residential two-family or R-2 zone is intended to be applied in areas of the county close to urban centers where all utilities and services are available and where housing demand justifies a density of two families on each building lot. Principal permitted uses include single-family dwellings, duplex dwellings, and multifamily dwellings. Upon approval of a minor use permit a large residential care home can be constructed. Manufactured and Mobile homes may be used for any housing type.

***Residential Multiple Family (R-3).*** The residential multiple family or R-3 zone is intended to apply in areas of the county where it is reasonable to permit and protect lower density apartment developments. Principal permitted uses include duplex dwellings, live/work units, multifamily dwellings, accessory dwellings, and small residential care homes. Single family homes may be constructed in R-3 zone under the following circumstances: 1) replacement of existing single family homes, 2) on existing lots of 8,000 square feet or less, or 3) is a part of a housing development with the majority of unit being affordable to extremely low, very low, and/or low income households. Large residential care homes may be allowed with approval of a minor use permit. Mobile home parks can also be located in the R-3 zone with

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approval of a use permit. Manufactured and Mobile homes may be used for any housing type as prescribed by building codes.

*Apartment-Professional (R-4).* The apartment-professional or R-4 zone is intended to apply in areas suitable for higher density residential uses and for professional and business offices and institutional uses. Principal permitted uses include duplex dwellings, live/work units, multifamily dwellings, accessory dwellings, and small residential care homes. Single family homes may be constructed in R-3 zone under the following circumstances: 1) replacement of existing single family homes, 2) on existing lots of 8,000 square feet or less, or 3) is a part of a housing development with the majority of unit being affordable to extremely low, very low, and/or low income households. Large residential care homes may be allowed with approval of a minor use permit. Mobile home parks can also be located in the R-3 zone with approval of a use permit. Manufactured and Mobile homes may be used for any housing type (single family or two family only).

### ***Other Zones that Allow Residential Uses***

*Foothill Agriculture (F-A).* The Foothill Agriculture (F-A) zone is intended to be applied in areas where agriculture is the natural and desirable primary land use and where the protection of agriculture from the encroachment of incompatible uses is essential to the general welfare. The principal permitted uses includes the main single family dwelling for the landowner or the primary tenant of the property agricultural worker housing unit, agricultural worker housing center, and a caretaker unit. Accessory dwelling units are allowed with the approval of an Administrative Permit with as long as one of the dwellings is utilized by the property owner or immediate relatives of the property owner. Housing units of any type may be manufactured or mobile homes.

*Exclusive Agriculture (E-A).* The Exclusive Agriculture E-A zone is intended to be applied in areas where agriculture is the natural and desirable primary land use and where the protection of agriculture from the encroachment of incompatible uses is essential to the general welfare. . It also provides for housing opportunities related to the agricultural use of the property. The principal permitted residential uses includes the main single family dwelling for the landowner or the primary tenant of the property agricultural worker housing unit, agricultural worker housing center, and a caretaker unit. Accessory dwelling units are allowed with the approval of an Administrative Permit with as long as one of the dwellings is utilized by the property owner or immediate relatives of the property owner. Housing units of any type may be manufactured or mobile homes.

*Upland Conservation (U-C).* The Upland Conservation U-C zone is intended to be applied in areas where agriculture is the natural and desirable primary land use and where the protection of agriculture from the encroachment of incompatible uses is essential to the general welfare. It also provides for housing opportunities related to the agricultural use of the property. The principal residential permitted uses includes the main single family dwelling for the landowner or the primary tenant of the property agricultural worker housing unit, agricultural worker housing center, and a caretaker unit. Accessory dwelling units are allowed with the approval of an Administrative Permit with as long as one of the dwellings is utilized by the property owner or immediate relatives of the property owner. Housing units of any type may be manufactured or mobile homes (single family or two family only).

Neighborhood Commercial (C-1). The Neighborhood Commercial or C-1 zone is intended to provide for neighborhood shopping centers which will provide convenient sales and service facilities to residential areas, without detracting from the residential desirability of such areas. Uses allowed with a use permit include large residential care facilities.

Community Commercial (C-2). The Neighborhood Commercial or C-1 zone is intended to provide for neighborhood shopping centers which will provide convenient sales and service facilities to residential areas, without detracting from the residential desirability of such areas. Uses allowed with a use permit include large residential care facilities.

General Recreation (G-R). The general recreation or G-R zone is intended to be applied to land areas which are best suited to be used and developed for recreation purposes because of natural features related or contributing to such use. Principal permitted uses include caretaker units. Uses allowed with a use permit include a variety of recreational uses including duck, hunting, fishing clubs.

Mixed Use (MU). The MU zone provides for the planned integration of a combination of retail, office, residential, hotel, recreation, public facilities, and/or other compatible use. The MU zone encourages placing housing, jobs, services, and recreational land uses close together within a project site, or on different stories of the same building. This zoning district will be established primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. Permitted residential uses include; single family homes, small residential care homes, duplex units, multiple family dwellings, and live/work units. Large residential care homes can be approved with a minor use permit. Housing units of any type may be manufactured or mobile homes (single family or two family only).

Upland Transition (U-T). The purpose of the U-T zone will provide opportunities for smaller-scale lot subdivision in the mountain and upland foothill areas where forestry, mining, grazing, and recreational uses are natural and desirable uses. It also provides for housing opportunities related to the primary uses listed above of the property. The principal residential permitted uses includes the main single family dwelling for the landowner or the primary tenant of the property agricultural worker housing unit, agricultural worker housing center, and a caretaker units. Accessory dwelling units are allowed with the approval of an Administrative Permit with as long as one of the dwellings is utilized by the property owner or immediate relatives of the property owner. Housing units of any type may be manufactured or mobile homes. Large residential care homes may be allowed with the approval of minor use permit. The U-T zone provides opportunities for limited commercial and residential development in areas adjacent to established communities and county roads, and serves as a land use buffer between established communities and large-scale U-C parcels. Housing units of any type may be manufactured or mobile homes.

Agriculture Transition (A-T). The purpose of the A-T zone will provide areas for long-term rural, agricultural use on smaller-scale parcels, and will provide a permanent buffer around communities, urban areas, and planned future urban or community development. Land in the A-T zone is intended to remain in agricultural use, and are not intended for conversion to urban or rural residential uses. However, it does provide for some residential uses related to the agricultural use. It also provides for housing

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opportunities related to the agricultural use of the property. The residential permitted uses include the main single family dwelling for the landowner or the primary tenant of the property, agricultural worker housing units, agricultural worker housing center, and a caretaker unit. Accessory dwelling units are allowed with the approval of an Administrative Permit with as long as one of the dwellings is utilized by the property owner or immediate relatives of the property owner. Housing units of any type may be manufactured or mobile homes.

*Forest Residential (F-R).* The F-R zone allows for the development of limited single-family residential uses on privately owned parcels in the Mendocino National Forest. Farm labor housing units are also permitted use as are small residential care homes. Accessory dwelling units are allowed with the approval of an Administrative Permit with as long as one of the dwellings is utilized by the property owner or immediate relatives of the property owner. Housing units of any type may be manufactured or mobile homes.

*Rural Services (R-S).* The R-S zone identifies areas suitable to provide necessary housing and services to the rural communities of Delevan, Sites, and Lodoga. Subdivision or lot splitting into parcels smaller than two acres is prohibited, unless community water and septic/sewer systems can be provided to serve lots smaller than two acres. The R-S zone does provide for a variety of residential uses if water and waste water service can be approved on site. Permitted residential uses include single-family home, small residential care homes, and live/work unit. An accessory dwelling is allowed with the approval of an administrative permit. Large residential care homes agricultural worker housing units, and agricultural worker housing centers may be approved under a minor use permit.

### ***Overlay Zones***

*Planned Development (P-D).* The 2014 Zoning Code Update revised the previous Planned Development process, which was cumbersome and unclear. This was identified as an implementation item in the 2014 Housing Element. The zoning update describes the purpose of the Planned Development Overlay Zone as follows:

The Planned Development (PD) overlay zone is intended to provide for flexibility in the development regulations and design standards and to allow mixtures of uses and clustering of land uses that are traditionally prohibited by conventional zoning. Through this flexibility in standards, many of the objectives of the General Plan can best be achieved. The Planned Development overlay zone establishes a process for the regulation of areas suitable for comprehensive development with detailed development plans (in the form of a Planned Development).

The updated zoning overlay eliminates the requirement for approval of a use permit making the process less cumbersome. The revised process more specifically calls out the objectives of the process and the requirements of the site plans making it more user friendly. As such, the planned development overlay zone is no longer a possible constraint.

### ***Additional Constraint Relief***

Density Bonus. The 2014 Zoning Code update included a density bonus section. The purpose of this section is to provide a means for granting density bonuses and incentives in compliance with Government Code Sections 65915 through 65917. This section provides density bonuses and incentives for projects that are affordable to very low, low, and moderate income households and projects restricted to occupancy by senior citizens. Through the use of density bonuses the County can approve projects with densities beyond what is normally permitted. This increase in density makes it more attractive monetarily for developers to construct special needs housing. This is accomplished by reducing constraints resulting from the density limitations for the zoning district in which the project is located. The Density Bonus program allows for higher densities by reducing setbacks, parking and landscaping requirements. Projects that provide for 10% of the units for low income households, 5% very low and extremely low households, or are age restricted to senior households are eligible to apply for the Density Bonus program. However, there have been amendments Government Code Section 65915 through 65917 addressing Density Bonus Law under Assembly Bill 1763 in 2019 and Assembly Bill 2753 in 2018 A. A Housing Plan Program has been developed to address this issue.

## 2. CONSTRAINTS

**TABLE 2-1: USES ALLOWED BY**

Zoning District	Density (units/ac)	Single Family	Two Family (duplex)	Multiple Family	Accessory Dwelling Unit*	Manufactured Home	Farm Labor Housing Unit	Care Facility Small	Care Facility Large	Mobile Home Park	Farm Labor Center	Live Work Unit	Care-Taker Unit
<b>RESIDENTIAL DISTRICTS</b>													
R-R	.5	X	N	N	X	X	N	X	M	N	N	N	N
R-1-6	7.3	X	N	N	X	X	N	X	M	N	N	N	N
R-1-8	5.4	X	N	N	X	X	N	X	M	N	N	N	N
R-2	10.8	X	X	x	X	X	N	X	M	N	N	N	N
R-3	20	X	X	X	X	X	X	X	M	U	U	N	N
R-4	20	X	X	X	X	X	X	X	M	U	U	U	N
<b>OTHER DISTRICTS</b>													
F-A	.012	X	N	N	A	X	X	X	N	N	X	N	X
U-C	.012	X	N	N	A	X	X	X	N	N	X	N	X
E-A	.025	X	N	N	A	X	X	X	N	N	X	N	X
U-T	.1	X	N	N	A	X	X	X	M	N	X	N	X
A-T	.1	X	N	N	A	X	X	X	M	N	X	N	X
C-1	D	N	N	N	N	N	U	N	M	U	N	N	N
C-2	D	N	N	N	N	N	U	N	M	U	N	N	N
M-U	10-20	X	X	X	N	X	N	X	M	N	N	X	N
C-R	12	U	N	N	N	N	N	U	N	U	N	N	X
F-R	.025	X	N	N	A	X	X	X	N	N	N	N	M
R-S	.5	X	N	N	A	X	M	X	M	U	M	X	M
M-1	1	N	N	N	N	N	N	N	N	N	N	N	A
M-2	1	N	N	N	N	N	N	N	N	N	N	N	A
RD	1	N	N	N	N	N	N	N	N	N	N	N	A
R-F	1	N	N	N	N	N	N	N	N	N	N	N	M
R-M	1	N	N	N	N	N	N	N	N	N	N	N	M
G-R	1	N	N	N	N	N	N	N	N	N	N	N	X

SOURCE: COUNTY OF COLUSA 2014 ZONING CODE

N = NOT ALLOWED X = ALLOWED A = ADMINISTRATIVE PERMIT M = MINOR USE PERMIT U = USE PERMIT D = DETERMINED BY WATER AND WASTE WATER SERVICE (1) = ONE PER PARCEL



## 2. CONSTRAINTS

**TABLE 2-2: DEVELOPMENT STANDARDS BY ZONING DISTRICT**

Zoning District	Min. Site Area (sq. ft./dwelling unit)	Min. Site Width (ft)	Front Yard Setback (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Max. Height	Off-street Parking Per Unit	Maximum Ground Coverage (%)*	Open Space
<b>RESIDENTIAL DISTRICTS</b>									
R-R	43,560/1	60	20	10	20	30	0	none	none
R-1-6	6,000/1	60	20	6	20	30	2	50	none
R-1-8	8,000/1	50	20	6	20	30	2	50	none
R-2	4,000/1	40	20	6	15	30	.25	50	none
R-3	4,000/2	40	20	8	15	40	.25	50	none
R-4	4,000/2	35	15	8	15	40	.25	50	none
<b>OTHER DISTRICTS ALLOWING RESIDENTIAL USES</b>									
F-A	80	100	25	25	25	30	0	none	none
U-C	80	100	25	25	25	30	0	none	none
E-A	40	100	25	25	20	30	0	none	none
U-T	10	100	25	25	20	30	0	none	none
C-1	6,000 to 1 acre	60	0	0	10	40	2	FAR 0.4	10% + Parking
C-2	6,000 to 1 acre	65	0	0	0	40	2	FAR 0.4	10% + Parking
C-R	1-acre	60	15	10	10	40	2	FAR 0.4	15% + Parking
MU	6,000 to 1acre	60	15	8	10	40	2	none	15% + Parking
M-1	6,000 to 1 acre	60	0 to 15	0 to 15	10	30	2	FAR 0.6	5% + Parking
M-2	6,000 to 1 acre	60	30	10	0 to 15	30	2	FAR 0.6	15% + Parking
RD	1 acre	60	0-15	0 to 30	10	30	2	FAR 0.75	10% + Parking
F-R	1-acre	100	25	10	25	30	0	none	none
R-F	1 acre	none	none	none	none	30	0	none	none
R-M	1 acre	none	none	none	none	30	0	none	none
G-R	1 acre	60	0	0	10	40	0	none	none

SOURCE: COUNTY OF COLUSA COUNTY CODE, 2014

Note: With the exception of R-R zones 50 percent maximum ground coverage applies to all urban residential zones (R-1, R-2, R-3, and R-4 uses), which includes building footprints. Section 44-3.10.030 provides specific ground coverage requirements for open space and landscaping within all urban residential zones (R-1, R-2, R-3, and R-4 uses).

## 2. CONSTRAINTS

### ***Zoning Definitions***

The Zoning Ordinance classifies the following types of residential uses that may be permitted in a zone:

1. **Accessory unit or dwelling:** A detached or attached permanent dwelling unit located on a lot which contains a single-family dwelling. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking. Any term contained within this Chapter referring to second unit or secondary unit shall mean accessory unit.
2. **Agricultural worker housing center:** Housing for agricultural employees consisting of no more than thirty-six beds in a group quarters or twelve units designed for use by a single family or household.
3. **Agricultural worker housing unit:** A dwelling unit accommodating six or fewer agricultural employees.
4. **Caretaker quarters:** A permanent residence that is provided as an accessory use to a nonresidential use, and is used to house an owner, operator, guard or caretaker, and his or her family, to provide around-the-clock service, support, care or monitoring of the use and/or site.
5. **Child day care center:** Any child day care facility other than a family day care home, including centers for infants, preschools, and school age child care centers (Health and Safety Code Section 1596.76).
6. **Child day care facility:** A facility that provides nonmedical care to children under eighteen years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four-hour basis. Child day care facilities include family day care homes and child day care centers (Health and Safety Code Section 1596.750). Dwelling or dwelling unit. "Dwelling" or "dwelling unit" means a room or connected rooms constituting a separate, independent housekeeping establishment for owner occupancy or rental or lease on a weekly, monthly, or longer basis, physically separated from other rooms or dwelling units in the same structure, and containing independent kitchen, bathroom, and sleeping facilities.
7. **Clustered development:** Clustered development is the grouping of residential properties on a development site in order to utilize the extra land as open space, recreational or agricultural uses. Clustered development often includes individual lots that are below the minimum lot sizes established in the base zoning classification.
8. **Dwelling multifamily:** A building containing three or more dwelling units
9. **Dwelling or dwelling unit:** A building or a portion of a building containing one or more habitable rooms used or designed for occupancy by one family for living and sleeping purposes, including kitchen and bath facilities.
10. **Dwelling, single-family:** A building containing one dwelling unit
11. **Dwelling, two-family:** A building containing two dwelling units.

12. Dwelling unit, multifamily. A building containing three or more dwelling units.
13. Family: Two or more related persons living in a dwelling unit or any group of up to six individuals living together in a dwelling unit as the functional equivalent of a family where the residents may share living expenses and responsibilities. A family includes, for example, the residents of group homes for seniors or persons with disabilities. A family does not include larger institutional group living situations such as large residential care facilities, dormitories, fraternities, sororities, monasteries, or convents. "Household" has the same definition as "family."
14. Foster home: Any residential facility providing twenty-four-hour care for six or fewer children, licensed pursuant to the regulations of the state, which is owned, leased, or rented and is the residence of the foster parent or parents in whose care the foster children have been placed.
15. Group day care center: A facility that provides nonmedical care to persons eighteen years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four-hour basis.
16. Live/work unit: A live/work unit is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.
17. Mobile home: A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or a flatbed or other trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. "Mobile home" does not include recreational vehicle, commercial coach, or factory built housing as defined in Section 19971 of the Health and Safety Code.
18. Mobile home park: An area of land where two or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies. "Mobile home park" also means a mobile home development constructed according to the requirements of paragraph 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code, and intended for use and sale as a mobile home condominium or cooperative park, or as a mobile home planned unit development.
19. Modular home: A modular home is constructed of premade parts and unit modules. A complete kitchen and bath may be preset in the house. Wall panels, trusses, and other prefabricated house parts are transported on a flatbed truck from the factory to the building site. Modular homes must meet all applicable local and state building code requirements. Mobile homes and manufactured homes are excluded from this definition.

## 2. CONSTRAINTS

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20. **Planned development:** A planned development is a document, adopted by the board of supervisors, which establishes details specific to an individual development project on one or more contiguous parcels. The planned development establishes, among other things, allowed land uses, development standards, lot sizes, development phasing, infrastructure plans, and other development criteria specific to an individual project. A planned development must be accompanied by a planned development overlay zone applicable to the parcel, or contiguous parcels, upon which the planned development applies.
21. **Reasonable accommodation:** An adjustment to the provisions within the zoning code to accommodate the needs of persons with disabilities.
22. **Residential care facility:** A residential care home for more than fourteen persons.
23. **Residential care home:** Facilities providing residential, social, and personal care, but where medical care is not a major element, for persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. Residents may include children, the elderly, and/or people with limited ability for self-care. Convalescent hospitals, nursing homes, and similar facilities with medical care services are excluded from this definition. A residential care home is the same as a group home and a special care home.
24. **Residential care home, large:** A residential care home for seven to fourteen persons.
25. **Residential care home, small:** A residential care home for six or fewer persons. A small residential care facility is the same as a group home serving six or fewer persons. The count of “six or fewer” does not include the licensee, members of the licensee’s family, or the residential care home’s staff. A small residential care facility is 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 (Health and Safety Code Sections 1267.8(c), 1267.16(a), 1566.2, and 1568.031(a))
26. **Supportive housing:** Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Government Code Section 65582(f)). Supportive housing is 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.
27. **Transitional housing:** A dwelling unit or building used as temporary housing targeted to recently homeless persons that is operated under a program that requires the termination of assistance and recirculating of the assisted unit to another eligible resident at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Government Code Section 65582(h)). Transitional housing is 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 permit and processing requirements for principal permitted uses and uses requiring a use permit are discussed in the Processing and Procedures section of this chapter. A principal permitted use only requires ministerial approval, including a plan check and building permit. A use requiring a use permit requires discretionary approval, including site plan review and possibly CEQA analysis.

Parking

The 2014 Zoning Code Update established parking standards for the various residential uses, which are summarized in Table 2-4. The County's parking requirements for residential now vary by housing type. Single family homes in all R-1 through R-4 require off street two car covered parking per unit. The Zoning Ordinance provides for flexibility for density of development, caretaker/guest housing, or accessory dwelling units. The parking requirements now distinguish between the wide variety of residential uses ranging between single studio units, 5 bedroom residences, senior housing units, and affordable housing units. Despite the improved parking requirements the County's parking standards may still pose a potential constraint on housing development because of the of additional costs and additional site area required. This can have a more significant impact on affordable, senior and disabled housing projects. The Housing Plan includes a program to examine the impacts of the existing parking regulations on these types of development and possible solutions. Any implementation program will result in revisions to the parking standards in the zoning code.

TABLE 2-4 PARKING FOR RESIDENTIAL USES	
Agricultural Worker Housing Center	Group quarters: 1 per 4 beds Dwelling units: 2 per dwelling
Agricultural Worker Housing Unit	2 per dwelling
Caretaker Quarters	1 per dwelling
Duplex Home	2 per dwelling
Live/Work Unit	2 per unit
Manufactured Home	2 per dwelling
Mobile Home	1 per dwelling
Mobile Home Park	1 per dwelling, plus 1 guest space for every 5 dwellings, and 1 recreational vehicle parking space for every 5 dwellings
Multiple Family Dwelling	1 guest space for every 4 dwellings and 1 employee space for every 300 sq. ft. of office and other nonresidential space, plus: Studio units: 1.25 per dwelling One-bedroom units: 1.5 per dwelling Two-or-more-bedroom units: 2 per dwelling
Residential Care Homes, Large	1 per 4 beds, plus 1 per 300 sq. ft. of office or other nonresidential areas
Residential Care Homes, Small	1 in addition to the spaces required for the primary use
Accessory Dwelling	1 per dwelling
Single-Family Home	2 per dwelling (two-car covered off-street parking in R-1 through R-4 zones)

## 2. CONSTRAINTS

### Family Definition

The Zoning Ordinance defines "family" as a person living alone, or two or more persons related by blood, marriage, or adoption, or a group of not more than five unrelated persons living together as a single nonprofit housekeeping unit in a dwelling unit, as distinguished from a group occupying a boardinghouse, lodging house, farm labor camp, motel, hotel, or fraternity or sorority house. This definition excludes unrelated groups of more than five persons. State statutes that interpret fair housing and disability law give groups of up to six persons the right to live in residential neighborhoods without conditional or special use permits. Furthermore,

The 2014 Zoning Code Update including the definition of 'family' as two or more related persons living in a dwelling unit or any group of up to six individuals living together in a dwelling unit as the functional equivalent of a family where the residents may share living expenses and responsibilities. A family includes, for example, the residents of group homes for seniors or persons with disabilities. A family does not include larger institutional group living situations such as large residential care facilities, dormitories, fraternities, sororities, monasteries, or convents. "Household" has the same definition as "family".

### ***Zoning For a Variety of Housing Types***

#### Single Family and Duplex Housing

The development standards for single family and duplex housing are identified in Table 2-2. The minimum lot size requirements, 6,000 and 8,000 square feet in the R-1 through R-4 zones, combined with the established setbacks, height requirements, and ground coverage allowances allow single family and duplex uses to be developed at the maximum allowed densities. The County did establish design guidelines for new single family developments of over 10 units and previously approved subdivisions that were partially developed. The County's standards for single family and duplex housing do not present a constraint to the development of these uses and do not have a negative impact on the cost or supply of housing.

#### Multi-Family Housing

Basic development standards for the R-3 and R-4 zones, which allow multi-family housing as a principal permitted use, are identified in Table 2-2. Under the previous zoning regulations single family homes could be constructed in the R-3 and R-4 zones. The 2014 Housing Plan including a program to limit the potential of R-3 and R-4 sites to be developed with single family units, in order to make the R-3 and R-4 sites available for multi-family development and ensure the opportunity for a range of housing types and affordability levels. As the current zoning code allows for densities in accordance with state law for low income groups, low income housing is considered permitted use as of right in these zones. As a result, requirements for 20% low income housing under recent amendments to Government Code Section 65583.2 are not applicable due to a lack of discretionary review.

The 2014 Zoning Code Update implemented the program by allowing the development of single family housing on R-3 or R-4 lots if the single family home meets one of the following conditions:

However, single family housing may only be developed if the single family home is: 1) replacing an existing single family unit on a one for one basis, 2) on an existing lot of 8,000 square feet or less, or 3)

are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.

Additionally, the 2014 Zoning Code Update reduced the minimum lot size requirement to 4,000 square feet in the R-3 and R-4 zones.

The County's development standards allow multi-family housing to be constructed at the maximum allowed densities. While Government Code Section 65583.2(c)(3)(B)(ii) indicates densities of 10 units per acre in rural areas, including Colusa County, are appropriate to accommodate low income housing, the County's zoning and development standards provides for greater capacity as multi-family development is allowed at densities of 20 units per acre (with municipal services) In fact, the County's standards provide developers with a lot of flexibility in designing a project as the standards would accommodate densities much higher than the maximum allowed density of 20 units per acre. The County Code previously limited multi-family housing to four attached dwelling units per structure. This was considered a constraint to the development of multi-family apartment complexes which often include structures with six to eight units per building. The 2014 Housing Plan including a program to remove this constraint by revising the definition of multi-family housing to include structures with three or more attached dwelling units. The 2014 Zoning Code Update implemented this program with the inclusion of the new definition. The parking requirement for multi-family developments was previously 2 parking spaces per dwelling units, regardless of the number of bedrooms. The 2014 Zoning Code Update included a provision to implement the state recommended maximum parking requirement for studio and one bedroom units of 1.25 and 1.5 spaces respectively as identified in Table 2-2. Generally, the County's adopted parking standards for residential uses do not present a constraint for multifamily housing.

### Manufactured Housing

Manufactured housing is allowed as a principal permitted residential use as shown in Table 2-1. "Manufactured housing," which includes modular homes and mobile homes, means a structure transportable in one or more sections, designed and equipped to contain no more than two dwelling units to be used with or without a foundation system. Manufactured housing does not include a recreational vehicle, commercial coach, or camper, as defined by state law. In addition to this definition of manufactured housing in the Zoning Ordinance,

Chapter 22 of the County Code identifies previously provided specific regulations for mobile homes. However, due to changes in state law Chapter 22 is considered to be dated and obsolete. The 2014 Zoning Code Update provided treatment of manufactured homes in accordance with updated state law. The County considers the 2014 Zoning Code Update to supersede Chapter 22 and as a result does not consider it a constraint.

### Mobile Home Parks

Mobile home parks are allowed with a use permit in the R-3, R-4, C-1, C-2, C-R, and R-S zones. The use permit process allows the county to address local concerns from local agencies relative to access, flooding, fire protection, water supply, and waste water disposal. Typically the County's standards for mobile home parks are minimal and do not present a constraint. In addition to the standards established by the County, mobile home parks licensed by the state under Division 13, Part 2 of the state Health and Safety Code and Title 8, Chapter 9 of the state Administrative Code must meet the standards established by those state codes. The county has approved multiple use permits for recreational vehicle parks and the expansion of a local Mobile Home Park in recent years. Based upon staff experience the state processing appears to be more of a constraint than local regulations.

## 2. CONSTRAINTS

### Residential Care Facilities

Small residential care homes are a permitted use with in all residential zoning districts (R-R, R-1, R-2, R-3, and R-4) and agricultural districts (F-A, E-A, U-T, and A-T). They are also a permitted use in the M-U, F-R, and R-S zones. In, fact any existing single family residence in any zone can be used a small residential care facility as along as it meets the state's health and safety code standards for such facilities. This is due to the fact that state law requires that group homes serving six or fewer persons be treated as a single family residential unit. The County allows for large residential care facilities in all residential zone with the approval of a minor use permit. These facilities are also allowed in the U-T, A-T, C-1, C-2, MU, and R-S zones with approval of a minor use permit. The minor use permit process does not normally require CEQA review unless a case can be made for a potentially significant environmental impact resulting from the project. Due to the small population of the unincorporated population of the County, lack municipal services and appropriate sites, residential care facility centers are not addressed in the zoning code except by definition. As such, the County's Zoning Ordinance does not constitute a constraint to the development or use of residential care facilities.

### Farm Labor and Employee Housing

There are two types of farm workers, seasonal and permanent. Farm labor camps, such as the one in Williams that is operated by the County, as well as farm labor housing units located on agricultural property provide housing opportunities for seasonal workers. Permanent farm workers may live in any type of housing but are typically in the lower income group and have a need for affordable housing. Apartments, single family rentals, and farm worker housing units all provide potential housing for permanent farm workers.

State law requires that employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure permitted in residential zones. Further, state law requires that employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. As such, the 2014 Zoning Code allows for farm labor housing units in all zones allowing residential uses without additional zoning clearances such as use permits and/or administrative permits.

State law also requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation and shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. State law requires that no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located. As a result, the 2014 Zoning Code Update identifies farm labor centers as a permitted use in all agricultural zones (F-A, E-A, U-C, U-T, and A-T). The R-S zone allows for the farm labor center with approval of a minor uses permit. Additionally, the R-3 and R-4 zones allow for the establishment of farm labor centers with the approval of a use permit. The County's current zoning regulations do not constitute a constraint to farm labor of employees housing.



### Accessory Dwelling Units

The 2014 Zoning Code Update took into account state legislation regarding second units (AB 1866) that requires second units be allowed by right on lots zoned for single family or multi-family use that contain an existing single family units when the requirement for a minor use permit was removed from residential zones. Accessory dwelling units are a permitted use in the R-R, R-1, R-2, R-3, and R-4 zones. Accessory units are limited to 1,200 square feet in these zones; however they are a permitted use as long as development standards found in Section 44-4-10.060 are met.

The County no longer distinguishes between the type of accessory dwelling unit (e.g. granny unit, in law quarters, etc...) the only requirement is that one of the dwelling units be occupied by the property owner or immediate relative. The changes related to accessory dwelling units made in the 2014 Zoning Code Update and subsequently in 2017 related to referencing all second units as “accessory dwelling units” brought the County’s current regulations into compliance State Guidelines (Government Code Section 65852.2).

Accessory dwelling units are also allowed in all agricultural zones (F-A, U-C, E-A, U-T, and A-T) with approval of an Administrative Permit. The Administrative Permit process is typically an over the counter permit process where the County has an opportunity to condition the accessory dwelling unit if necessary. Accessory dwelling units are also allowed in the F-R and R-S zones with approval of and Administrative Permit.

### Live/Work Units

Live/work units are units that are comprised of commercial and/or office component and a studio, loft or one bedroom living quarters. Live/work units are a permitted use in the MU and R-S zones and may be allowed in the R-4 zone with a use permit.

### Caretakers Units

The 2014 Zoning Code Update provided for the expansion of the use of caretaker units. Although not a primary residence or a significant source of housing, caretaker units do provide permanent source of housing and in many cases provide a place to live for those in the lower income brackets. Caretaker units are permitted use in all agricultural zones (F-A, U-C, E-A, U-T, and A-T), in one commercial zone (C-R), and in one special purpose zone (G-R). A caretaker unit is also allowable in the industrial zones (M-1, M-2, and RD) with approval of an administrative permit.

### Facilities for Disabled Households

Facilities for the disabled would generally include a facility, place or building which is maintained and operated to provide nonmedical residential care, adult day care, child day care, intermediate care, congregate living, health care, or home-finding agency services for children, adults, or children and adults, including but not limited to the physically handicapped, mentally impaired or incompetent persons. The 2014 Zoning Code Update Colusa County Zoning Ordinance eliminated all the above references to the types of non-medical care facilities and replaced them with the term residential care facilities (small and large). The zoning requirements were previously discussed under residential care facilities.

## 2. CONSTRAINTS

The County follows the requirements of the Americans with Disabilities Act (ADA) in regard to the development of accessible housing. Improvements, such as installation of a wheelchair ramp or grab bars, to make a residence accessible to disabled persons are ministerial and typically require a building permit. Building permit applications for minor improvements can typically be issued over the counter. The 2014 Housing Plan including a program to establish reasonable accommodation procedures, to exempt certain accessibility improvements from building permit requirements, and to create a handout identifying the reasonable accommodation procedures as well as accessibility improvements that can be permitted over the counter. The 2104 Zoning Code Update implemented the program by identifying reasonable accommodation review as a Department of Community Development process.

The 2014 Zoning Code Update removed constraints to the development of housing for disabled persons by revising the Zoning Ordinance to address group homes consistent with the requirements of state law, including approving small group homes as a permitted residential use, and will provide for reasonable accommodation for disabled persons, removing constraints to the development and improvement of housing for disabled persons.

The 2014 Zoning Code Update removed these constraints by including both small residential care homes and large residential care homes as allowed uses. Small residential care homes (homes serving six or fewer people) are treated and permitted in the same manner as a single family home. Large residential care homes are allowed with a Minor Use Permit in all residential zones (R-R, R-1, R-2, R-3, and R-4) and in specific commercial zones (C-1, C-2, and MU). Large residential care facilities may be allowed in more rural zones (U-T, A-T, and R-S) with a minor use permit as well.

### Disabled Parking Standards

The 2014 Zoning Code Update allowed for more flexibility of parking standards for housing for disabled persons under Section 44-3.20.030(b). This section allows the Community Development Director to adjust standard disabled parking requirements to specific housing needs of facilities for seniors and disabled persons in compliance with ADA and CBC requirements.

### Facilities for Homeless and Households At-Risk of Homelessness

Facilities and housing for homeless persons and those at-risk of homelessness fall into three categories: emergency shelter, supportive housing, and transitional housing.

### Supportive and Transitional Housing

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Health and Safety Code Section 50675.14).

"Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (Health and Safety Code Section 50675.2).

State law requires the consideration of both supportive and transitional housing as residential uses that must only be subject to the same restrictions that apply to similar housing types in the same zone. The

2014 Housing Plan includes a program to specifically establish both supportive and transitional housing as principal permitted uses within the residential districts and other districts allowing residential uses. The 2014 Zoning Code Update implemented this program.

The 2014 Zoning Code Update identified supportive and transitional housing as residential uses that are subject to the same standards and restrictions that apply to similar housing types (e.g., single family and multifamily) in the same zoning classification. Therefore no specific reference to these uses was required in allowable use tables. However, based upon the definitions in the updated zoning code they are considered a permitted use.

### Emergency Shelters

State law requires every local agency to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for emergency shelter as identified in the housing element and must accommodate at least one year-round shelter. Adequate sites/zones can include existing facilities that can be converted to accommodate the need for emergency shelters. Additionally, state law requires the consideration of emergency shelters within residential districts that must only be subject to the same restrictions that apply to similar housing types in the same zone.

The 2014 Zoning Code Update allowed emergency shelters in the C-2 and M-1 districts as a permitted use and in the C-H, M-2, and/or R-D zones with a Minor Use Permit, subject only to the standards applicable to the zoning classification and standards related to number of beds (maximum of 30), proximity to other emergency shelters (300 feet), length of stay (six months per calendar year), management plan, and lighting. As such, the Colusa County Land use regulations do not constrain the establishment or operation of emergency shelters. The County has over a 1,000 acres of vacant industrial (M-1) land available for the development of emergency shelters. However, a large percentage of these sites do not have the necessary infrastructure to support emergency shelters. Notwithstanding, there are two sites in community of Maxwell that are approximately 37 acres and 15 acres in size that are currently vacant and zoned M-1. These sites are within the Maxwell Public Utility District (MPUD) and adjacent to existing water and sewer facilities. There are also a 1.1 acre and a 1.4 acre vacant parcel in the community of Arbuckle that are adjacent to water and sewer facilities and within the Arbuckle Public Utility District (APUD) that could be developed for this purpose. All of these sites would be good candidates for the development of an emergency shelter due to the availability of infrastructure services.

There is also over 131 acres of land in the C-2 zoning district that could be utilized for emergency shelter use as a permitted use by right. The site with most promise is a 1.16 acre site in the community of Maxwell. Water and sewer service infrastructure is in close proximity and is available through MPUD.

The 55.66 acres of readily developable sites identified above can be developed for a 30 person emergency shelter. In addition, these sites are located near the downtown areas of the communities so food and retail services are within walking distance. Transit services are available throughout the County within the established communities and between the communities. Colusa County Transit offers dial a ride services, which allows a great deal of flexibility, riders can be picked up and dropped off at many locations within the communities. So the above mentioned sites are readily accessed by the transit system. These sites are near the downtown areas of the communities, with food and other services within walking distance.

## 2. CONSTRAINTS

### *Housing Opportunities for Extremely Low Income Households*

Extremely low income households can be housed in affordable housing developments with deep subsidies, such as Section 8 or other funding. Multifamily developments such as these are a principal permitted use in the R-3 and R-4 zones and do not require a use permit.

Second units and mobile homes can provide affordable housing options. Other housing opportunities for extremely low income households include housing with shared facilities, such as living or dining areas, with private sleeping areas and are often referred to as single room occupancies (SROs) and under the current zoning regulations supportive and transitional housing. This type of development allows rents to be much lower than those associated with typical apartment complexes. The County's R-4 zone allows for, which are facilities similar to SROs, in the R-3, C-1, C-2, and C-H zones with a use permit. As discussed in Chapter 3, there are vacant sites with these land use designations that accommodate group residential uses.

The 2014 Zoning Code Update was to allow for SROs in the R-3, C-1, C-2 and C-H zones; however, this did not occur. The 2020 Housing Plan has a program that has been developed to address this oversight.

### *Summary*

The 2014 Zoning Code Update and subsequent updates provided for an increase in the range of housing types and opportunities to meet the housing needs of families, households, and special needs groups in the County. The zoning code update addressed nearly every 2014 Housing Plan program relating to the expansion the range of housing types allowed in the County in relations to changes in state law. These updates made significant progress in removing governmental constraints associated with permitting and land use standards. Based upon the efforts in updating the County's land use regulations they are not considered a constraint to housing development.

### *SUBDIVISION ORDINANCE*

The Subdivision Ordinance (Colusa County Ordinance No. 377) regulates the subdivision of land and real property within the County for the purposes of sale, lease or financing in all instances except those which are exempt under the provisions of the Subdivision Map Act of the state of California as set forth in Title 7 of the California Government Code. The purpose of the ordinance is to adopt standards, regulations and procedures for the subdivision and other specified types of division and utilization of land in the county, as authorized and directed by the Subdivision Map Act and other applicable provisions of law. The Subdivision Ordinance does not create any undue obstacles or constraints to the provision of any housing type.

### *BUILDING CODES*

Building Codes regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, wiring, plumbing, height, area, use and maintenance of all buildings and/or structures in the County. The County adopted the California Building Standards Code as set forth in Title 24 of the California Code of Regulations without any amendments. The Building Code includes provisions to reasonably accommodate disabled people in accordance with ADA requirements.

Building Code enforcement is conducted by the County first through the plan-check process for new construction, remodeling, and rehabilitation projects. The plan check process ensures that the plan and specifications are designed according to code. The second step is scheduled inspections during construction to ensure that the structure is built to the plan specifications. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Colusa County and maintains an acceptable standard of health and safety for all inhabitants.

### 2016 AND 2019 CALIFORNIA BUILDING CODE

As mentioned at the beginning of this chapter the 2016 California Building Code (CBC) has set strict requirements for fire protection. All new residential structures are required fire sprinklers and more stringent energy efficiency requirements. This has led to an overall increase in the construction costs of all types of housing. Over time energy efficiency requirements may lead to a cost savings; however, these requirements may be considered a constraint to the construction of new housing. The 2019 CBC requires that all new homes are to be fitted with solar power systems. This may lead energy costs savings over time, but can be considered a constraint to the construction costs of new housing. While this is not a requirement of Colusa County the County is nonetheless responsible for implementing and enforcing the CBC. As a response to these new cost increasing requirements, part of the new Housing Plan will to be a program to explore the implementation of Title 25 Rural Limited Density Requirements.

### ON-SITE AND OFF-SITE IMPROVEMENTS

Subdivisions and multi-family residential projects require on-site and off-site improvements necessary to provide services to the project. These requirements include constructing streets with curbs, gutters, and sidewalks, water and sanitary sewer lines in areas with these services, electrical and gas lines, fire hydrants, street lights, and drainage structures, where necessary.

Subdivisions are required to provide adequate access and streets, including paved access roads to all parcels. Local streets, which include curb, gutter, and sidewalk, are required to provide a total right-of-way of 60 feet, which includes two 12-foot vehicle traffic lanes with eight feet of curbside parking alongside, and a planting strip on either side of the pavement. Residential collector streets have the same roadway standards as local streets.

Sites appropriate for small lot subdivisions and multi-family developments are typically located in or adjacent to communities with public water and sewer systems. Small lot subdivisions and multi-family developments serviced by public infrastructure must provide on-site water, sewer, and drainage improvements, and also construct connections to the existing water and sewer lines. In rural areas, large lot residential developments typically have water and sewer provided through on-site well and septic systems.

Development of single family homes on existing lots will require connection to the existing road, water and sanitary sewer service or an on-site well and septic system in areas not served by water and sanitary sewer service, and connection to gas and electric utilities. The County's on-site and off-site improvement requirements are appropriate for public health and safety needs, including adequate circulation, water service, and sewer service, and do not create any undue obstacles or constraints to the provision of any housing type.

## 2. CONSTRAINTS

### PERMIT APPROVAL PROCESS

Projects typically fall into one of two categories: 1) projects that are principal permitted uses requiring ministerial approval, or 2) projects that require discretionary entitlements, such as a use permit, tentative subdivision map, tentative parcel map, zone change, or variance. The process for each category is discussed below. Table 2-3 summarizes the approvals and time period for typical single family, multi-family, and single family subdivision projects. Table 2-4 summarizes the time period required for various types of approvals.

#### ***Principal Permitted Uses***

Building plans for construction of various types of housing (multi-family and single family) are subject to standard plan check review. Plan check review is a function of the Building Division for all administrative permit activities, such as building permits for single and multi-family dwelling units that are principal permitted uses (see Table 2-1). As shown in Table 2-3, the plan check review process is typically completed within four weeks. The plan check review process assures that such development meets the state building standards for structures, mechanical, electrical, foundation, and fire. The process assures the future health and safety of the occupants of the residential project. The plan check process is not a constraint to development of housing for any income levels.

If a developer proposes to construct housing on a site that does not require division and is appropriately zoned to allow the proposed residential use as a principal permitted use, the project will require a plan check and will not be subject to the Site Plan review process. The developer would be able to submit their building plans to the Building Division so that the Division could begin performing the plan check process. Upon completion of the plan check process, the developer could receive their building permits and begin construction.

As shown in Table 2-3, a typical single family or duplex plan check review requires two to three weeks for processing. Multi-family plan check review takes three to four weeks.

The County currently does not have a Design Review Ordinance. Developers of housing are not subject to any established design or architectural review standards.

#### ***Site Plan Review and Requested Entitlements***

The Department of Planning and Building performs site plan review on all applications that require discretionary approvals, such as use permits, variances, tentative parcel maps, and tentative subdivision maps. The site plan review is performed by Planning Department staff.

An application with a site plan is required for a use permit, tentative subdivision map, or tentative parcel map for the proposed use. The site plan should identify the location and dimension of the property, of all existing structures and improvements, and of all proposed structures and improvements. The planner will perform to determine whether General Plan land use policies and zoning requirements are being met. Such matters as setbacks and access will be addressed, as well as the availability of onsite water, existing well, and sewage disposal capacity.

Site plan review is a function of the Planning Division process for all discretionary permit activities. The site plan review process does not pose a constraint to the development of housing for any income levels. It is a minimal process that assures that the project will not pose any health or safety issues and

that the General Plan and zoning requirements are met, to assure that future conflicts or constraints do not arise between the proposed use and neighboring properties.

The state Permit Streamlining Act allows a 30-day period for review of an application, including site plan review, for completeness. Following planning staff's review of the site plan, the project is then submitted to the appropriate review authority (Zoning Administrator, Planning Commission, and/or Board of Supervisors) for consideration. A description of the entitlement requirements for use permits, variances, tentative parcel maps, and tentative subdivision maps is provided below.

### Use Permit

Use permits are required for large residential care facilities in the C-1 and C-2 zones. Mobile home parks, farm labor housing units, and large residential care facilities may be allowed in commercial zones and some agricultural zones with approval of a use permit. A use permit requires a noticed public hearing. The Zoning Ordinance identifies the following conditions to be addressed for issuance of a use permit:

- Ingress and egress to the property and proposed structures thereon with particular reference to automobile and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;
- Off-street parking and loading arrangements to facilitate the concerns set forth in subsection (a) above;
- Mitigation of noise, glare, dust, smoke, odor or other effects of the proposed use in relation to adjoining property and property generally in the vicinity;
- Refuse and service areas;
- Utilities, and their locations and availability;
- Screening, buffering and landscaping;
- Signs, if any;
- Exterior and interior lighting, particularly with reference to glare, traffic safety and compatibility with nearby properties and uses;
- Yards;
- Mitigation of adverse environmental effects, if any;
- The time period for which the permit shall be valid; and
- Any other condition reasonably necessary to assure public health, safety or welfare.

Prior to issuance of a minor use permit or use permit, the planning commission or zoning administrator shall make the following written findings:

A. Minor Use Permit Findings: Minor use permits provide for a review of minor projects or uses that are allowed, but do not meet the standards for administrative review. Unless the Administrator makes the following findings, the project will be processed as a use permit in compliance with this article:

## 2. CONSTRAINTS

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1. The project incorporates design standards that are capable of mitigating potentially significant environmental impacts to a level less than significant; and
2. The project is planned for immediate development and does not include a phased development.

B. Use Permit Findings. Use permits are discretionary and shall be granted only when the review authority determines that the proposed use or activity complies with all of the following findings

1. The proposed use is consistent with the General Plan and all applicable provisions of this title.
2. The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use.

The conditions required for a use permit are the same for all uses and address health and safety requirements, including adequate access, utilities, screening, mitigation of environmental effects, and lighting. The conditions are the same for any use requesting a use permit, and are similar to the conditions required for a use permit in many communities. The conditions and findings required for a use permit are straight-forward and are not subjective, which provides for certainty and streamlined review and processing. The requirements for a use permit for specific uses do not unduly constrain the production of housing, nor do they increase the cost of housing or cause delays in the development process.

### ***Processing Times***

The residential development process has various stages, each of which requires some form of County approval. Initial processing of a development application depends on the type of project proposed (e.g., Planned Development, subdivision, single family unit, etc.) as well as whether additional requirements will need to be met (e.g., rezoning of land, environmental review, etc.). Therefore, processing review times can vary depending on many different factors. Processing times for development review in Colusa County vary based on the size of the project and the extent of review required. The review period can range from 2 to 3 weeks for a straight forward permit, such as a single family home on appropriately zoned land, to four to six weeks for a multifamily project. A complex development project, such as a large project that would require a rezone or General Plan amendment, may require around 52 weeks if an environmental impact report is required under CEQA. The processing time frames are consistent with those in other communities within California and are not considered excessive. Tables 2-3 and 2-4 present the typical processing time for project types and planning approvals. A typical single family subdivision would require approximately 20 weeks for processing, which includes 16 weeks for the tentative tract map and CEQA review and 4 weeks for the final map. This assumes that the subdivision does not require a rezone or General Plan amendment. A typical multifamily development project would require approximately 4 to 6 weeks for processing, assuming that the project does not require a zone change or General Plan amendment and that the project does not have significant environmental issues.



## 2. CONSTRAINTS

**TABLE 2-3: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE\***

Project Type	Single Family Unit or Duplex	Single Family Subdivision	Multifamily Development
<b>Typical Processing Requirements</b>	Plan Check Review Building Permit	Site Plan Review Initial Study/Negative Declaration Tentative Map Final Map Building Permit	Plan Check Review Building Permit
<b>Estimated Processing Time</b>	2 - 3 weeks	20 weeks	4 - 6 weeks

*\*Processing times and procedures are for projects that do not require a use permit, variance, zone change, or General Plan amendment*

**TABLE 2-4: APPLICATION PROCESSING TIMES**

Type of Permit	Typical Processing Time (wks)
<b>Administrative Permit</b>	Over the Counter to 3 Days
<b>Plan Check Review</b>	2 – 4
<b>Site Plan Review</b>	1 -- 2
<b>Annexation</b>	16
<b>Variance</b>	12
<b>Conditional Use Permit</b>	12
<b>General Plan Amendment</b>	16
<b>Zone Change</b>	16
<b>Certificate of Compliance</b>	4
<b>Lot Line Adjustment</b>	16
<b>Tentative Tract or Parcel Map</b>	16
<b>Final Tract or Parcel Map</b>	4 (30 days following tentative map approval)
<b>CEQA Analysis*</b>	16 – Initial Study/Negative Declaration 24 to 48 – Environmental Impact Report

*\*The CEQA analysis occurs concurrently with the primary entitlement requested (Conditional Use Permit, Parcel Map, Zone Change, etc.) but depending on the issues specific to the project, the CEQA process may take longer than the review for the primary entitlement and thus may extend the overall processing time*

The permit and processing requirements for projects in Colusa County is straight-forward and do not by themselves pose constraints to residential development. Typically developments in Colusa County are relatively small and are not generally speculative in nature. Most building permits for residential development are issued within six months of final subdivision approval by the Board of Supervisors which does not require a public hearing in that final map approvals area a consent item on the Board’s agenda. Multifamily developments are not common, but there is no appreciable difference in timing. Any significant delays after entitlements are approved are the result of market forces. Staff will follow up with subdivision applicants when no building permits are issued within one to two years. However, given the location and size of the County the submittal of housing plans can be constrained by travel time. In an effort to help facilitate housing construction, the County was successful in obtaining SB-2 grant funding in order to establish a comprehensive permit system to expedite residential construction.

Development standards are clearly stated in the Zoning Ordinance and application processes, such as plan check and site plan review, are performed promptly. The permit and processing procedures do not pose a constraint to the development of residential uses or special needs housing, and do not unduly increase the cost of development, nor cause unnecessary delays.

## 2. CONSTRAINTS

The 2014 Zoning Code Update established an Administrative Permit process for accessory dwelling units in agricultural zones and other rural zones that will provide for plan check review and Zoning Administrator approval. No public hearings will be required for an administrative permit and approval times range from over the counter to three days. There is no fee for the Administrative Permit

### *GOVERNMENTAL FEES*

Although governmental fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. As described below, Colusa County has relatively low fees and housing costs are more impacted by increases in the cost of land, building materials, and labor rather than local fees.

Government Code Section 66020 requires that planning and permit processing fees do not exceed the reasonable cost of providing the service, unless approved by the voters; agencies collecting fees must provide project applicants with a statement of amounts and purposes of all fees at the time of fee imposition or project approval. Table 2-5 presents the 2019 permit processing and planning/zoning fees for the County of Colusa.

<b>TABLE 2-5: 2019 PERMIT PROCESSING FEES AND PLANNING/ZONING FEES</b>	
<b>Building Fees</b>	
<b>Building Permit Fee</b>	\$63 Base Fee plus increase based on valuation over \$1,700
<i>Total Valuation \$50,000</i>	\$643.75
<i>Total Valuation \$100,000</i>	\$993.75
<i>Total Valuation \$150,000</i>	\$1,273.75
<i>Total Valuation \$200,000</i>	\$1,553.75
<i>Total Valuation \$325,000</i>	\$2,253.75
<b>Plan Check Fee</b>	\$15.28 plus increase based on valuation over \$500
<i>Total Valuation \$50,000</i>	\$418.44
<i>Total Valuation \$100,000</i>	\$645.94
<i>Total Valuation \$150,000</i>	\$827.94
<i>Total Valuation \$200,000</i>	\$1,009.94
<i>Total Valuation \$325,000</i>	\$1,464.94
<b>Planning and Application Fees</b>	<b>Fee</b>
General Plan Amendment	\$2,409
Zone Change	\$2,325
Planned Development	\$2,950
Major Use Permit	\$1,316
Major Variance	\$1,288
Minor Use Permit	\$531
Minor Variance	\$503
Appeals to the Planning Commission	\$475
Appeals to the Board of Supervisors	\$750
Pre-application Site Visit	\$150
Research Request	\$50/hr

## 2. CONSTRAINTS

<b>Special Planning Commission Meeting Request</b>	\$775
<b>Subdivision Fees</b>	<b>Fee</b>
<b>Lot Line Adjustment/Merger</b>	\$675 +\$50/line
<b>Tentative Parcel Map</b>	\$1,737 + \$10/lot
<b>Tentative Parcel Map Extension</b>	\$475
<b>Tentative Subdivision Map</b>	\$2,412 + \$10/lot
<b>Tentative Subdivision Map Extension</b>	\$475
<b>Development Agreement</b>	\$475
<b>Environmental Fees</b>	<b>Fee</b>
<b>Categorical Exemption</b>	\$100
<b>Basic Initial Study/Negative Declaration</b>	\$275 plus the contract cost of IS/ND
<b>Review of Special Initial Studies</b>	\$375
<b>Environmental Impact Report</b>	\$2,000 or 10% of contract plus the contract cost of the EIR
<b>Environmental Mitigation Monitoring</b>	\$200/project/year

SOURCE: COLUSA COUNTY, 2019

Government Code Section 66000 et. seq. (Mitigation Fee Act) sets forth procedural requirements for adopting, and collecting capital facilities fees and exactions, and requires they be supported by a report establishing the relationship between the amount of any capital facilities fee and the use for which it is collected. Government fees in Colusa County include charges from Colusa County, Colusa Unified School District, Maxwell Unified School District, Williams Unified School District, and Pierce Joint Unified School District. Table 2-6 shows the Development Impact and Building Fees in Colusa County.

Colusa County adopted these fees in accordance with the nexus requirements of the Government Code which requires that any city or county which establishes, imposes, or increases a fee as a condition of development approval do all of the following: (1) identify the purpose of the fee; (2) identify the use to which the fee is to be put; (3) determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; and, (4) determine how there is a reasonable relationship between the need for the public facility and the type of development project upon which the fee is imposed. These fees were established through the preparation of a Development Impact Fee Justification Study, which includes an evaluation of the public facility needs and the corresponding costs. These fees are not excessive compared to other fees collected within other communities in California.

**TABLE 2-6: 2014 DEVELOPMENT IMPACT FEES**

Type	Single Family	Multi-family
<b>Sheriff Facilities</b>	\$1,419.64	\$1,330.36
<b>Fire Facilities*</b>	\$532.89	\$499.37
<b>Health and Human Services Facilities</b>	\$524.66	\$491.67
<b>Behavioral Health Facilities</b>	\$125.36	\$117.48
<b>Library Facilities</b>	\$668.57	\$626.52
<b>General Administration Facilities</b>	\$135.78	\$127.24
<b>Building &amp; Grounds Maintenance Facilities</b>	\$17.65	\$16.54
<b>Planning &amp; Building Facilities</b>	\$29.39	\$27.54
<b>Planning &amp; Building Administration</b>		
<b>General Plan &amp; Updates</b>	\$1,230	\$1,156

## 2. CONSTRAINTS

<b>Master Planning and Finance Studies</b>	\$63.60	\$59.60
<b>County Counsel Facilities</b>	\$36.23	\$33.95
<b>District Attorney Facilities</b>	\$35.51	\$33.28
<b>Probation Facilities</b>	\$110.41	\$103.47
<b>Public Works Facilities</b>		
<b>Road Facilities</b>	\$1,527.96	\$1,069.57
<b>Administrative Offices Facilities</b>	\$2.48	\$2.32
<b>Drainage Facilities &amp; Master Plan Study</b>	\$286.16	\$343.39
<b>Solid Waste Facilities</b>	\$76.23	\$71.44
<b>Total</b>	<b>\$6,822.52</b>	<b>\$6,109.74</b>
<b>School Fees</b>	<b>**\$3.36/sf</b>	<b>*\$3.36/sf</b>

*\*COUNTY-WIDE FEE IS USED IN THIS TABLE; THIS FEE DOES NOT APPLY WHERE FIRE DISTRICTS HAVE ADOPTED A SEPARATE FEE (MAXWELL, WILLIAMS, AND ARBUCKLE)*

*\*\* STATE ALLOCATION BOARD – MAXIMUM LEVEL I FEE. INDIVIDUAL DISTRICTS MAY HAVE LOWER FEES.*

*SOURCE: COLUSA COUNTY, 2019\*\**

Building, planning, and impact fees in Colusa County, summarized in Table 2-7, are affordable compared with other jurisdictions throughout the state. The total building permit, plan check, impact, and school fees for a 1,700 square-foot single family unit are \$14,258.03. The total fees for a 40-unit single family subdivision would be \$615,033.20, or \$15,375.83 per unit. A 40-unit multi-family project with units of 850 square feet would pay fees of \$399,840.50, or \$9,996.01 per unit. Multi-family projects are particularly affordable because they only require ministerial approvals when they are proposed on sites that are zoned for multi-family uses, so the planning fees for various discretionary actions do not apply. For comparison, the City of Colusa’s planning, building, and impact fees for a 1,600 square-foot single family unit total \$28,798.40 and the City’s fees for a 850 square-foot multi-family unit would be approximately \$20,000. In order to ensure that the fees are appropriate, the County has initiated a Development Impact Fee update.

**TABLE 2-7: PLANNING AND BUILDING FEE ESTIMATES FOR TYPICAL DEVELOPMENT PROJECTS**

	Single Family Unit <sup>1</sup>	40-Unit Single Family Subdivision <sup>1</sup>	40-Unit Multi-Family Project <sup>2</sup>
<b>Planning and Building Department Fees</b>			
<b>Building Permit</b>	\$1,385.75	\$55,430.00	\$32,897.50
<b>Plan Check</b>	\$900.74	\$36,029.60	\$21,38.340
<b>Pre-Application Site Visit</b>	-----	\$150	-----
<b>Tentative Subdivision Map</b>	-----	\$2,812	-----
<b>Development Agreement</b>	-----	\$475	-----
<b>Categorical Exemption</b>	\$100	-----	\$100
<b>Initial Study/Negative Declaration<sup>3</sup></b>	-----	\$45,275	-----
<b>Impact and Building Fees</b>			
<b>Impact Fees</b>	\$6,822.52	\$272,900.80	\$244,389.60
<b>School Fees<sup>4</sup></b>	\$5,712	\$228,480	\$114,240
<b>Total Fees</b>	<b>\$12,534.54</b>	<b>\$501,380.80</b>	<b>\$358,629.60</b>
<b>Fee per Unit</b>	<b>\$12,534.54</b>	<b>\$12,534.54</b>	<b>\$8,965.74</b>

<sup>1</sup>SINGLE FAMILY UNITS ESTIMATED TO BE 1,700 S.F. WITH A VALUATION OF \$170,000

<sup>2</sup>MULTI-FAMILY UNITS ESTIMATED AT AN AVERAGE OF 850 S.F. WITH A VALUATION OF \$510,000 PER MULTIFAMILY BUILDING

<sup>3</sup>INITIAL STUDY/NEGATIVE DECLARATION ESTIMATED AT \$45,000 FOR A SINGLE FAMILY SUBDIVISION

<sup>4</sup>STATE-ESTABLISHED MAXIMUM LEVEL 1 FEE USED FOR THE ESTIMATE

SOURCE: COUNTY OF COLUSA, 2019;

### INFRASTRUCTURE CONSTRAINTS

This subsection provides an overview of the availability of infrastructure to serve the housing sites in the attached inventory. Generally, there is adequate water supply, wastewater disposal, solid waste disposal, and transportation system capacity to accommodate the County's fair share of regional housing needs. In some cases, improvements, such as construction of an additional well, lift station, or extension of distribution lines, may need to be made within the planning period to serve the anticipated housing units.

Since the 2014 Housing Element cycle, an updated General Plan was prepared for the City of Williams. Updated information regarding water and wastewater capacity in the Williams area is from the City of Williams General Plan. Water system improvements have been completed for Maxwell; No updated master plans, or other long-range service plans have been prepared for the other water and wastewater districts. Municipal Service reviews were completed for Arbuckle 2013, Princeton 2016, and Maxwell 2017. With the slow pace of development since the preparation of the 2014 Housing Element, there have been no significant changes to the water and wastewater capacity of the various service districts, except as noted below). Generally, the utility districts in the unincorporated communities have the capacity to serve anticipated development and the projected RHNA numbers without the need for any substantial improvements.

#### Water

Water supplied to Colusa County comes from two sources, groundwater and surface water. All domestic systems in the County are supplied with groundwater, while most irrigation systems are supplied with surface water from the Tehama-Colusa or Glenn-Colusa Canals, the Colusa Drain, or the Sacramento River. Residences receive water either through a local public utility system, a water system registered with the County Environmental Health Department, or through an on-site well.

#### *WATER AGENCIES AND DISTRICTS*

*Arbuckle Public Utility District.* The Arbuckle Public Utility District (APUD) provides domestic water service to 820 connections, or a population of approximately 2,500. Arbuckle has four groundwater wells, but generally only runs one or two at a time. The average amount of water pumped each day is approximately one million gallons, with a yearly total of approximately 350 million gallons. Total pumping capacity is 3.6 million gallons daily. Most of the original pipes have been replaced with asbestos-cement ("AC") pipes, though some small ductile iron pipes remain in use. The distribution system consists of mostly 6-inch, 8-inch, and 10-inch pipes. Water is treated with chlorine at the wellheads as it is pumped out of the ground. There are no major problems with the system and there are no planned upgrades or changes. (LAFCO MSR, 2013)

The current system has the capacity to pump an additional 2.6 million gallons per day above existing pumping levels. This additional pumping capacity is adequate to serve approximately 2,132 additional connections without making any significant upgrades to the system. The existing water distribution infrastructure is in good working order. (LAFCO MSR 2013)

## 2. CONSTRAINTS

The current municipal water system in Arbuckle has adequate supply and distribution capacity to accommodate full development of all housing sites listed in the inventory. Individual projects would require the expansion of distribution infrastructure to the project site, but upgrades to the overall system would not be required.

*Colusa County Waterworks District #1.* The Colusa County Waterworks District #1 provides potable water to 100 residential connections, 5 commercial connections, and one agricultural connection in the community of Grimes. The District has one primary well 223 feet deep, and one back-up well. The District provides approximately 36 million gallons of water annually. July is the peak flow month with 5 million gallons. The water supply infrastructure in the District is comprised of pipes ranging in size from 2-inch to 8-inch diameter. While the 2-inch pipes are generally PVC or metal, the larger pipes are generally asbestos-concrete ("AC"). Water is treated with sodium hypochlorite for Coliform bacteria. The Colusa County Waterworks District #1 also provides water to 10 fire hydrants as part of an agreement with the Sacramento River Fire Protection District. However, this water is not sufficient to maintain fire flows and the Sacramento River Fire Protection District must also rely on water tenders to help achieve adequate supply.

On February 5, 2009 the Colusa County LAFCO presented a staff report to the LAFCO Commission regarding the Municipal Service Review and Sphere of Influence Update for services provided by Colusa County Waterworks District #1. The MSR concluded that the proposed SOI will support planned land uses shown in the Colusa County General Plan and Zoning Code. The MSR further identifies the need for future upgrades to the water distribution system, and the establishment of a fee program to fund future infrastructure upgrades in order to ensure that adequate water is available in the future. The Housing Sites inventory identifies very few sites in the community of Grimes where additional housing may be located. Based on the LAFCO analysis of the water availability in the 2009 MSR, there are adequate supplies available to meet projected residential growth in this area, consistent with the County General Plan Land Use designations.

*Maxwell Public Utility District.* The District receives all water for municipal purposes from groundwater sources. The District pumps with a total of three wells and has an elevated steel storage tank with a 100,000-gallon storage capacity.

The District's sources produce 1,550 gpm (of which 600 gpm meets drinking water standards but is not drinkable), well above the District's annual, monthly and peak day demand of 119.17 million gallons (mg), 17.05 mg, and .64 mgd respectively. The District serves 463 connections (residential, commercial, and agricultural) for a total service population of 858 people. Peak water usage per day is 1,384 gallons per day per Equivalent Dwelling Unit (gpd/EDU). Maximum daily pumping capacity is 2,016,000 gallons per day compared to an average daily pumping demand of 326,493 gallons per day. Demand is well below the District's source capacity.

The District's distribution system is set in a grid pattern with many dead-ends (1998 Department of Health Services Annual Inspection Report). The system is composed entirely of C-900 PVC pipe ranging from 4" up to 8" installed (C-900 PVC) with cast-iron valves, new hydrants, and metering equipment. The District has a main pressure zone with approximately 52 to 54 pounds per square inch (psi) at all times. The District has four backflow prevention devices on the system. The distribution system is properly maintained and is in good working order.

## 2. CONSTRAINTS

In order to meet the increased demand that would be generated through development of the residential parcels identified in the housing sites inventory the District would need to add one or two new wells to the system. Additionally, new development sites would need to extend conveyance infrastructure to the site. The District has recently installed (Well #6). (Chambers, 2018)

It is feasible that this new well could be online and operational within 1-2 years, which would provide adequate water supplies to meet the needs of the housing sites inventory.

*Princeton Water Works District.* The Princeton Water Works District provides water service to approximately 110 residential and commercial customers. The District pumps 50,000 gallons per day in winter months and between 250,000 and 280,000 gallons per day in the summer months. The District is able to meet peak water usage of up to 300,000 gallons per day during high demand periods. The average peak water usage is 2,545 gallons per day. (LAFCO, 2017)

The initial distribution system infrastructure consisted of 4-inch welded steel pipe. The entire distribution system was reconstructed in 1984 with a combination of 4-inch (3,320 feet), 6-inch (6,050 feet) and 8-inch (2,100 feet), asbestos-cement pipe. The distribution system is currently in good working order. (LAFCO, 2017). Each well has a 1600-gallon pressure tank and chlorination system for a total combined storage of 3,200 gallons. The District's water pressure usually fluctuates between 45 to 65 pounds per square inch (psi) (LAFCO, 2017).

The District has adequate water capacity from two wells to serve the 110 existing connections (residential, schools and commercial) with average demands of 50,000 to 60,000 gpd in winter months, and 250,000 to 280,000 gpd in the summer months. According to the District, it can meet peak demands of up to 300,000 gpd, which is below the District's capacity of 320 gallons per minute. At 320 gpm, at peak flows, the district can pump up to 460,800 gallons per day. (LAFCO, 2017)

With respect to the number of additional connections, during peak summer usage days, a remaining pumping capacity of 180,800 gpd (460,800 gpd total pumping capacity ---280,000 gpd peak demand= 180,800 gpd excess capacity) could support up to 71 more water connections (assuming current water usage of 2545 gpd, which is based on a peak usage of 280,000 divided by the number of connections being 110). (LAFCO, 2017) If more than 71 additional connections were required, the District would need to explore the possibility of adding new wells to the system. Groundwater levels in the area would support additional pumping from new wells.

*City of Colusa.* The City of Colusa provides potable water within the city limits, as well as the following areas outside of its boundaries: the Lurline Avenue area, the area east of Bridge Street, and restrooms at Moon Bend Road. The Walnut Ranch development was annexed by the City of Colusa in 2014.. As described in the City's 2009 Water Master Plan (Eco:Logic, 2009), the City's well network has been gradually expanded over the years and now consists of five wells and a distribution system. The City relies on three of its wells to meet day to day demands and utilizes the two other wells as back-up supply. Two elevated tanks provide 0.25 million gallons (Mgal) of storage which supplements peak demands and maintains system pressure.

As of 2009, there were 2,126 active water service connections within the City. Of these connections, 1,914 were for residential customers, 195 were for commercial/institutional customers, and the remainder for industrial and other users. All water used by the City comes from five wells . The depth of

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these wells exceeds 200 feet below ground surface, and each well is encased with a deep-water sanitary seal for a minimum of 50 feet to prevent infiltration. Water is treated with chlorine after it is pumped out of the ground and before it is conveyed to users.

The current well capacity with all wells operating simultaneously is approximately 7.0 MGD; however, the reliable well capacity is 4.9 MGD which is based on the largest well being out of service. The storage tanks provide about 1.2 Mgal/d, and increase the total reliable system capacity to 6.1 Mgal/d. As described in the 2009 Water Master Plan, the current peak hour demand for existing customers is approximately 5.8 million gallons per day (Mgal/d). The peak hour demand of 5.8 Mgal/d can be reliably supplied with the capacity from the storage tank and four wells (6.1 Mgal/d), with the largest well out of service.

The 2009 Water Master Plan includes an analysis of water demand associated of full buildout of the City's SOI. All of the sites listed in the housing inventory are located within the City's SOI, and are therefore accounted for the future water supply analysis within the Water Master Plan. The Water Master Plan estimates that full buildout of the SOI will require an average of 6.8 Mgal/d and a maximum day demand of 18.6Mgal/d.

Water supply, treatment, storage, pumping and distribution improvements have been identified in the Water Master Plan to meet future water demands and to correct existing deficiencies within the current system.

Remedies to eliminate existing deficiencies include providing additional source capacity through construction of two new wells with treatment, adding sequestering to Wells 4, 5, and 6 if needed, and eliminating the small diameter pipelines in the downtown area. Improvements to increase system capacity to serve future growth include provision of additional wells with treatment and extension of the distribution system. Additional storage and a booster pump stations may also be necessary depending on the capacity of future wells.

Distribution system improvements were developed to serve future growth. The most prominent feature of the future distribution system expansion is the construction of an outer loop around the City comprised of 12-inch diameter pipelines. The outer loop interconnects with existing pipelines to create further looping within the system, which increases operational flexibility and fire flows. The pipelines have been sized so that future wells or tanks/booster pumps can be anywhere on the perimeter and maintain flows, which will allow flexibility as future improvements are sited.

Future source capacity will be provided from new wells throughout the system. Future wells are expected to provide at least 1,300 gpm, but capacities could be higher. Seven new wells will be needed to serve future growth. If future wells have higher capacity, then fewer wells will be needed. New storage and pumping facilities may be included at some point in the future to reduce the number of new wells and treatment systems needed, but should be delayed until the capacity of new wells is determined. Figure ES-2 in the Colusa Water Master Plan identifies the location of new conveyance infrastructure and well locations that would adequately serve full buildout of the SOI, which includes the sites listed in the housing inventory.

The Water Master Plan includes a proposed water service connection charge for new development within the City's water service area. New single-family residences would be subject to a \$3,448 connection



charge. Connection charges for multi-family units are not specified in the Water Master Plan and would be determined on a site-specific case-by-case basis.

In summary, the City of Colusa has adequate water supplies and distribution infrastructure to meet existing demand for potable water. The Water Master Plan includes specific and detailed measures to increase water supplies to meet full buildout of the SOI, which would include all of the sites listed in the inventory. The Water Master Plan includes specific measures to amend the current water fee program and increase connection charges in order to fund the identified improvements to meet water demand for full buildout of the SOI. The City's water distribution system has been designed to provide for maximum flexibility regarding the location of new wells and connections to the water distribution system that runs around the perimeter of the City. New residential growth in the SOI, which includes the parcels in the inventory, would occur within the SOI in close proximity to existing water conveyance infrastructure. New residential development would be able to connect to the existing distribution system along the boundary of the City limits without the need to construct significant new conveyance infrastructure. By implementing the improvements identified in the Water Master Plan, the City of Colusa would ensure adequate supplies are available to meet new residential growth within the SOI. This does not pose a constraint to the development of housing within the Colusa SOI.

*City of Williams.* The City of Williams provides water service to approximately 2,100 meters. The majority of the City's connections are residential. Only eight connections are outside of the city boundaries, in the unincorporated area of Colusa County. In 2012, water usage averaged 400,000 gpd. The City of Williams Public Works Department operates the water system. The system includes five wells, three of which are active while the other two wells are for stand-by only. The three active wells collectively pump approximately 2,800 gpm and the total capacity of all five wells totals 3,620 gpm. The system includes one 100,000 gallon water storage tank, but more storage capacity is needed. The average water usage is 13.5 million gallons per month. Peak usage in the summer is .814 million gallons per day and 20.7 million gallons per month. Using Well 5 exclusively, the City could pump 1.7 million gallons per day or .9 million gallons more than the current day usage (LAFCO, 2007). Two additional wells on the Plank Industrial Park on the recently annexed east side can each produce 2000 gallons per minute, equivalent to 5.7 million gallons per day.

The City's water distribution system consists of approximately 69,000 linear feet of 6- to 12-inch diameter pipeline. Approximately 15 percent of the distribution system was replaced in 1996, which eliminated undersized and failing pipeline. The existing water distribution system provides sufficient domestic and fire flows to the City. The City continues to upgrade the water distribution system as funding becomes available. The City of Williams has adequate water supply to meet the demands that would be generated by development of the housing inventory sites.

### *SMALL WATER SYSTEMS*

There are 54 water systems registered with the County Environmental Health Department. Most of these systems belong to roadside commercial establishments, hunting clubs or lodges, trailer courts, agricultural industries, labor camps, or isolated residential areas. Two of the larger residential systems serve Stonyford and Century Ranch.

*Stonyford Water District.* The Stonyford Water District is a County Service Area (CSA). The water system was upgraded in 2007-2008 to include a \$1.1 million water infiltration system. There are approximately 60

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municipal hookups on the Stonyford system, 55 of which are private residences and five are allocated to the U.S. Forest Service. Water is drawn from two local wells, one of which serves as a backup to the primary well. The main well has a pumping capacity of 20 gpm, and both the main well and the backup well are in generally good condition. A 75,000 gallon containment tank is located adjacent to the main well, and a 300,000 gallon storage tank is located south of Stonyford, near the landfill. Water from the 300,000 gallon storage tank is conveyed from the tank to the municipal distribution system via a system of 8-inch and 10-inch line that feed into the 3-inch and 4-inch lines that connect directly to users. The larger distribution lines are relatively new and are in good condition, however, the smaller municipal conveyance lines are aging and in need of repair and upgrade.

Although water for the Stonyford system is pumped from the ground via wells, it has been determined by DWR and the Federal government that the water pumped from the ground is hydrogeologically connected to Stony Creek, and is therefore, classified as a surface water source. The Stonyford water system is allocated up to 40 acre feet/year of water from this source. The allocation between October 1 and May 31 is 30 ac/ft and the allocation between June 1 and September 31 is 10 ac/ft. The system has historically exceeded this allocation. However, once a tiered pricing system for water use was implemented there have not been exceedances of this allocation. The allocation of water to the Stonyford system is administered by the Federal Water Master, based in Orland, CA. New municipal hookups and the drilling of new wells require approval from the Federal Water Master, and applications are reviewed on a case-by-case basis. In general, the current hookups use the majority of the annual water allocation, and growth in the area is constrained by a lack of available water. (Acevedo, 2019)

*County Service Area - Century Ranch.* CSA #1 serves Century Ranch and is managed by Colusa County. CSA #1 currently does not have water available to serve development of new residential lots at Century Ranch. There are over 800 vacant lots in the Century Ranch subdivision. Until additional water is identified for new development, either through transfer of water rights or drilling of additional wells, residential lots may only be developed if the lot is capable of supporting an on-site well. Many of the larger lots in and adjacent to Century Ranch may be capable of supporting on-site wells. However, most of the lots within the subdivision are less than an acre and would have to be merged with other lots in order to support an on-site well. At this time, the lots at Century Ranch are not likely to accommodate a significant portion of the County's fair share of housing needs. There are adequate sites located in other communities to accommodate the County's housing needs during the planning period. (Acevedo 2019)

### *WASTEWATER*

Within Colusa County, the two primary methods for handling wastewater are on-site treatment (i.e., septic systems) or community systems. On-site systems are generally used for rural or agricultural purposes. Community systems, consisting generally of collection lines, a treatment facility, and a disposal system, serve the community areas.

#### ***On-Site Systems***

On-site systems, commonly referred to as septic systems, are useful for handling the wastewater disposal needs of individual dwellings or commercial establishments for which connection to community facilities is not feasible. An on-site system consists of a septic tank that receives wastewater, allows the heavier solids to settle in the tank, and releases the remainder to an attached leach field. The leach field consists of underground perforated parallel lines through which water can seep into the surrounding soil. The solids which settled out of the wastewater in the septic tank must be periodically removed.

Septic tanks work well in areas of low density development where there is sufficient room to separate leach lines from potable water wells and lines. On-site systems are relatively inexpensive, easy to maintain, and contribute to water recharge in the area. However, on-site systems require certain soil conditions, topography, and water table conditions in order to work. If the proper conditions are not present, the leach field can become saturated and groundwater may become contaminated.

Another problem associated with on-site systems is the potential for groundwater contamination. On-site systems that serve commercial or industrial establishments may dispose of chemicals that are not adequately filtered prior to being leached into the soil. For industrial properties where groundwater contamination is a concern due to chemical waste, chlorine injection or evaporation ponds must be provided in order to ensure safe disposal of sewage.

On-site systems were once common in the communities of Arbuckle, Maxwell, and Princeton. With the increase in water consumption and the use of appliances such as dishwashers and washing machines, it became increasingly difficult to have adequate room on each lot for leach fields to properly dispose of wastewater. As more homes were constructed at higher densities, the lots were consequently too small for a proper leach field and centralized systems became necessary and appropriate.

The communities of Grimes, College City, Century Ranch, and Stonyford dispose of locally generated wastewater through individual on-site septic systems. Rural residences located throughout the County, but outside of the communities listed above are also served by on-site septic systems.

### ***Community Systems***

The communities of Arbuckle, Colusa, Maxwell, Princeton, and Williams are served by community systems for wastewater disposal and treatment, as described in greater detail below.

*Arbuckle Public Utility District.* The Arbuckle Public Utility District has provided sewer service to the residents of Arbuckle since 1953. The Arbuckle Public Utility District currently serves 820 connections. The older portions of the system convey wastewater through clay pipes, but development within the last 20 years has installed mostly PVC pipes. (LAFCO MSR, 2013)

Wastewater is conveyed from individual homes and businesses to the treatment facility located on Bailey Road. With the exception of a lift station at the wastewater treatment plant, the system is operated by gravity flows. The wastewater treatment plant includes a clarifier, a digester, and seven evaporation/percolation ponds. The ponds provide sufficient surface area for evaporation and filtration so no effluent is discharged. The Arbuckle facility treats approximately 0.27 mgd. The plant capacity is 0.5 mgd. (LAFCO MSR, 2013)

Based on full build out of the District and the District's existing Sphere of Influence, which includes all of the sites in the housing inventory, an additional gross 300 acres (including roads, curb and gutters, and sidewalks) could be developed. Assuming .75 of each gross acre could be developed, a total 225 net developable acres exist in the existing Sphere of Influence and assuming 8000 square foot residential lots, the District and SOI would have the capability to accommodate an additional 1,225 dwelling unit equivalents. Based on an average of 384 gpd per connection, the system could accommodate an additional 1,303 total equivalent dwelling units at 384 gpd/EDU. (LAFCO MSR, 2013)

This additionally system capacity far exceeds potential residential growth from the sites listed in the housing sites inventory. Individual projects may need to construct wastewater conveyance

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infrastructure to connect project sites to the existing wastewater conveyance system. However, the existing wastewater treatment and conveyance infrastructure does not constitute a constraint to housing development in this area of the County.

*Maxwell Public Utilities District.* The Maxwell Public Utilities District has provided sewage treatment to the Maxwell community since 1973 and currently serves approximately 425 customers, including 1,056 residents. The Maxwell Public Utility District wastewater treatment plant is located on the southeast end of town adjacent to I-5. The plant is owned and operated by the Maxwell Public Utility District. The treatment plant consists of headworks with a communicator, two aeration ponds, two facultative lagoons, an effluent pumping station and pipeline, chlorine contact and dechlorination, an approximately 30-acre effluent storage pond with 263 acre-feet of storage, a 150-acre water recycling site including two irrigation areas with tailwater collection systems, and conveyance and drainage ditches. .

The Maxwell wastewater treatment plant improvements completed in January 2012 comply with stricter effluent limitations and provide for discharge of effluent to land. The plant no longer discharges to surface waters. The California Regional Water Quality Control Board rescinded the previous permit (R5-2009-0009) and a cease and desist order (R5-2011-0040) upon completion of the 2011/2012 improvements.

The design and permitted capacity (RWQCB order R5-2009-0109) rating for the plant is for treatment, storage, and disposal of 0.332 mgd based on average daily flow, 0.224 mgd based on average daily dry weather flow, and 1.50 mgd for peak wet weather flow. The plant was designed and built in 1973-74 and had significant upgrades in 2011. The average flow is approximately 0.08 mgd (2006-07 and 2007-08 water years) to 0.14 mgd (2004-05 and 2005-06 water years). During wet weather, flows in the plant appear to be significantly impacted by Infiltration and Inflow (I and I). These flows have increased to up to 0.46 mgd (2004-05 water year). (RWQCB Order R5-2009-0109). All wastewater is collected through gravity, cement-pipe sewer system installed in the 1940s (Maxwell PUD Wastewater Treatment Plant System Improvements Report, 2002).

The District provides secondary treatment by way of aeration lagoon, three oxidation ponds, and a chlorine contact basin and dechlorination.

The collection system consists primarily of 6-inch and 8-inch concrete pipes and 12-inch clay pipes. Since 1982, work has progressed on replacing many of the concrete pipes with PVC. The pipes are currently being replaced at a rate of approximately 400 feet per year. The entire west side of the District's collection system consists of approximately 70-year old concrete piping. These stretches of pipe are antiquated and need to be replaced as soon as funding and time allows. The remainder of the Districts collection system is PVC and clay and is considered in good condition.

The wastewater treatment facility has the permitted capacity to service an average daily flow of 0.332 mgd, which will accommodate approximately 864 connections or 2,142 residents (3.6 percent annual population growth rate), which is more than adequate to meet the residential growth identified in the housing sites inventory.

*Princeton Water Works District.* The Princeton Water Works District has provided wastewater treatment for the community of Princeton since 1969. The wastewater treatment plant is located on a 30-acre site north of town and includes a lift station, a concrete lined aeration ditch, and two evaporation/percolation

ponds. The facility treats approximately 18,260 gallons per day, but has a capacity of 40,000 gallons per day. (LAFCO MSR, 2016)

The District provides wastewater services to about 105 customers (connections), with an average wastewater flow of 0.034 million gallons per day or 324 gallons per day per connection. The System consists of a wastewater treatment plant, a pump station and collection system made up of a 6-inch and 8-inch epoxy lined asbestos cement pipe. According to the Princeton Water Works District, approximately 369 people live in the District's service area. (LAFCO MSR, 2016). The two holding ponds facilitate further treatment and disposal by evaporation and percolation. Typically, one stabilization pond is used; the second pond is maintained for future expansion and operational maintenance purposes.

The method of discharge is as follows: Raw sewage from the collection system drains to a pump station. From there, it is pumped to an aeration ditch. The Sewage is retained in the aeration ditch for approximately 40 hours, during which time it is aerated by means of a cage rotor. The effluent leaves the aeration ditch through a weir structure and flows into evaporation/percolation ponds.

Assuming 0.034 mgd average wastewater flow (324 gpd average per connection) with the total wastewater permitted/design capacity of 0.040, the District is nearly at its capacity and could serve an additional 19 connections to a total of 124 connections. This figure assumes the average wet weather flows do not exceed the maximum permitted and design capacity of the system. The design/permitted capacity and WDR Order #94-013 requires the system to not exceed a monthly average wastewater flow of 40,000 gpd. This is also the maximum flow that the system can accommodate. (LAFCO MSR, 2016)

The District has not developed a Capital Improvements Plan, but has had an Engineering Report published (The Water and Sewer Feasibility Study 2004) that outlines various system deficiencies and recommended solutions. While not the same as a Capital Improvements Plan, this study does identify various equipment deficiencies and the necessary upgrades to promote more efficient operation, along with the cost of implementation and financing suggestions. Possible funding sources include a Rural Utility Service within USDA Rural Development, which provides affordable financial assistance to develop and improve water and wastewater disposal systems in rural areas and towns with populations under 10,000. Funds are available to public entities such as municipalities, counties, special purpose districts and corporations operated on a non-profit basis.

The Princeton Water Works District should be eligible for the Small Communities Grant Program. The program is State funded as funds allow, though at present there may not be funds available. If all grant funding has been exhausted and none appears to be viable, the State Revolving loan program could possibly loan at 2.5% interest repayment over twenty years. A Revenue Program will be required together with environmental documents prior to obtaining the Loan. (LAFCO MSR, 2016)

*City of Colusa.* The City of Colusa operates a wastewater treatment facility at 2820 Will S. Green Road in Colusa, about a mile southwest of downtown. The facility was constructed in 1949, but was updated with new equipment in 2008. The new equipment includes a "Bio-lac" secondary aeration process, tertiary filtration, ultraviolet (UV) disinfection system sludge storage basins, and daily and monthly equalization storage ponds (NPDES Permit No. CA0078999). The old pond infrastructure may be used for emergency storage. The City's existing wastewater collection system covers an area of approximately 900 acres and provides service to almost 5,700 residents as well as commercial and industrial users. The City owns, operates, and maintains a network of over 26 miles of sewer pipelines (ranging in size from 4-

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18- inches in diameter), force mains, and six existing pump stations, which convey an average dry weather flow of 0.58 million gallons per day (MGD) from throughout the City's service area to the City of Colusa Wastewater Treatment Plant. (Ecologic, 2009)

According to the National Pollutant Discharge Elimination System ("NPDES") permit for the facility, the facility can treat and discharge up to 0.7 million gallons per day. According to the 2010 Draft MSR for the City of Colusa, the design capacity of the WWTP is 0.9 mgd. The effluent discharges to an unnamed tributary which leads to Powell Slough. At the existing level of development, during average daily dry weather flows, model simulations predict all pipes to be flowing at less than 80% capacity with no manholes surcharging. Average daily dry weather flow is 0.58 MGD at the City of Colusa's WWTP. (Ecologic, 2009).

Full development of the City's General Plan and Sphere of Influence is estimated to double the wastewater flow to 7.6 MGD and sufficient capacity does not exist in the existing collection system to accommodate this flow. New trunk sewers and upsizing of the Primary and South Wescott pump stations will be necessary to convey all future flow to the WWTP. (Ecologic, 2009). However, this buildout scenario may not occur for several decades or longer.

The City of Colusa completed improvements to its Wastewater Treatment Plant during the previous planning period. As described and discussed in the 2010 Draft MSR for the City of Colusa, based on a design capacity of .9 mgd at its Wastewater Treatment Plant, the City has a adequate capacity to provide wastewater services to 3,352 dwelling unit equivalents. The City has 2,123 units at this time and 177 acres of vacant land with a potential build out of 721 dwelling units. The City has an additional capacity to accommodate 1,229 additional units of which 508 could be developed within its Sphere of Influence. (LAFCO, 2010). The existing capacity is considered adequate to accommodate the City's fair share of regional housing needs and the portion of the County's housing needs that may be constructed in the Colusa area during the planning period. No significant changes or improvements have taken place related to the City of Colusa's water and sewer services since 2014.

*City of Williams.* The City of Williams owns and operates the collection, treatment, and disposal system, and provides sewage service to the City of Williams and limited portions of the surrounding area and the SOI. The wastewater system collects wastewater and conveys it to the City's treatment plant located approximately one half mile north of the City Limits along I- 5. The City of Williams charges a \$15 flat rate for monthly wastewater collection service, and \$3,077 per unit wastewater connection charge.(LAFCO, 2007).

Current average daily flow (ADF) is around 0.45 mgd and the maximum average daily flow is about 1.5 mgd during wet weather conditions. The system has a flow capacity of 0.5 MGD and is being replaced by a plant that is planned to be expandable up to 1.0 mgd. (Williams, 2012) Based on an average dry weather flow of 250 gpd/EDU there are currently approximately 1,200 EDU on the City's sewer system. The current plant is rated for 2,000 EDU based on the permitted ADWF flow of .5 mgd. The current system can handle approximately 390 connections before reaching plant capacity (800 connections were available—300 units are committed to the Valley Ranch subdivision, 110 are committed to new development, leaving 390 available connections).

The City's wastewater collection system consists of approximately 55,000 linear feet of 6--- to 20---inch diameter pipeline. The general flow of wastewater is from south to north. There are currently

two sewer lift stations. The collection system does not experience overflows during peak wet weather flows and is considered to have adequate capacity. Due to the flat terrain in the City, additional lift stations may be necessary depending on the location of new growth. (LAFCO, 2007). No significant changes or improvements have taken place related to the City of William's water or sewer systems since 2014.

### *SOLID WASTE DISPOSAL*

There are four types of solid waste generated in Colusa County: residential waste, commercial waste, industrial waste, and natural resource byproducts. Most of the waste brought to landfills is residential waste. Natural resource byproducts include rice stubble and straw, manures, gas well muds, cannery waste, and waste from prune dehydrators. Rice stubble and straw is usually burned or disked into the land, while manures are often used as fertilizer.

*Collection Services.* Residential and commercial garbage pickup is provided by Recology Butte Colusa Counties. Service is provided to the cities of Colusa and Williams, as well as the unincorporated communities of Arbuckle, Maxwell, and Princeton. Garbage picked up from areas east of the Tehama-Colusa Canal are taken to the Maxwell Transfer Station, while garbage picked up from areas west of the Tehama-Colusa Canal are taken directly to the Stonyford Disposal Site.

*Maxwell Transfer Station.* The Maxwell Transfer Station is located on Highway 99 south of the community of Maxwell. It is a solid waste transfer station which receives mixed municipal and construction/demolition refuse. The permit for the facility was revised in 2010 to allow up to 180 tons daily. Garbage is brought to the transfer station by Recology's trucks, but the facility is also open to the public. The transfer facility handles e-waste and used oil, but cannot accept hazardous waste. There is currently no program in Colusa County to handle hazardous waste. The facility is owned by Colusa County and is operated by Recology of Butte and Colusa Counties.

*Stonyford Disposal Site.* The County of Colusa owns and operates the Stonyford Disposal Site, located on Lodoga-Stonyford Road, south of the community of Stonyford. It is a Class III landfill with a maximum permitted capacity of 149,219 cubic yards. As of April 30, 2001, the Stonyford Disposal Site had a remaining capacity of 55,683 cubic yards. This site receives agricultural waste, construction and demolition waste, mixed municipal waste, and tires.

The solid waste collection and disposal resources in Colusa County are more than adequate to meet increased demand that would be generated from development of the sites in the housing sites inventory.

### *TRANSPORTATION SYSTEM*

*Regional Roadway System.* Colusa County's preservation of agricultural land and concentration of growth within incorporated cities has created a unique transportation system compared to the rest of the Sacramento region. Most travel in the County is by automobile.

The roadway network within the unincorporated parts of the County is rural in character, mainly serving small communities and agriculture uses. Interstate 5 and State Routes 20 and 45 are the primary transportation corridors extending through the County and serve all of the County's major population centers, including Colusa, Williams, Arbuckle, Maxwell, and Princeton. Other County arterials and a

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network of local public and private roads constitute the remainder of the roadway system.

The state highway network serves primarily intercity and intercounty regional travel, while the County roadways serve local trips. Notable exceptions are Lone Star Road and Maxwell Road, which serve some intercounty trips and have traffic volumes as high as some of the state highways.

*State Highways.* State highways in Colusa County include State Route (SR) 16, 20, and 45. These freeways and conventional highways are operated and maintained by Caltrans. Interstate routes are also part of the state highway system that is maintained by Caltrans. The unincorporated portion of Colusa County has one Interstate route, I-5.

SR 45 is a two-lane rural highway with 12-foot lanes and paved shoulders that vary from two to six feet depending on location. It extends from the Yolo County border, with daily volumes of about 2,300 vehicles, to Highway 20 east of the City of Colusa, where the facility merges with Highway 20. SR 45 then re-emerges northwest of the City of Colusa, to Princeton and further north to Glenn County, where traffic volumes are roughly 2,300 vehicles per day.

I-5 is an important north/south route in Colusa County that primarily provides for the transportation of goods by trucks. The agricultural industry in Colusa County generates high truck traffic along I-5 during the harvest seasons. Existing daily travel on I-5 in Colusa County ranges from approximately 30,000 to 40,000 vehicles per day for average and peak conditions, respectively. From the Yolo County line to the Glenn County line, I-5 is a four-lane freeway and provides connections to the communities of Arbuckle, Williams, and Maxwell.

*County Roads.* The County maintains approximately 716 miles of roadways an extensive system that provides a high level of access compared to the relatively low levels of traffic on most roadways. Numerous County roadways provide intermediate and localized access to rural areas of the County, as well as the more populated cities of Colusa and Williams and the communities of Arbuckle, Maxwell, and others. Most roads are two-lane roadways with substandard cross sections, limited shoulder widths, and poor pavement conditions. Years of insufficient funding to help the County maintain local roadways have resulted in serious maintenance issues that continue to plague the County.

Major County roads are also part of the regional roadway system and typically provide the connections to the highway and freeway system. Roads such as Walnut Drive, Maxwell Road, and Lone Star Road are key County roadways carrying more than 2,000 daily trips. These three roadways are heavily used by motorists traveling between Colusa, I-5, and SR 20.

*Public Transportation System.* Colusa County Transit Agency (CCTA) provides public transportation within Colusa County through a general public paratransit service. The bus service currently operates Monday through Friday, between the hours of 7:00 AM and 5:00 PM, with the exception of county approved holidays. The bus service operates on a Fixed-Route, Dial-A-Ride basis providing service to Colusa, Williams, Arbuckle, Grimes, Maxwell and Princeton daily. Service to Stonyford provided the 1st, 3rd and 5th Wednesday of every month. Service to Yuba City provided each Friday of the week. CCTA has ten full time staff members, including six drivers, one mechanic, and three administrative staff. The CCTA has nine vehicles with 19-passenger capacity; each accommodates 2-wheelchair positions and 1-van with 7-passenger and 1-wheelchair capacity.



The CCTA currently provides medical escort services for Colusa residents needing transportation to medical services outside of Colusa County through a grant and user must qualify for this service. All out of county medical appointments are for services not available in Colusa County and rides provided as long as funding is available. The medical transport cannot be used for surgical appointments or dialysis.

The County's available residential sites are located primarily within or adjacent to established communities and will be served primarily by existing highways and County roads.

### *ENVIRONMENTAL CONSTRAINTS*

State law also requires Housing Elements to describe the suitability of sites identified for housing relative to environmental conditions or issues. This description is required to be general in nature, and not site-specific.

### ***CEQA Review***

The identified sites upon which the County is relying to meet its fair share allocation have all been determined to be suitable for housing as planned. The Housing Element only includes sites in the inventory of residential lands (Table 3-2, Table 3-4, and Appendices A and B) that have been zoned and designated in the General Plan for residential development. These sites have already undergone appropriate environmental review and have the necessary CEQA clearance. All of the subdivided R-1-6, R-1-8, and R-1-PD sites and the identified R-R sites allow development of a single family unit as a ministerial action; CEQA review is not required. Similarly, all of MU, R-3, and R-4 sites allow development of multi-family units as a ministerial action; CEQA review is not required. This Housing Element does not rely on conversion of lands designated for agricultural, habitat protection, or other uses in order to accommodate the County's fair share of regional housing needs.

### ***Flood Hazards***

Nearly one-quarter of the County is located within an area that may experience flooding during a 100-year flood event. Some of these areas may only experience ponding or sheetflow, while other areas are projected to have waters to a base flood elevation. Figure 2-1 identifies areas designated Zone A (100-year floodplain, no base flood elevation [BFE] determined) and Zone AE (100-year floodplain, BFE determined).

Most of the existing communities in the County have a significant amount of land area in the flood plain. There are many available residential sites are not located within special flood hazard areas. However, some sites, particularly those in south Maxwell, the area south of Colusa, and south Arbuckle are designated as within the 100-year floodplain. Development may still occur in 100-year floodplain locations, as evidenced by the level of existing and recent development in these areas.

The National Flood Insurance Program (NFIP) provides participating communities with federally-backed flood insurance available to homeowners, renters, and business owners. Colusa County participates in the NFIP, which makes flood insurance available to existing and future homeowners in the County. As part of its participation in the NFIP, Colusa County enforced floodplain management requirements that ensure safe building practices in the floodplain.

Development in flood hazard areas is required to either: 1) obtain a letter of map amendment or a letter of map revision from FEMA, or 2) be built to flood-safe standards. While FEMA uses the most accurate flood hazard information available to its organization at the time of developing a flood insurance rate

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map, limitations of scale, topographic definition, or changes to existing conditions such as levee improvements, may result in areas shown as a special flood hazard area even though the parcel is on natural ground and at or above the BFE. In these instances, a project applicant may request a letter of map amendment or letter of map revision from FEMA. These letters have been issued for projects in the past in Colusa County.

Improvements, construction and developments within special flood hazard areas are generally subject to the following standards:

- All new construction and substantial improvements of residential buildings must have the lowest floor (including basement) elevated to or above the BFE;
- Buildings can be elevated to or above the BFE using fill, or they can be elevated on extended foundation walls or other enclosure walls, on piles, or on columns;
- Extended foundation or other enclosure walls must be designed and constructed to withstand hydrostatic pressure and be constructed with flood resistant materials and contain openings that will permit the automatic entry and exit of floodwaters; and
- Any enclosed area below the BFE can only be used for the parking of vehicles, building access, or storage.

While the approach varies based on the BFE, it is most common for a site to be developed by importing fill to raise the site to the level of the BFE. This approach does not require special construction techniques or raised buildings. In some cases, it may be more economic to raise the lowest floor above the BFE and providing parking at lower levels. While development of sites within a special flood hazard area will require additional measures to ensure public health and safety, these measures will not preclude developm

### NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those which are generated by the economic and social environment which are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are localized and have little influence on the housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing consist of three major factors: land costs, cost of construction, and availability of financing.

The availability of financing is affected by factors that the local government cannot control, including capital levels of banks and investors, credit worthiness of borrowers, and the willingness of investors to supply capital for real estate. Regional demand for housing has a direct impact on the cost of land. The local government can either limit or provide an adequate supply of entitled land for development in order to meet the regional demand. Construction costs are affected by a variety of factors, including the national demand for materials and commodities, and the supply of local construction labor. The state of the housing market, including land costs, cost of construction, and availability of financing, can affect the potential to develop housing projects.

### California Housing Market Overview

Since the housing market recovered from the recession of the late 2000s, which was occurred in part by loose lending standards, population growth, job growth, and increased non-owner occupied purchases (investor speculation), the market has been in general.

For the past several years housing market trends indicate that the median sales price of homes sold in Colusa County from 2009 to 2019, based on data from Zillow has shown . The median sale price of homes countywide peaked in 2018 at \$283,000. From 2009 to 2012 it remained relatively constant at an average of \$158,000. The median sale price then began to rise with market fluctuations from 2013, with the median sale price increasing to the high in 2018 to its current rate of \$268,000 in 2019.

Home prices have peaked in most parts of California recently in relation to 10 year trends. The median sales price in California as a whole was \$506,000 in November 2019. Colusa County's small population and rural nature lead to lower home prices for existing homes.

### **FORECLOSURES**

The housing market has rebounded from the housing market crash of the late 2000s that peaked in 2010 with 2,871,891 foreclosures, which have seen a steady decline over the years to 493,066 in 2019. However Foreclosures are up slightly in 2019 from 2018 by 1% in California (Atom Data 2020).

### **MORTGAGE LENDING**

The mortgage lending market also enjoyed a boom from 2000 through 2006. During this period refinancing hit its highest point since the 1990s, and new loan products such as the interest-only, adjustable rates, negative amortization, 40-year fixed, 50-year fixed, and subprime mortgages were created and offered to borrowers as an alternative to the traditional 30 year fixed prime rate mortgages. Following the boom in the mortgage lending markets, a financial crisis began in 2007. Its proximate cause was the end of the U.S. housing boom, which revealed serious deficiencies in securitized mortgage products that were offered leading up to 2006, particularly subprime mortgages with adjustable interest rates. Mortgage markets have recovered since that time and have become relatively steady.

Fannie Mae, Freddie Mac, and Ginnie Mae (some private issuers are backed if qualified by Ginnie Mae currently are the only conduits through which mortgages can be securitized and sold to investors, with

Currently home mortgage financing is readily available at attractive rates throughout Colusa County and California. However, over the last several years home values have been increasing, while mortgage terms have remained relatively constant. This situation makes it more difficult for lower income families to afford home.

Construction loans are currently readily available and would provide up to 80 percent of the cost of new construction (loan to value ratio). In terms of affordability construction loans are more difficult to obtain due to a higher down payment

Many builders were finding it difficult to get construction loans for residential property at the current time earlier in the decade. Recently this trend has reversed itself. Complicated projects, like mixed use developments, are often the hardest to finance. Non-profit developers may find it especially difficult to secure funding from the private sector particularly in rural areas.

### **Financing Costs and Availability**

One of the most significant factors related to the provision of adequate housing for all segments of the

## 2. CONSTRAINTS

population is the availability of financing. The average annual mortgage interest rates for the years 2006 through the 4th quarter of 2019 can be found in Table 2-8. In 2006, interest rates for a 30-year fixed rate mortgage were at approximately 6.5 percent and remained relatively steady until 2009 when rates began to drop to at or below 5 percent. Interest rates have ranged between roughly 4.5 percent and 3.5 percent since 2010 to the current rate of 3.74 percent in 2019.

<b>2006</b>	6.41
<b>2007</b>	6.34
<b>2008</b>	6.03
<b>2009</b>	5.04
<b>2010</b>	4.69
<b>2011</b>	4.45
<b>2012</b>	3.66
<b>2013</b>	3.98
<b>2014</b>	4.17
<b>2015</b>	3.85
<b>2016</b>	3.65
<b>2017</b>	3.99
<b>2018</b>	4.64
<b>2019</b>	3.74

*Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year Fixed-Rate Mortgages*

Generally speaking, households can afford to spend 30 percent of their monthly income on housing. This figure assumes that the household does not have an already high debt to income ratio, or other high monthly expenses. As discussed in Chapter 1, the state and federal median income levels do not always match current actual income levels in a jurisdiction. A household that makes the state-identified median annual income of approximately \$71,805 in Colusa County could theoretically afford a monthly housing payment of \$1,447. With a \$25,000 down payment a median income household could purchase a home valued at approximately \$238,000 at a percent interest rate (average rate during 2019 3.83 percent). As interest rates increase, the affordability is significantly eroded. For example, if interest rates climbed back to 8 percent as they were throughout the 1990s and early 2000, the buying power of the same median income household would shrink \$55,000 to \$183,000. Table 2-9 presents an Affordability — Interest Rate Sensitivity Index.

### Typical Loan – Median Income Household

- Home Value: \$225,000.00
- Down Payment: \$25,000
- Loan Value: \$195,000 (90 percent)
- Interest Rate: 3.83 percent
- Closing Costs: 3 percent
- Monthly Payment \$1,396/month (including principal, interest, taxes, insurance)

## 2. CONSTRAINTS

**TABLE 2-9 AFFORDABILITY—INTEREST RATE SENSITIVITY INDEX**

Home Price	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000
Down (10%)	<u>\$10,000</u>	<u>\$15,000</u>	<u>\$20,000</u>	<u>\$25,000</u>	<u>\$30,000</u>	<u>\$35,000</u>	<u>\$40,000</u>
Loan Amount	\$90,000	\$135,000	\$180,000	\$225,000	\$270,000	\$315,000	\$360,000
<i>Typical Loan Terms: 30 yrs, 4% interest</i>							
Monthly Payment (w/tax/ins.)	\$630	\$945	\$1,259	\$1,574	\$1,889	\$2,204	\$2,519
Required Annual Household Income	\$25,200	\$37,800	\$50,364	\$62,964	\$75,5640	\$88,164	\$100,764
<i>Typical Loan Terms: 30 yrs, 5% interest</i>							
Monthly Payment (w/tax/ins.)	\$683	\$1025	\$1,366	\$1,707	\$2,097	\$2,391	\$2,732
Required Annual Household Income	\$27,324	\$41,004	\$54,280	\$68,280	\$83,880	\$95,640	\$109,284
<i>Typical Loan Terms: 30 yrs, 6% interest</i>							
Monthly Payment (w/tax/ins.)	\$740	\$1109	\$1,479	\$1,849	\$2,219	\$2,584	\$2,958
Required Annual Household Income	\$29,604	\$42,200	\$56,200	\$73,956	\$88,764	\$103,563	\$118,320
<i>Typical Loan Terms: 30 yrs, 7% interest</i>							
Monthly Payment (w/tax/ins.)	799	\$1,198	\$1,597	\$1,997	\$2,396	\$2,796	\$3,195
Required Annual Household Income	\$31,956	\$47,916	\$63,876	\$79,4884	\$95,844	\$111,840	\$127,800

Source: Community Development Department 2019 (Mortgage Calculator.net)

### Land Costs

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960's, raw land has cost significantly more in California than in the rest of the United States. Entitled and developed residential land in Colusa County listed "for sale" is limited and the price for residential lots within Colusa County varies widely. Land costs are based on a review of information available on landwatch.com, Zillow.com, and homes.com in December 2019. Residential lots one acre or more typically cost between \$25,000 and \$120,000 per lot depending on location. In 2019, several single vacant residential lots were listed for sale. Larger parcels designated for residential use and appropriate for subdivision are priced from approximately \$200,000 per acre based on information from local relators.

Measures to reduce land costs, which are traditionally available to local governments, include the use of federal Community Development Block Grant (CDBG) and HOME 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. Colusa County utilizes CDBG and HOME funding.

### Cost of Construction

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvements. These costs were a substantial part of the increased housing costs during since Builders

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passed those increases along to the homebuyer or renter. The cost of residential construction varies significantly. A large production homebuilder can currently build a very modest home for around \$50 per square foot. The larger homebuilders are far more competitive as a result of their larger national contracts for commodities and materials such as lumber, concrete, pipe, wire, windows, etc. A smaller local contractor will likely incur costs of \$100 to \$155 per square foot during 2020.

Current construction cost estimates for multifamily homes in Colusa County, show that hard costs still account for approximately 80 percent of the building cost and soft costs average around 10 percent (the remaining 10 percent is land costs). Estimates for single family homes, hard costs currently account for roughly 70 percent of the building cost, soft costs are 10 percent and land is the remainder.

One factor affecting costs is the use of prevailing wage labor. Construction costs for a typical apartment complex are estimated at around \$220,000 a unit for prevailing wage labor. It is estimated non-prevailing wage labor could decrease construction costs by 8-10 percent. In Northern California, construction cost estimates for one, two, and three bedroom multifamily units are around \$220 to \$245 per square foot for both horizontal and vertical construction in 2018. Costs can change dramatically over time based on market conditions and inflation.

### **Consumer Preference**

The increase in housing costs during the 1990s and first half of the 2000s was partially due to consumer preference and lifestyle expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as the number of bedrooms and size of living areas. All of these lifestyle choices have costs associated with them.

As the real estate market began its downturn in 2006 through 2010 the general trend in consumer preference in California shifted to smaller homes, larger lots, and more detached home products. While there is still a strong desire for larger homes on large lots general it is tempered by affordability concerns so trends in consumer preference in California from 2014 through 2019 was toward smaller homes, smaller lots, and more attached home products for. The consumer preference trend in Colusa County has maintained its trend toward larger single family detached homes on large lots.

### **Environmental Issues**

The geographical nature of the Colusa County is characterized as having sloped areas in the western portion of the County, which limits residential densities and entirely precludes development in some areas. Additionally, many areas within the central and eastern portions of the County are characterized as a flood zone or flood plain, which also limits residential densities and entirely precludes development in some areas. These areas are generally designated for agricultural uses as they are not suitable for intense uses, such as higher density residential developments. Grading requirements and engineering techniques to develop on steeper slopes increase the cost of housing. Soil suitability for septic systems affects the minimum parcel size as well as septic system installation and monitoring requirements, all of which affect the cost of housing.

## AT RISK HOUSING UNITS

The Housing Element Law requires that there be an analysis of existing or potential “at-risk” assisted housing developments, which are eligible to convert to market-rate housing over the next ten (10) years. The conversion may be due to the termination of a subsidy contract, mortgage prepayment, or expiration of use restrictions. “Assisted housing developments” are multi-family rental housing projects

that receive or have received government assistance under federal programs listed in the Housing Element Law, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

### **Units in Colusa County**

In Colusa County there are 85 affordable housing units reportedly in good condition which are currently subsidized. These units are funded under the following federal programs:

*Section 515:* USDA Rural Development (RD) administered direct mortgage program provides loans for rental housing in rural communities. Loans have terms of up to 50 years with an interest rate of 1%. By 2010, over 70% of California's 515 portfolio – an estimated 280 projects – will be eligible to prepay, although there are some limitations on the ability of owners to prepay and to sell the properties.

*Low Income Housing Tax Credits:* The federal Low Income Housing Tax Credit Program was established in 1986 to replace traditional housing tax incentives with a tax credit that enables low-income housing sponsors and developers to raise project equity through the sale of tax benefits to investors. Two types of federal tax credits are available and are generally referred to as nine percent (9%) and four percent (4%) credits. These terms refer to the approximate percentage of a project's "qualified basis" a taxpayer may deduct from their annual federal tax liability in each of ten years. Under federal law, credit projects must remain affordable for at least 30 years; however, California law generally requires a 55-year extended use period for 9% tax credit projects. Also, 4% tax credit recipients frequently access significant boosts to their basis limits by agreeing to 55-year extended use restrictions. Regulatory agreements are recorded against each tax credit project to ensure compliance.

### **At Risk Assessment**

Each property is assigned a level of risk of conversion. The California Housing Partnership Corporation identifies five levels of risk ranging from 5-Very High to 1-None. Properties are identified as 2- Low Risk when their subsidies and/or rent restrictions will expire more than 10 years in the future. If a property is owned by a nonprofit organization, the database assumes that the risk of conversion to market is one level lower than it otherwise would be. While this is not always accurate, on average it has been found that the risk of conversion is lower when a property is owned by a nonprofit whose mission is typically to maintain the affordability of apartments for lower income households. The federally and state assisted multifamily housing developments are presented in Table 2-10 below.

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**TABLE 2-10: ASSISTED MULTIFAMILY HOUSING**

Name	Address	Program	Units	Affordability Exp. Date	Risk Assessment
Alexander Center –	901 Gail Avenue, Arbuckle, CA 95912	USDA Rural Development	50 Family Units 12 – 1 bedroom	USDA restrictions expire 6/6/2019; --	High Risk (2019)
Creekview Apartments	1088 Almond Avenue Arbuckle, CA 95912 (530) 476-3645	USDA Rural Development Multifamily Housing Rental (Section 515); Low Income Housing Tax Credit (LIHTC)	35 Family Units, 1 Manager unit 4 – 1 bedroom 20 – 2 bedroom 10 – 3 bedroom 2 – 4 bedroom	USDA restrictions expire 12/15/2045; LIHTC affordability expires 2045.	Low Risk (2045)
<b>Total</b>			85 Family Units		

*Note: The Maxwell Gardens Apartments were listed on the ‘Assisted Units’ page of the HCD data package, but affordability restrictions on this project expired prior to the previous Housing Element cycle. However, the market rate (\$625 to \$725) for the one and two bedroom units continues to be affordable.*

*Source: California Housing Partnership Corporation, 2020*

The potential loss of existing affordable housing units is an important issue to the County due to displacement of lower-income tenants and the limited alternative housing for such persons. It is typically less expensive to preserve the affordability of these units than to subsidize construction of new affordable units due to the inflation of land and construction costs which has occurred since the original development of these projects.

State law requires an analysis of existing assisted housing developments that are eligible to change from low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The Alexander Center project has a USDA loan and an annual Section 8 contract. The USDA loan will mature in 2019. The Alexander Center operator has indicated that the project plans to remain low income, will continue to receive an annual Section 8 contract, and may apply for CTCAC rehabilitation tax credits now the USDA Loan has been repaid. The Creekview Apartment project has multiple types of subsidy restrictions; the longest-term restriction on Creekview Apartments extends into 2045. Therefore, Creekview Apartments is considered at low risk of conversion to market rate.

### Costs Analysis

State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured. 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.

1. Rehabilitation – The primary factors used to analyze the cost of preserving low-income housing 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). There are not currently any multifamily apartment units that are listed for sale in Colusa County that can be used as a comparable; therefore, the acquisition cost



assumption is based on an average cost of a multifamily unit within the region. Table 2-11 presents the estimated per unit acquisition and rehabilitation costs for the Colusa County.

Fee/Cost Type	Cost per Unit
Acquisition	\$100,000
Rehabilitation	\$35,000
Financing/ Other	\$25,000
<b>Total Per Unit Cost</b>	<b>\$155,000</b>

SOURCE: Community Development Department, 2019

2. 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 land acquisition costs are based on the current estimated value of land situated in areas that are properly zoned with offsite infrastructure available within Colusa County. Below is a brief overview of the construction and land costs.

In general, costs for construction of single family detached units are around \$125 to \$175 per square foot, while multifamily units are between \$125 and \$230 per square foot. Multifamily units have higher costs to build when compared to single family detached because of the building and fire code standards (i.e. fire sprinklers, etc.) and wastewater treatment requirements, which drive construction costs up for higher density units. Additionally, multifamily have higher liability costs. Table 2-12 presents the estimated per unit new construction/replacement costs for the Colusa County which includes the cost burden of State mandates.

Fee/Cost Type	Multifamily	Single Family
Land Acquisition	\$20,000	\$80,000
Construction	\$120,000 -- \$170,000	\$120,000
State Construction Mandates	\$25,000	\$40,000
Financing/ Other	\$47,000	\$45,000
<b>Total Per Unit Cost</b>	<b>\$212,000 -- \$262,000</b>	<b>\$285,000</b>

SOURCE: Community Development Department and Home Guide Website, 2020

3. Tenant-Based Rental Assistance – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If 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 County 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 County of \$900 would result in necessary monthly assistance of \$475 a month or \$5,700

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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.

*Summary.* 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. For the seven year period of this housing element there are 50 units in Colusa County that are considered “at-risk” units. There are 86 units that currently receive a subsidy, but 50 of those units have rental restrictions that only extend out for one year. The total cost of producing new and comparable units is estimated to be from \$9,850,000 to \$12,350,000, while rehabilitation is estimated at \$7,750,000. Providing tenant-based rental assistance for over a 20 year period is the least expensive option, estimated at \$1,200,000.

### **Termination Notice Requirements**

State law (§65863.10 of the Government Code) requires notice by owners who want to terminate their rental restrictions (Section 8 and federally assisted mortgages), whose restrictions expire (tax credit projects), or who want to sell an assisted property. The law applies to projects with low-income rental restrictions, including: 1) all types of project-based Section 8 developments; 2) projects with mortgages financed through the Section 221(d)(3) BMIR, Section 236, Section 202 programs or Section 515; and 3) projects that have received an allocation of tax credits under Section 42.

Two notices are required: one at twelve months prior to termination or expiration of the restrictions, and a second notice at six months. The purpose of these notices is to inform tenants, local governments, local housing authorities, and the California Department of Housing and Community Development (HCD) of the owner’s intention to terminate restrictions.

California law also contains an “option to make an offer to purchase” (Section 65863.11 of the Government Code). The purpose of this provision is to provide buyers willing to preserve an assisted project with an opportunity to try to purchase the development from the seller. An owner who chooses to terminate rental restrictions or whose restrictions are expiring is required to provide a notice to potential qualified buyers. An owner with an assisted project also must provide notice if selling the project would result in discontinuance of the use restrictions.

A notice must be sent to all qualified entities who register with the State Housing and Community Development Department (HCD) on their website or who contact the owner directly. This notice must be sent 12 months prior to sale or termination by registered or certified mail, as well as posted in the project.

#### *ACTIVE TERMINATION NOTICES*

There are not currently any private owners of assisted multifamily rental housing units who are considering no longer providing rental restrictions and converting restricted units to market-rate units that have filed notice with the California Housing and Community Development.

### **Housing Resources**

Following is a list of resources available for the development, rehabilitation, and preservation of affordable and special needs housing. Public and private sector organizations with a registered interest

and documented managerial capacity with the HCD's First Right of Referral Program that may be interested in purchasing housing projects at risk of conversion are listed.

### Qualified Entities

Housing element law states that the at-risk analysis shall also identify public and private non-profit corporations known to the local government which have legal and managerial capacity, and interest in acquiring and managing assisted housing developments. HCD maintains a list maintains Qualified Entities who are interested in purchasing government-subsidized multifamily housing projects. The 2019 list of Qualified Entities for Colusa County is provided in Table 2-13.

<b>Organization</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Phone Number</b>
Catalyst Housing Group, LLC	21 Ward Street, Suite 2	Larkspur	94939	(415) 202-4702
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	95608	(916) 338-1248
Rural California Housing Corp	3120 Freeboard Drive, Ste. 201	West Sacramento	95691	(916) 447-2854

*SOURCE: CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 2020*

### Housing Assistance Program - Section 8 Units

The Regional Housing Authority of Sutter and Nevada Counties administers the Section 8 program for Sutter, Nevada, and Colusa Counties. Eligible families and individuals apply to the Regional Housing Authority when the waiting list is open. Applications may be suspended when a sponsor agency's waiting list exceeds one year.

*Section 8 Housing Choice Voucher Program.* The Regional Housing Authority 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 the Regional Housing Authority 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.

The Regional Housing Authority of Sutter and Nevada Counties administers Section 8 vouchers for Colusa County and other jurisdictions in the region. These vouchers provide rental assistance for low income families. These vouchers are used throughout the County, including the incorporated cities. The waiting list for vouchers will reopen in March 2020 and the Regional Housing Authority anticipates a waiting list of at least several hundred families.

### *FUNDING SOURCES*

Finally, housing element law states that the analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs, which can be used to preserve assisted housing developments for lower income households. The following funding sources are available in Colusa County for this purpose as preservation of units or replacement housing becomes necessary:

## 2. CONSTRAINTS

*Local Housing Funds.* The County has a program income fund available for housing and community development projects and programs that principally benefit lower income households.

*Affordable Housing Innovation Program (AHIP) – Loan and Practitioner Funds.* The AHIP provides acquisition financing to developers, through a non-profit fund manager, for the development or preservation of affordable housing.

*Community Development Block Grant (CDBG).* The County of Colusa can apply for federal CDBG funds, which are administered by the state Department of Housing and Community Development. These funds can be used for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income. The funds can also be used to offset infrastructure costs in support of affordable housing development.

*CalHOME Program.* CalHOME funds are also obtained through a competitive application process to HCD. Funds may be used for rehabilitation, acquisition, and/or new construction of affordable housing. At least 90 percent of the households assisted must be at or below 60 percent of median income. HOME funds are available on an annual basis to the County during a competitive application process for up to \$800,000.

*Low Income Housing Tax Credits.* The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for 10 years and a state credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years.

*Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA).* LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

*Multifamily Housing Program (MHP).* The MHP program provides low interest loans to developers of affordable rental and transitional housing projects. Funds may be used for new construction, rehabilitation, acquisition and rehabilitation, or conversion of non-residential structures.

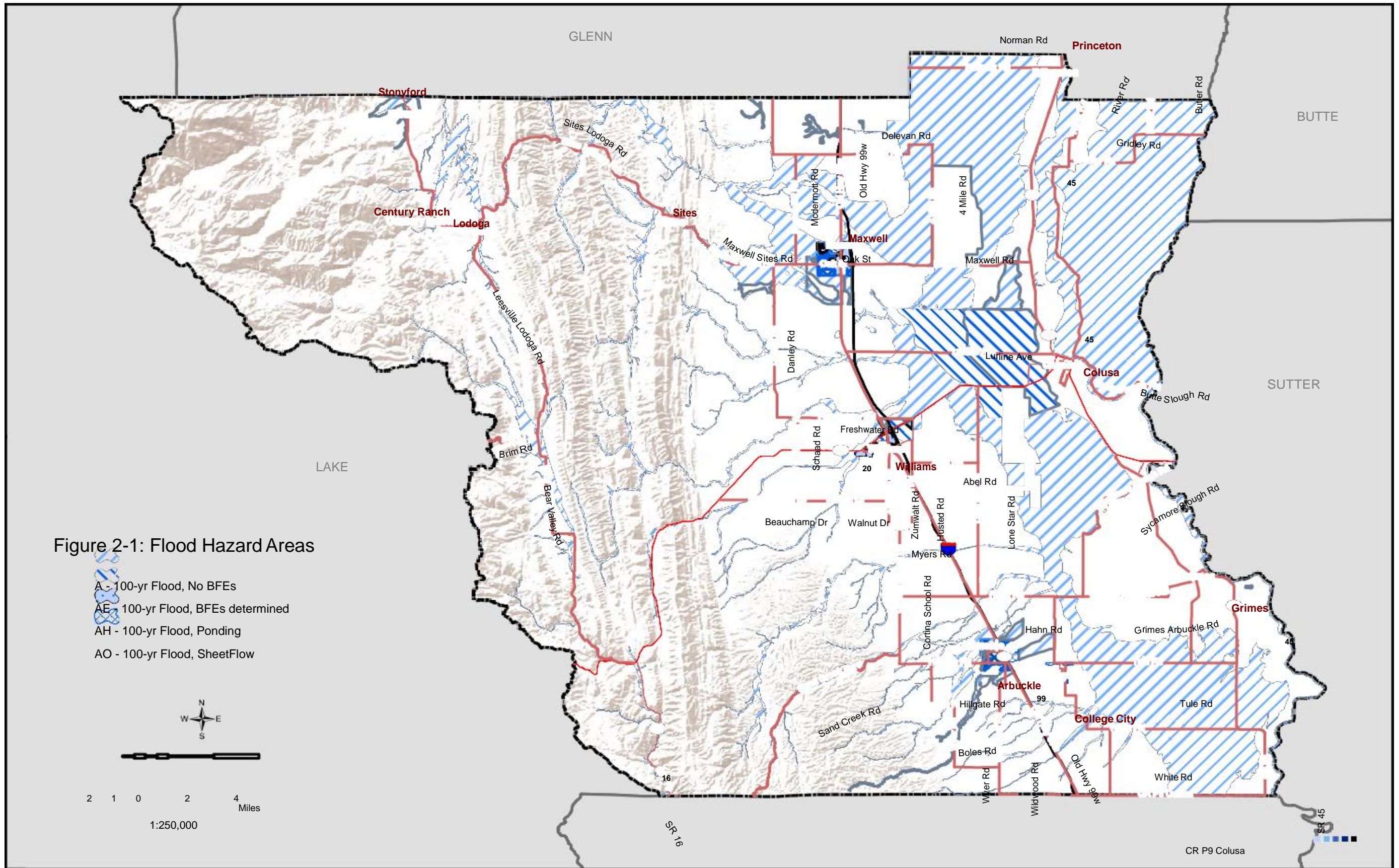
*Preservation Interim Repositioning Program (PIRP).* PIRP is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20 percent of total costs.

*Housing Preservation Grants (HPG).* USDA Rural Development administers the HPG program that provides grants to sponsoring organizations for the repair or rehabilitation of low- and very low-income housing in rural areas.

## 2. CONSTRAINTS

*Migrant Center Housing.* Grants for the construction, rehabilitation, maintenance and operation of seasonal rental housing for migrant farm workers are provided, on a competitive basis as funding is available, to local government agencies that contract with HCD to operate Office of Migrant Services centers.

Figure 2-1



Flood zones from FEMA Map Service Center Flood Map Store, January 4, 2010.  
 Road data from ESRI StreetMap North America. Map d

## **SECTION 3. Resources**

### **Colusa County Housing Element Update**





### 3. RESOURCES

This section discusses resources available for the accommodation and development of the County’s housing needs. One of the most important resources is adequate land to accommodate future housing. Other resources include financial assistance programs for the development and maintenance of housing, supportive services provided to special needs populations, and incentives provided by the County to encourage the development of housing affordable to all income levels.

#### HOUSING SITE INVENTORY

#### Regional Housing Needs Allocation

Colusa County was allocated 526 housing units as part of the regional housing allocation process conducted by the state Department of Housing and Community Development. Of the 526 units allocated, 6 units have been constructed or permitted to date, with an additional 26 currently in the building permit process to be constructed over the next two years. Table 3-1 identifies the allocation from the 2020-2028 cycle and the number of units constructed or permitted to date. The income level of the units constructed to date was determined by utilizing the data from Table 1-27 Housing Affordability by Income Group and the value of the residence as determined on the building permit by the County along with other costs as described in the Special Housing Needs section on Page 1-25 of the Housing Needs Assessment. The allocations to the various income groups were based upon estimated actual costs. The Wildwood Estates Subdivision was determined to include 17 low income residences due to participation in the Federal USDA “sweat” equity housing program and was based on the buyer’s actual income and not on the actual costs of the homes. The cost of the homes would have placed these units in the above-moderate category because the market value of the homes exceed \$276,474 for a family of four (Table 1-27).

	Ex.Low	Very Low	Low	Moderate	Above Moderate	Total
<b>2020-2028 Allocation</b>	57	57	91	110	211	526
<b>Housing Units Built or Permitted</b>	2	0	18	1	11	32
<b>TOTAL REMAINING</b>	<b>55</b>	<b>57</b>	<b>73</b>	<b>109</b>	<b>200</b>	<b>494</b>

*\*2 MOBILE HOMES WERE PERMITTED TO DATE. WHILE THESE UNITS ARE NOT DEED-RESTRICTED, THEY HAVE BEEN ASSUMED TO BE AFFORDABLE TO THE EXTREMELY LOW INCOME GROUP.*

Government Code Section 65583 requires local governmental agencies to undertake a comprehensive review of their land base in order to inventory vacant and underutilized sites, and to assess service and infrastructure capacities. This chapter provides an inventory of all vacant and underutilized housing sites and identifies housing opportunities in the unincorporated County for all income levels in accordance with the Government Code.

The ability to provide suitable housing that meets the needs of residents from all income levels is largely dependent on opportunities within the community. These opportunities are determined primarily by the availability of vacant sites that can accommodate a range of housing unit types. Housing opportunities are also affected by infrastructure availability and capacity. Lastly, land use controls, environmental constraints, and market conditions, which are addressed in Chapter 2, also affect housing opportunities.

### 3. RESOURCES

#### LAND AVAILABILITY

The amount of land available for new housing development is the crucial first step in determining whether a jurisdiction can accommodate its fair share of housing needs. There must be sufficient vacant parcels within the unincorporated County limits that are already zoned for residential uses. GIS data, Community Development Department permits, assessor data, aerial maps, General Plan maps, and zoning maps were reviewed in order to identify vacant parcels with residential zoning designations, as well as underutilized sites that have the potential for redevelopment or additional housing units. Potential residential sites in the unincorporated County are summarized in Table 3-2.

**TABLE 3-2: INVENTORY OF AVAILABLE RESIDENTIAL LAND FOR DEVELOPMENT<sup>1</sup>**

Zone	R-R	R-1-PD	R-1-8	R-1-6	R-2	R-3	R-4	MU	Totals
<b>Maximum Densities (du/ac)</b>	<b>1<sub>2</sub></b>	<b>7.3<sup>1</sup></b>	<b>5.4<sup>1</sup></b>	<b>7.3<sup>1</sup></b>	<b>10.8</b>	<b>20</b>	<b>20</b>	<b>20</b>	
<b>Arbuckle</b>									
# Parcels	--	2	13	14	--	2	--	5	36 parcels
Acreage	--	33.47	87.39	46	--	2.82	--	4.41	174.09
Realistic Net Yield	--	157	421	208	--	39	--	44	869`units
<b>Grimes</b>									
# Parcels	--	--	6	--	--	--	--		6 parcels
Acreage	--	--	4.68	--	--	--	--		4.68 acres
Realistic Net Yield	--	--	19	--	--	--	--		19 units
<b>Maxwell</b>									
# Parcels	--	-	11	23	--	--	8	5	47 parcels
Acreage	--	-	58.37	20.36	--	--	7.6	1.55	87.92 acres
Realistic Net Yield	--	-	240	93	--	--	115*	16	464 units
<b>Princeton</b>									
# Parcels	--	--	4	--	1	3	1		9 parcels
Acreage	--	--	23.87	--	.29	3.51	0.5		28.17 acres
Realistic Net Yield	--	--	98	--	2	49	8		157 units
<b>Colusa Area</b>									
# Parcels	--	--	19	--	--	2	10	2	33 parcels
Acreage	--	--	176.54	--	--	2.211.72	7.81	4.28	190.35
Realistic Net Yield	--	--	727	--	--	24	117	42	910units
<b>Williams Area</b>									
# Parcels	--	--	44	--	--	--	--		44 parcels
Acreage	--	--	274	--	--	--	--		274
Realistic Net Yield	--	--	1,169	--	--	--	--		1,169 units
<b>County-wide <sup>2,3</sup></b>									
# Parcels	126		--	--	--	--	--		126 parcels
Acreage	1,758.6		--	--	--	--	--		1,758.6 acres
Realistic Net Yield	932	=	--	--	--	--	--		932 units
<b>Total</b>									
# Parcels	126	2	97	37	1	7	19	12	<b>301 parcels</b>
Acreage	1,758.6	33.47	624,85	66.36	.29	8.05	15.95	10.24	<b>2,518acres</b>
Realistic Net Yield	932	157	2,674	301	2	112	240	102	<b>4,520units</b>

### 3. RESOURCES

<sup>1</sup>PARCELS WERE ASSUMED TO ALLOW AT LEAST ONE RESIDENTIAL UNIT PER PARCEL

<sup>2</sup>PARCELS ZONED AND DESIGNATED RURAL RESIDENTIAL WERE ASSUMED TO DEVELOP AT ONE UNIT PER TWO ACRES IN ORDER TO ACCOMMODATE ON-SITE WELLS AND SEPTIC SYSTEMS; HOWEVER, SITES DESIGNATED RURAL RESIDENTIAL AND ZONED R-2 WERE ASSUMED TO DEVELOP AT ONE UNIT PER ACRE WITH CLUSTERING OF UNITS TO ACHIEVE HIGHER DENSITIES

<sup>3</sup>OTHER INCLUDES STONYFORD, the COLUSA AREA AND ALL PARCELS THAT ARE ZONED RURAL RESIDENTIAL IN OTHER AREAS IN THE UNINCORPORATED COUNTY

As shown in Table 3-2, the County has 2,518 acres of vacant and underutilized land with residential land use designations and zoning. Residential uses are a permitted use on these parcels and only require ministerial review. Available sites in the unincorporated County can accommodate 4,064 single family units in the R-R, R-1-PD, R-1-6, and R-1-8 zones, 114 multi-family units in the R-2 and R-3 zones, 240 multi-family units in the R-4 zone, and 102 multifamily units in the MU zone. The total 4,641 new residential units that can be accommodated under the County's existing zoning designations far exceed the County's Regional Housing Needs Allocation of 526 units.

Single family projects that are between 40 and 100 units and multi-family projects that are between 25 and 60 units are more typical in rural areas such as Colusa County due to the economics of scale. As shown in Figures 3-2 through 3-7, many of the higher density residential parcels (R-2, R-3, and R-4) are contiguous and could be assembled into a larger multi-family project. Similarly, there are parcels located in all of the communities that are appropriate for single family development. In addition to sites that are appropriate for subdivision or parcel maps for single family developments, there is also a subdivision, Wildwood Estates that have 26 single family lots available for development and is expected to build out over the next two years with low-income self-help homes. Table 3-3 presents the approximate number of vacant and/or underutilized parcels by size.

**TABLE 3-3: VACANT AND UNDERUTILIZED PARCELS BY SIZE**

General Plan Designation and Zoning Designation	<1 Acre	1-5 Acres	>5 Acres	Total Parcels
Rural Residential / Rural Residential	0	78	48	126
Urban Residential / Residential Single Family (R-1-6 & R-1-8)	36	58	40	134
Urban Residential / Residential Single Family (R-1-PD)	0	0	2	2
Mixed Use/Mixed Use	9	3	0	12
Rural Residential / Residential Two Family (R-2)	1	0	0	1
Urban Residential / Residential Multi-family (R-3)	5	2	0	7
Urban Residential / Apartments and Professional (R-4)	15	4	0	19
<b>TOTAL</b>	<b>67</b>	<b>143</b>	<b>93</b>	<b>301</b>

SOURCE: COLUSA COUNTY GENERAL PLAN 2012; COLUSA COUNTY ZONING ORDINANCE 2014; COLUSA COUNTY ASSESSOR PARCEL MAPS, 2019, DE NOVO PLANNING GROUP, 2014

#### **Lower Income Housing**

Affordable housing for multi-family and special needs groups (low-income, disabled, elderly, etc.) can be best accommodated in the R-3, R-4, and MU zones. The R-3 and R-4 zones allow densities up to 20 units per acre, while the MU zone allows 10 units per acre or 20 units per acre when combined with commercial development. However, since the focus of the Housing Element is on housing 10 units per acre was assumed. The densities allowed in each of these zones exceed the minimum density of 10 units per acre assumed to accommodate lower income units pursuant to Government Code Section 65583.2(c)(3)(B)(ii).

#### *Realistic Development Capacity*

Colusa County anticipates that sites zoned R-3 and R-4 will accommodate its share of the regional housing need for lower income units. To determine the realistic development capacity of these sites, an analysis of development potential based on the County's R-3 and R-4 development standards and on-site improvement requirements (e.g., setbacks, building height, parking and open space requirements) was conducted to determine approximate density and unit yields.

Historical densities were considered, however, the County only has two affordable multifamily projects and neither was constructed during the last several decades. The Alexander Center Apartments, built in 1979, consists of 50 multifamily units on 5.79 acres, with a density of 8.6 units per acre. Creekview Apartments, built in 1995, has 35 units on 2.99 acres, a density of 12.04 dwelling units per acre. The densities of these projects are not indicative of realistic development capacity in the County under current conditions. Over the past decade, a number of factors, including increased price of land, increased development costs, and limited availability of financial assistance for affordable projects, has resulted in the need for developers to build affordable housing at higher densities in order for the project to be financially viable.

In previous communications with affordable housing developers, including Sutter Regional Housing Authority (SRHA), Community Housing Improvement Program (CHIP), and Mercy Housing, indicated that developers of lower income housing typically need to maximize densities for a project to work financially. Each developer pointed out that it is extremely difficult to have projects be financially feasible. In general each indicated that they would build as many units as allowed under the County's standards in order to maximize the project's cash flow and reduce the financing gap. CHIP and SRHA also indicated that it is necessary to maximize rents (e.g., total number of units) in order to have enough cash flow to support a loan, even with tax credit or other financing. Mercy Housing indicated that they see densities of 15 to 17 dwelling units per acre in rural areas, but that in some rural areas densities may be around 10-12 dwelling units/acre, particularly when projects have unique requirements such as a leachfield. It is noted that R-3 and R-4 sites in Colusa County would be served by public water and sewer, so there would not be a need to provide an on-site leachfield or well field. CHIP identified that the movement toward "green" development and sustainability has garnered support for higher densities and two/three story buildings in rural areas. One developer noted that in addition to competing with large projects in the general allocation, smaller projects (20 or fewer units) would be eligible for the small project set-aside and that projects under 80 units would be eligible for the rural set-aside under California Tax Credit Allocation Committee (TCAC) regulations. It was also noted by the developers that on larger sites, a project could be developed in two phases, such as 75 units per phase, in order to be eligible for the rural set-aside in each

### 3. RESOURCES

tax credit funding round. Mercy Housing indicated that with limited financing availability they have seen an increase in developing projects in phases of 20-30 units per phase. Mercy Housing also expressed an interest in identifying sites under 2 acres that would accommodate smaller developments. It is noted that TCAC now restricts rural areas to competing solely in the Rural Set-aside, unless funds remain in the other set-asides. The Rural Set-aside has a maximum project size of 80 units, so it is unlikely that a developer of an affordable project would propose more than 80 unit

In the 2014 Housing Element analysis it was determined that review of realistic capacity based on the County's multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking and open space requirements) would be most appropriate to determine approximate density and unit yields. Using a typical site plan design for a multi-story medium sized multifamily project, the imposition of the 25-foot front and rear setback requirement, 40-foot building height requirement, the 2 parking space per unit requirement, and the 75 percent lot coverage requirement, a maximum density of 20 dwelling units per acre could be achieved. The 2014 Zoning Code Update relaxed the setback requirements from the previously mentioned to 20-feet in the front and 5-feet in the rear. Parking standards were also relaxed to require 1.25 stalls for studio apartments and 1.5 stalls for one bedroom apartments. The updated zoning also eliminated the requirement that apartments within 100-feet of existing single family residential areas not exceed 35 feet or two stories, unless the Planning made a special finding. The case studies shown in Tables 3-4 and 3-5, which were prepared under the 2014 Zoning Code, illustrate that it is not necessary to place buildings at the minimum setback line in order to achieve these densities and that both building coverage and lot coverage are well under the County's maximum requirements at the time. Since 2014 the County standards have been further relaxed and the current development standards do not constrain affordable housing.

**TABLE 3-4: CASE STUDY #1 – SITE 21 IN ARBUCKLE  
26-UNIT TWO-STORY MULTIFAMILY DEVELOPMENT**

<b>Project Details</b>	<b>Number</b>	<b>S.F. per unit</b>	<b>Total Square Footage</b>
<b>Lot Size</b>	1.43 acres	62,291 s.f.	
<b>Lot Dimensions</b>	Approx. 441 feet x 141 feet		
<b>1 Bedroom Unit</b>	8	600 – 650	5,000 (2,500 ground)
<b>2 Bedroom Unit</b>	6	800 – 830	4,860 (4,050 ground)
<b>3 Bedroom Unit</b>	6	1125 – 1175	6,900 (3,450 ground)
<b>4 Bedroom Unit</b>	6	1320 – 1350	7,950 (3,975 ground)
<b>Patios/Balconies/Storage</b>		45	990 (495 ground)
<b>Parking</b>	52		7,488
<b>Office/Community Bldg</b>			1,575
<b>Driveways/Walks</b>			11,000
	<b>Project</b>	<b>County Standards</b>	<b>Does Project Comply with Standards?</b>
<b>Density</b>	18.2 units/acre	20 units/acre	Yes -- project is 91% of maximum.
<b>Building Coverage</b>	15,015 s.f. (24%)	Up to 50%	Yes – project is within maximum allowed building coverage
<b>Lot Coverage</b>	33,503 s.f. (54%)	Up to 75%	Yes – project is within maximum allowed lot coverage
<b>Parking</b>	2 spaces/unit	2 spaces/unit	2 extra parking spaced
<b>Front and Rear Setbacks</b>	25 feet	25 feet	Same
<b>Side Setbacks</b>	10 feet	8 feet	Yes

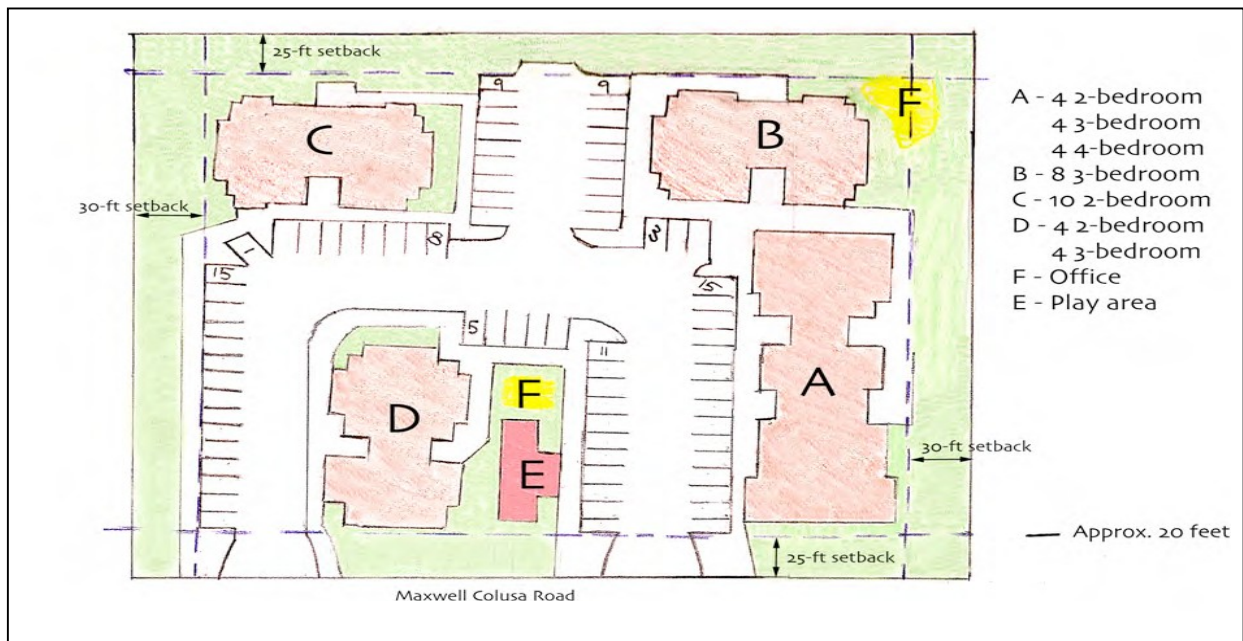
### 3. RESOURCES

The realistic development capacities used are conservatively estimated at 15 dwelling units per acre, or 80 percent of total capacity. This provides adequate capacity to accommodate roadways, infrastructure/utilities, setbacks, and other requirements. Using 80% of total capacity is a conservative

estimate since, based on conversations with developers, it is anticipated that actual densities will be closer to the 17 to 19 dwelling unit/acre range approaching the absolute maximum of 20 units per acre.

**TABLE 3-5: CASE STUDY #2 – SITE 11 IN MAXWELL  
38-UNIT TWO-STORY MULTIFAMILY DEVELOPMENT**

<b>Lot Size</b>	2.47 acres	107,593 s.f.	
<b>Lot Dimensions</b>	Approx. 371 feet x 290 feet		
<b>Project Details</b>	<b>Number</b>	<b>S.F. per unit</b>	<b>Total Square Footage</b>
<b>2 Bedroom Unit</b>	18	800 – 830	14,580(7,290 ground)
<b>3 Bedroom Unit</b>	16	1125 – 1175	18,400 (9,200 ground)
<b>4 Bedroom Unit</b>	4	1320 – 1350	5,300 (2,650 ground)
<b>Patios/Balconies/Storage</b>		45	1,710 (855 ground)
<b>Parking</b>	76		
<b>Office/Community Bldg</b>			1,575
<b>Driveways/Walks</b>			32,800
	<b>Project</b>	<b>County Standards</b>	<b>Does Project Comply with Standards?</b>
<b>Density</b>	15.4 units/acre	20 units/acre	Yes --- project is 77% of maximum.
<b>Building Coverage</b>	21,570 s.f. (21%)	Up to 50%	Yes – project is within maximum allowed building coverage
<b>Lot Coverage</b>	65,314 s.f. (62%)	Up to 75%	Yes – project is within maximum allowed lot coverage
<b>Parking</b>	2 spaces/unit	2 spaces/unit	Yes
<b>Front and Rear Setbacks</b>	25 feet	25 feet	Yes
<b>Side Setbacks</b>	30 feet	8 feet	Yes



De Novo Planning Group, 2014.

#### *Lower Income Sites*

Due to the rural nature of Colusa County, sites that accommodate 20 or more units are considered appropriate for lower income housing. The smaller sites that accommodate 20 to 40 units are appropriate for small low income housing complexes as well as for special needs housing, which typically has smaller project sites, or smaller projects targeting the extremely low income groups. Both of these special needs housing types typically require deeper subsidies per unit and, as a result, are often developed as smaller projects. There are additional sites that would accommodate small multifamily developments of three to six units; these sites were not included in the inventory of very low and low income sites shown in Tables 3-6 and 3-7, but are reflected in Table 3-2 and Appendix B.

Tables 3-6 and 3-7 identify potential lower income housing sites. Vacant multifamily sites with the capacity for 20 or more units, either as individual parcels or as consolidated lots, are identified in Table 3-6. Table 3-7 identifies lower income sites that are underutilized or have redevelopment potential. It is noted that the vacant sites have adequate capacity to accommodate the County's fair share of regional housing needs. The underutilized and redevelopment sites are identified as a resource for affordable housing developers and to provide an understanding of the development potential of these sites.

As shown in Table 3-6, there are 14.79 acres of vacant land designated MU, R-3 and R-4 that have a realistic capacity of developing with 199 units. Four of the parcels shown in Table 3-6 can accommodate 20 or more units, and the others either individually or if consolidated with other parcels. Vacant R-3 and R-4 parcels that can accommodate less than 20 units are shown in Appendix B. . The identified vacant parcels have adequate capacity to accommodate the County's fair share of regional housing needs for lower income households. There are other vacant parcels that can accommodate three to ten units each; these parcels have the potential to be combined with other vacant parcels to yield larger multifamily projects and provide capacity for an additional 50 multifamily units. While lot consolidation is not necessary for the County to accommodate its fair share of regional housing needs, the potential for lot consolidation provides flexibility for developers as smaller sites can be added to a large site to increase the total project size. Program 2-3 of the Housing Element encourages lot consolidation by providing incentives for lot consolidation and will also involve contacting owners of lots with consolidation potential to let the owners know the incentives that are available for lot consolidation. These lots will also be included on the inventory of available sites that will be available to developers under Program 2-2.

Table 3-7 demonstrates that there is additional capacity for 158 multifamily units on underutilized sites in Arbuckle and the unincorporated area adjacent Colusa. As previously noted, these sites are not necessary to accommodate the County's regional housing need but are identified to show additional capacity and to serve as a resource to those interested in providing affordable housing. Each of these sites is developed with a use that is well below the realistic development capacity of the site allowed under the County's development standards. In some cases, the uses are not in keeping with the zoning and surrounding uses and would be good candidates for redevelopment. On most of the sites with a single-family unit, the property owner could subdivide the site to create separate parcels developable with multifamily units (either individually or consolidated with other parcels). However, it is anticipated that these sites have the potential to be purchased by an affordable housing developer who would demolish the existing single family residence or commercial/industrial uses and build an entirely new multifamily development.

### 3. RESOURCES

#### **Moderate Income Housing**

Single family lots developed with a mobile home, as well as two-family to four-family developments (duplex, triplex, and fourplex), are most likely to accommodate the moderate income group. Any of the approximately 262 R1-PD, R-1-6, R-1-8, or RR parcels may be developed with a mobile home or manufactured home, and the 28 R-2, R-3 and R-4 sites can accommodate a duplex, triplex or fourplex. (Note: The RR parcels are not included in Appendix A due to the fact that RHNA numbers can be met or exceeded in the R1-PD, R-1-6, and R-1-8 zones. They are considered an additional resource.)

#### **Above Moderate Income Housing**

The County's above moderate income housing needs are anticipated to be accommodated primarily by parcels in the RR, R-1-PD, R-1-6, and R-1-8 zone. As shown in Table 3-2, the County has 2,489 acres of single family parcels that will realistically accommodate approximately 4,064 units, which is more than adequate to accommodate the County's fair share of above moderate income housing needs.

#### **Extremely Low Income and Special Needs Households**

Extremely low income households are most likely to be accommodated by lower income multi-family developments with an extremely low income component in the R-3 and R-4 zones. Extremely low income units typically require deep subsidies in order to make the units financially feasible to construct and operate. The smaller R-3 and R-4 sites (sites accommodating up to 25 units) identified in Appendix B may be appropriate for extremely low income and special needs housing. In addition to the vacant and underutilized sites shown in Tables 3-6 and 3-7, there are several small sites designated MU, R-3, and R-4 that have capacity for small multi-family developments. While these sites are not likely to develop with a typical affordable housing project, these sites have potential for development with transitional or supportive housing, residential care facilities, or other small, high density housing types that could serve the extremely low income groups or target a specific special needs populations. These sites are included in Appendix B.

The sites shown in Table 3-6 and 3-7 and Appendix B would also be appropriate for single room occupancy, multi-family development for a variety of household sizes, small group care facilities, multi-family farmworker housing; and large group homes; all of these project types can be appropriate for extremely low income and special needs households.

Chapter 2, Constraints, identifies uses allowed by the Zoning Code and discusses the accommodation of units for extremely low income and special needs households, including the disabled and homeless. Group homes for the disabled and elderly are likely to be developed in any of the residential zones. The Housing Plan includes a program to permit group homes in compliance with state law.



**TABLE 3--6: VERY LOW AND LOW INCOME VACANT SITES\***

Site #	APN	Zon-ing	General Plan	Acres	Realistic Capacity	Use/Description	
<b>Arbuckle</b>							
22	020-102-004	MU	MU	0.56	5	Vacant	Vacant in-fill site with four vacant parcels The parcels could be developed as a single 3.58-acre unit to yield 35 total units.
23	020-102-011	MU	MU	2.18	22	Vacant	
24	020-102-019	MU	MU	0.42	4	Vacant	
25	020-102-020	MU	MU	0.42	4	Vacant	
<b>Subtotal - Arbuckle</b>				<b>3.58</b>	<b>35</b>		
<b>Colusa</b>							
8	015-171-003	R-4	UR	0.69	10	Vacant	Vacant site. Two vacant adjacent parcels could be combined to yield 20 net units.
9	015-171-004	R-4	UR	0.69	10	Vacant	
11	015-192-012	R-4	UR	0.22	10	Vacant	Three vacant adjacent parcels could be combined to yield 10 units.
12	015-192-011	R-4	UR	0.22		Vacant	
13	015-192-010	R-4	UR	0.22		Vacant	
<b>Subtotal - Colusa</b>				<b>2.04</b>	<b>30</b>		
<b>Maxwell</b>							
12	013-064-006	R-4	UR	0.30	4	Vacant	These four vacant parcels could be combined as a 6.17-acre site and developed with 92 net units.
13	013-064-007	R-4	UR	2.47	37	Vacant	
14	013-064-011	R-4	UR	3.18	48	Vacant	
15	013-064-009	R-4	UR	0.22	3	Vacant	
<b>Subtotal -- Maxwell</b>				<b>6.17</b>	<b>92</b>		
<b>Princeton</b>							
3	012-050-010	R-3	UR	3.00	42	Vacant.	
<b>Subtotal -- Princeton</b>				<b>3.00</b>	<b>42</b>		
<b>TOTAL MU, R-3 and R-4</b>				<b>14.79*</b>	<b>199</b>		
<b>Subtotal: R-3 and R-4 sites that would accommodate 20 or more units without consolidation</b>				<b>6.58</b>	<b>77</b>		

\*As the current zoning code allows for densities in accordance with state law for low income groups, low income housing is considered permitted use as of right in these zones. As a result, requirements for 20% low income housing under recent amendments to Government Code Section 65583.2 are not applicable given the lack of discretionary review.

\*All Very Low and Low Income Site were identified as such in the previous Housing Cycle

### 3. RESOURCES

**TABLE 3-7: VERY LOW AND LOW INCOME SITES – UNDERUTILIZED AND/OR POTENTIAL CONSOLIDATION**

Site #	APN	Zoning	General Plan	Acres	Realistic Capacity (Net)	Use/Description	
<b>Arbuckle</b>							
21	020-102-001	R-3	UR	0.83	11	1 single family	Site 21 is underutilized with a single family home in need of rehabilitation/replacement. This site would be a good candidate for redevelopment with a multifamily project. This parcel could yield 12 net units or it could be combined with Sites 15, 16, 18, and 19 (see Table 3-6) to yield a 65-unit project.
2	018-280-057	R-3	UR	2.52	37	1 single family	Project site was previously used as a care facility for seniors.
<b>Subtotal – Arbuckle</b>				<b>3.35</b>	<b>48</b>		
<b>Colusa</b>							
0	015-080-053	R-4	UR	2.80	42	Commercial	Underutilized site with three parcels. Site 0 has a 8 has a single structure valued at less than \$25,000 and appears to be used primarily for vehicle storage. Site 0 is appropriate for reuse as a multifamily development as the current uses on the site conflicts with its designation for residential uses and are not consistent with adjacent residential uses. The site Could accommodate at least 42 residential units
2	015-142-002	R-3	UR	0.98	27	1 single family	Underutilized site. Site 2 has a single family residence. The parcels yield 27 net multifamily units.

**TABLE 3-7: VERY LOW AND LOW INCOME SITES – UNDERUTILIZED AND/OR POTENTIAL CONSOLIDATION**

Site #	APN	Zoning	General Plan	Acres	Realistic Capacity (Net)	Use/Descriptio
3	015-152-006	R-4	UR	0.74	10	1 single family Underutilized site. The parcels developed with a single family home and approximately 50 to 75% of each parcel is vacant. These parcels have the potential to be developed individually or as a single project with 10units.
7	015-171-002	R-4	UR	1.20	12	1 single family Underutilized site. This site is developed with a single family home. The site is approximately 30% developed. The lot could easily be divided into three separate 0.4-acre parcels. Two of the parcels could be combined with Sites 19 and 20 to yield a 32 unit multi-family development.
14	015-192-001	R-4	UR	0.83	11	1 single family Underutilized site. This parcel is underdeveloped with approximately 20% developed
15	015-192-002	R-4	UR	0.72	8	1 single family shop building Underutilized site. This parcel is approximately 30% developed
<b>Subtotal – Colusa</b>				<b>7.27</b>	<b>11083</b>	
<b>TOTAL R-3 and R-4</b>				<b>10.62.11</b>	<b>158</b>	

Available sites in the R-3, R-4, agricultural zones and specified commercial zones designations will accommodate extremely low income and special needs households, including farmworkers, seniors, and large families. Farmworkers may also be accommodated on agricultural parcels. There are 3,410 agricultural parcels that are not developed with farmworker or other housing, which total some 265,333 acres. If 10 percent of these agricultural parcels were developed with a 12-unit farmworker housing project, these sites would yield 4,092 units of farmworker housing, which is more than sufficient capacity for farmworker housing to accommodate the County’s permanent and migrant farmworkers.

The Housing Plan includes programs to encourage development of extremely low income, farmworker, and other special needs housing, as well as programs to remove constraints to the development of these housing types.

### 3. RESOURCES

#### Approved and Pending Projects

As shown in Table 3-8, the County has approved four development projects that will accommodate an additional 164 single family units, which does not include 26 that are under construction. It is anticipated that these projects will be developed at a pace to meet the demand of the local housing market.

**TABLE 3-8: APPROVED, PENDING, AND PROPOSED RESIDENTIAL DEVELOPMENTS**

Project Name/Address	Project Details	Acreage	Current Status
Almond Ranch Estates Arbuckle	Subdivision with 23 single-family residential lots and associated infrastructure, and open space for drainage and recreation purposes.	Approx. 6	Final Map Pending. No immediate or near future construction plans.
The Richter Group	Project with 19 single family residential lots and associated infrastructure, and open space for drainage	Approx. 5	Final Map Pending. No immediate or near future construction plans.
TOTAL	Approved: 7.86 acres; 26 single family lots developed or under construction, 42 single family lots remain to be developed.		

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT, 2019

#### FINANCIAL RESOURCES

A range of financial resources are available to the County, developers, and non-profit organizations for the construction, maintenance and preservation of affordable housing and housing for special needs populations. These programs are described below.

*No Place Like Home (NPLH).* The NPLH provides funds for housing for mentally ill homeless persons upon the stipulation tenant support services are provided by the County for a minimum of 20 years. Colusa County has an allocation of \$500,000.00 in noncompetitive funds and can apply competitively for up to a \$20,000,000.00 loan.

*Homeless Housing, Assistance and Prevention Program (HHAP).* The HHAP program provides funding to individual counties from a \$650,000,000.00 to be distributed to the local jurisdiction's Continuum of Care. Allocations are based upon Point in Time surveys conducted in 2019. The funds are distributed based on need to support regional coordination and expand or develop local capacity to address homelessness issues.

*Permanent Local Housing Allocation (PLHA).* The PLHA was established by the Building Homes and Jobs Act (SB2). It is estimated that annual state wide revenue will be \$250,000,000.00 received from real estate transactions. Colusa County has a noncompetitive annual allocation of approximately \$68,000.00 for 2020. An annual \$200,000.00 competitive allocation is also available for jurisdiction's that have submitted their Housing Element Annual Progress Report (APR) and have a compliant Housing Element. An HCD approved 5 year Expenditure Plan is also a requirement for both types of funding.

*Local Housing Funds.* Colusa County has a community development and housing program fund, which may be used to fund public services, such as homelessness prevention, senior and disabled services, and weatherization, planning studies, infrastructure improvements, and housing construction and rehabilitation. This fund must principally benefit lower income households and has approximately \$60,000.

*Section 8 Housing Choice Voucher Program.* The Section 8 Housing Choice Voucher Program provides monthly rental assistance payments to private landlords on behalf of low-income families who have been determined eligible by the Housing Authority. The program's objective is to assist low-income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. The program is designed to allow families to move without the loss of housing assistance. Moves are permissible as long as the family notifies the Housing Authority ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing. In Colusa County, 30 households use Section 8 Vouchers.

*Section 8 – Project Based Assistance.* The Section 8 Project-Based program is a component of the Housing Choice Voucher program. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents. There is one Project-Based property with 50 units located within the County. Under the Project-Based program, the assistance is tied to the unit. A family who moves from the Project-Based unit does not have any right to continued housing assistance. Section 8 contracts may be renewed on an annual basis.

*Community Development Block Grant (CDBG) program.* Colusa County is eligible to compete each year for CDBG funds through the State Small Cities and Counties program. These funds can be utilized for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income. It can also be used to offset infrastructure costs in support of affordable housing development. The County is eligible to apply for funds annually, on a competitive basis.

*HOME Program.* HOME funds are also obtained through a competitive application process to HCD. Funds may be used for rehabilitation, acquisition and/or new construction of affordable housing. At least 90 percent of the households assisted must be at or below 60 percent of median income. HOME funds are available on an annual basis to the County during a competitive application process.

*Affordable Housing Innovation Program (AHIP) – Loan and Practitioner Funds.* The AHIP provides acquisition financing to developers, through a non-profit fund manager, for the development or preservation of affordable housing.

### 3. RESOURCES

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*Building Equity and Growth in Neighborhoods (BEGIN).* BEGIN provides grants to local jurisdictions to make deferred payment second mortgage loans to qualified first-time low- and moderate-income home buyers for the purchase of eligible newly constructed homes. No current funding is offered for this program.

*CalHOME Program.* CalHome provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance.

*California Housing Finance Agency (CHFA).* CHFA offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

*Emergency Housing and Assistance Program (EHAP).* EHAP provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. No current funding is offered for this program.

*Federal Home Loan Bank System.* The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

*Infill Infrastructure Grant Program.* The program funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas.

*Joe Serna Jr. Farmworker Housing Grant Program (Serna).* The Serna program finances the new construction, rehabilitation and acquisition of owner- and renter-occupied housing units for agricultural workers, with a priority for lower income households. No current funding is offered for this program.

*Low Income Housing Tax Credits.* The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements. Under these programs, housing tax credits are awarded to developers of qualified projects. Twenty percent of federal credits are reserved for rural areas, and ten percent for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The assisted units must be reserved for the target population for 55 years. The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units. Credits can be used to fund the hard and soft costs

(excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of nine percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a four percent federal credit each year for ten years and a 13 percent state credit over four years. The CTCAC also administers a Farmworker Housing Assistance Program and a Commercial Revitalization Deduction Program.

*Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA).* LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

*Multifamily Housing Program (MHP).* The MHP program provides low interest loans to developers of affordable rental and transitional housing projects. Funds may be used for new construction, rehabilitation, acquisition and rehabilitation, or conversion of non-residential structures.

*Preservation Interim Repositioning Program (PIRP).* PIRP is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20 percent of total costs. No current funding is offered for this program.

*Rural Repair and Rehabilitation (RRR).* USDA Rural Development administers the RRR program which provides loans and grants to very low income homeowners in rural areas to repair, improve, or modernize their dwellings to remove health and safety hazards.

*Housing Preservation Grants (HPG).* USDA Rural Development administers the HPG program which provides grants to sponsoring organizations for the repair or rehabilitation of low- and very low-income housing in rural areas.

*Farm Labor Housing Loans and Grants.* USDA’s Farm Labor Housing Loan and Grant program provides capital financing for the development of housing for domestic farm laborers. Loans are made to farmers, associations of farmers, family farm corporations, Indian tribes, nonprofit organizations, public agencies, and associations of farmworkers.

*Migrant Center Housing.* Grants for the construction, rehabilitation, maintenance and operation of seasonal rental housing for migrant farm workers are provided, on a competitive basis as funding is available, to local government agencies that contract with HCD to operate Office of Migrant Services centers.

### 3. RESOURCES

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#### ENERGY CONSERVATION

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Energy conservation associated with residential development primarily occurs in two ways: 1) reduce the energy demands associated with the residence (e.g., design for passive/natural cooling and lighting, efficient heating and cooling mechanisms, insulation, “smart” switches and appliances, etc.) and 2) reduce energy demand associated with vehicle use.

Energy conservation improvements offer the most viable means of addressing high-energy costs. The objective of energy conservation efforts directed towards new development should be the maximum feasible use of passive or natural cooling and lighting. This might be achieved by encouraging the incorporation of solar access. Examples of passive cooling opportunities include the design of lots to allow the proper orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include the design of lots to allow structures to be aligned in an east-west direction for southern exposure.

#### **County Energy Policies**

The County encourages energy conservation in residential projects. New subdivision and parcel reviews are considered in terms of street layout and lot design. The County encourages energy conservation in residential projects and has adopted Title 24 of the California Code of Regulations (the California Energy Code) without amendment, which requires energy efficient designs. The County’s development standards for multi-family uses allow reduced setbacks in order to provide increased flexibility in solar orientation.

The Housing Plan provides methods to reduce energy usage and greenhouse gas emissions through promoting smart growth, encouraging energy conservation in new development, and reducing vehicle miles travelled through encourage denser residential uses that are proximate to jobs, services and public transit. Policy HO-23 encourages energy efficiency and energy conservation in residential development to ensure sustainable practices and reduce long-term housing costs. Program 5-1 promotes energy efficiency through continued adoption of building codes that meet or exceed state energy efficiency standards, encouraging high-density housing to be located proximate to employment centers and public services, to continue to provide loans and/or grants for weatherization activities, and to identify available grant programs to encourage sustainable growth patterns, energy conservation, and energy efficiency.

The General Plan Update established County policies and programs to conserve, protect, and establish energy resources, including the following directed to residential development:

- Policy CON 2-4: Allow alternative energy production infrastructure (such as solar panel arrays) that limits energy generation to the amount necessary to support on-site uses in all land use designations as a principally permitted use, provided that the project complies with the following:
- a. Does not detract from the visual character from the area and are either screened or designed to blend with the other uses on the site.
  - b. Is sized to produce energy in amounts comparable with the amount demanded by on-site uses.



- c. Does not exceed noise standards.
- d. Does not create a nuisance to adjacent properties.

Policy CON 2-5: Encourage the use of green building and design practices in new development, infrastructure, large-scale planning, and rehabilitation projects.

Policy CON 2-6: Encourage new residential subdivisions and apartments to provide EnergyStar appliances in all dwelling units.

Policy CON 2-7: Require new residential subdivisions to offer a green or sustainable building package and options to buyers, which may include solar/photovoltaic roof or other alternative energy system, tankless water heater, energy efficient lighting, low flow faucets and showerheads, sustainable building materials, and/or EnergyStar appliances.

Policy CON 2-8: Encourage residents and property owners to retrofit existing residences and businesses to maximize energy efficiency.

Policy CON 2-10: Support education programs that promote energy conservation, energy efficiency, and solid waste reduction, reuse, and recycling opportunities for County operations, residents, and businesses.

Policy CON 2-12: Require new development with significant paved surfaces, such as parking lots and plazas, to provide adequate shading.

Policy CON 2-13: Encourage LEED certification or equivalent for all public and private development, where feasible, and strongly encourage LEED Neighborhood Design (ND) certification or equivalent for other applicable projects, particularly within large-scale developments and Specific Plan areas.

Action CON 2-B: The County adopts updates to the California Building Code as soon as they are available. This includes the updates of 2016 and 2019. The CBC includes the Green Building standards for energy efficiency.

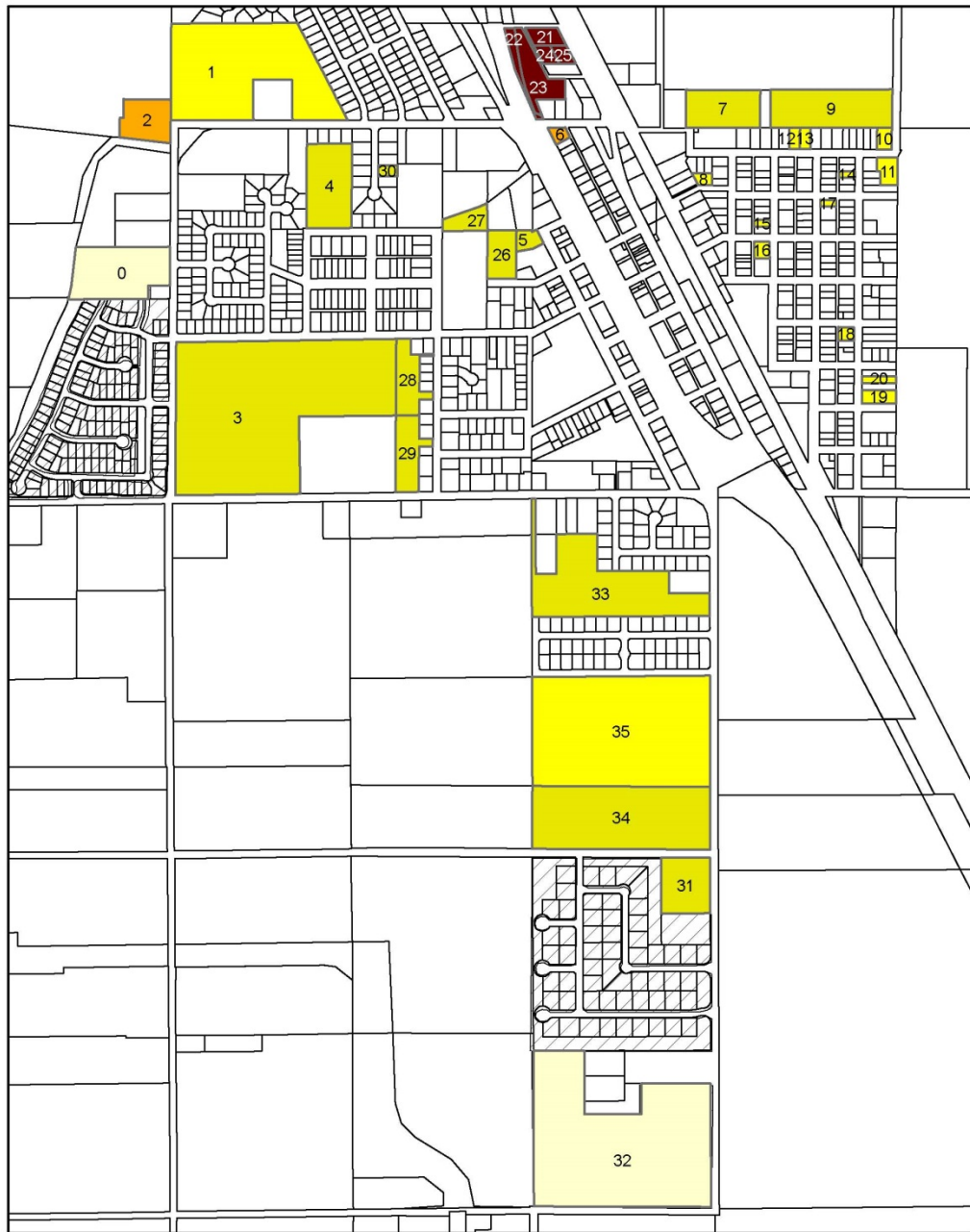
## Retrofit

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of “retrofit.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications.

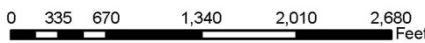
Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations. The County has funded weatherization activities administered for Colusa County by the Community Action Partnership.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

**Figure 3-1  
Arbuckle Housing Sites Inventory (Map A)**



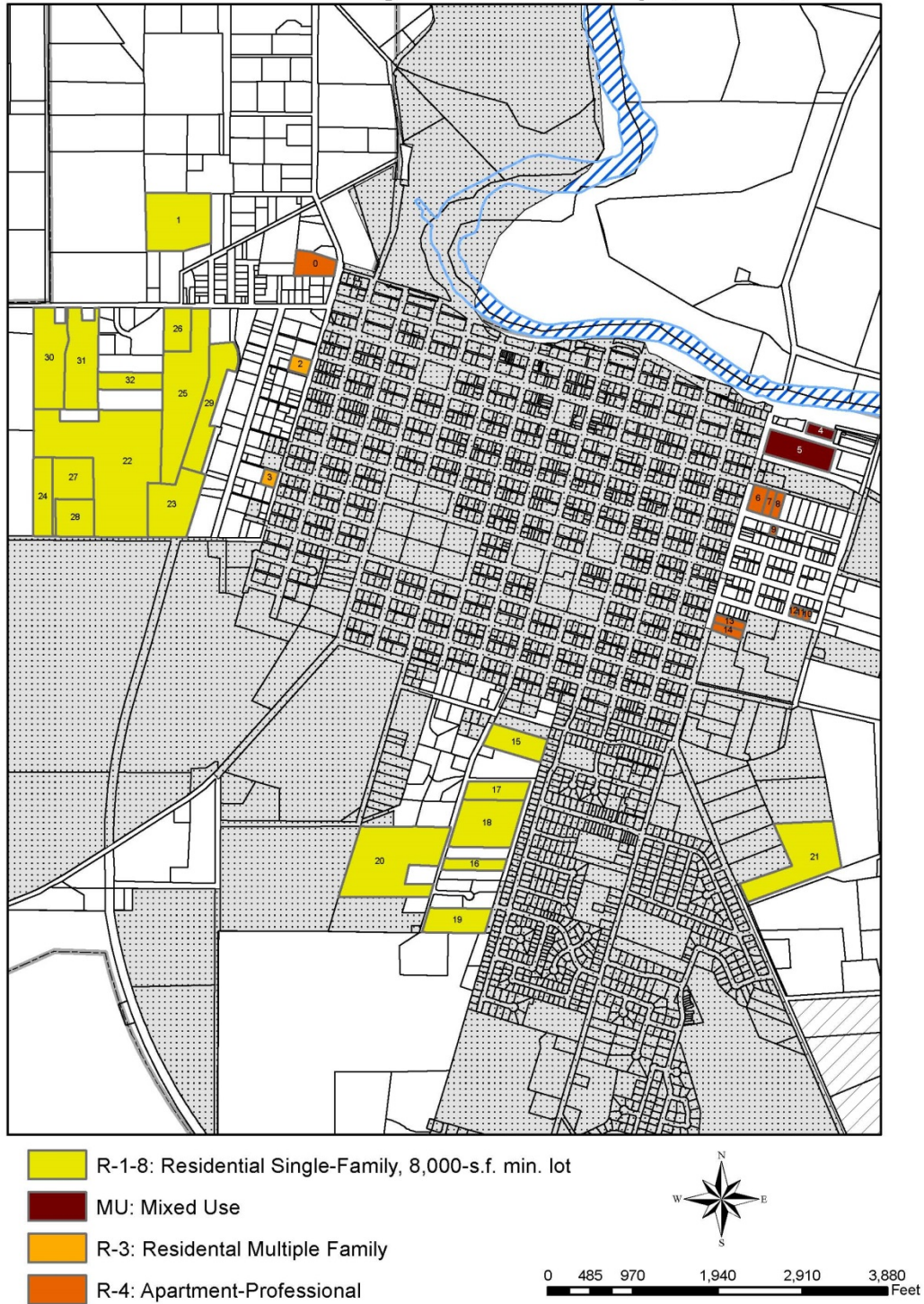
- R1-PD Residential Single Family Planned Development
- R-1-6: Residential Single-Family, 6,000-s.f. min. lot
- R-1-8: Residential Single-Family, 8,000-s.f. min. lot
- MU: Mixed Use
- R-3: Residential Multiple Family



**Numbers Correspond to Housing Site Information in Appendices in A & B**



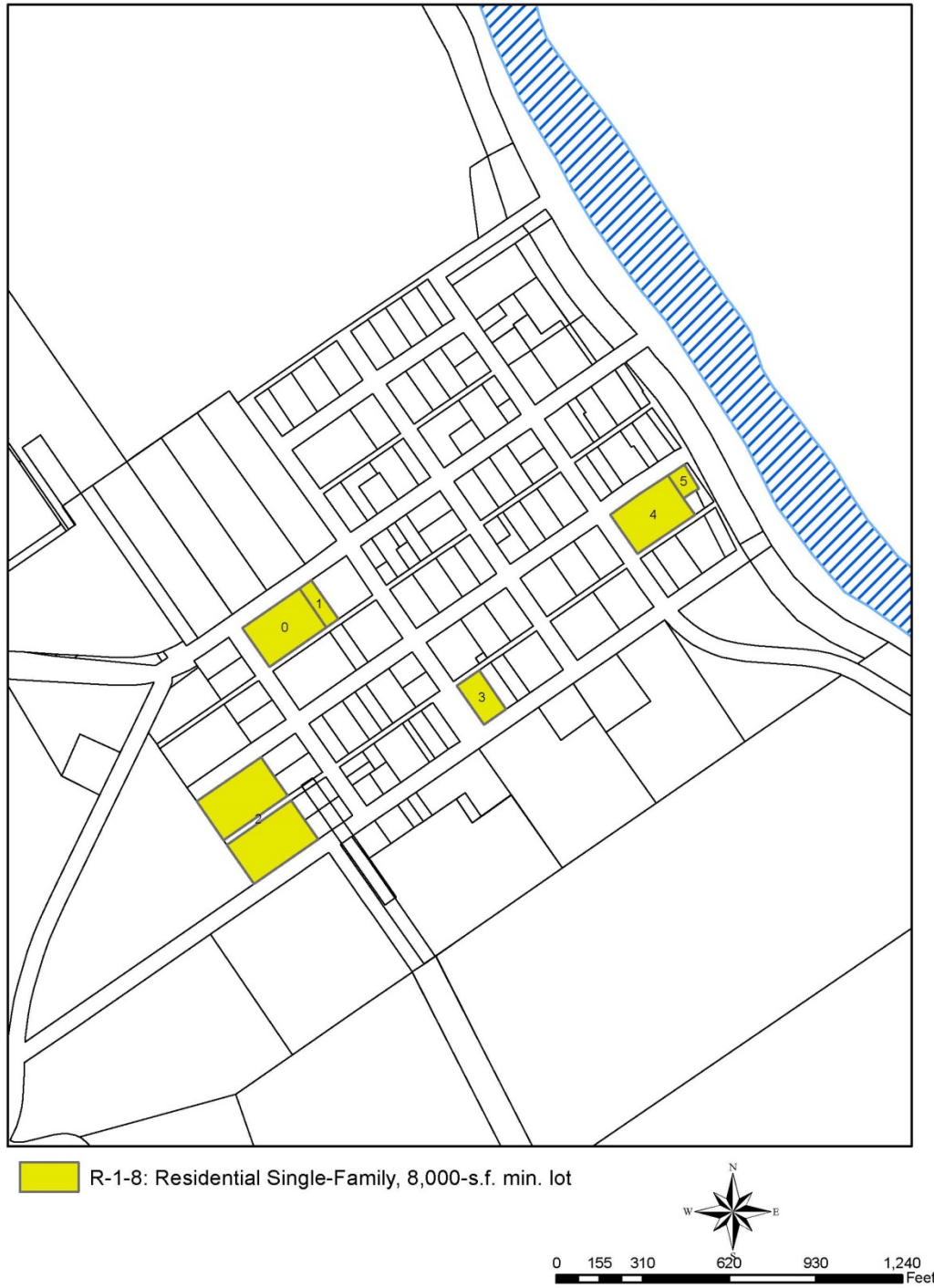
**Figure 3-2  
Colusa Housing Sites Inventory (Map C)**



**Numbers Correspond to Housing Site Information Appendices in A & B**



**Figure 3-3  
Grimes Housing Sites Inventory (Map G)**



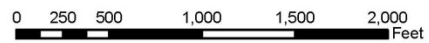
**Numbers Correspond to Housing Site Information Appendices in A & B**



**Figure 3-4  
Maxwell Housing Sites Inventory (Map M)**



- R-1-6: Residential Single-Family, 6,000-s.f. min. lot
- R-1-8: Residential Single-Family, 8,000-s.f. min. lot
- MU: Mixed Use
- R-4: Apartment-Professional







**Numbers Correspond to Housing Site Information Appendices in A & B**

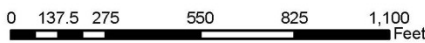




**Figure 3-5  
Princeton Housing Sites Inventory (Map P)**



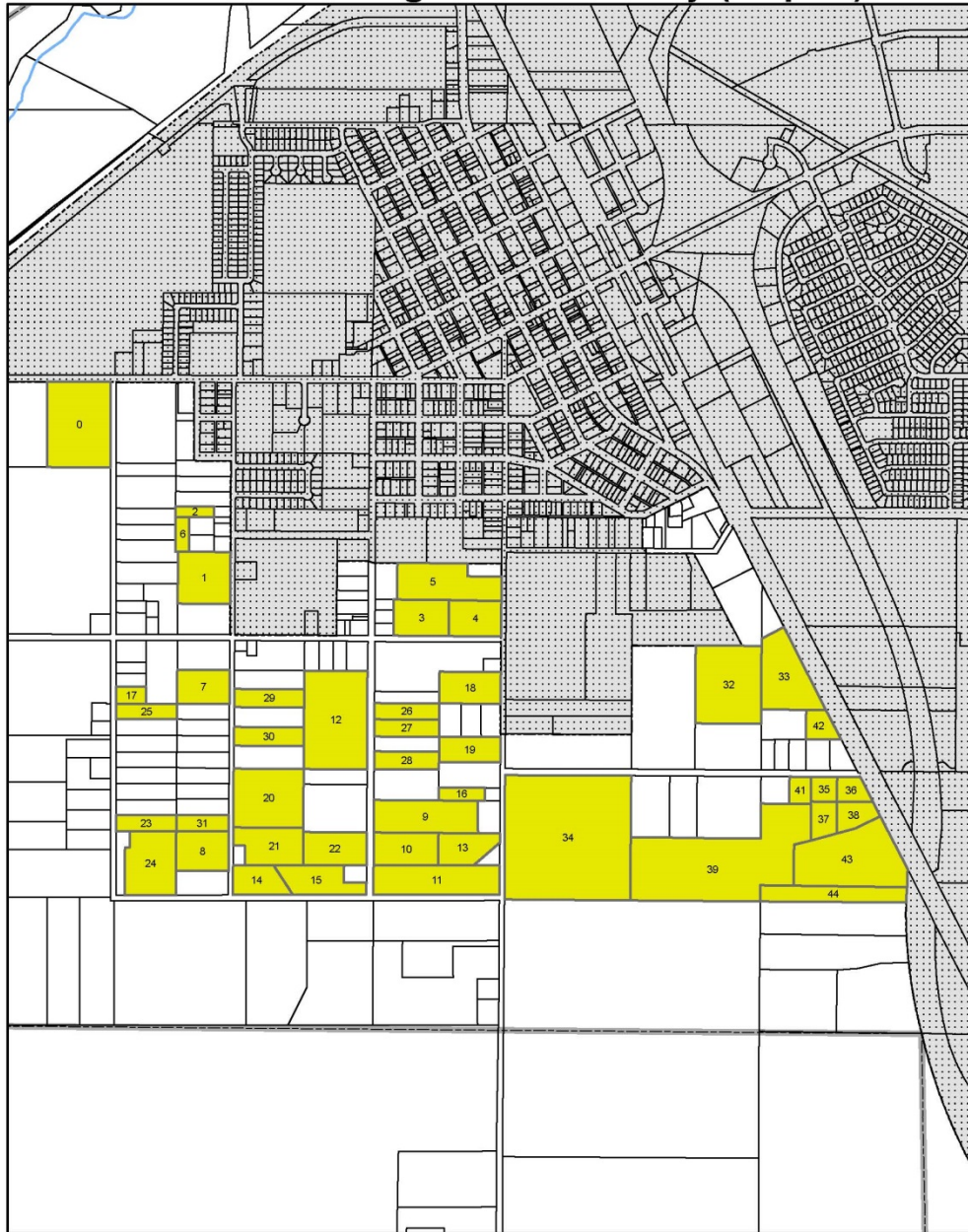
-  R-1-8: Residential Single-Family, 8,000-s.f. min. lot
-  R-2: Residential Two-Family
-  R-3: Residential Multiple Family
-  R-4: Apartment-Professional



**Numbers Correspond to Housing Site Information Appendices in A & B**



**Figure 3-6  
Williams Housing Sites Inventory (Map W)**



 R-1-8: Residential Single-Family, 8,000-s.f. min. lot



0 480 960 1,920 2,880 3,840 Feet

Numbers Correspond to Housing Site Information Appendices in A & B



## **SECTION 4. Effectiveness of Previous Element**

### **Colusa County Housing Element Update**



### 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

Accomplishments under the 2014 Housing Element are evaluated in this chapter in order to determine the effectiveness of the previous housing element, the County's progress in implementing the 2014 Housing Element, and the appropriateness of the housing goals, objectives, and policies. This evaluation is conducted pursuant to Government Code Section 65588.

#### REVIEW OF THE PREVIOUS HOUSING ELEMENT

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The 2014 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to encourage the production of new housing, including affordable and special needs housing, to encourage the rehabilitation and weatherization of existing housing, to bring the County's Zoning Ordinance into compliance with state law, to provide housing opportunities for farmworkers, disabled, and homeless persons through provision of appropriate programs and removal of constraints to development of units appropriate for these populations, and to encourage fair housing and non-discrimination. The 2014 Housing Element identified the following goals:

**Goal HO-1** Conserve and Improve the County's Existing Communities, Neighborhoods, and Housing Supply

**Goal HO-2** Provide Adequate Sites and Infrastructure to Accommodate the County's Housing Needs

**Goal HO-3** Facilitate and Encourage Development, through Public and Private Resources, of High-quality Housing to Meet the County's Housing Needs for a Range of Incomes and Special Needs

**Goal HO-4** Equal Access to Safe and Decent Housing for All Income Groups

**Goal HO-5** Promotion of Energy Conservation Activities in All Residential Areas

The 2014 Housing Element included policies and programs to achieve the identified goals. Table 4-1 analyzes each implementation programs provided in the 2014 Housing Element, describing the results of the program and recommending whether each policy or implementation program should be kept, modified, or removed in this update to the HousingElement.

#### APPROPRIATENESS AND EFFECTIVENESS OF HOUSING ELEMENT

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The overarching goals and policies of the 2014 Housing Element continue to be appropriate to encourage the County's housing goals and will be kept in the Housing Plan. The 2014 Housing Element included policies and implementation measures that are appropriate to meet the requirements of State law. The County has maintained consistency with the policies in the 2014 Housing Element and implemented many programs, as described below. The policies and programs related to maintaining the housing stock, providing adequate housing sites, ensuring adequate public services (water and sewer) for new housing, meeting special needs, ensuring fair housing opportunities, and encouraging energy efficiency continue to be relevant and applicable.



## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

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As discussed in Table 4-1, the majority of housing programs have been effective or are necessary to continuing the intent of these programs and will be kept in the Housing Element, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update.

During the 2014-2019 Housing Element cycle, a total of 142 housing units, including 16 manufactured/mobile homes, were permitted in the County. One manufactured home for farmworker housing was permitted. The 2014 Housing Element was effective in encouraging a range of housing types, but development was limited during the 2014-2019 Housing Element cycle due to the relatively slow recovery in housing market from the recession of the late 2000s and the rural nature of the County.

The Housing Plan included in this 2020 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan for the goals, policies, and programs of this Housing Element.

### SHORTCOMINGS OF THE PREVIOUS HOUSING ELEMENT

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The 2014 Housing Element was prepared during the County's update to the Zoning Ordinance, which resulted from the General Plan update that was completed in July 2012. As the General Plan provides the overall framework for land use decisions, revisions to the Zoning Code were postponed until completion of the General Plan Update.

The completion of the Zoning Code Update in August of 2014 included all of the programs that were identified in the 2014 Housing Element that were required by state law. However, not all of the programs related to the County's additional efforts were implemented to their full extent. These programs or revised programs are addressed in the proposed Housing Plan.

The new Housing Plan also contains programs from the 2014 Housing Element that are considered to be on going and are related to community outreach, agency cooperation, and funding sources. Table 4-1 below addresses the effectiveness of the 2014 Housing Element.

## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u><i>HO 1-1 Housing Assistance and Home Ownership Programs</i></u>                      Stabilize and improve neighborhoods by providing opportunities for housing rehabilitation and home ownership through the following activities:</p> <ul style="list-style-type: none"> <li>• At least bi-annually, seek state and/or federal funding through CDBG, HOME, BEGIN, and/or CalHOME for housing rehabilitation and/or home ownership activities.</li> <li>• Make pamphlets available at County offices, the public library, other public facilities, and on the County’s website that describe available housing programs, including housing rehabilitation, weatherization, home repair, and home ownership programs.</li> <li>• Planning, Building, Public Works, and Sherriff’s Department staff shall coordinate to identify areas of the County with a high incidence of homes with deferred maintenance and target these areas for housing rehabilitation activities.</li> <li>• Prepare a brochure that describes various housing assistance programs (see Chapters 1 and 3 of the Background Report). Distribute brochure at County offices.</li> </ul>	Housing rehabilitation – 10 units; Home ownership – 8 units	The County provides information regarding available housing programs and referrals to housing providers and other services upon request of the public. As mentioned in the 2014 Housing Element the County received a 2010 HOME grant for first time homebuyer assistance and housing rehabilitation. Despite extensive marketing efforts by the County and the program provider (Connerly and Associates), there was not demand for first time homebuyer assistant and rehabilitation loans/grants and the County disencumbered remaining HOME funds. The County had a similar experience with a previous CalHOME grant that rehabilitated six lower income units, but was not fully expended due to a lack of demand. The Trio program, a transitional lease-to-own housing program, is provided in Colusa County through a partnership between Trio, CalAHA, and the Regional Housing Authority. The County prepared a brochure describing available housing resources and makes this information available at the Community Development Department offices and on the County website. The lack of effectiveness of these programs may be due to a distrust of government as noted in the previous Housing Element. No funding was solicited during the previous cycle. However, the County is in the process of updating its housing rehabilitation guidelines for the use of CDBG funds.	This program will be kept in the Housing Plan, but will be revised to require the County to seek funding for housing rehabilitation and/or home ownership activities based on demonstrated need for and interest in the programs, rather than on a biannual basis. The County will continue to make information available regarding housing programs at various locations throughout the County and on the County’s website. This program will also be revised to require that information regarding housing resources, including any housing rehabilitation or first-time home buyer programs that are new during the 2020-2028 cycle, is provided in Spanish and is distributed through local, trusted community sources, such as churches and schools.

## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>HO 1-2 Non-Profit and Agency Coordination</u> Continue working with and develop new relationships with nonprofit housing providers, local agencies, and local organizations, such as Colusa, Glenn, and Trinity Community Action Partnership, Dos Rios Continuum of Care, Regional Housing Authority of Sutter and Nevada Counties, Colusa Independence (transitional housing), Colusa One-Stop, and Mercy Housing to assist in the preparation of supportive housing funds to provide housing rehabilitation assistance, weatherization, energy bill assistance, and infrastructure improvements. Assistance will be in the form of staff in-kind services of research, state and federal funding access where the County rather than a nonprofit, is eligible applicant) and data collection and will be dependent on availability of funds.</p>	Develop partnerships	<p>The County is a member of the Colusa, Glenn, and Trinity Community Action Partnership (CAP) which regularly coordinates with housing service providers and assists with seeking funding for housing programs. The CAP has applied for and received funding for the federal Housing Energy Assistance Program, Homelessness Prevention and Rapid Rehousing program, and, on behalf of Colusa County, Emergency Solutions Grant funds.</p> <p>During the Housing Element cycle, the County partnered with the Regional Housing Authority of Sutter and Nevada Counties to administer the Section 8/Housing Choice Voucher program in Colusa County. The County also partnered with the City of Colusa and Colusa Independence, a transitional housing provider, to create five new transitional housing units. This program has been successful, resulting in multiple funding applications, weatherization services, utilities payment assistance, transitional housing, and emergency housing assistance programs provided throughout the County.</p>	This program has been successful and will be included in the Housing Plan. The program will be revised to include an updated list of agencies.
<p><u>HO 1-3 Preservation of Affordable Units</u> Conserve affordable units through the following activities:</p> <ul style="list-style-type: none"> <li>Monitor the status of publicly-assisted projects that may become “at risk” of loss as affordable housing through personal contact by County staff with property</li> </ul>	50 units	The County monitors its at-risk units. None converted to market rate during the previous Housing Element cycle. The Alexander Center project has been identified at high risk for two Housing Element cycles. The property manager has indicated that the owner plans to seek Section 8 contracts on an annual basis	The program will be kept in the Housing Plan.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>owners at least annually.</p> <ul style="list-style-type: none"> <li>When an affordable housing development is at-risk of converting, assist the owners in identifying resources, including funding, for the continued provision of affordable units.</li> <li>Upon receipt of notice of a proposed conversion of assisted affordable housing, the County will contact Qualified Entities and encourage their involvement in the acquisition of the units.</li> <li>Tenant Education --- The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through HUD (special vouchers for existing tenants in Section 8 projects), the contracted Housing Authority/Glenn County HRA, and other affordable housing opportunities in the County.</li> </ul>		<p>and has no plans to convert to a market rate unit. Once the USDA loan matures, the owner plans to seek tax credit financing to rehabilitate the units. This program has been successful in monitoring affordable units and will continue to be applicable in the upcoming cycle.</p>	
<p><u>HO 1-4 Housing Inspection and Code Enforcement</u> Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable building and housing codes. When funds are available, distribute housing rehabilitation program brochure to owners of dwelling units with code violations that require significant repair.</p>		<p>The Building Department inspects housing units upon receiving complaints regarding health and safety problems or code violations. The County provides households with information regarding potential assistance programs for rehabilitation of units. This program has been successful.</p>	<p>The intent of this program will be kept in the Housing Plan.</p>
<p><u>HO 2-1 Adequate Residential Sites</u> As part of the General Plan Update and Zoning Ordinance revisions, the County will ensure provision of adequate</p>		<p>The General Plan Update ensured that the land use designations continue to provide for a range of housing types, including multifamily housing, housing for special needs</p>	<p>The Zoning Code Update of 2014 completed the process of ensuring that adequate sites for all types of housing</p>

## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2009 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>housing sites through:</p> <ul style="list-style-type: none"> <li>Continuing to designate adequate lands as Urban Residential to accommodate the County’s fair share of very low, low, and moderate income housing and housing for special needs groups.</li> <li>Ensuring that higher density sites are distributed among the unincorporated communities. Continue to designate at least 45 acres of land as R-3 and R-4 in Arbuckle, Maxwell, Princeton, and the unincorporated area around Colusa. Parcels or areas designated R-3 and R-4 should be from two to 10 acres in size, and should accommodate at least 25 multi-family units.</li> <li>Reviewing lands designated for single-family residential uses and non-residential uses and, where appropriate, rezoning sites to R-2, R-3, and R-4.</li> <li>Encourage additional opportunities for market-rate and luxury housing within Colusa County during the Land Use Element update, through continued provision of 1 to 10 acre parcels, appropriately zoned, and within close proximity to urban services.</li> </ul>		<p>groups, market rate, and luxury housing. The County is in the process of comprehensively updating its Zoning Code. The Zoning Code Update will continue to provide higher density sites in Arbuckle, Grimes, Maxwell, and Princeton and in the unincorporated area around Colusa consistent with this program. The Land Use Element update ensured that 1 to 10 acre parcels will be accommodated for residential use, where appropriate, and that opportunities will continue for market-rate and luxury housing.</p>	<p>are provided for within the County’s jurisdiction identified in the two previous Housing Elements. There have been some reduction over the last housing cycle due to annexations by the City of Colusa. The program will be kept in the Housing Plan to continue the effort of ensuring adequate sites for housing are available in the County.</p>
<p><u>HO 2-2 Inventory of Residential Sites</u>            Maintain an inventory of vacant and underutilized residentially zoned land within the County, providing the information to housing developers upon request.</p>		<p>The County maintains an inventory of sites designated for residential uses. The inventory is available for review at the County offices or copies may be requested from the Planning Department.</p>	<p>This program has been completed but is ongoing effort. The Housing Plan will include a program to maintain the inventory and continue to make it readily available.</p>

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>HO 2-3 Multi-family Zoning</u> The County will revise the Zoning Ordinance to:</p> <ul style="list-style-type: none"> <li>• Revise the definition of multi-family to include structures with three or more attached dwelling units.</li> <li>• Only permit development of single family units in the R-3 and R-4 zones if the single family unit(s) are: 1) replacing an existing single family unit on a one for one basis, 2) on an existing lot of 8,000 square feet or less, or 3) are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.</li> </ul>		<p>The County has completed a comprehensive update to the Zoning Code and revised the definition of multi-family consistent with this program. In addition, development of single family units in the R-3 and R-4 zones has also been limited as provided by this program.</p>	<p>The program was implemented through the 2014 Zoning Code Update and will be removed from the Housing Plan.</p>
<p><u>HO 2-4 Small Lot Consolidation and Development</u> Encourage consolidation and development of small multi-family parcels.</p> <ul style="list-style-type: none"> <li>• Provide incentives, such as staff assistance and financial assistance through available affordable housing funding sources, to encourage owners of small, contiguous parcels appropriate for affordable housing, to consolidate lots. Focus on small, contiguous R-3 and R-4 lots in Arbuckle and the unincorporated Colusa area.</li> <li>• Inform owners of small, contiguous multi-family parcels of available incentives for lot consolidation and encourage owners to take advantage of such incentives.</li> <li>• Assist affordable housing developers with the purchase and consolidation of small, contiguous parcels, by staff assistance and financial assistance, when available through CDBG, HOME, or other funds.</li> </ul>		<p>The County encourages development of small multi-family parcels and offers staff assistance in preparing an application for development of small multi-family lots. The County has contacted small lot owners regarding the potential for lot consolidation and available funding sources for affordable housing. The County will also support funding applications of small-lot projects, with an emphasis on development of contiguous small multi-family lots. While there has not been any interest in this program during the 2014-2019 Housing Element Cycle, recovery from significant downturn that occurred in the housing market has not impacted Colusa County as much as urban areas in the state.</p>	<p>Although this program did not yield any multi-family development, it will be kept in the Housing Element as this program may be more applicable and effective when the local housing market has strengthened.</p>

## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>HO 2-5 Provision of Public Services</u></p> <p>The County will make every effort to ensure that infrastructure is available in a timely manner to accommodate development of its fair share of regional housing needs. Particular effort will be made to provide adequate infrastructure to accommodate the R-2, R-3, and R-4 sites in Arbuckle, Maxwell, Princeton, and the unincorporated area of Colusa.</p> <p>The County will coordinate with the local water and sewer agencies to assist in planning for adequate water and sewer service. The County will take the following actions, as needed, to provide service to developing areas:</p> <p><u>All Service Providers</u></p> <ul style="list-style-type: none"> <li>Each water and sewer provider will be mailed a copy of the Housing Element, upon its adoption, along with a letter that includes: 1) the text of Government Code Section 65589.7 requiring water and sewer providers to grant priority for service allocations to proposed developments that include housing units affordable to lower (including very low and extremely low) income households; 2) a summary of the County’s regional housing needs allocation; and 3) specific actions the provider should take to ensure adequate service (see below for actions specific to each district/area in the County).</li> </ul>		<p>Water and sewer providers were sent a copy of the Housing Element upon its adoption. The County has worked with local service providers and the cities of Colusa and Williams to plan for water and sewer infrastructure to serve residential and other growth in the County.</p> <p>The Maxwell Public Utility District added Well #6 in 2018 to improve its water supply. This improvement will assist projects within the district including the inventory of sites identified on Tables 3-2 and 3-6.</p> <p>The County will continue to seek funding to support the infrastructure necessary for development of affordable housing in its communities.</p> <p>The County prepared a Groundwater Management Plan to identify the amount of groundwater available to serve growth in the unincorporated area, including areas not served by the cities. The County has encouraged special districts to adopt their own Groundwater Management Plan, or to adopt the policies of the County’s Groundwater Management Plan in order to assure proper planning and distribution of the County’s limited groundwater resources.</p>	<p>This program has been successful. Maintain program to ensure that coordination with special districts and the cities and efforts to obtain available infrastructure grant funds are continued.</p>

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>Princeton</u></p> <ul style="list-style-type: none"> <li>• Encourage the District to raise new connection fees in the near future to ensure adequate funds are available to finance capital improvements. The District should develop a cost of services study to ensure that fees bear a reasonable nexus to the cost of services. The study should determine whether a fee reduction may be allowed for lower income units.</li> <li>• The County will encourage the District to seek funding for the necessary study and will assist in obtaining Community Development Block Grant Planning/Technical Assistance or USDA utilities grants or loans to offset the planning costs.</li> <li>• Using the Water and Sewer Feasibility Study and a Revenue Program, the Princeton Water Works District should apply for placement on a Grant priority list with both the USDA and the State Resources Control Board Small Communities Grant Program. Additionally, an application should be made for placement on State Revolving Fund Loan program. The District’s fiscal revenues alone will not be enough to make the necessary and impending capital improvements in the near future.</li> <li>• Encourage the District to develop a fee schedule that promotes full cost-recovery of expenses associated with the District’s services, including annexations into the Districts service area and subsequent new development.</li> </ul>		<p>The County has also coordinated with the cities to identify where City services can be extended to serve growth in the unincorporated County adjacent to the either city.</p>	



#### 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>Arbuckle, Maxwell, Colusa, and Williams</u></p> <p>While these communities have planned for infrastructure to support new development, construction of various facilities (wells and associated water treatment, wastewater lift stations, extension of mains, etc.) may be necessary to serve newly developing areas. The County will take the following measures to expedite and assist with the development of necessary infrastructure:</p> <ul style="list-style-type: none"> <li>• Work with special districts and the cities of Williams and Colusa to assure that sewer and water systems are improved to ensure that construction of new dwelling units can be accommodated in accordance with the quantified objectives of this Housing Element.</li> <li>• Encourage the responsible water and sewer agencies to conduct the necessary studies to develop appropriate adjustments to water connection, sewer connection, and development impact fees in order to ensure adequate funding for necessary infrastructure improvements.</li> <li>• Encourage the cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements.</li> <li>• Encourage developers to provide the necessary long-range infrastructure associated with development through the filing of reimbursement agreements with developers. Seek funding to off-set the cost of infrastructure improvements for very low and low income units in order to encourage development of affordable units.</li> </ul>			

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>Rural Areas</u></p> <ul style="list-style-type: none"> <li>Review potential treatment technologies that could be developed to provide water and sewer service for rural market-rate and affordable housing; develop performance standards for potential treatment technologies to assist public and/or private sewer and water providers in determining which will be most feasible in their locations within the County.</li> <li>Allow a wide range of feasible alternative system sizes and treatment technologies to provide water and sewer service for rural market-rate and affordable housing.</li> </ul>			
<p><u>Program HO 2-6 Adequate Water and Wastewater Service</u>                      Revise the Zoning Ordinance to ensure parcel map or subdivision map approval is dependent on demonstrated ability to provide potable water and meet septic capacity requirements.</p>		<p>Intended to be removed in 2014, but was not.</p>	<p>This program was not necessary water and waste water is already addressed in Chapter 41, Environmental Review and the County Subdivision Ordinance. It has been removed for the Housing Plan</p>

## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>HO 2-7 Municipal Service Reviews</u></p> <p>Upon completion of the General Plan Update, request the Local Agency Formation Commission to update Spheres of Influence pursuant to the required Municipal Services Review for the cities of Colusa and Williams and for special districts to correspond to planning boundaries contained in the General Plan.</p>		<p>The County regularly coordinates with LAFCO and provided LAFCO with the updated General Plan for LAFCO’s review and use in preparing subsequent Sphere of Influence updates and Municipal Service reviews. While the MPUD, APUD and Princeton Water Works have had the MSRs updated in the last seven years, LAFCO has yet to update the Cities of Colusa and Williams.</p>	<p>This program will be kept in the Housing Plan due to the need to update MSRs periodically.</p>
<p><u>HO 2-8 Coordination with Cities</u></p> <p>Continue to work in close cooperation with the Cities of Colusa and Williams to ensure orderly development of unincorporated lands adjacent to those cities, and the consistency of land use policies and development standards in those areas.</p>		<p>The County regularly coordinates with the cities to plan for growth and address infrastructure needs.</p>	<p>This program will be kept in the Housing Element.</p>
<p><u>HO 2-9 Annexations</u></p> <p>Where areas designated by the County for urban residential development are proposed to be annexed to one of the cities, enter into an agreement with the City to transfer the commensurate share of the County’s fair share of regional very low, low, moderate, and above moderate income housing needs to the City annexing the unincorporated lands. Specifically, annexation of sites designated R-3 and R-4 will reduce the County’s capacity to accommodate very low and low income units. Request that the County’s fair share of very low and low income units accommodated by R-3 and R-4 sites proposed for annexation be transferred to the annexing City.</p>		<p>Several R-4 sites were annexed into the City of Colusa during the 2014-219 cycle. This resulted in the removal of 3.51 acres of R-4 zoned land from the County’s inventory. However, the County still has ample land zoned for multifamily development to meet the RHNA numbers.</p>	<p>This program will be kept in the Housing Element to ensure that future annexations do not reduce the County’s ability to accommodate its fair share of regional housing needs.</p>

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>The agreement must be submitted to HCD within 90 days after the annexation becomes effective. If an agreement cannot be reached, the County may request that HCD consider the facts, data, and methodology presented by both parties and make a determination.</p>			
<p><u>HO 3-1 Affordable Housing Incentives</u></p> <p>The County will revise the Zoning Ordinance to identify incentives for affordable housing development, including density bonuses, expedited processing, relaxation in development standards, and either reduction, delay, or waiver of fees when financially feasible.</p> <p>The Zoning Ordinance shall be revised to allow density bonuses consistent with the requirements of Government Code Section 65915. The revisions shall include:</p> <ul style="list-style-type: none"> <li>• Identification of projects eligible for a density bonus and additional incentives;</li> <li>• Incentives available for affordable housing projects, such as a reduction in site development standards (e.g., reduced minimum lot sizes or setbacks, increased height limitations, reduced open-space requirements, reduced parking requirements, etc.);</li> <li>• The amount of density bonus given to a project based on the percentage of very low, low, moderate, or senior citizen units provided;</li> <li>• Minimum affordability period of 30 years; and</li> <li>• Monitoring mechanism, such as an affordable housing agreement, to ensure that the units are maintained as</li> </ul>		<p>The 2014 Zoning Code Update included density bonus provisions consistent with State law and provides incentives for affordable housing as described by this policy. While development increased during the 2014-2019 Housing Element cycle no large subdivisions were approved within the County’s jurisdiction. As a result, this provision was not exercised since its implementation. It is anticipated that this change to the Zoning Code will encourage and facilitate affordable housing. The effectiveness of this program in producing affordable housing would be increased if there was greater interest from the development community in providing affordable housing in Colusa County.</p>	<p>This program was implemented through the Zoning Code update and has been revised accordingly to allow for updates.</p>

## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>affordable and/or senior citizen units for the duration of the affordability period.</p> <p>The Zoning Ordinance shall identify specific incentives that will be available to projects that include a minimum percentage of extremely low, very low, and low income units. Projects providing extremely low income units should receive more than one incentive. Incentives may include:</p> <ul style="list-style-type: none"> <li>• Priority Processing;</li> <li>• Fee waivers or reductions, if financially feasible;</li> <li>• Reduced minimum lot sizes and/or dimensions;</li> <li>• Reduced minimum lot setbacks;</li> <li>• Reduced minimum outdoor landscaped area;</li> <li>• Increased maximum lot coverage;</li> <li>• Increased maximum building height;</li> <li>• Reduced on-site parking standards;</li> <li>• Reduced minimum building separation requirements; and</li> <li>• Reduced street standards, e.g., reduced minimum street widths.</li> </ul>			

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>HO 3-2 Incentives for Special Needs Housing</u>                      As part of the revisions to the Zoning Ordinance to address Density Bonus requirements and affordable housing incentives (Program 3-1), identify specific incentives for special needs housing and extremely low income housing. Housing for extremely low income households, including Single Room Occupancy, shared housing, and housing with supportive services, will be incentivized through expedited development processing and a reduction in development standards, such as lot coverage, parking, and/or setbacks. Senior and disabled housing can be incentivized through flexible parking, setback, lot coverage and other standards, where found to be consistent with maintaining the character of the surrounding neighborhood. Large family housing (three or more bedrooms) can be incentivized through reduced setbacks, increased height or lot coverage allowances, or a density bonus for projects, particularly multifamily, with 20 percent or more large units. Incentives for special needs and extremely low income housing shall exceed the minimum incentives required under state Density Bonus law.</p>		<p>The 2014 Zoning Code Update includes incentives for special needs housing as described by this policy. While development was slow during the 2014 2019 Housing Element cycle, it is anticipated that this change to the Zoning Code will encourage and facilitate special needs housing at such time that a developer or service provider expresses interest in developing such a project.</p>	<p>This program was not fully implemented in the Zoning Code update. This program will be kept to ensure the Zoning Code is updated to correct this issue and address any future changes in state law.</p>
<p><u>HO 3-3 Affordable and Special Needs Housing Resources</u>                      Investigate interest of development community, affordable housing stakeholders, and special needs housing stakeholders, in providing additional affordable housing, including extremely low, very low, low, and moderate income units, and seek additional affordable housing resources through, for example, developer agreements, mortgage revenue bonds, tax credits, and available state and federal programs. This program will include the following actions:</p>	<p>Five extremely low, 10 very low, and 20 low income units</p>	<p>The County has coordinated with housing providers throughout the Housing Element cycle in particular NeighborWorks on providing 16 very low income self-help housing units. The County participates in two housing stakeholders groups, the Dos Rios Continuum of Care and Colusa, Glenn, and Trinity Community Action Partnership.</p>	<p>This program has been successful and will be kept in the Housing Element. The program will be revised to reflect the existing stakeholders groups and to invite affordable housing developers and stakeholders to attend the meetings of the</p>

#### 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<ul style="list-style-type: none"> <li>• Develop housing stakeholders group that includes affordable housing developers and special needs group stakeholders, that will meet annually to identify potential housing projects and priorities, including affordable new construction, special needs housing (e.g., farmworker, disabled, senior housing), and first time homebuyer assistance, and prioritize potential funding efforts. Seek volunteer(s) to organize and lead housing stakeholders group.</li> <li>• Prepare a brochure identifying affordable/special needs housing resources and incentives as well as available sites for affordable and special needs housing and provide the brochure to development applicants interested in affordable and/or multifamilyhousing.</li> <li>• Seek County, state, federal, or other funding for affordable and special needs housing programs, or support funding applications that would provide new affordable and special needs units, including multi-family and single room occupancy projects. Funding programs may include, but are not limited to, Affordable Housing Innovation Program funds, BEGIN, CalHome, Emergency Housing and Assistance Program Capital Development, Housing Related Parks Program, Low Income Housing Tax Credits Multifamily Housing Program – General and Supportive Housing Components, Predevelopment Loan Program, and Transit-Oriented Development Housing Program. Funding will be sought on an annual basis, as requested by applicants for affordable housing developments.</li> </ul>		<p>The County had previously developed the Colusa Independence transitional housing project (5 units, 19 beds) in the City of Colusa on County-owned property. The County and City obtained CDBG, Emergency Solution Grant, and Emergency Housing Assistance Program funds to assist with the cost of constructing the project. The project continues to be an effective resource for the County.</p> <p>This program has been successful in the past and, in conjunction with other programs in the previous Housing Element, has resulted in transitional housing units and assistance to special needs (farmworker) housing. It is anticipated that this program will yield more partnerships with the private development community when there is a stronger demand to build new housing in the County.</p> <p>The Colusa County Behavioral Health Department is currently working with many of the previously mentioned partners in obtain grant or loan funding to construct a transitional housing facility and/or care facility for people suffering from mental illness.</p>	<p>stakeholders groups.</p>

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>Projects with an extremely low income or farmworker housing component will receive priority. See Chapter 3 of the Background Report for a list of potential funding sources.</p> <ul style="list-style-type: none"> <li>Encourage development of farmworker housing , self-help housing, and migrant resource centers through notifying the County Agricultural Commissioner and owners/operators of large-scale agricultural operations in the County of available funding sources for farmworker housing and migrant assistance, including Joe Serna, Jr. Farmworker Housing Grant Program, Office of Migrant Service funds, USDA Rural Development Farm Labor Housing, USDA Rural Development Multi-Family Rental Programs, and USDA Rural Development Community Facilities funds. Provide technical assistance with grant and loan applications.</li> <li>Continue to work with affordable housing providers and the local housing authority (contracted to Glenn County Human Resources Agency) to provide housing affordable to extremely low income individuals and families through supporting efforts to increase subsidies for Housing Choice Vouchers and provide Section 8 units to meet the County’s fair share of extremely low income units.</li> <li>Seek Planning and Technical Assistance funds through the CDBG program to update the County Code and Zoning Ordinance to remove constraints to affordable and special needs housing and develop brochures and handouts to promote affordable housing programs.</li> </ul>			



## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>HO 3-4 Coordination with Building Community</u>                      Conduct annual meetings for the Community Development Director to meet with representatives of the local building and real estate industry, including affordable housing developers, to discuss measures that may be taken to meet local housing needs.</p>		<p>While growth has been relatively slow in recent years, the Community Development Director continues to regularly meet with members of the real estate, building, and economic development communities. This program has ensured that the County’s long-term planning efforts match the County’s need for residential, commercial, agricultural, and industrial growth. The County is currently in the process of updating its General Plan and those with interests in the building, real estate, economic development , agricultural, and other sectors actively participate in the General Plan update and were invited to provide input</p>	<p>The intent of this program will be kept in the Housing Plan.</p>
<p><u>HO 3-5 Accessory Units</u>                      The County will revise the Zoning Ordinance to permit second units in accordance with state law. The revisions to the Zoning Ordinance will include the following:</p> <ul style="list-style-type: none"> <li>• Define second unit;</li> <li>• Identify second units as a principal permitted use in the single-family and multi-family residential zoning districts on lots where there is an existing single family unit; and</li> <li>• Provide development standards, such as unit size and height, for second units.</li> </ul>		<p>The 2014 Zoning Code update establishes standards for second units and implements this policy. Until the Zoning Code update is adopted, the County permits second units consistent with the requirements of Government Code Section 65852.2(b)..</p>	<p>This program was implemented through the Zoning Code update in 2014. However, since that time there have been changes regarding second units. The County has already implemented the nomenclature changes required by the state in 2017 (accessory units). The County will continue to update local regulations affecting accessory units by a similar program.</p>

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>HO 3-6 Emergency Shelters, Transitional Housing, and Supportive Housing</u></p> <p>The County will revise the Zoning Ordinance to permit emergency shelters, transitional housing, and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5).</p> <p>The Zoning Ordinance will be revised to permit emergency shelters as follows:</p> <ul style="list-style-type: none"> <li>• Allow emergency shelters as a principal permitted use without discretionary action, as required by Government Code Section 65583, in each of the unincorporated communities, including Arbuckle and Maxwell, in the C-1 or C-2 zones.</li> <li>• The Zoning Ordinance can include objective criteria, such as hours of operation, for approval of the shelter but may not include a discretionary review process.</li> <li>• The Zoning Ordinance may identify standards for emergency shelter, but the standards must be consistent with those standards that apply to residential or commercial development within the same zone, except the emergency shelter standards may identify written, objective standards that include all of the following:               <ol style="list-style-type: none"> <li>1. The maximum number of beds or persons permitted to be served nightly by the facility.</li> <li>2. Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for</li> </ol> </li> </ul>		<p>The 2014 Zoning Code Update including provisions to permit emergency housing within the M-1 zone as a permitted use and in the C-2, C-H, M-1, and R-D zones with an administrative permit. Emergency shelters are subject to the same standards as other uses within the same zone, except for specific standards related to the number of beds (30), lighting, management, proximity (300 ft to other emergency shelters) as provided by this policy and State law. The 2014 Zoning Code Update also defined transitional and supportive housing; both transitional and supportive housing are permitted subject to the same standards as other residential units of the same type in the zoning district. The County did not receive any inquiries regarding emergency shelters, so the delay in updating the Zoning Code did not result in any negative effects on the potential development of an emergency shelter. As previously stated, transitional housing was constructed during the Housing Element cycle.</p>	<p>This program was implemented through the Zoning Code update. This program will be removed from the Housing Plan.</p>

#### 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>other residential or commercial uses within the same zone.</p> <ol style="list-style-type: none"> <li>3. The size and location of exterior and interior onsite waiting and client intake areas.</li> <li>4. The provision of onsite management.</li> <li>5. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.</li> <li>6. The length of stay.</li> <li>7. Lighting.</li> <li>8. Security during hours that the emergency shelter is in operation.</li> </ol> <p>The revisions to address transitional and supportive housing will include:</p> <ul style="list-style-type: none"> <li>• Define transitional and supportive housing consistent with the definitions set forth in the Health and Safety Code.</li> <li>• Identify transitional and supportive housing as allowed residential uses subject only to the same standards as other permitted residential uses of the same type within each zoning district.</li> </ul>			
<p><u>HO 3-7 Group Homes</u></p> <p>Revise the Zoning Ordinance to address approval of group homes pursuant to state law including, but not limited to, defining “group home” consistent with state law, specifying siting and permit requirements for small group homes</p>		<p>The 2014 Zoning Code update provided for group homes. ‘Small residential care facility’ is the same as a group home serving six or fewer persons; this use is allowed in all residential zones and is subject to the same</p>	<p>This program was implemented through the Zoning Code update. This program will be removed.</p>

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>consistent with Health and Safety Code 1267.8, including intermediate care facilities for the developmentally disabled, serving six or fewer persons in any residential zone. Clearly stated requirements for approval of group homes will be provided in order to give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs.</p>		<p>standards as a single family home. A small residential care facility can serve senior, disabled, developmentally disabled, and other special needs groups. A 'large residential care facility' serves seven or more persons and is allowed in the R-R through R-4 and C-2 zones with a Minor Use Permit and in the MU and R-S zones with a Use Permit.</p>	
<p><u>HO 3-8 Manufactured Housing</u> Revising the Zoning Ordinance to allow development of manufactured housing as a principal permitted use in zoning designations that allow single family housing as a principal permitted use, and to establish development standards for manufactured housing that do not exceed those allowed under state law.</p>		<p>The 2014 Zoning Code update allowed manufactured housing as a permitted use in all zoning designations that allow residential uses. Single family and multifamily manufactured homes are subject to the same requirements as residential uses of the same type, except that mobile homes on permanent foundations are required to have a roof overhang, siding extended to the ground level, and non-reflective roofing and siding. It is noted that the County has permitted manufactured housing subject to similar requirements as single family housing and from 2007 through the Zoning Code</p>	<p>This program was implemented through the Zoning Code update. This program will be removed from the Housing Plan.</p>
<p><u>HO 3-9 Farmworker Housing</u> The County will revise the Zoning Ordinance to permit employee housing and farmworker housing in accordance with Health and Safety Code Sections 17021.5 and 17021.6.</p>		<p>The County revised the Zoning Ordinance in 2014 to comply with all state mandated farm working housing requirements</p>	<p>This program was implemented through the Zoning Code update. This program will be removed from the Housing Plan.</p>

#### 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>The revisions will include the following:</p> <ul style="list-style-type: none"> <li>• Permit employee housing, including mobile homes and manufactured housing, to accommodate up to six employees subject to the same standards and permit requirements as a single family residence in all zones and as a principal permitted use in residential zones. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits.</li> <li>• Employee housing will not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.</li> <li>• Permit employee housing, including mobile homes and manufactured housing, consisting of up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as a principal permitted use in the A-P, A-T, A-U, and A-E zones. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits.</li> <li>• The permitted occupancy in employee housing in an agricultural zone will include agricultural employees who do not work on the property where the employee housing is located.</li> <li>• Provide for farmworker housing facilities to accommodate more than 36 beds or 12 households as a “Use requiring a Use Permit” in all agricultural zones.</li> </ul>		<p>The 2014 Zoning Code update provided for employee housing and farmworker housing as described by this policy.</p> <p>The County processed one request for a single employee housing unit (manufactured home) but did not have any other inquiries or requests to construct farm worker or employee housing during the planning period so there was no negative effect associated with the partial implementation of this program.</p>	

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>Staff may be able to expedite the permit process with the finding of a state categorical exemption under CEQA.</p>			
<p><u>HO 3-10 Define Family</u> The County will revise the Zoning Ordinance to define family consistent with state and federal law. The definition shall include households of up to six unrelated persons and shall not limit familial status to persons related by blood, marriage or adoption.</p>		<p>The 2014 Zoning Code update defined family consistent with this policy to ensure fair housing opportunities and ensure that households of up to six people, regardless of familial status, are not discriminated against.</p>	<p>This program was implemented through the Zoning Code update. This program will be removed from the Housing Plan.</p>
<p><u>HO 3-11 Planned Development</u> The County shall revise the Planned Development section of the Zoning Code – Article 5, Section 5.01-5.07 – to provide unambiguous language to clearly identify the purpose of the overlay zone; to either provide development standards or identify how development standards of the underlying zone may be modified; and to streamline the processing of Planned Development applications by providing clear, easily understood steps in processing; and identifying the appropriate approval authority.</p>		<p>The 2014 Zoning Code update provided a clearer statement of purpose and approach to development standards to reduce confusion in applying the Planned Development overlay.</p>	<p>This program was implemented through the Zoning Code update. This program will be removed from the Housing Plan.</p>
<p><u>HO 3-12 Parking Requirements</u> The County will revise the Zoning Ordinance to require 1.5 parking spaces per studio and one bedroom units in the R-3 and R-4 zones.</p>		<p>The 2014 Zoning Code update revised the parking requirements to allow for 1.25 parking spaces and 1.5 spaces for one bedroom units.</p>	<p>This program was implemented through the Zoning Code update. This program will be removed from the Housing Plan.</p>
<p><u>HO 3-13 Section 8</u> Section 8 vouchers are the County’s only avenue for residents</p>		<p>During the planning period, the Regional Housing Authority of Sutter and Nevada Counties became the administrator of the</p>	<p>This program will be kept in the Housing Element</p>

## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>requiring rental subsidy. The County will support the Glenn County Human Resources Agency (HRA) in any necessary efforts to obtain additional allocations of Section 8 vouchers for extremely low and very low income residents. Support may include, but not limited to, reporting complaints to HRA received by residents unable to obtain assistance due to voucher shortages and/or assistance in lobbying for additional allocation.</p>		<p>Section 8/Housing Choice Voucher program for Colusa County. The County supports efforts to increase the allocation of Section 8 vouchers for County residents. Vouchers issued through the Regional Housing Authority are portable, meaning the recipients can use the vouchers in the tri-county area. Allocations are based on a federal formula and the County is not likely to be able to change the allocation of vouchers. However, the County continues to support funding for the Section 8 program and refers County residents to the Regional Housing Authority for Section 8 assistance.</p>	<p>The program will also be revised to reflect the importance of ensuring that County residents are aware of how to obtain Section 8 vouchers and making sure the program is adequately marketed within Colusa County.</p>
<p><u>HO 3-14 Reasonable Accommodations</u>                      The County will adopt a reasonable accommodations ordinance. The County will analyze and determine on an annual basis whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to the Board of Supervisors. The analysis will include an evaluation of existing land use controls, permit and processing procedures, and building codes. Regardless of constraints found, the County will initiate actions within six months of the completion of the evaluation to address them, including removing the constraints and amending reasonable accommodation program for housing intended for persons with disabilities, as necessary.</p>		<p>The County makes every effort to accommodate reasonable requests for accommodation from persons with disabilities. Building permit and accommodation requests from households with a disabled member were not tracked. The County prepared a process for addressing reasonable accommodation requests and it was included in the 2014 Zoning Code update. This Housing Element and the previous Housing Element include an analysis of constraints on the development, maintenance, and improvement of housing for persons with disabilities. No new constraints have been identified and implementation of the 2014 Zoning Code update addressed the constraints identified in the previous Housing Element.</p>	<p>This program will be kept in the Housing Element, but will be updated to require review of potential constraints when changes to the General Plan, Zoning Code, or other regulations are proposed that could affect housing for persons with disabilities.</p>

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>HO 3-15 Annual Report</u>                      Prepare an Annual Report to the Board of Supervisors in the format approved by HCD which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element’s goals, policies, and programs, and 3) an updated summary of the County's housing needs. Submit this report to the Department of Housing and Community Development by April 1 of each year.</p>		<p>The County has been submitting an annual report to HCD since 2017</p>	<p>This program will be kept in the Housing Element.</p>
<p><u>HO 4-1 Equal Housing Opportunity</u>                      Information regarding fair housing laws will be provided and distributed to the public at the Department of Planning and Building, Arbuckle Family Action Center, and at County library branches in the unincorporated communities (Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), and will be distributed to applicants for subdivisions, multi-family projects, and planned developments. Planning staff will annually visit the posting locations to ensure that the information remains posted and will annually review planning and building application forms to ensure consistency with the requirements of this program.</p> <p>Provide assistance in referring and reporting housing discrimination complaints to the State Department of Fair Employment and Housing. Provide access to a County telephone and provide brochures to residents reporting complaints to County offices. Publicize this service through the local media, schools, County Department of Health and Human Services, County Agricultural Commissioner, library</p>		<p>The County Planning and Building Department provides fair housing brochures to interested persons. Fair housing is also addressed in the County’s ‘Housing Resources’ brochure. Persons wishing to file a complaint may use the telephone at the County Planning Department. While no fair housing complaints have been received, this program does ensure that County residents have access to fair housing information and assistance.</p>	<p>This program will be kept in the Housing Plan.</p>



## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>branches in the unincorporated communities (Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), post office locations in Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), and Arbuckle Family Action Center.</p>			
<p><u>HO 4-2 Economic Development and Jobs-Housing Balance</u> Support and encourage economic development programs and jobs-housing balance strategies within the County, including the Colusa County EDC, through continued cooperative and collaborative staff assistance when requested and in support of jobs-housing balancing efforts.</p>		<p>Colusa County is a member of the Colusa County EDC. County Supervisors regularly attend EDC meetings. County staff continues to collaborate with the EDC. As part of the General Plan update, the County identified goals, policies, and programs to address economic development. The EDC, along with other stakeholders, was involved in the process. This program has been successful.</p>	<p>This program will be kept in the Housing Plan.</p>
<p><u>HO 5-1 Energy Conservation and Efficiency</u> Promote energy efficiency and conservation in residential development through:</p> <ul style="list-style-type: none"> <li>• Continuing to adopt building and other codes that meet or exceed energy conservation and/or efficiency standards established by the California Energy Code.</li> <li>• As part of the General Plan Update and subsequent Zoning Ordinance Update, ensure location of higher density residential housing near employment centers to discourage sprawl and conserve energy resources.</li> <li>• Continuing to permit and encourage mixed uses and higher densities on in-fill and vacant sites in areas with public services, such as medical clinics, schools, and grocery stores, to discourage sprawl and encourage short vehicle trips and/or alternative forms of</li> </ul>		<p>The County has adopted the California Energy Code and associated appendices in 2016 and again in 2019. The California Green Building Standards Code established mandatory green building measures for new development that represent a significant increase in the energy--- efficiency and conservation requirements for new development. The 2014 Zoning Code update provided higher density housing sites near existing or planned employment centers as stated by this policy. The recently adopted General Plan encourages locating higher density housing near major traffic/transit routes and within walking distance of services, employment, and public facilities. The General Plan also encourages mixed use developments and higher density residential and other intensive uses on infill as</p>	<p>This program will be kept in the Housing Plan.</p>

## 4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

**TABLE 4-1: 2014 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX**

Program	Objective	Evaluation / Results	Recommendations for the Housing Element Update
<p>transportation.</p> <ul style="list-style-type: none"> <li>• During preparation of specific plans and master plans, encourage location of higher density residential areas within walking distance of employment-generating uses, schools, parks, community centers, and other amenities.</li> <li>• Reviewing the County’s land use regulations and subdivision ordinances and, where appropriate, amend to include provisions which promote and/or require energy conservation measures and proximity of higher density residential uses to services and transit as a factor in project approval.</li> <li>• Coordinate with the Community Action Partnership to provide loans and/or grants for weatherization activities including, but not limited to, insulation, weatherstripping, siding, dual pane windows.</li> <li>• Identify available grant programs to encourage sustainable growth patterns, energy conservation and energy efficiency. If appropriate and feasible, apply for funding to develop guidelines for energy conservation measures in residential development and to provide financial incentives for smart growth techniques.</li> </ul>		<p>sites.</p> <p>The County continues to fund weatherization grants for low income homeowners through the Colusa, Glenn, Trinity Community Action Partnership. This program was successful in prioritizing and funding weatherization grants.</p> <p>No available funding was identified during the Housing Element cycle for planning for energy conservation and efficiency or developing new guidelines for energy conservation measures. However, the General Plan update included new requirements for energy-efficiency in new development (see Chapter 3).</p> <p>This program has been effective in addressing energy efficiency, both through programs offered directly to County residents and property owners and through the County’s planning process.</p>	

# **SECTION 5. Community Participation**

## **Colusa County Housing Element Update**



## 5. COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element.

### DEVELOPMENT OF DRAFT HOUSING ELEMENT

In order to engage the community in the Housing Element Update process, a stakeholders' workshop, and a Planning Commission meeting was held during the public review period. The public, including residents, business people, housing advocates, service agencies, and other organizations addressing housing and special needs were encourage to participate in the process. Key stakeholders, agencies, and organizations were contacted individually for input to ensure that the Housing Element accurately reflects a broad spectrum of the County and prioritizes needs appropriately. Information received during the public outreach process and through interviews with stakeholders was used to identify housing needs and prepare the Housing Plan.

#### Workshops

The stakeholders workshop was held in February 2019 at the Colusa Industrial Park. The County encouraged residents and stakeholders to attend the workshop and be involved for the following reasons:

1. Assist in updating the Housing Element
2. Identify housing concerns and suggest solutions
3. Help decide where and how new housing will occur
4. Identify special housing needs to address
5. Identify housing-related priorities
6. Participation is key to understanding and achieving community goals

In order to encourage residents, businesspeople, and other stakeholders to participate, the County conducted extensive outreach efforts using multiple outlets, including:

- Flyers made available at County offices, on the County's website, and at various locations throughout the County
- News/media release to the Pioneer Review
- E-mail notices sent to County departments, the Cities of Colusa and Williams, utility and public service providers
- Invitations to the Housing Stakeholders workshop were extended via phone calls and, where available, e-mails to local departments, agencies, and organizations, including:

## 5. COMMUNITY PARTICIPATION

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### County of Colusa

- Agricultural Commissioner
- Department of Behavioral Health
- Department of Health and Human Services
- Department of Planning and Building
- Office of Education

### Non-Profits and Other Housing/Human Services Organizations

- Colusa-Glenn-Trinity Community Action Partnership
- Arbuckle Family Action Center
- Williams Migrant Camp
- Senior Information Center
- Colusa First 5
- Colusa County One-Stop Center
- Colusa-Glenn-Trinity Community Action Partnership
- Colusa County Chamber of Commerce
- Princeton Joint Unified School District
- Colusa County Farm Bureau
- Arbuckle Family Health Center
- Maxwell Unified School District
- Pierce Joint Unified School District
- Colusa Unified School District
- Stony Creek Joint Unified School District

### *HOUSING STAKEHOLDERS WORKSHOP RESULTS*

The Housing Stakeholders workshop was held in February 2019 in the unincorporated area south of the City of Colusa. Workshop attendees included representatives from the County Office of Education, County Department of Planning and Building, and Colusa Unified School District. The workshop included a presentation describing the Housing Element Update process, a summary of the statutory requirements for the content of a Housing Element, and emphasized the importance of public participation. Workshop attendees were asked to participate in three activities:

- 1) Challenges– Identify housing needs that are the most difficult to address and the obstacles to adequate housing
- 2) Special Populations – Identify housing needs unique to the clients or special needs groups that people work or interact with

### 3) Priorities – Identify populations, areas, and programs the County should focus on

Workshop attendees identified challenges facing the County, including improving the overall condition of homes and rentals, a lack of financing and financing mechanisms for affordable housing developers that are appropriate for rural areas, providing affordable housing for large families, a lack of high-paying job opportunities that provide adequate income to afford a home, lack of variety in available housing, language barriers, State programs have been largely ineffective in assisting developers in providing new affordable housing in the County, and the County's very low and low income allocation is unrealistic. Challenges also included addressing the needs of single farmworkers living in an overcrowded space (sharing a motel room with 5-6 other workers), large families with more than five children, seniors not living in care facilities, young homebuyers, and young adults.

Populations with special needs were identified as persons transitioning to independent living, homeless families (including families that share a home), and migrant workers.

Priorities identified included reducing overpopulated housing units, farm labor housing both Countywide and in the Williams area, aged-out foster children, elderly households, assisting first time homebuyers, upgrading and rehabilitating homes, including multifamily rentals, in the unincorporated area.

Information from the workshop was used to identify housing needs of special populations and resources available to these populations (Background Report Chapter 1), identify constraints to providing housing, including infrastructure (Background Report Chapter 2), and to develop goals, policies, and programs to encourage new methods of marketing homebuyer and housing rehabilitation assistance programs, development of affordable housing, accommodate the needs of the homeless, encourage a range of housing types including senior and middle income housing, and provide housing for migrant workers and large families (Housing Plan).

#### *OTHER OUTREACH*

As part of the General Plan Update, housing developers and other entities with an interest in developing property in the County were invited to request specific land uses and participate in the process to identify housing and other development needs as well as impediments to development. The following developers provided input on the County's housing needs, participated in the Visioning Workshops, and/or the General Plan Update process:

- Intero Realty/Ernie Phelen Interested in 5-acre Multifamily/Affordable Housing Project in Arbuckle
- Colusa Industrial Properties/Ed Hulbert --- local developer of residential commercial and industrial projects

## 5. COMMUNITY PARTICIPATION

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As part of the preparation of this Housing Element, a number of housing-related entities and organizations were contacted. In addition to the input received in the Stakeholders Workshop and Planning Commission meeting, several agencies and organizations provided information via phone calls and e-mails. The County Agricultural Commissioner's office provided information on the needs of farmworkers and existing farmworker housing facilities that was used to identify farmworker needs (Background Report Chapter 1) and to develop policies and programs to encourage development of farmworker housing (Housing Plan). Information provided from the local affordable complexes was used to determine whether affordable housing units in Colusa County were at-risk of converting to market rate. Non-profit housing developers provided information regarding the cost and approach to developing affordable housing, which was used to determine the adequacy and capacity of available multifamily sites and the cost to provide affordable housing. Entities contacted included all those previously listed as well as:

- Alexander Center (owner/developer of affordable housing complex in Arbuckle)
- Creekview Estates (affordable housing complex in Arbuckle)
- Community Housing Improvement Program (CHIP)
- Mercy Housing
- Regional Housing Authority of Sutter and Nevada Counties

### **Public Review**

The Draft Housing Element was made available for a 60-day public review period beginning on March 19, 2020. Public Notices of Availability were published in the Pioneer Review on March 18,

2020 in both English and Spanish. These notices were also sent to the Colusa County Library for posting in the seven branches along with copies of draft housing element. The notices were also sent to the various stakeholders, including County Departments, Non Profits and other Health and Housing/Human Service organizations. The notices were also posted on Community Development Department Website as well as the draft housing element. Bilingual notifications were also provided via the News Flash component of the County's Website where interested parties sign up for notifications of items of general interest, there are currently 92 subscribers. A Spanish version of the draft housing element will be made available upon request. Insert No. of comments were received on the Housing Element and raised the following issues: [identify and list comments].

### **Board of Supervisor and Planning Commission Hearings**

Two public meetings, one with the Planning Commission and one with the Board of Supervisors, were held to receive public comment on the Draft Housing Element. A Planning Commission meeting was held on June 3, 2020 to review the Draft Housing Element and receive public comment. One comment was received. The Planning Commission recommended that the Board of Supervisors approve the Housing Element, inclusive of minor revisions identified by the Commission and any changes required by HCD.

HCD provided three sets of comments. Revisions were subsequently submitted to HCD for review and on May 12, 2020 HCD issued a letter indicating that the Housing Element, as revised,



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was compliant with State Housing Element law.

The Board of Supervisors adopted the Housing Element, as submitted, at a noticed public hearing on June 29, 2020.



# **Appendices**

## **Colusa County Housing Element Update**



**APPENDIX "A"**

M=Moderate

AM=Above Moderate

MAP #	APN	ACRES	EXISTING LAND USE	GENERAL PLAN	ZONING	COMMUNITY	REALISTIC CAPACITY	AFFORDABILITY
<b>ARBUCKLE (MAP A)</b>								
0	018-280-032-000	5.94	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-PD	ARBUCKLE	28	M
1	018-280-036-000	17.8	AG - ORCHARD	UR	R-1-6	ARBUCKLE	81	M
3	018-280-068-000	35.4	AG - ORCHARD	UR	R-1-8	ARBUCKLE	146	AM
4	018-280-088-000	4.93	RESIDENTIAL - VACANT	UR	R-1-8	ARBUCKLE	20	AM
5	020-011-001-000	0.55	RESIDENTIAL - VACANT	UR	R-1-8	ARBUCKLE	2	AM
7	020-052-014-000	3.48	RESIDENTIAL - VACANT	UR	R-1-8	ARBUCKLE	14	AM
8	020-053-015-000	0.26	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	1	M
9	020-061-001-000	5.75	RESIDENTIAL - VACANT	UR	R-1-8	ARBUCKLE	24	AM
10	020-061-010-000	0.53	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	2	M
11	020-061-017-000	0.63	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	3	M
12	020-061-024-000	0.27	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	1	M
13	020-061-025-000	0.27	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	1	M
14	020-063-007-000	0.13	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	1	M
15	020-073-003-000	0.13	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	1	M
16	020-074-001-000	0.33	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	2	M
17	020-077-006-000	0.13	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	1	M
18	020-085-001-000	0.27	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	1	M
19	020-095-003-000	0.57	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	3	M
20	020-095-007-000	0.29	RESIDENTIAL - VACANT	UR	R-1-6	ARBUCKLE	1	M
26	020-120-002-000	1.79	VACANT	UR	R-1-8	ARBUCKLE	7	AM
27	020-120-021-000	1.07	RESIDENTIAL - VACANT	UR	R-1-8	ARBUCKLE	4	AM
28	020-134-003-000	2.28	AG - ORCHARD	UR	R-1-8	ARBUCKLE	9	AM
29	020-134-015-000	2.47	AG - ORCHARD	UR	R-1-8	ARBUCKLE	10	AM
30	020-190-004-000	0.26	RESIDENTIAL - VACANT	UR	R-1-8	ARBUCKLE	1	AM
31	021-300-023-000	3.9	RESIDENTIAL - MULTIPLE SINGLE	UR	R-1-8	ARBUCKLE	16	AM
32	021-300-053-000	27.53	AG - ORCHARD	UR	R-1-PD	ARBUCKLE	129	M
33	021-300-055-000	11.04	RESIDENTIAL - VACANT	UR	R-1-8	ARBUCKLE	45	AM
34	021-300-072-000	14.73	AG - ORCHARD	UR	R-1-8	ARBUCKLE	61	AM
35	021-300-021-000	24	AG - ORCHARD	UR	R-1-6	ARBUCKLE	109	M
<b>COLUSA (MAP C)</b>								
1	015-080-040-000	11.01	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	COLUSA	45	AM
16	015-200-033-000	4.29	AG - ORCHARD	UR	R-1-8	COLUSA	18	AM
17	015-210-006-000	2.39	AG - ORCHARD	UR	R-1-8	COLUSA	10	AM
18	015-210-014-000	3.47	AG - ORCHARD	UR	R-1-8	COLUSA	14	AM
19	015-210-015-000	9.36	AG - ORCHARD	UR	R-1-8	COLUSA	39	AM
20	015-210-022-000	5.29	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	COLUSA	22	AM
21	015-210-031-000	18.3	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-1-8	COLUSA	75	AM
22	015-240-053-000	12.12	AG - ORCHARD	UR	R-1-8	COLUSA	50	AM
23	015-330-012-000	32.91	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	COLUSA	136	AM
24	015-330-013-000	9.53	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	COLUSA	39	AM
25	015-330-015-000	5	GOVERNMENT	UR	R-1-8	COLUSA	21	AM
26	015-330-038-000	19.3	AG - ORCHARD	UR	R-1-8	COLUSA	80	AM
27	015-330-039-000	3.76	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	COLUSA	15	AM
28	015-330-048-000	5	AG - ORCHARD	UR	R-1-8	COLUSA	21	AM
29	015-330-049-000	4	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	COLUSA	16	AM
30	015-330-082-000	8.74	AG - ORCHARD	UR	R-1-8	COLUSA	36	AM
31	015-330-131-000	9.38	RESIDENTIAL - VACANT	UR	R-1-8	COLUSA	39	AM
32	015-330-132-000	9.29	AG - ORCHARD	UR	R-1-8	COLUSA	38	AM
33	015-330-134-000	3.4	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-1-8	COLUSA	14	AM

**APPENDIX "A"**

M=Moderate

AM=Above Moderate

MAP #	APN	ACRES	EXISTING LAND USE	GENERAL PLAN	ZONING	COMMUNITY	REALISTIC CAPACITY	AFFORDABILITY
<b>GRIMES (MAP G)</b>								
0	019-072-001-000	0.97	RESIDENTIAL - VACANT	UR	R-1-8	GRIMES	4	AM
1	019-072-002-000	0.19	RESIDENTIAL - VACANT	UR	R-1-8	GRIMES	1	AM
2	019-073-001-000	2	AG - ORCHARD	UR	R-1-8	GRIMES	8	AM
3	019-084-006-000	0.39	RESIDENTIAL - VACANT	UR	R-1-8	GRIMES	2	AM
4	019-086-001-000	0.97	RESIDENTIAL - VACANT	UR	R-1-8	GRIMES	4	AM
5	019-086-002-000	0.16	RESIDENTIAL - VACANT	UR	R-1-8	GRIMES	1	AM
<b>MAXWELL (MAP M)</b>								
0	011-270-034-000	10.00	AG - RICE	UR	R-1-8	MAXWELL	41	AM
1	011-270-046-000	5.00	AG - RICE	UR	R-1-8	MAXWELL	21	AM
16	013-070-015-000	3.51	INSTITUTIONAL / SCHOOL	UR	R-1-8	MAXWELL	14	AM
17	013-070-020-000	0.14	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	1	M
18	013-080-001-000	0.15	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	1	M
19	013-080-013-000	1.15	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	5	M
20	013-080-035-000	0.22	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	1	M
21	013-080-041-000	0.51	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	2	M
22	013-090-024-000	0.58	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	3	M
23	013-090-053-000	0.32	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	1	M
24	013-090-056-000	2.83	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	MAXWELL	12	AM
25	013-090-057-000	2.86	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	MAXWELL	12	AM
26	013-100-042-000	0.20	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	1	M
27	013-100-059-000	2.79	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	MAXWELL	11	AM
28	013-100-060-000	2.88	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	MAXWELL	12	AM
29	013-122-003-000	0.14	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	1	M
30	013-125-004-000	0.21	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	1	M
31	013-125-005-000	0.20	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	1	M
32	013-125-006-000	0.20	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	1	M
33	013-126-042-000	0.20	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	1	M
34	013-126-052-000	0.59	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	3	M
35	013-126-053-000	0.33	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	2	M
36	013-130-002-000	1.02	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	5	M
37	013-130-003-000	0.91	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	4	M
38	013-130-004-000	1.82	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	8	M
39	013-130-005-000	0.91	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	4	M
40	013-130-006-000	1.34	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	6	M
41	013-130-021-000	1.82	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-1-6	MAXWELL	8	M
42	013-150-012-000	0.40	RESIDENTIAL - VACANT	UR	R-1-6	MAXWELL	2	M
43	013-160-003-000	4.75	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-1-8	MAXWELL	20	AM
44	013-160-005-000	3.00	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	MAXWELL	12	AM
45	013-160-006-000	10.75	AG - RICE	UR	R-1-8	MAXWELL	20	AM
47	014-310-001-000	10.00	AG - RICE	UR	R-1-8	MAXWELL	12	M
48	013-180-002-000	7.00	VACANT	UR	R-1-6	MAXWELL	32	M
<b>PRINCETON (MAP P)</b>								
2	012-050-009-000	6.5	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	PRINCETON	27	AM
4	012-050-016-000	13.5	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	PRINCETON	56	AM
5	012-060-030-000	1.09	RESIDENTIAL - SPECIAL (ALL OTHERS)	UR	R-1-8	PRINCETON	4	AM
7	012-060-042-000	2.78	AG - ORCHARD	UR	R-1-8	PRINCETON	11	AM

**APPENDIX "A"**

M=Moderate

AM=Above Moderate

MAP #	APN	ACRES	EXISTING LAND USE	GENERAL PLAN	ZONING	COMMUNITY	REALISTIC CAPACITY	AFFORDABILITY
<b>WILLIAMS (MAP W)</b>								
0	016-220-001-000	13.75	AG - LIVESTOCK (GRAZING)	UR	R-1-8	WILLIAMS	57	AM
1	016-220-014-000	6.75	AG - LIVESTOCK (GRAZING)	UR	R-1-8	WILLIAMS	28	AM
2	016-220-033-000	1.02	RESIDENTIAL - VACANT	UR	R-1-8	WILLIAMS	4	AM
3	016-220-072-000	4.75	AG - ORCHARD	UR	R-1-8	WILLIAMS	20	AM
4	016-220-073-000	4.74	AG - ORCHARD	UR	R-1-8	WILLIAMS	20	AM
5	016-220-093-000	8.43	AG - LIVESTOCK (GRAZING)	UR	R-1-8	WILLIAMS	35	AM
6	016-220-099-000	1.37	RESIDENTIAL - VACANT	UR	R-1-8	WILLIAMS	6	AM
7	016-230-006-000	4.16	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	17	AM
8	016-230-010-000	5	AG - ORCHARD	UR	R-1-8	WILLIAMS	21	AM
9	016-230-027-000	8.26	AG - ORCHARD	UR	R-1-8	WILLIAMS	34	AM
10	016-230-029-000	5.12	AG - ORCHARD	UR	R-1-8	WILLIAMS	21	AM
11	016-230-031-000	10.24	AG - ORCHARD	UR	R-1-8	WILLIAMS	42	AM
12	016-230-033-000	15.36	AG - ORCHARD	UR	R-1-8	WILLIAMS	63	AM
13	016-230-042-000	4.26	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	18	AM
14	016-230-057-000	4.07	AG - ORCHARD	UR	R-1-8	WILLIAMS	17	AM
15	016-230-058-000	5.43	AG - VACANT	UR	R-1-8	WILLIAMS	22	AM
16	016-230-065-000	1.42	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	6	AM
17	016-230-072-000	1.1	RESIDENTIAL - VACANT	UR	R-1-8	WILLIAMS	5	AM
18	016-230-073-000	5	AG - ORCHARD	UR	R-1-8	WILLIAMS	21	AM
19	016-230-080-000	4.47	AG - ORCHARD	UR	R-1-8	WILLIAMS	18	AM
20	016-230-082-000	10.54	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	43	AM
21	016-230-083-000	6.01	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	25	AM
22	016-230-085-000	4.81	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	20	AM
23	016-230-092-000	2.56	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	11	AM
24	016-230-093-000	8.11	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	33	AM
25	016-230-094-000	2.56	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-1-8	WILLIAMS	11	AM
26	016-230-101-000	2.56	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	11	AM
27	016-230-102-000	2.56	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	11	AM
28	016-230-104-000	2.56	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	11	AM
29	016-230-110-000	3.2	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	13	AM
30	016-230-112-000	3.4	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	14	AM
31	016-230-120-000	2	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-1-8	WILLIAMS	8	AM
32	016-320-020-000	11.9	AG - ORCHARD	UR	R-1-8	WILLIAMS	49	AM
33	016-320-021-000	9.2	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-1-8	WILLIAMS	38	AM
34	016-320-036-000	40	AG - ORCHARD	UR	R-1-8	WILLIAMS	165	AM
35	016-320-084-000	1.51	RESIDENTIAL - VACANT	UR	R-1-8	WILLIAMS	6	AM
36	016-320-085-000	1.65	RESIDENTIAL - VACANT	UR	R-1-8	WILLIAMS	7	AM
37	016-320-086-000	1.89	RESIDENTIAL - VACANT	UR	R-1-8	WILLIAMS	8	AM
38	016-320-087-000	1.8	RESIDENTIAL - VACANT	UR	R-1-8	WILLIAMS	7	AM
39	016-320-097-000	27.1	AG - ORCHARD	UR	R-1-8	WILLIAMS	112	AM
40	016-320-098-000	1.35	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	6	AM
41	016-320-105-000	2	RESIDENTIAL - VACANT	UR	R-1-8	WILLIAMS	8	AM
42	016-320-112-000	13.85	AG - DIVERSIFIED (IRRIGATION)	UR	R-1-8	WILLIAMS	57	AM
43	016-320-113-000	6	AG	UR	R-1-8	WILLIAMS	25	AM

APPENDIX "B"

MAP #	APN	ACRES	EXISTING LAND USE	GENERAL PLAN	ZONING COMMUNITY	REALISTIC CAPACITY	AFFORDABILITY
<b>ARBUCKLE</b>							
2	018-280-057-000	2.52	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-3 ARBUCKLE	35	ELI - LI
6	020-015-001-000	0.3	RESIDENTIAL - SINGLE FAM. RESIDENCE (DILAPIDATED)	UR	R-3 ARBUCKLE	4	ELI - LI
21	020-102-001-000	0.83	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	MU ARBUCKLE	8	LI
22	020-102-004-000	0.56	RESIDENTIAL - VACANT	UR	MU ARBUCKLE	6	LI
23	020-102-011-000	2.18	RESIDENTIAL - VACANT	UR	MU ARBUCKLE	22	LI
24	020-102-019-000	0.42	RESIDENTIAL - VACANT	UR	MU ARBUCKLE	4	LI
25	020-102-020-000	0.42	RESIDENTIAL - VACANT	UR	MU ARBUCKLE	4	LI
<b>COLUSA</b>							
0	015-080-016-000	2.8	COMMERCIAL - SPECIAL (ALL OTHERS)	UR	R-4 COLUSA	42	ELI - LI
2	015-142-002-000	0.98	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-3 COLUSA	14	ELI - LI
3	015-152-006-000	0.74	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-3 COLUSA	10	ELI - LI
4	015-162-001-000	1.8	COMMERCIAL - VACANT	UR	MU COLUSA	25	LI
5	015-164-007-000	2.48	AG - ORCHARD	UR	MU COLUSA	3	LI
6	015-171-002-000	1.2	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-4 COLUSA	18	ELI - LI
7	015-171-003-000	0.69	RESIDENTIAL - VACANT	UR	R-4 COLUSA	10	ELI - LI
8	015-171-004-000	0.69	RESIDENTIAL - VACANT	UR	R-4 COLUSA	10	ELI - LI
9	015-172-013-000	0.22	RESIDENTIAL - VACANT	UR	R-4 COLUSA	3	ELI - LI
10	015-186-010-000	0.22	RESIDENTIAL - VACANT	UR	R-4 COLUSA	3	ELI - LI
11	015-186-011-000	0.22	RESIDENTIAL - VACANT	UR	R-4 COLUSA	3	ELI - LI
12	015-186-012-000	0.22	RESIDENTIAL - VACANT	UR	R-4 COLUSA	3	ELI - LI
13	015-192-001-000	0.83	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-4 COLUSA	12	ELI - LI
14	015-192-002-000	0.72	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	R-4 COLUSA	11	ELI - LI
<b>MAXWELL</b>							
2	013-012-001-000	0.86	COMMERCIAL - VACANT	UR	R-4 MAXWELL	13	ELI
3	013-032-003-000	0.15	RESIDENTIAL - VACANT	UR	R-4 MAXWELL	2	ELI
4	013-051-005-000	0.53	RESIDENTIAL - SINGLE FAM. RESIDENCE	UR	MU MAXWELL	5	LI
5	013-051-010-000	0.64	RESIDENTIAL - SPECIAL (ALL OTHERS)	UR	MU MAXWELL	6	LI
6	013-052-001-000	0.16	COMMERCIAL - VACANT	UR	MU MAXWELL	2	LI
7	013-052-002-000	0.14	COMMERCIAL - VACANT	UR	MU MAXWELL	1	LI
8	013-052-003-000	0.08	COMMERCIAL - VACANT	UR	MU MAXWELL	1	LI
9	013-055-012-000	0.17	RESIDENTIAL - VACANT	UR	R-4 MAXWELL	3	ELI-LI
10	013-062-002-000	0.21	AG - DIVERSIFIED (IRRIGATION)	UR	R-4 MAXWELL	3	ELI-LI
11	013-062-008-000	0.08	RESIDENTIAL - VACANT	UR	R-4 MAXWELL	1	ELI-LI
12	013-064-006-000	0.30	AG - LIVESTOCK (GRAZING)	UR	R-4 MAXWELL	5	ELI-LI
13	013-064-007-000	2.47	AG - DIVERSIFIED (IRRIGATION)	UR	R-4 MAXWELL	37	ELI-LI
14	013-064-009-000	0.22	RESIDENTIAL - VACANT	UR	R-4 MAXWELL	3	ELI-LI
15	013-064-011-000	3.18	AG - LIVESTOCK (GRAZING)	UR	R-4 MAXWELL	48	ELI-LI
<b>PRINCETON</b>							
0	012-011-013-000	0.25	RESIDENTIAL - VACANT	UR	R-3 PRINCETON	4	ELI-LI
1	012-012-006-000	0.29	RESIDENTIAL - VACANT	UR	R-2 PRINCETON	2	LI-M
3	012-050-010-000	3	AG - DIVERSIFIED (IRRIGATION)	UR	R-3 PRINCETON	42	ELI-LI
6	012-060-036-000	0.26	RESIDENTIAL - SINGLE FAM. RESIDENCE (DILAPIDATED)	UR	R-3 PRINCETON	4	ELI-LI
8	012-330-013-000	0.5	AG - ORCHARD	UR	R-4 PRINCETON	8	ELI-LI