

Revised Draft

Colusa County Housing Element Update

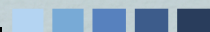
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INTRODUCTION

Meeting the housing needs of Colusa County's residents as well as the unincorporated County's share of regional housing needs is an important goal for the County. As the population of the State continues to grow and pressure on resources increases, Colusa County is concerned with providing adequate housing opportunities while 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 stand-alone policy document, supported by the research and analysis contained in the Housing Element Background Report. 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 2004 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.

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 1994 Housing Element in order to determine the effectiveness of the previous housing element, the County's progress in implementing the 2004 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 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 will also be reviewed for consistency with the updated General Plan elements as part of the General Plan Update process. As part of the General Plan Update, the County will amend the General Plan, including the Safety and Conservation Elements, to address changes to the Government Code since adoption of the 1989 General Plan.

The Housing Element only identifies potential for residential development on sites designated for residential uses in the Land Use and Community Character Elements. 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 Housing Element identifies the need to bring the Zoning Ordinance into compliance with various provisions of state law, but none of these revisions will conflict with the intent of the General Plan. 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, ESRI 2009 Market Profile, and other data sources. A summary of the findings are provided below.

The unincorporated County's population is projected to increase from 10,810 persons in 2009 to 11,761 persons in 2014. The median age in the County is 33.9 years, compared to 34.8 statewide.

Households in the County are projected to increase from 3,656 in 2009 to 3,961 in 2014. Sixty-four percent of households own their homes, and the remaining 36 percent rent. The average household size is three persons and most households have from one to four persons. Twenty-six percent of renter households are overcrowded, compared to 11 percent of owner households.

The median household income was \$43,757 in 2009. The median sales price for a detached single family home was \$335,000 in 2006 and decreased to \$160,000 in the 2009. Single family sales prices are only affordable to the middle and upper brackets of the above moderate income group. The median rental rate is \$850 for all units, ranging from \$525 for a one-bedroom unit to \$1,097.50 for a four-bedroom unit. The lower range of rents are affordable to very low income households, but there are limited units available at these rates. There are 85 housing units in the County provided for very low and low income households.

Forty-six percent of extremely low, very low, and low income households overpay for housing, compared to 26 percent of all households. More lower income renters overpay than owners.

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. Programs 2-1 through 2-8 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 3-11 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.

Chapter 1 identifies 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, senior, farmworker, homeless, at-risk, single parent, and large households. Programs 3-1 through 3-11 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 ensure that local jurisdictions address not only the needs of their immediate areas but also their 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 902 housing units. Of the allocated housing units, 99 are identified for extremely low income households, 100 are identified for very low income households, 155 for low income households, 183 for moderate income households, and 365 for above moderate income households. Table 1 provides the RHNA target for the planning period 2007 to 2014 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 1-1: REGIONAL HOUSING NEEDS ALLOCATION 2007 – 2014

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 \$16,750)	99	\$47,800	\$419
Very Low Income 31 to 50% of area median income (\$16,751 - \$27,900)	100	\$47,801 - \$89,300	\$420 - \$698
Low Income 51 to 80% of area median income (\$27,901 - \$44,650)	155	\$89,301 - \$151,100	\$699 - \$1,116
Moderate Income 81 to 120% of area median income (\$44,561 - \$66,950)	183	\$151,101 - \$267,000	\$1,1179 - \$1,674
Above Moderate Over 120% of area median income (\$66,951+)	365	\$267,000 +	\$1,674 +
TOTAL	902		

SOURCE: HCD, 2009; DE NOVO PLANNING GROUP, 2009

*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. However, there are some governmental constraints associated with the development of housing, which include limitation on second units and mobile homes, the need to identify a zone to accommodate emergency, supportive, and transitional housing, the permitting process associated farmworker housing, and lack of density bonuses and other incentives for affordable housing.

Program 3-1, 3-2, and 3-5 through 3-14 will remove or reduce these and other identified governmental constraints. 2-3 of the Housing Plan would simplify the permitting process for second units and develop a handbook to facilitate development of affordable second units.

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 3,700 acres of land available for residential development. The vacant and underdeveloped sites in the County have the capacity for 6,742 housing units, including 1,138 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 has been included to ensure that the County continues to provide adequate sites. Programs 2-5 and 2-6 will assist in assuring adequate infrastructure is available to accommodate the RHNA.

Community Participation

To be effective, housing policy must reflect the values and priorities of the community. Colusa County's Housing Element Update program included five public workshops, one stakeholder's workshop, one Planning Commission public hearing, and one Board of Supervisors public hearing prior to circulation of the public review draft Housing Element to the public and State Housing and Community Development Department (HCD). The workshops were 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.

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 has 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 2004 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 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 units at-risk of conversion and facilitate conservation or replacement of any assisted housing units that are planned for conversion to market rate rents.

Program 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:

- 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.
- 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.
- Planning, Building, Public Works, and Sheriff'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.
- Prepare a brochure that describes various housing assistance programs (see Chapters 1 and 3 of the Background Report). Distribute brochure at County offices.

Funding Sources: HOME, CDBG, CalHOME, BEGIN

Implementation Schedule: Seek funding bi-annually; prepare pamphlets and brochures no later than July 2011; bi-annual meeting of County Departments to target housing rehabilitation needs

Expected Results: Housing rehabilitation – 10 units; home ownership – 8 units

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Program 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 Glenn County Human Resources Agency, Mercy Housing, and PATH (Poor and the Homeless), 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, HOME, BEGIN, etc.

Implementation Schedule: On-going

Expected Results: ~~Agencies/Applications assisted~~ — Develop partnerships with at least two specific organizations by 2012

Program 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 at least annually.
- 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 Housing Authority/Glenn County HRA, and other affordable housing opportunities in the County.

Implementation Schedule: On-going

Expected Results: 50 units

Program 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 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 2-1 Adequate Residential Sites

As part of the General Plan Update and Zoning Ordinance revisions, the County will ensure provision of adequate housing sites through:

- 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.
- 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.
- 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.

- 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.

Implementation Schedule: On-going - as part of General Plan Update (to be completed in 2011); ~~and any subsequent~~ residential rezones to be completed within 18 months of General Plan adoption

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

Program 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 General Plan Update and any subsequent rezones on an bi-annual basis (2012, 2014)

Expected Results: Updated inventory

Program 2-3 Multi-family Zoning

The County will revise the Zoning Ordinance to:

- Revise the definition of multi-family to include structures with three or more attached dwelling units.
- O–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.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 2-4 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.

Implementation Schedule: Identify incentives and c€ntact small lot owners by December 2010; provide assistance upon request

Expected Results: Small lot owners contacted

Program 2-5 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

- 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).

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.
- 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: ~~On-going~~ Coordinate with each water district, wastewater district, and city by December 2011; follow-up with each water district, wastewater district, and city on an annual basis

Expected Results: Various water and sewer system improvements

Program 2-6 Adequate Water and Wastewater Service for Subdivisions

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.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 2-7 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 General Plan adoption

Expected Results: None quantified

Program 2-8 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 2-9 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 lands

Goal 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, second 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.
- 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 3-1 Affordable Housing Incentives

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.

The Zoning Ordinance shall be revised to allow density bonuses consistent with the requirements of Government Code Section 65915. The revisions shall include:

- Identification of projects eligible for a density bonus and additional incentives;
- 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.);
- The amount of density bonus given to a project based on the percentage of very low, low, moderate, or senior citizen units provided;
- Minimum affordability period of 30 years; and
- Monitoring mechanism, such as an affordable housing agreement, to ensure that the units are maintained as affordable and/or senior citizen units for the duration of the affordability period.

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:

- Priority Processing;
- Fee waivers or reductions, if financially feasible;
- Reduced minimum lot sizes and/or dimensions;
- Reduced minimum lot setbacks;
- Reduced minimum outdoor landscaped area;
- Increased maximum lot coverage;
- Increased maximum building height;
- Reduced on-site parking standards;
- Reduced minimum building separation requirements; and
- Reduced street standards, e.g., reduced minimum street widths.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 3-2 Incentives for Special Needs Housing

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.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 3-3 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:

- 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.
- 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 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, 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. 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 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.
- Encourage non-profit and other developers to pursue funding for self-help housing and farm worker housing at selected locations.
- 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.
- 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.

Implementation Schedule: Stakeholders group organized in 2010; funding assistance sought annually; CDBG Planning/Technical Assistance funding sought in 2011

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 3-4 Coordination with Building Community

Conduct annual meetings for the Planning 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.

Implementation Schedule: Annually

Expected Results: Meeting with building and real estate industry

Program 3-5 Second Units

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:

The following revisions will be made to the Zoning Ordinance in order to allow second units in compliance with state law:

- Define second unit;

- 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
- Provide development standards, such as unit size and height, for second units.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 3-6 Emergency Shelters, Transitional Housing, and Supportive Housing

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)).

The Zoning Ordinance will be revised to permit emergency shelters as follows:

- Allow emergency shelters as a principal permitted use without discretionary action, as required by Government Code Section 65583, in each of the communities of Arbuckle and Maxwell in the C-1 or C-2 zones.
- 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.
- 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:
 1. The maximum number of beds or persons permitted to be served nightly by the facility.
 2. Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
 3. The size and location of exterior and interior onsite waiting and client intake areas.
 4. The provision of onsite management.
 5. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
 6. The length of stay.
 7. Lighting.
 8. Security during hours that the emergency shelter is in operation.

The revisions to address transitional and supportive housing will include:

- Define transitional and supportive housing consistent with the definitions set forth in the Health and Safety Code.

- Identify transitional and supportive housing as allowed residential uses ~~in the residential zoning districts (R-R, R-1, R-2, R-3, and R-4) and~~ subject only to the same standards as other permitted residential uses of the same type within each zoning district.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 3-7 Group Homes

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, Health and Safety Code 1267.8 requiring to specifying siting and permit requirements for small group homes 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.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 3-8 Manufactured Housing

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.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 3-9 Farmworker Housing

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. The revisions will include the following:

- 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.
- 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.

- 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.
- 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.
- 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. Staff may be able to expedite the permit process with the finding of a state categorical exemption under CEQA.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 3-10 Define Family

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.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 3-11 Planned Development

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.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 3-12 Parking Requirements

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.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program 3-13 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: ~~Annual report by April 1~~ On-going

Expected Results: None quantified

Program 3-14 Reasonable Accommodations

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.

Timeframe: Reasonable Accommodations Ordinance adopted by December 2010. Annual analysis of potential constraints to housing for persons with disabilities.

Expected Results: None quantified.

Program 3-15 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

Goal 4 Equal access to safe and decent housing for all income groups.

Policy HO-21 Support measures to eliminate housing discrimination on the basis of race, age, sex, marital status, ancestry, national origin, color, or sexual orientation.

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

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

Program 4-1 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), the post office locations in Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), and Arbuckle Family Action Center and local housing advocacy groups.

Timeframe: Information distributed by December 2010; annual review to ensure information is available to public at each location; assistance to residents provided on ~~immediate and an~~ on-going basis

Expected Results: Available and posted brochures

Program 4-2 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

Goal 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 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 General Plan Update and subsequent Zoning Ordinance Update, encourage 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.
- 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.
- 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; location of higher density and mixed use housing near employment centers and services as part of General Plan Update, Zoning Ordinance Update, and planning of large-scale development projects; amendment of County ordinances within 18 months of General Plan adoption; identify available funding programs within six months of Housing Element adoption

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 2014. The programs designate implementation schedules and expected results, including quantified objectives where applicable. Table 1 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated and conserved over the planning period. Table 2 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 6-1: QUANTIFIED OBJECTIVES: CONSTRUCTION, REHABILITATION, AND PRESERVATION BY INCOME LEVEL

Income Levels	Construction	Rehabilitation	Preservation
Extremely Low	5	3	-
Very Low	10	3	50
Low	22	4	
Moderate	30*	50*	-
Above Moderate	120*	50*	-
TOTAL	187	11	0*

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

TABLE 6-2: QUANTIFIED OBJECTIVES FOR VERY LOW AND LOW INCOME UNITS BY PROGRAM

Program	Construction	Rehabilitation	Preservation
Program 1-1: Housing Rehabilitation	-	10	-
Program 1-3: Preservation of Affordable Units	-	-	50
Program 3-3: Affordable and Special Needs Housing Resources	35	-	-
Program 3-5: Second Units	2	-	-
TOTAL	37	10	50

Revised Draft

Colusa County Housing Element Update Background Report

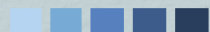
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Figure 3-7 – Vacant and Underutilized Residential Sites – Unincorporated Area Williams

Appendices

Appendix A – List of Vacant and Underdeveloped Single-Family Residential Sites

Appendix B – List of Vacant and Underdeveloped Multi-Family Residential Sites

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 Employment Development Department, various County documents, ESRI Market Profile for Colusa County, and other sources. The ESRI Market Profiles provide data estimates for 2009 and data projections to 2014 that are based on a variety of data and sources and are generally not as reliable as 2000 Census data. 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 10,810 in 2009. The decade from 1980 to 1990 experienced the greatest population increase, 26 percent. From 2000 to 2009, the population increased from 9,732 persons to 10,810 persons, an increase of 11.1 percent or 1.1 percent per year. It is projected that the population of unincorporated Colusa County will increase to 11,761 in 2014. Historical and projected 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	2009	2014
Total County	12,430	13,000	16,150	18,804	22,162	25,447
Unincorporated County	7,017	7,175	9,044	9,732	10,810	11,761
Percent Change		2.3%	26.0%	7.6%	11.1%	9.1%
Annual Percent Change		0.2%	2.6%	0.8%	1.2%	1.8%

SOURCE: US CENSUS, 2000; DEPARTMENT OF FINANCE, 2009; ESRI, 2009

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 (31.0) than the state (34.8).

In unincorporated Colusa County, the two largest population segments are ages 15 to 24 and ages 45 to 54, representing 14.9 percent and 13.4 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 are the third largest segment, representing 12.5 percent of the population. However, in the period from 2000 to 2009, there was significant growth in the older adults categories with persons of ages 55 to 64 increasing by 49.5 percent, and persons of 85 years of age or older increasing by 27.4 percent. The population segment with the least growth was ages 35 to 44, which increased by only 0.8 percent between 2000 and 2009. The small amount of growth in the 35 to 44 age group appears to be offset by growth in the 25 to 34 age group, typically the primary family-forming age group. The increases in both the family-forming cohort and older adult cohorts indicates that the County can expect to see additional increases in young children as well as growth in the senior population (65 +) during the planning period.

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 2000 and 2009.

TABLE 1-2: AGE SUMMARY – COLUSA COUNTY, STATE (2009)

	Under 18	Adults 18 and 65	Senior Over 65	Median Age	
				2000	2009
Colusa County	29%	60%	11%	32.7	33.9
California	26%	63%	11%	33.3	34.8

SOURCE: US CENSUS BUREAU, 2000; ESRI, 2009

TABLE 1-3: POPULATION BY AGE

Age Group	2000		2009		Percent Change
	Number	Percent	Number	Percent	
Under 5 years	740	8%	908	8%	23%
5 to 9 years	811	8%	932	8%	15%
10 to 14 years	874	9%	932	8%	7%
15 to 24 years	1,524	16%	1,735	15%	14%
25 to 34 years	1,108	11%	1,456	13%	31%
35 to 44 years	1,409	15%	1,421	12%	1%
45 to 54 years	1,224	13%	1,560	13%	28%
55 to 64 years	864	9%	1,292	11%	50%
65 to 74 years	641	7%	780	7%	22%
75 to 84 years	409	4%	442	4%	8%
85 years and over	128	1%	163	1%	27%

SOURCE: US CENSUS, 2000; ESRI, 2009

Race and Ethnicity

The largest racial group in unincorporated Colusa County is white, representing 62 percent of the total unincorporated population. Over one-half, 50.3 percent, of the unincorporated County's residents are Hispanic. The next largest racial group is the "Other Race" category, representing 27 percent of the population. From 2000 to 2009, the greatest racial increase was multi-racial, which increased by 55 percent. Race and ethnicity characteristics of the unincorporated areas of Colusa County are identified in Table 1-4.

TABLE 1-4: RACE AND ETHNICITY

Race	2000 - Householder		2000 - Population		2009 - Population		Percent Change
	Number	Percent	Number	Percent	Number	Percent	
White	2,514	77%	6,713	69%	7,196	62%	7%
Black	20	<1%	69	<1%	70	<1%	1%
Native American	105	3%	302	3%	326	3%	8%
Asian or Pacific Islander	49	2%	139	1%	198	2%	42%
Other Race	480	15%	2,089	22%	3,185	27%	53%
Multi-racial	108	3%	420	4%	651	6%	55%

TABLE 1-4: RACE AND ETHNICITY

Ethnicity	Number	Percent	Number	Percent	Number	Percent	Percent Change
Hispanic	908	28%	3,886	40%	5,847	50.3%	50%
Non-Hispanic	2,368	72%	5,846	60%	5,778	49.7%	-1%

SOURCE: US CENSUS, 2000; ESRI, 2009

EMPLOYMENT CHARACTERISTICS

In 2000, there were 3,687 jobs in unincorporated Colusa County. Job growth was estimated to increase at a modest rate of 0.9 percent annually from 2000 to 2009. The annual average job growth rate is less than the population growth rate, 0.9 percent versus 1.8 percent respectively from 2000 to 2009. Table 1-5 identifies estimated job growth from 2000 to 2009.

TABLE 1-5: PROJECTED JOBS

	2000	2009
Unincorporated Colusa County	3,687	3,994
Percent Change		7.7%
Annual Percent Change		0.9%

SOURCE: ESRI, 2009

Industry and Occupation

Colusa County's work force is employed in a broad range of industries, with agriculture, forestry, fishing and hunting accounting for 29 percent of jobs and educational, health and social services comprising 16 percent of jobs; while both manufacturing; and transportation, warehousing, and utilities each account for 8 percent. The top five occupation categories are services; professional and related occupations; management, business, and financial operations; farming, fishing, and forestry; and administrative support. Table 1-5 summarizes unincorporated Colusa County's jobs by industry in 2000 and Table 1-6 summarizes jobs by in 2009.

TABLE 1-6: JOBS BY INDUSTRY (2000)

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	1,095	29%
Construction	186	5%
Manufacturing	317	8%
Wholesale trade	165	4%
Retail trade	278	7%
Transportation, warehousing, and utilities	293	8%
Information	16	<1%
Finance, insurance, real estate, rental and leasing	94	3%
Professional, scientific, management, administration	129	3%
Educational, health and social services	599	16%
Arts, entertainment, recreation, and services	275	7%
Other services	154	4%
Public administration	185	5%

SOURCE: US CENSUS, 2000

1. HOUSING NEEDS ASSESSMENT

TABLE 1-7: JOBS BY OCCUPATION (2009)

	Number	Percent
Management, Business, and Financial Operations	634	16%
Professional and Related Occupations	496	12%
Sales	280	7%
Administrative Support	436	11%
Services	844	21%
Farming, Fishing, and Forestry	443	11%
Construction/Extraction	180	5%
Installation, Maintenance, and Repair	204	5%
Production	164	4%
Transportation and Material Moving	324	8%

SOURCE: ESRI, 2009

Travel to Work

The majority of unincorporated Colusa County residents, 53 percent, drove less than 20 minutes or more to work. Eight percent of residents drive more than 60 minutes to work. Most workers in unincorporated Colusa County, 68 percent, drive alone to work and 19 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 2000.

TABLE 1-8: TRAVEL TIME TO WORK (2000)

	Number	Percent
Less than 10 minutes	1,061	29%
10-19 minutes	940	26%
20-24 minutes	439	12%
25-34 minutes	605	17%
35-59 minutes	354	10%
60+ minutes	288	8%

SOURCE: ESRI, 2009

TABLE 1-9: COMMUTE METHOD (2000)

	Number	Percent
Drive Alone	2,515	68%
Carpooled	715	19%
Public Transportation	4	0.1%
Walked	181	5%
Other	133	4%
Work at Home	140	4%

SOURCE: ESRI, 2000

HOUSEHOLD CHARACTERISTICS

In 2000, there were 3,276 households in unincorporated Colusa County. Households are projected to increase to 3,656 in 2009 and to 3,961 by 2014. ESRI projections show household growth occurring at approximately 1.7 percent annually from 2009 to 2014. Table 1-10 identifies projected household growth through 2014.

TABLE 1-10: HOUSEHOLD GROWTH

	2000	2009	2014
Households	3,276	3,656	3,961
Percent Change		11.6%	8.3%
Annual Percent Change		1.3%	1.7%

SOURCE: DEPARTMENT OF FINANCE, 2000; ESRI, 2009

Tenure

Most households in unincorporated Colusa County are owner occupied. The owner rate has decreased slightly from 66 percent in 1990 to 64 percent in 2000; renter households have decreased at a commensurate rate. Tenure has held steady between 2000 and 2009. Table 1-11 identifies household tenure.

TABLE 1-11: HOUSEHOLD TENURE						
	1990		2000		2009	
	Number	Percent	Number	Percent	Number	Percent
Owner	2,020	66%	2,110	64%	2,340	64%
Renter	1,055	34%	1,166	36%	1,316	36%

SOURCE: US CENSUS, 1990; US CENSUS, 2000; ESRI, 2009

Household Size

The average household size in unincorporated Colusa County is approximately three persons. The average household size has remained steady since 2000. Table 1-12 identifies average household size from 2000 to 2009. Renter-occupied households are, on average, larger than owner-occupied households with average household sizes of 3.13 and 2.78, respectively. Table 1-13 identifies household size by tenure.

TABLE 1-12: AVERAGE HOUSEHOLD SIZE

2000	2009
2.93	2.93

SOURCE: DEPARTMENT OF FINANCE, 2009

TABLE 1-13: HOUSEHOLD SIZE BY TENURE (2000)				
	Owner		Renter	
	Number	Percent	Number	Percent
1-person household	433	21%	246	21%
2-person household	747	36%	219	19%
3-person household	319	15%	243	21%
4-person household	237	11%	239	20%
5-person household	198	10%	93	8%
6-person household	89	4%	83	7%
7+ person household	58	3%	47	4%
Average Household Size	2.78		3.13	

SOURCE: US CENSUS, 2000

Type of Household

The largest proportion of households is family households with children (39 percent); the second largest type of households is family households without children (36 percent). Over one-fifth of households, 21 percent, are single person households. Household characteristics are summarized in Table 1-14.

TABLE 1-14: HOUSEHOLD TYPE (2000)

Category	Number	Percent
Family without children	1,186	36%
Family with children	1,278	39%
Single person	702	21%
Non-family multi-person household	110	3%

SOURCE: US CENSUS, 2000

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Household Income

From 2000 to 2009, the median household income increased by 21 percent to \$43,757 and the per capita income increased by 15 percent to \$18,128.

Table 1-15 identifies the per capita and median household income.

TABLE 1-15: MEDIAN AND PER CAPITA INCOME

	2000	2009	Percent Change
Median Household Income	\$36,036	\$43,757	21%
Per Capita Income	\$15,754	\$18,128	15%

SOURCE: ESRI, 2009

In 2000, the majority (51 percent) of households in unincorporated Colusa County earned in excess of \$35,000 per year. The incidence of households earning less than \$35,000 per year was higher among renter households (67 percent) than owner households (40 percent). Approximately one-third of the households in unincorporated Colusa County earned in excess of \$50,000 per year. Table 1-16 identifies household income by tenure.

TABLE 1-16: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2000)

	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$14,999	581	18%	248	12%	337	29%
\$15,000 to \$24,999	518	16%	286	14%	223	19%
\$25,000 to \$34,999	502	15%	289	14%	227	19%
\$35,000 to \$49,999	584	18%	397	19%	165	14%
\$50,000 to \$74,999	562	17%	426	21%	141	12%
\$75,000 to \$99,999	281	9%	212	10%	62	5%
\$100,000 to \$149,999	163	5%	141	7%	10	1%
\$150,000 or more	88	3%	82	4%	5	<1%

SOURCE: US CENSUS, 2000

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 2000, 528 households (16 percent) were living in overcrowded situations. The majority of these households, 311, were living in severely overcrowded conditions with more than 1.50 persons per room. The level of overcrowding is highest among renter households. Table 1-17 identifies overcrowded households by level of overcrowding and further breaks down overcrowding information between owner and renter households.

TABLE 1-17: OVERCROWDED* HOUSEHOLDS

	All Households		Owner		Renter	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less occupants per room	2,723	84%	1,854	89%	869	74%
Overcrowded						
1.01 to 1.50 occupants per room	217	7%	88	4%	129	11%
Severely Overcrowded						
1.51 to 2.00 occupants per room	174	5%	93	5%	81	7%
2.01 or more occupants per room	137	4%	46	2%	91	8%
Total Overcrowded	528	16%	227	11%	301	26%

*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: US CENSUS, 2000

HOUSING STOCK CHARACTERISTICS

Residential Construction Trends

The majority of unincorporated Colusa County's housing stock, 60 percent, was constructed after 1970, with the period from 1990 to 1999 having the largest amount of construction of any period. Only 14 percent of the housing stock was constructed prior to 1939. The rate of construction in unincorporated Colusa County has generally increased over the last two decades. Based on data from the US Census Bureau and Colusa County, a total of 612 dwelling units have been permitted since 1999. Table 1-18 identifies the number of housing units by decade built and Table 1-19 identifies housing permitted by number of units from 1990 through 2009.

TABLE 1-18: AGE OF HOUSING STOCK

	Number	Percent	Accumulated Percent
Built 1939 or earlier	601	14%	13%
Built 1940 to 1949	408	9%	22%
Built 1950 to 1959	436	10%	31%
Built 1960 to 1969	413	9%	40%
Built 1970 to 1979	642	15%	54%
Built 1980 to 1989	586	13%	66%
Built 1990 to 1999	680	16%	81%
Built 2000 to 2009*	612	14%	100%
	4,378		

*INCLUDES ALL DWELLING UNITS ISSUED A BUILDING PERMIT FROM 2000 THROUGH 2009

SOURCE: US CENSUS, 2000; COLUSA COUNTY DEPARTMENT OF PLANNING AND BUILDING, 2009

1. HOUSING NEEDS ASSESSMENT

TABLE 1-19: BUILDING PERMITS ISSUED (1999 - 2009)

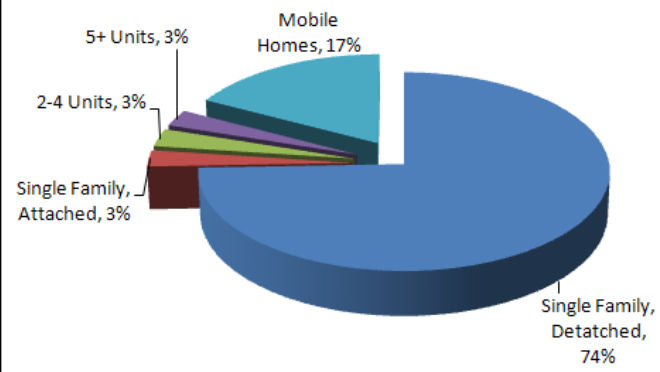
	Single-Family	Mobile Homes	Total
2000	16	18	34
2001	17	9	26
2002	14	24	38
2003	48	21	69
2004	142	19	161
2005	125	19	144
2006	65	14	79
2007	26	6	32
2008	14	2	16
2009	4	9	13
2007 through 2014 Production - Current Housing Element Cycle			
	44	17	61

SOURCE: COLUSA COUNTY DEPARTMENT OF PLANNING AND BUILDING, 2009

Type of Housing Stock

Most homes in unincorporated Colusa County are single family detached homes. Single family attached homes, such as townhomes and condominiums, account for 3 percent of the housing stock. Mobile homes account for 17 percent of housing. Duplexes, triplexes, and fourplexes make up 3 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.

Chart 1-1: Housing Units by Type (2009)



Condition of the Housing Stock

Without physical inspection, it is difficult to gauge the condition of the housing stock. Housing indices, without physical inspection, can generally be used to determine units that are potentially substandard. These substandard housing indices include units lacking complete kitchen facilities, units lacking complete plumbing, and units constructed before 1960 that have not had significant maintenance. Table 1-20 identifies the number of units in each substandard index. Based on the 2000 Census, approximately five percent of all housing units had inadequate plumbing or kitchen facilities. Approximately 38 percent of housing units were built before 1960.

TABLE 1-20: SUBSTANDARD HOUSING INDICES

	Number	Percent
Lacking complete plumbing facilities	103	2.7%
Lacking complete kitchen facilities	85	2.3%
Built prior to 1960	1,445	38%

SOURCE: US CENSUS, 2000

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. In 2009, De Novo Planning Group 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 are 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

As identified in Table 1-21, approximately 45 percent of the housing units surveyed were rated sound; 27 percent were rated having minor repairs needed; 20 percent were rated as having moderate repairs needed; 3 percent were rated as having substantial repairs needed; and 5 percent were rated as having dilapidated conditions.

TABLE 1-21: EXISTING HOUSING CONDITIONS SURVEY		
Rating	Number*	Percent
Sound	1,695	45%
Minor	1,017	27%
Moderate	753	20%
Substantial	113	3%
Dilapidated	188	5%
Total	3,766	100%

**NUMBER IS BASED ON EXTRAPOLATING THE SURVEY RESULTS TO THE UNITS IN THE UNINCORPORATED COUNTY CONSTRUCTED PRIOR TO 2000.*

Although 82 percent of residences were rated sound in the 2003 survey, only 45 percent were identified as sound in the 2009 survey. Many of the units surveyed 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

1. HOUSING NEEDS ASSESSMENT

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, many of the units previously identified as sound were 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.

TABLE 1-22: VACANCY RATES

2000	2009
13.7%	13.6%

SOURCE: US CENSUS, 2000; DEPARTMENT OF FINANCE, 2009

Vacancy rates in the unincorporated County have remained relatively stable over the past decade, with a slight decrease from 13.7 percent in 2000 to 13.6 in 2009. 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, nineteen percent of the vacant units were available for sale or rent, while the largest group of vacancies was homes for seasonal, recreational, or occasional use (54 percent). Table 1-22 identifies vacancy rates and Table 1-23 identifies types of vacancies for the unincorporated County.

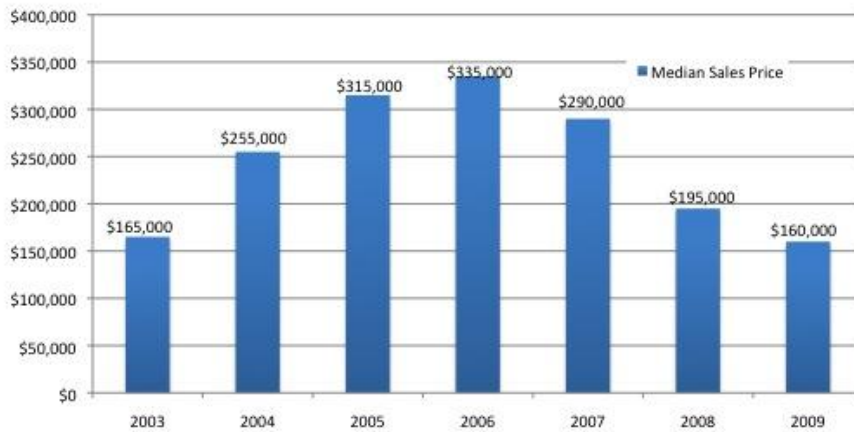
TABLE 1-23: TYPE OF VACANCY (2000)

	Number	Percent
For rent	22	4%
For sale only	75	15%
Rented or sold, not occupied	49	10%
For seasonal, recreational, or occasional use	280	54%
For migrant workers	19	4%
Other vacant	70	14%

SOURCE: US CENSUS, 2000

For Sale Housing Market

For the past several years, sub-prime loans have caused a decline in the residential real estate market. The resulting foreclosures and short sales have increased available housing inventory and led to a decrease in housing prices. Chart 1-2 identifies the median sales price of homes sold in Colusa County from 2003 to 2009, based on data from Metrolist. The median sale price of homes countywide peaked in 2006 at \$335,000. From 2006 to 2009, the median sale price dropped 52 percent to \$160,000.

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

Rental Housing Costs

Based on a review of rental ads at craigslist.org, Rent.com, and through the Colusa County Sun-Herald in November and December, 2009, the median rent in Colusa County is \$850 per month. In Colusa County, most rentals are located in the cities of Colusa and Williams; the data in Table 1-23 provides information for rentals in the unincorporated areas. Rents range from \$510 to \$1,995. In 2000, the median rent in Colusa County was \$387. The range of rents and median rates by unit size is shown in Table 1-24.

TABLE 1-24: RENTAL COSTS (2009)

Bedroom Type	Range	Median Rent (2009)
1 bed	\$510-\$650	\$525
2 bed	\$636-\$900	\$775
3 bed	\$1,000-\$1,300	\$1,097.50
4 bed	\$0	\$0
5 bed	\$1,600-\$1,995	\$1,797.50
Median	\$850	

SOURCE: COLUSA COUNTY SUN HERALD, 2009; CRAIGSLIST, 2009

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.

1. HOUSING NEEDS ASSESSMENT

TABLE 1-25: STATE INCOME LIMITS – COLUSA COUNTY (2009)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$11,750	\$13,400	\$15,100	\$16,750	\$18,100	\$19,450	\$20,750	\$22,100
Very Low	\$19,550	\$22,300	\$25,100	\$27,900	\$30,150	\$32,350	\$34,600	\$36,850
Low	\$31,250	\$35,700	\$40,200	\$44,650	\$48,200	\$51,800	\$55,350	\$58,950
Moderate	\$46,850	\$53,550	\$60,250	\$66,950	\$72,300	\$77,650	\$83,000	\$88,350
Above Moderate	> \$46,850	> \$53,550	> \$60,250	> \$66,950	> \$72,300	> \$77,650	> \$83,000	> \$88,350

SOURCE: HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, 2009

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 1-27 show 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 consistent with those used by the US Department of Housing and Urban Development for administering the Section 8 program. The HUD income limits appear to exceed actual median income limits. This occurs for two reasons. First, HUD income limits are not allowed to decline, so even if the underlying data shows a decrease (in the median family income) income limits would not go down; they would stay at the same level they were at the previous year. This HUD policy will be eliminated in 2009. Second, the lack of timely family income data prevents HUD from capturing recent declines in income. HUD uses the most current income data available to update its median family incomes, the basis for income limits. 2009 HUD income limits are based on American Community Survey data collected in 2007 when the economy was in much better shape and unemployment was much lower. for Maximum affordable sales price is based on the following assumptions: 6.25% interest rate, 30-Year fixed loan, 10% downpayment for extremely low, very low, and low income households (plus mortgage insurance), 20% downpayment for moderate and above moderate income households, 1.025% property tax, 2% closing costs, and homeowners insurance.

TABLE 1-26: MAXIMUM MONTHLY HOUSING COSTS - COLUSA COUNTY (2009)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$294	\$335	\$378	\$419	\$453	\$486	\$519	\$553
Very Low	\$489	\$558	\$628	\$698	\$754	\$809	\$865	\$921
Low	\$781	\$893	\$1,005	\$1,116	\$1,205	\$1,295	\$1,384	\$1,474
Moderate	\$1,171	\$1,339	\$1,506	\$1,674	\$1,808	\$1,941	\$2,075	\$2,209
Above Moderate	\$1,171+	\$1,339+	\$1,506+	\$1,674+	\$1,808+	\$1,941+	\$2,075+	\$2,209+

SOURCE: DE NOVO PLANNING GROUP, 2009

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, and low income households. However, in 2009, moderate income households of two persons and larger could afford the median home sales price. Above moderate income households can afford the median single family home sales price; however, even some one person above moderate income households, particularly those in the 120 to 140 percent of AMI, are priced out of the single family home market.

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 Cost	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
Extremely Low	\$29,900	\$294	\$36,100	\$335	\$47,800	\$419	\$59,100	\$486
Very Low	\$57,400	\$489	\$67,900	\$558	\$89,300	\$698	\$106,500	\$809
Low	\$100,000	\$781	\$117,200	\$893	\$151,100	\$1,116	\$178,800	\$1,295
Moderate	\$182,300	\$1,171	\$210,700	\$1,339	\$267,000	\$1,674	\$312,800	\$1,941
Above Moderate	\$182,300+	\$1,171+	\$210,700+	\$1,339+	\$267,000+	\$1,674+	\$312,800+	\$1,941+

* MAXIMUM AFFORDABLE SALES PRICE IS BASED ON THE FOLLOWING ASSUMPTIONS: 6.25% INTEREST RATE, 30-YEAR FIXED LOAN, 10% DOWNPAYMENT FOR EXTREMELY LOW, VERY LOW, AND LOW INCOME HOUSEHOLDS (PLUS MORT. INS.), 20% DOWNPAYMENT FOR MODERATE AND ABOVE MODERATE INCOME HOUSEHOLDS, 1.025% PROPERTY TAX, 2% CLOSING COSTS, AND HOMEOWNERS INSURANCE.

SOURCE: DE NOVO PLANNING GROUP, 2009

OVERPAYMENT

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

According to the 2000 Census, 25 percent of owner households and 28 percent of renter households are overpaying for housing. Lower income households have much higher overpayment rates than moderate and above moderate income households. Extremely low income households, those earning up to 30 percent of the area median income (AMI), overpay at the highest rate, 68 percent. Of the extremely low income group, renter occupied households have the highest rate of overpayment, with 68 percent of extremely low income renter households paying more than 30 percent of their income for housing and 58 percent paying more than half of their income for housing. 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.

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TABLE 1-28: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2000)

Household Overpayment	Renters	Owners	Total
Extremely Low Income Households	209	135	344
Percent with Cost Burden >30%	68%	67%	68%
Percent with Cost Burden >50%	47%	58%	51%
Very Low Income Households	228	175	403
Percent with Cost Burden >30%	50%	49%	49%
Percent with Cost Burden >50%	24%	35%	29%
Low Income Households	310	356	666
Percent with Cost Burden >30%	19%	46%	33%
Percent with Cost Burden >50%	6%	18%	12%
Total Extremely Low, Very Low, and Low Income Households Paying >30%	747 / 42%	666 / 51%	1,413 / 46%
Moderate and Above Moderate Income Households	465	1,426	1,891
Percent with Cost Burden >30%	3%	14%	11%
Percent with Cost Burden >50%	0%	3%	2%
Total Households	1,212	2,092	3,304
Percent with Cost Burden >30%	27%	25%	26%
Percent with Cost Burden >50%	14%	12%	13%

SOURCE: HUD, 2000 (SPECIAL AGGREGATION OF 2000 CENSUS DATA)

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. 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 2000, Colusa County had a jobs/housing ratio of 1.13:1, meaning that there is an average of at least one employed person for each housing unit. This ratio has decreased to an estimated 1.091:1 (Table 1-29) in 2009. The decrease in the jobs-housing balance is likely due to the increase in housing construction from 2000 to 2010 that exceeded the rate of job growth.

TABLE 1-29: JOBS-HOUSING BALANCE

	2000	2009
Colusa County	1.13	1.09

SOURCE: DE NOVO PLANNING GROUP, 2009; ESRI, 2009

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.

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.

Colusa County’s current RHNP schedule is from 2007 through 2014. Pursuant to the provisions of the 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 902 new units from 2007 through 2014. To date, 44 of the above moderate and 17 of the moderate income units have been constructed. Table 1-31 summarizes Colusa County’s allocation, progress to date, and remaining units. The County will need to identify sites to accommodate 354 new extremely low, very low and low income units, 166 moderate income units, and 321 above moderate units through 2014.

TABLE 1-31: REGIONAL HOUSING NEEDS ALLOCATION 2007 – 2014 UNINCORPORATED COLUSA COUNTY			
	Allocated Housing Units	Progress to Date	Remaining Allocation
Extremely Low*	99	0	99
Very Low	100	0	100
Low	155	0	155
Moderate	183	17	166
Above Moderate	365	44	321
TOTAL	902	61	841

SOURCE: DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT, 2009; DE NOVO PLANNING GROUP, 2010

*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. The 2003 Housing Element demonstrated that the County had adequate sites to accommodate its RHNA. Specifically, the

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Housing Element identified 78 acres of vacant land and 11.5 acres of underutilized land in the R-3 and R-4 zoning districts, which accommodate 10.8 to 19 dwelling units per acre. These sites provided capacity for 1,097 multi-family units, which was more than adequate to accommodate the County's very low and low income allocation of 241 units. The County's moderate and above moderate income allocation of 390 units was accommodated by 1,272.63 acres of R-1-6, R-1-8, and PD sites that could accommodate 5,727 dwelling units. The County also identified 72.75 acres of R-2 sites with a capacity for 791 dwelling units; these sites also have the capacity to accommodate moderate and lower income units. The County also identified 1,825.73 acres of R-R sites with a capacity for 1,824 dwelling units; these sites provide additional capacity to accommodate the County's housing needs.

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. Special housing needs are projected through 2014. 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.

TABLE 1-32: SENIOR POPULATION BY AGE					
	2000		2009		Percent Change
	Number	Percent	Number	Percent	
65 to 74 years	641	7%	780	7%	21.7%
75 to 84 years	409	4%	442	4%	8.2%
85 years and over	128	1%	163	1%	27.4%

SOURCE: US CENSUS, 2000; ESRI, 2009

In 2009, approximately 1,385 persons in unincorporated Colusa County (12 percent) were 65 years and older. Of the senior population, 780 were 65 to 74 (56 percent), 442 were 75 to 84 (32 percent), and 163 were 85 or older (12 percent). From 2000 to

2009, the 85 years and older age group increased by 27.4 percent and the 65 to 74 age group increased by 21.7 percent. The overall senior population increased by 11.5 percent from 2000 to 2009; this rate of increase is less than that of the overall population which increased by 19.5 percent (Table 1-1). Table 1-32 identifies the senior population by age group.

Senior households are estimated to have increased by approximately 17 percent from 2000 to 2009, based on applying the rate of growth of the number of households between 2000 and 2009 to the number of senior households in 2000. The rate of growth of households between 2009 and 2014 was then applied to the projected number of senior households in 2009 to calculate the projected number of senior households in 2014. From 2009 to 2014, an additional 72 senior households are projected in unincorporated Colusa County, as shown in Table 1-33.

TABLE 1-33: PROJECTED SENIOR HOUSEHOLD GROWTH			
	2000	2009	2014
Number	713	834	906
Percent Change		17%	8.6%
Annual Percent Change		1.9%	1.7%

SOURCE: DE NOVO PLANNING GROUP, 2009

Most senior households own their home, 85 percent. Fifteen percent of senior households rent. The incidence of renting decreases with age for the senior population; a lower percentage of householders 75 and older rent than do householders in the 65 to 74 age bracket. Table 1-34 summarizes senior households by age and tenure.

TABLE 1-34: HOUSEHOLDER AGE BY TENURE				
	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	340	48%	61	9%
75 plus years	264	37%	48	6%
TOTAL	604	85%	109	15%

SOURCE: US CENSUS, 2000

Slightly less than half of senior households, 49 percent, are in the lower income groups and 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	
Extremely Low	56	8%	42	5%	13%
Very Low	70	8%	67	8%	16%
Low	150	18%	20	2%	20%
Moderate and Above Moderate	404	48%	28	3%	51%
TOTAL	680	81%	157	19%	100%

SOURCE: HUD, 2000 (SPECIAL AGGREGATION OF 2000 CENSUS DATA)

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

By 2014, an additional 72 senior households are anticipated in unincorporated Colusa County. This calculates into approximately eight percent of the RHNA units. Assuming that the senior income levels

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will remain relatively similar in the coming years to those of the 2000 Census, approximately 49 percent of the additional senior households will be in the extremely low, very low, or low income categories and may be in need of some form of affordable housing or rental assistance.

Senior Housing

There are no affordable senior housing complexes in unincorporated Colusa County. There is one long-term residential care facility, Countryside Manor Guest Home in Williams.

Other Senior Resources

The Area 3 Agency on Aging (A3AA) 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 A3AA 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 Sundbridge 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 2000 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 2000 Census, there were 3,028 disabilities in unincorporated Colusa County. However, this is not to say that there were 3,028 disabled persons in the county, but rather 3,028 disabilities. There were 1,612 disabled persons, 65 percent aged 16 to 64, 27 percent aged 65 and over, and the remaining eight percent up to 15 years in age. Of the disabled persons in the 16 to 64 age bracket, 44 percent were employed and the remaining 56 percent were unemployed. Table 1-36 identifies disabilities by type of disability and Table 1-37 identifies disabled persons by age and employment status.

TABLE 1-36: DISABILITIES BY DISABILITY TYPE

	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Sensory disability	156	7%	149	16%	305	10%
Physical disability	399	19%	286	31%	685	23%
Mental disability	269	13%	128	14%	397	13%
Self-care disability	118	6%	104	11%	222	7%
Go-outside-home disability	405	19%	245	27%	650	21%
Employment disability	769	36%	-	-	769	25%
Total Disabilities	2,116	100%	912	100%	3,028	100%

SOURCE: US CENSUS, 2000

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

	Ages 5 to 15	Ages 16 to 64	Ages 65 +	TOTAL
Employed with Disability	0	466	0	466
Unemployed with Disability	0	585	0	585
Employment not Reported	122	0	439	561
Total	122	1,051	439	1,612

SOURCE: US CENSUS, 2000

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In 2000, 611 households had one or more disabled persons. 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. Table 1-38 identifies disabled households by tenure and income.

Based on 2000 Census data, nineteen percent of households in Colusa County have a disabled member. Applying this figure to the RHNA, approximately 171 new households will have one or more disabled members by 2014. Housing units appropriate to accommodate physical disabilities may be needed for approximately 43 to 86 of these households.

TABLE 1-38: DISABLED HOUSEHOLDS BY TENURE AND INCOME RANGE

Income Range	Renter Households with Disabled Member(s)				Owner Households with Disabled Member(s)				Total Households	
	Senior		Other		Senior		Other		#	%
	#	%	#	%	#	%	#	%		
Extremely Low Income	11	6%	31	18%	21	5%	16	7%	79	13%
Very Low Income	15	9%	30	17%	26	6%	57	13%	128	21%
Low Income	4	2%	26	15%	61	14%	31	7%	122	20%
Moderate and Above Moderate Inc.	11	6%	44	26%	110	25%	117	27%	282	46%
Total Households	41	24%	131	76%	218	50%	221	50%	611	100%
% with any housing problems	30%		57%		27%		45%		40%	

SOURCE: HUD, 2000 (SPECIAL AGGREGATION OF US CENSUS DATA)

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 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, 568 households, 17 percent of all households, have five or more persons. Of the large households, 61 percent own their home and 39 percent rent. 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.

Three-quarters 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 their home. For large families that rent, there is a shortfall of rental units large enough to accommodate households with six or more persons. The 2000 Census shows that there were 130 renter households with six or more persons, but only 69 rental units with four or more bedrooms, resulting in a shortfall of 61 units. Table 1-40 identifies the number of large households by household size versus the number of large owner and rental units. There is an existing shortfall of 61 large (4 bedroom or more) rental units. This indicates that 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 (2000)

Tenure	Housing Problem	Large Families	All Other Households
Renters	Percent with any housing problem	75%	34%
	Percent cost burdened	29%	34%
Owners	Percent with any housing problem	74%	52%
	Percent cost burdened	25%	50%

SOURCE: HUD, 2000 (SPECIAL AGGREGATION OF US CENSUS DATA)

TABLE 1-40: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2000)

Tenure	5 Person Households			6 Person and Larger Households		
	3 BR Units	House-holds	Shortfall/ Excess	4+ BR Units	House-holds	Shortfall/ Excess
Owner	1,020	198	822	249	147	102
Renter	263	93	170	69	130	-61

SOURCE: DE NOVO PLANNING GROUP, 2009 (US CENSUS, 2000)

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, 19 percent of family households are headed by a single male or single female. There are 182 male heads of household with no wife present (7 percent) and 307 female heads of household with no husband

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present (12 percent). Table 1-41 identifies single parent households by gender of the householder and presence of children.

TABLE 1-41: SINGLE PARENT HOUSEHOLDS (2000)

Category	Number	Percent
Male householder, no wife present:	182	7%
<i>With own children under 18 years</i>	109	4%
<i>No own children under 18 years</i>	73	3%
Female householder, no husband present:	307	12%
<i>With own children under 18 years</i>	194	8%
<i>No own children under 18 years</i>	113	5%

SOURCE: US CENSUS, 2000

Eleven percent of families with children are under the poverty level. Thirty-four percent of female-headed households, 104, are under the poverty level.

Agricultural Workers

According to the 2000 Census, approximately 29 percent of all workers in unincorporated Colusa County were employed in occupations related to agriculture, forestry, fishing/hunting, and mining (Tables 1-6 and 1-7). For the entire county, the percentage rose to 45 percent. 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.

The 2008 Crop Report prepared by the Colusa County Department of Agriculture indicated that the 2008 total value of produced crops was \$662,640,000, compared to \$351,278,000 in 1999. These figures reflect some inflation in the unit value of crops over the past 10 years. From 2007 to 2008, the acreage of field crops in production saw a small increase from 397,040 to 399,500.

Table 1-42 identifies the number of farms hiring workers in 1992, 1997, 2002, and 2007, and provides details regarding the number of days worked as well as the number of migrant laborers. The 2007 Census of Agriculture reported there were 343 farms in Colusa County with 3,058 workers. 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, the ratio of farms hiring migrant workers can be applied to the seasonal worker population to estimate the number of migrant workers. Using this method, there were approximately 374 migrant workers in Colusa County in 2007 ($62/268 \times 1,617$ seasonal workers = 374).

TABLE 1-42: HIRED FARM LABOR

	1992	1997	2002	2007
Farms Hiring Labor	446	447	380	343
% of All Farms	53%	55%	46%	42%
Workers	5,356	5,472	3,684	3,058
Number of Days Worked				
Workers – 150 days worked or more	1,525 – 28%	1,819 – 33%	1,451 – 39%	1,441 – 47%
Workers – Less than 150 days	3,831 – 72%	3,653 – 67%	2,233 – 61%	1,617 – 53%
Migrant Labor				
Migrant Farm Labor	--	--	100 farms	62 farms
Percent of Farms Hiring Labor	NA	NA	26%	18%

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, 1992, 1997, 2002, AND 2007

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, the A-E and A-P zoning designations allow farm worker housing.

While the number of farm workers is declining, 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: revise the Zoning Ordinance to allow farm worker housing in agricultural zones and employee housing in residential zones, consistent with the requirements of state law, incentivize development of farmworker housing; and coordinate with the agricultural community to support development of farmworker housing and resource centers.

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.

In January 2009, a Point in Time Survey of homeless persons in Colusa County was conducted. The survey results were reported in the Colusa, Glenn, & Trinity Community Action Partnership 2008 Annual Report, which was published in 2009. The report identified 59 homeless households with a total of 114 homeless persons in Colusa County. This census included the homeless in the cities and unincorporated area. Based on the unincorporated County's share of the County-wide population, it is estimated that there are approximately 56 homeless individuals, in a total of 29 homeless households. Colusa County does not have an emergency shelter. The Colusa County Department of Health and Human Services (DHHS) provides assistance to homeless persons who qualify for assistance and are in need of emergency shelter. DHHS receives funds as a delegate agency of the Glenn County Human Resources

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Agency's Community Action Division, with the latter contracting with the California State Department of Housing and Community Development on behalf of Glenn, Colusa, and Trinity Counties.

In addition to persons and households that are homeless, there are also households at-risk of becoming homeless. Loss of a job, dissolution of a marriage 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, 12 percent of owner households and 14 percent of renter households pay more than 50 percent of their income toward housing. Extremely low income and very low income households experience the highest incidences of overpayment (Table 1-43~~2~~) and are at-risk of becoming homeless or temporarily homeless.

TABLE 1-43: HOUSING OVERPAYMENT					
Income	Owner Cost Burden		Renter Cost Burden		Total
	30%-50%	> 50%	30%	50%	
Extremely Low	67%	58%	68%	47%	68%
Very Low	49%	35%	50%	24%	49%
Low	46%	18%	19%	6%	33%
Moderate and Above Moderate	14%	3%	3%	0%	11%
Total Overpaying	25%	12%	27%	14%	26%

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.

Beginning 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 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 will be 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.

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.

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 One-Stop Partnership – (530) 473-3927; 570 – 6th St., Williams
3. Colusa County Office of Education – R.O.P. – (530) 458-0300; 345 – 5th St., Colusa
4. Colusa County Office of Education – Children's Services (Child Care Resource & Referral) – (530) 458-0300; 345 – 5th St., Colusa
5. Glenn Community Services/Section 8 – 1-800-287-8711 or (530) 934-6510

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6. HEAP (Housing and Energy Assistance Program) – 1-800-433-4327 or (530) 934-6510
7. Mental Health Services – (530) 458-0520; 162 E. Carson St., Suite A, Colusa
8. Alcohol and Drug Services – (530) 458-0516; 162 E. Carson St., Suite A, Colusa
9. Casa de Esperanza – 1-888-874-2040
10. Social Security Administration – 1-800-772-1213; 355 Percy Avenue, Yuba City 95991
11. Colusa County Transit – (530) 458-0287 (“458-0-BUS”)
12. 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 Utility 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. 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, hair cuts, prescriptions, blankets, hygiene products, baby items, etc. Additional items could be purchased with approval from the Community Services Program Manager.

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.

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 create 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.

Local

Land use controls are minimum 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 (A-T). This designation applies to areas that are already subdivided into small agricultural parcels (less than 10 acres), but are vacant areas that may be suitable for urban uses in the future. These areas generally do not have suitable urban services at the time they are designated and are regarded as locations for long-term development (i.e. "holding zones"). These areas require redesignation for a more intense land use once urban services can be adequately provided.

Rural Service Centers (RSC). This designation applies to the communities of Sites, Delevan, and Lodoga. These are very small, predominately residential settlements. Growth potential in these areas is severely limited by the lack of urban services. Additional lot splitting in these areas is strongly discouraged. Commercial and residential uses are acceptable within RSC areas, provided such uses conform to the revised zoning map for each community.

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 residential density varies from one unit per acre to one unit per ten acres.

Urban-Residential (UR). This designation applies to areas where domestic sewer and water systems are available or can be made available to support residential development. Densities are generally one to five units per acre. However, since UR areas include apartments and mobile home parks, densities may be much higher in limited locations. Each UR area contains a range of zoning classifications, from the R-1 single family district to the R-4 apartment district.

Other General Plan Designations that Allow Limited Residential Uses

Agricultural-General (A-G). Land with this designation is generally used for orchard and crop production. Residences in these areas are related to agricultural operations. The A-G areas are presently zoned "Exclusive Agriculture" and are subject to a 10-acre minimum lot size requirement.

Agricultural-Upland (A-U). 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.

Upland-Transition (U-T). This designation applies to a limited number of areas near Stonyford and Lodoga. These areas are zoned UC-10 (Upland Conservation, 10-acre minimum) and are to be used primarily for ranching and grazing purposes. If access is sufficient, water is available, and the parcels meet the county's slope-density requirements, very low density residences (one unit per 10 acres) are an acceptable use. The intent of the U-T designation is to create a zone that transitions from rural-residential areas such as Century Ranch and Stonyford to the very large acreage ranches and wilderness areas.

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 Safe 1-3, for example, prohibit structures within a potential floodway and Policy Safe 6-7 prohibits building in areas that are known to have landslide or subsidence potential, Policy Safe 10 requires adequate water source for wildfires in high to moderate fire hazard zones, and Policy Safe 15 discourages noise sensitive uses, such as residential, in areas with high levels of noise. These policies constrain development, but this constraint is necessary to protect the County's citizens.

Open Space: The General Plan includes policy provisions that seeks to protect open space throughout the County. Policies OS-1-3 seeks to preserve the R-C, A-G, and A-U land use designation for agricultural and open spaces uses, Policies OS-4-6 seeks to preserve native perennial grasslands, federal forests, and wildlife refuges, Policies OS-7-8 seek to conserve agricultural land by limited urban development, Policy OS-9 prohibits development in the designated floodway of the Sacramento River, Colusa Drainage Canal, and Sutter Bypass, Policy OS-10 prohibits development on unstable slopes or areas of high fire risk, Policy OS-11 seeks to focus urban growth within and contiguous to existing communities, Policy OS-14 seeks to maintain the significant open space resources, such as Bear Valley, Indian Valley, and the foothills, in a visually undisturbed conditions, Policy OS-16 discourages the development of rural residential uses outside areas designated for Community Planning Area, Policy OS-26 seeks to

discourage conversion of recreational areas into residential uses. These policies constrain development, but these constraints are consistent with environmental and safety 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, Policy CO-2 seeks to protect and preserve agricultural lands, Policy CO-11 seeks to maintain air quality by promoting compact development patterns, and Policies CO-22-25 are 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 throughout California, and they implement the objectives and interests of the Colusa County citizenry.

ZONING ORDINANCE

The Zoning Ordinance identifies five residential districts, and eight other zones that allow residential development. Additionally, there is a combining district that allows residential uses. Some zones have varying zoning treatments, or sub-zones. Table 2-1 summarizes the uses allowed under each zone. Development standards for each district are identified in Table 2-2.

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.

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.

Residential Two-Family (R-2). 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, two-family or duplex dwellings, and rooming and boarding of not more than two persons not employed on the premises.

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 low density apartment developments. Principal permitted uses include single-family and two-family or duplex dwellings, dwelling groups and multi-family dwellings for not more than four families per building lot. Uses allowed with a use permit include motels, mobile home parks, rooming and boarding houses.

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 single-family, two-family and multiple dwelling and dwelling groups, boarding and rooming houses, and hotels and motels. Uses allowed with a use permit include mobile home parks.

Other Zones that Allow Residential Uses

Agriculture Preserve (A-P). The agriculture preserve or A-P 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 and guest houses not rented or otherwise conducted as a business. Uses allowed with a use permit include single-family dwelling units for immediate relatives of the property owner, caretakers or farm labor housing, and residential mobile homes.

Exclusive Agriculture (E-A). The exclusive agriculture or E-A zone is intended to be applied in areas of fertile soils and areas where agriculture is the natural and desirable primary land use, and in which areas 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 and guest houses not rented or otherwise conducted as a business. Uses allowed with a use permit include single-family dwelling units for immediate relatives of the property owner, caretakers or farm labor housing, and residential mobile homes.

Upland Conservation (U-C). The upland conservation or U-C zone is intended to be applied in the mountain and upland foothill areas of the county in which forestry, mining, grazing and recreation are natural and desirable uses, and in which protection of the watershed lands from fire, erosion, pollution and other detrimental effects 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 and guest houses not rented or otherwise conducted as a business. Uses allowed with a use permit include single-family dwelling units for immediate relatives of the property owner, caretakers or farm labor housing, and residential mobile homes. Uses allowed with a use permit include motels and trailer parks.

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 dwellings, hotels, motels, boarding and rooming houses, and mobile home parks.

Community Commercial (C-2). The community commercial or C-2 zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience. Uses allowed with a use permit include dwellings, hotels, motels, boarding and rooming houses, and mobile home parks.

Highway Service Commercial (C-H). The highway service commercial or C-H zone is intended to provide necessary services and conveniences for the traveling public along main roads and highway frontages at proper intervals and locations in developments designed for safety, convenience and suitable appearance. Principal permitted uses include hotels and motels. Uses allowed with a use permit include dwellings, boarding & rooming houses and mobile home parks.

Floodplain (F-P). The floodplain or F-P zone is intended to be applied to areas other than floodway areas which have been inundated by overflow floodwaters in the past and which may reasonably be expected to be inundated by such floodwaters in the future. The floodplain zone is intended to limit the use of areas subject to such inundation and flooding to protect lives and property from loss, destruction and damage due to floodwaters and to the transportation by water of wreckage and debris. Uses allowed with a use permit include residential uses, including farm dwellings, and trailer camps and mobile home parks.

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 farm dwellings. Uses allowed with a use permit include dwellings, resorts, motels, trailer parks, and mobile home parks.

Special Combining Zones

Planned development (P-D). The purpose of the planned development is to provide for greater flexibility in the design of developments than is otherwise possible through the strict application of zoning district regulations. It is the intent of this process to ensure compliance with the general plan and to provide various types of land use which can be combined in compatible relationship with each other as a part of a totally planned development. Planned development may be residential, commercial or industrial and may permit mixed uses under certain circumstances. Where property is zoned P-D as a distinct zoning district, any use or combination of uses which are so arranged or designed as to result in an overall development of unusual excellence which might not otherwise be feasible or possible may be permitted with a use permit. A project is not required to receive a Planned Development overlay; this overlay may be requested by any developer requesting uses or a design features may not be permitted in the underlying zoning district under normal circumstances. However, the Planned Development overlay does not allow individual developments to create development standards unique to a development in order to accommodate unique or unusual design features nor does the Planned Development overlay set forth development standards that differ from those that would be required of a development without a Planned Development overlay. Furthermore, the Zoning Ordinance's description of the Planned Development overlay is cumbersome and, in areas, ambiguous. The Planned Development overlay language should be revised to be clear and understandable as well as to identify how the overlay will accommodate unique design features or projects that would otherwise not be permitted in the Zoning Ordinance. While the Planned Development overlay does not constrain the cost or supply of housing since it is an overlay that may be voluntarily requested by a developer, the Housing Plan includes a program to remove ambiguities and make the Planned Development overlay a more effective tool to promote affordable housing and housing projects with unique design requirements.

2. CONSTRAINTS

TABLE 2-1: USES ALLOWED BY ZONING DISTRICT

Zoning District	Density (units/ac)	Single Family	Two Family (duplex)	Multiple Family	Granny Unit or Guest House*	Manufactured Home	Boarding Houses	Farm Labor Housing	Rest Home	Mobile Home Park
RESIDENTIAL DISTRICTS										
R-R	1	X	NO	NO	X	X	NO	NO	UP	NO
R-1-6	7.3	X	NO	NO	X	X	NO	NO	UP	NO
R-1-8	5.4	X	NO	NO	X	X	NO	NO	UP	NO
R-2	10.8	X	X	NO	X	X	NO	NO	UP	NO
R-3	19	X	X	X	X	X	UP	NO	UP	UP
R-4	19	X	X	X	X	X	X	NO	UP	UP
OTHER DISTRICTS ALLOWING RESIDENTIAL USES										
A-P	.125	X	NO	NO	UP	X	NO	UP	NO	NO
A-E	.2	X	NO	NO	UP	X	NO	UP	UP	NO
U-C	--	X	NO	NO	UP	X	NO	NO	UP	NO
C-1	--	UP	UP	UP	UP	UP	UP	NO	UP	UP
C-2	--	UP	UP	UP	UP	UP	UP	NO	UP	UP
C-H	--	UP	UP	UP	UP	UP	UP	NO	UP	UP
F-P	1	UP	NO	NO	UP	UP	NO	UP	UP	UP
G-R	--	UP	UP	UP	UP	UP	NO	NO	UP	NO

SOURCE: COUNTY OF COLUSA, 2009

NO = NOT ALLOWED

X = ALLOWED (PRINCIPAL PERMITTED USE)

UP = USE PERMIT

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
RESIDENTIAL DISTRICTS									
R-R	43,560/1	100	25	8	25	30	2	none	none
R-1-6	6,000/1	60	25	6	20	30	2	40	none
R-1-8	8,000/1	80	25	6	20	30	2	40	none
R-2	8,000/1	80	25	6	20	30	2	40	none
R-3	8,000/2	80	25	8	25	40	2	50*	none
R-4	8,000/2	80	25	8	25	40	2	50*	none
OTHER DISTRICTS ALLOWING RESIDENTIAL USES									
A-P	80	100	25	10	20	30	2	none	none
A-E	10	100	25	10	20	30	2	none	none
U-C	10	100	25	10	20	30	2	none	none
C-1	none	66	0	0	10	40	2	none	none
C-2	none	0	0	0	0	40	2	none	none
C-H	none	none	15	6	10	40	2	none	none
F-P	1	100	none	none	none	30	2	none	none
G-R	none	66	0	0	10	40	2	none	none

SOURCE: COUNTY OF COLUSA COUNTY CODE, 2009

Note: Maximum ground coverage for R-3 and R-4 uses, which includes building footprints is 50 percent. Article 8 provides specific ground coverage requirements for open space requirements for apartments, group care facilities, cluster developments, condominiums, boarding houses, etc. and identifies that lot coverage, including buildings, roofed areas, and parking facilities, including drives, for the identified uses shall not cover more than seventy-five percent of the site.

Zoning Definitions

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

1. Caretaker unit. "Caretaker unit" means an accessory dwelling unit separate from the principal residence intended for the occupancy of caretakers.
2. Day care home. "Day care home" means a group day care home, licensed pursuant to the regulations of the state, which regularly provides care, protection and supervision of one to twelve children, including children who reside at the home, for periods of less than twenty-four hours per day, while the parents or guardians are away.
3. 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.
4. Dwelling unit, single-family. "Single-family dwelling unit" means a free-standing unattached building for dwelling or residential use by one family unit and shall be constructed in accord with the Colusa County Uniform Building Code. Such a single-family dwelling shall not share any common building components, including but not limited to, foundations, roofing and structural systems, with any other structure or dwelling.
5. Dwelling unit, two-family or duplex. "Two-family or duplex dwelling unit" means a structure composed of no more than two attached dwelling units which share any common building components, including but not limited to, foundations, roofing and structural systems, with any other structure or dwelling.
6. Dwelling unit, multifamily. "Multifamily dwelling unit" means a structure composed of no more than four attached dwelling units which share any common building components, including, but not limited to, foundations, roofing and structural systems.
7. Foster home. "Foster home" means 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.
8. Granny unit. "Granny unit" means an accessory dwelling unit either separate from or attached to the principal residence intended for the sole occupancy of one or two persons who are sixty years of age or older.
9. Guest houses. "Guest houses" means detached living quarters of permanent construction, without kitchens, which are clearly subordinate and incidental to the use of the main building on the same lot. Guest houses shall not be let, leased or rented, in whole or in part, independently of the main building.

10. Manufactured housing. "Manufactured housing" (includes modular homes and mobile homes) means a structure transportable in one or more sections, designed and equipped to contain not 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.
11. Rest home. "Rest home" (including nursing home and convalescent home) means a place for the rooming or boarding of any aged or convalescent persons, whether ambulatory or nonambulatory, for which a permit and/or license is required by a county, state, or federal agency.
12. Rooming and Boarding Houses. Rooming and boarding houses are identified as permitted uses or allowed with a use permit in specific zones. A definition for rooming and boarding houses is not provided.

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.

Parking

The Zoning Ordinance establishes parking standards for each zone, which are summarized in Table 2-4. The County's parking requirements for residential projects do not vary by housing type. All residential development, both single family and multiple family, require two covered spaces per residential unit. The Zoning Ordinance does not provide for any flexibility for density of development, caretaker/guest housing, or second dwelling units. Furthermore, it does not distinguish between studio units and 5 bedroom residences, or large lot residential, senior housing units, and affordable housing units. Overall, the County's parking requirements pose a potential constraint on housing development because there is no language in the Zoning Ordinance that provides flexibility based on the actual parking needs. The Housing Plan includes a program to establish a reduced parking requirement for affordable housing projects, including senior and disabled facilities. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with state law.

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, Government Code Section 15955(I) prohibits discrimination on the basis of familial status. The Housing Plan includes a program to revise the definition of family to be consistent with state housing law and remove this constraint.

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 has not established design guidelines or other development standards specific to single family housing. 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. Single family housing is also allowed as a principal permitted use, which may result in development of R-3 and R-4 sites with single family subdivisions. The Housing Plan includes 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.

Article 8 establishes additional development standards specific to multi-family and group dwelling uses, including apartments, dormitories, townhouses, row houses, cluster developments, and condominiums, that include the following:

- Height regulations – The maximum of height of multi-family buildings shall not exceed forty feet or three stories. For multi-family buildings located within 100 feet of a single family residential zone, the maximum height is limited to 35 feet or two stories unless the Planning Commission finds that visual impacts are adequately mitigated, in which case for. This the maximum height may be increased to three stories or up to 40 feet if the Planning Commission finds that visual impacts are adequately mitigated.
- Setbacks - Structures shall be set back 25 feet from all streets. This requirement may be reduced to provide greater flexibility in building design and solar orientation. A setback reduction may be allowed up to 5 feet for a structure and up to 10 feet at the corners of a structure.
- Open space – Buildings, roofed areas, and parking facilities shall not cover more than 75 percent of the site. A minimum open space around each building shall include:
 - One story building with no entrance to the yard – 5 feet
 - One story building with entrances to the yard – 10 feet
 - Two story building with no entrance to the yard – 7.5 feet
 - Two story building with entrances to the yard – 15 feet

- Three story building with no entrance to the yard – 12.5 feet
- Three story building with entrances to the yard – 25 feet
- Distance between buildings – 10 feet
- Landscaping - Open space areas shall be landscaped and setback areas between streets and buildings shall be landscaped with live landscaping. One tree shall be planted at least every fifty feet within a landscaped area.

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 19.3 units per acre. 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 19.3 units per acre. The County Code limits multi-family housing to four attached dwelling units per structure. This can constrain the development of multi-family apartment complexes which often include structures with six to eight units per building. The Housing Plan includes a program to remove this constraint by revising the definition of multi-family housing to include structures with three or more attached dwelling units. Except for the definition of multi-family housing, the County's standards for multi-family housing do not present a constraint to the development of apartments, town houses, condominiums or other multi-family uses and do not have a negative impact on supply of housing. The parking requirement for multi-family developments is two parking spaces per dwelling units, regardless of the number of bedrooms. The state recommends that the maximum parking requirement for studio and one bedroom units be 1.5 spaces. Since the County's requirement may increase the cost of multi-family housing, the Housing Plan includes a program to remove this constraint by revising the minimum parking requirement to 1.5 spaces per studio and one bedroom multi-family units.

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 not 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 specific regulations for mobile homes.

Chapter 22 of the County Code provides for the control and regulation of the use and occupancy of mobile homes in the unincorporated areas of the county in keeping with the protection of the public health, safety, convenience and general welfare." The provisions of the chapter do not apply to the use and occupancy of mobile homes which are in licensed mobile home parks or the use and occupancy of mobile homes in labor camps.

Mobile homes are defined as vehicles, other than a motor vehicle, designed or used for human habitation, for carrying persons or property on its own structure and for being drawn by a motor vehicle. A dependent mobile home is one not equipped with a toilet for sewage disposal. An independent mobile home is one equipped with a toilet for sewage disposal. A self-contained mobile home is one equipped with a toilet, water storage tank for potable water and a sewage holding tank.

This chapter provides that all mobile homes and all other vehicles designed and used for human habitation shall have a use permit. This chapter further provides that no mobile home shall be used except by the owner of the land upon which the mobile home is located other than: a mobile home with a valid temporary use permit; a mobile home owned by a full-time employee of the owner of the land; or a mobile home owned and occupied by members of the immediate family. Evidence of ownership of the land upon which the mobile home is placed shall be by recorded deed, or recorded agreement of sale, or recorded decree of court. The following specific regulations apply to mobile homes:

- The minimum lot size shall be in accordance with the zoning regulations; provided however the minimum lot size meets the septic requirements of the regional water quality control board.
- The number of mobile homes per parcel shall not exceed one regardless of the number of dwelling units permitted per parcel in accordance with the zoning regulations.
- The setback requirements for mobile homes shall be in conformance with the zoning regulations.
- Construction and all installations of plumbing, gas piping, electrical equipment and wiring to the mobile home shall be in compliance with the Health and Safety Code (aka State Housing Law), and the state Administrative Code.

State law requires that manufactured homes, including mobile homes, built to the HUD code be allowed on lots zoned for single-family dwellings and be subject to the same permit requirements and development standards as site-built homes, except architectural requirements concerning that manufactured home's roof overhang, roofing materials, and siding materials. The use permit and occupancy restrictions set forth in Chapter 22 conflict with the requirements for manufactured housing allowed under state law and present a constraint to the development of manufactured housing. The Housing Plan includes a program to remove this constraint by: 1) 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 permitted use, and 2) establishing development standards that do not exceed those allowed under state law.

Mobile Home Parks

Mobile home parks are allowed with a use permit in the R-3, R-4, C-1, C-2, C-H, and F-P zones. Section 8.06 of the Zoning Ordinance sets for the following standards for mobile home parks:

- Minimum lot area: one acre;
- Minimum recreation space: ten percent of site; and

- Minimum yards around parks: front – twenty feet, side and rear – ten feet, and park shall be suitably landscaped to provide effective screening.

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.

Rest Homes

Rest homes are allowed with a use permit in any zoning district as long as it can be found to be necessary for the public health, safety, convenience or welfare of the community. "Rest home" (including nursing home and convalescent home) is defined in the zoning ordinance as a place for the rooming or boarding of any aged or convalescent persons, whether ambulatory or nonambulatory, for which a permit and/or license is required by a county, state, or federal agency. The County does not have minimum spacing or concentration requirements for rest homes. While a "rest home" is similar to a group home, the Zoning Ordinance does not specifically provide for group homes for persons with disabilities. State law requires that group homes serving six or fewer persons be treated as a single family residential unit. This potential constraint is addressed below under Housing for Disabled Persons.

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.

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.

The A-P, E-A, and R-4 zones allow single family dwellings for the property owner or primary tenant as a principal permitted use. The county's Zoning Ordinance was to allow housing facilities to accommodate up to 12 agricultural workers and their families as a principal permitted use in the A-E zone. This change allows farmworker housing for up to 12 households to be permitted ministerially. Single family dwelling units for farm labor housing are allowed as a principal permitted use in the A-P zone. Farm labor housing camps are allowed with a use permit in the A-P zone. The Zoning Ordinance provides for development of multi-family housing in the R-3 and R-4 zones as a principal permitted use and group quarters, such as rooming and boarding houses, as a principal permitted use in the R-4 zone and allowed with a use permit in the C-1, C-2, C-H, and R-3 zones. The use permit requirements for farm labor housing and rooming and boarding houses are the same as the requirements for any use requiring a use permit. That is to say that the use permit requirements do not impose any requirements specific to the farm labor housing or rooming and boarding house uses.

The Colusa County Zoning Ordinance does not explicitly state that employee housing for six or fewer employees is considered a single family structure that may be permitted without a conditional use permit, variance, or other zoning clearance. Although the Zoning Ordinance allows single family farm labor housing as a principal permitted use in the A-P zone and allows employee housing up to 12 units as a principal permitted use in the A-E zone, employee housing up to 36 beds or 12 units is not a principal permitted use in all agricultural zones. The Housing Plan includes a program to remove these constraints to farm worker housing by revising the Zoning Ordinance to 1) define employee housing for six or fewer employees as a single family structure and as a principal permitted use in residential and agricultural zones, and 2) identify employee housing of no more than 36 beds or 12 units/spaces as a principal permitted use in all agricultural zones.

Second Units

Accessory structures, which include granny units and guest houses, are allowed as a principal permitted use in the R-R, R-1, R-2, R-3, and R-4 zones. There are no restrictions on the size of the secondary unit nor are there any special permits required. Second units are required to be consistent with the development standards as any dwelling located on the same parcel in the same zoning district. The County does not have development standards for accessory structures that differ from the standards for single family units.

State legislation regarding second units (AB 1866) requires that second units be allowed by right on lots zoned for single family or multi-family use that contain an existing single family unit. The County does allow accessory structures, including granny units and guest houses, on residential land, but has not adopted a second unit ordinance with development standards. It is noted that granny units are limited to occupancy by one or two persons 60 years of age or older and guest houses are not allowed a kitchen, so neither unit type functions as a second unit available to the general population for regular occupancy. By law the County must allow for second unit development by right. Thus, the County must use State guidelines (Government Code Section 65852.2) for second units until a second unit ordinance is adopted.

The following standards are identified in State law for communities without second unit ordinances: 1) total floor space for a detached second unit shall not exceed 1,200 square feet, while an attached

second unit shall not exceed 30 percent of the existing living area, and 2) requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements are to be applied as other residential construction allowed in the zone in which the property is located.

The inconsistency between the requirements of state law and the County's standards for second units presents a constraint to the development of second units. The Housing Plan includes a program to remove this constraint by providing for ministerial approval of second units in all zones that allow single family residences as a principal permitted use and establishing standards as allowed under Government Code Section 65852.2.

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 Colusa County Zoning Ordinance does not specifically use the term group home within the Zoning Ordinance. Rest homes are comparable to the state definition of group home, but are for "aged" and "convalescent" persons, which may exclude a range of disable persons. In addition, a use permit is required for a rest home in all residential zones. The County does not have minimum spacing or concentration requirements for rest homes. The Housing Plan includes a program to revise the Zoning Ordinance to: 1) specifically define and allow small group homes (six or fewer persons) and large group homes (more than six persons) with a for senior and disabled households within the residential districts, and 2) establish a permit process for small group homes that is only subject to those restrictions that apply to other residential uses of the same type in the same zoning district.

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. No accessibility improvements are specified as exempt from building permit requirements. While the County follows ADA requirements and provides an over-the-counter process for minor improvements that may be necessary to accommodate disabled households, it does not have written procedures in place to provide reasonable accommodation for disabled persons. The Housing Plan includes 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 Housing Plan includes a program to remove 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.

Disabled Parking Standards. The zoning ordinance does not establish parking requirements specifically for disabled persons. Two parking spaces are required per dwelling unit. Parking standards for housing for disabled persons are the same as all residential development. In some instances, housing for disabled persons may need less parking than other housing types. Requiring parking comparable to other housing increases the cost of developing the housing for disabled persons. Program 3-2 will allow reduced parking requirements for affordable housing as well as housing and facilities for seniors and disabled persons.

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 Colusa County Zoning Ordinance does not specifically use the terms supportive or transitional housing within the Zoning Ordinance. The Housing Plan includes a program to specifically establish both supportive and transitional housing as principal permitted uses within the residential districts, and establish a permit process that is only subject to those restrictions that apply to other residential uses of the same type in the same zoning district. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with state law and will remove constraints to the development of supportive and transitional housing.

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 Colusa County Zoning Ordinance does not define "emergency shelter" or have comparable uses defined and permitted within the Zoning Ordinance. Based on a review of the zones in the Zoning

Ordinance, the C-1 and C-2 zones would be most appropriate for development of an emergency shelter. The C-1 and C-2 zoning designations are typically applied to sites that are proximate to existing infrastructure and services, or on sites where infrastructure and services will be extended as the General Plan builds out. These zones are both suitable for emergency shelters as they allow residential uses, including dwellings, boarding and rooming houses, and mobile home parks, with a use permit. There are more than 250 vacant C-1 and C-2 sites that range from 0.12 to 1.54 acres located in the unincorporated communities of Maxwell and Arbuckle. Five of these sites are larger than 0.5 acres in size. These sites that will provide more than enough potential sites to accommodate the County's emergency shelter needs. The Housing Plan includes a program to specifically establish an emergency shelter use within the C-1 and C-2 districts, establish a permit process that is only subject to development standards that apply to other commercial uses of the same type in the same zoning district, and will limit development and management standards to those allowed under state law. This program will remove constraints to the development of emergency shelters by permitting emergency shelters in accordance with state law.

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). 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 dormitories, boarding houses, and rooming houses, 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.

Summary

The Zoning Ordinance provides for a range of housing types to meet the housing needs of families, households, and special needs groups in the County. The Housing Plan includes a program to expand the range of housing types allowed in the County and remove governmental constraints associated with permitting and land use standards, as described above.

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 has 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.

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.

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 multi-family housing in the C-1 and C-2 zones, mobile home parks, farm labor housing, and Planned Developments that are not zoned P-D. 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 use permit, the planning commission or zoning administrator shall make the following written findings:

- That the planning commission or zoning administrator has the power to issue a use permit under the zoning regulations in effect as applied to the property and proposed uses.
- That the procedural requirements set forth in Section 7 have been met.
- That granting of the use permit, as conditioned, will not adversely affect the public health, safety or welfare of the county of Colusa.
- That the proposed use complies with applicable provisions of this code and is consistent with the policies and objectives of the adopted Colusa County general plan.

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. Additionally, the Housing Plan includes a program to revise the permitting process to allow farm labor housing as a principal permitted use as previously described. 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 nor 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.

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

Project Type	Single Family Unit or Duplex	Single Family Subdivision	Multifamily Development
Typical Processing Requirements	Plan Check Review Building Permit	Site Plan Review Initial Study/Negative	Plan Check Review Building Permit

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		Declaration Tentative Map Final Map Building Permit	
Estimated Processing Time	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)
Plan Check Review	2 – 4
Site Plan Review	1 - 2
Annexation	16
Variance	16
Conditional Use Permit	16
General Plan Amendment	16
Zone Change	16
Certificate of Compliance	4
Lot Line Adjustment	16
Tentative Tract or Parcel Map	16
Final Tract or Parcel Map	4 (30 days following tentative map approval)
CEQA Analysis*	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 does not pose constraints to residential development. 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.

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 2009 permit processing and planning/zoning fees for the County of Colusa.

TABLE 2-5: 2009 PERMIT PROCESSING FEES AND PLANNING/ZONING FEES

Building Fees	
Building Permit Fee	\$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
Plan Check Fee	\$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
Planning and Application Fees	Fee
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	\$475
Pre-application Site Visit	\$150
Research Request	\$50/hr
Special Planning Commission Meeting Request	\$775
Subdivision Fees	Fee
Lot Line Adjustment/Merger	\$675 + \$50/line
Tentative Parcel Map	\$1,737 + \$10/lot
Tentative Parcel Map Extension	\$475

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Tentative Subdivision Map	\$2,412 + \$10/lot
Tentative Subdivision Map Extension	\$475
Development Agreement	\$475
Environmental Fees	Fee
Categorical Exemption	\$100
Basic Initial Study/Negative Declaration	\$275 plus the contract cost of IS/ND
Review of Special Initial Studies	\$375
Environmental Impact Report	\$2000 or 10% of contract plus the contract cost of the EIR
Environmental Mitigation Monitoring	\$200/project/year

SOURCE: COLUSA COUNTY, 2009

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: 2009 DEVELOPMENT IMPACT FEES

Type	Single Family	Multi-family
Sheriff Facilities	\$1,419.64	\$1,330.36
Fire Facilities*	\$532.89	\$499.37
Health and Human Services Facilities	\$524.66	\$491.67
Behavioral Health Facilities	\$125.36	\$117.48
Library Facilities	\$668.57	\$626.52
General Administration Facilities	\$135.78	\$127.24
Building & Grounds Maintenance Facilities	\$17.65	\$16.54
Planning & Building Facilities	\$29.39	\$27.54
Planning & Building Administration		
General Plan & Updates	\$1,230	\$1,156
Master Planning and Finance Studies	\$63.60	\$59.60
County Counsel Facilities	\$36.23	\$33.95
District Attorney Facilities	\$35.51	\$33.28

TABLE 2-6: 2009 DEVELOPMENT IMPACT FEES

Type	Single Family	Multi-family
Probation Facilities	\$110.41	\$103.47
Public Works Facilities		
Road Facilities	\$1,527.96	\$1,069.57
Administrative Offices Facilities	\$2.48	\$2.32
Drainage Facilities & Master Plan Study	\$286.16	\$343.39
Solid Waste Facilities	\$76.23	\$71.44
Total	\$6,822.54	\$6,109.74
School Fees (Colusa, Pierce Joint, Williams)	*\$2.97/sf	*\$2.97/sf
School Fees (Maxwell Unified)	*\$2.24/sf	*\$2.24/sf

*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)

SOURCE: COLUSA COUNTY, 2009

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.

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

	Single Family Unit ¹	40-Unit Single Family Subdivision ¹	40-Unit Multi-Family Project ²
Planning and Building Department Fees			
Building Permit	\$1,385.75	\$55,430.00	\$32,897.50
Plan Check	\$900.74	\$36,029.60	\$21,38.340
Pre-Application Site Visit	--	\$150	--
Tentative Subdivision Map	--	\$2,812	--
Development Agreement	--	\$475	--
Categorical Exemption	\$100	--	\$100
Initial Study/Negative Declaration ³	--	\$45,275	--
Impact and Building Fees			
Impact Fees	\$6,822.54	\$272,901.60	\$244,389.60
School Fees ⁴	\$5,049	\$201,960	\$100,980
Total Fees	\$14,258.03	\$615,033.20	\$399,840.50
Fee per Unit	\$14,258.03	\$15,375.83	\$9,996.01

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

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

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

⁴PIERCE JOINT UNIFIED SCHOOL DISTRICT FEES USED FOR THE ESTIMATE

SOURCE: COUNTY OF COLUSA, 1999; COUNTY OF COLUSA, 2007; COUNTY OF COLUSA, 2009; DE NOVO PLANNING, 2010

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.

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 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. (Scheimer, 2009)

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.(Scheimer, 2009)

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.

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 already begun engineering work and studies to establish a new well (Well #6). (Wadsworth, 2009)

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, 2007)

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, 2007). 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, 2007).

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, 2007)

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, 2007) 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, which is located in the City's SOI, currently receives water from the Del Oro Water Company. However, the analysis in the City's 2009 Water Master Plan assumes that this area will eventually receive treated water from the City. 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 2006, 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 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 serve 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 1,245 connections. The majority of these connections are residential. Only eight connections are outside of the city boundaries, in the unincorporated area of Colusa County. In 2008, water usage totaled 2,085,711 gallons. 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 total capacity of all five wells totals 3,050 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 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. (Hackney, 2009)

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.

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. (Scheimer, 2009)

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. (Scheimer, 2009)

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, 2005)

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 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 414 customers. 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, one aeration lagoon and three oxidation lagoons, chlorine contact and dechlorination with the effluent dissipating into a local agricultural ditch that flows toward Lurline Creek.

The design and permitted capacity (RWQCB order R5-2002-0022) rating for the plant is for an average of 0.2 million gallons per day (mgd). The plant was designed and built in 1973-74. The average flow is approximately 0.14 mgd. During wet weather, flows in the plant appear to be significantly impacted by Infiltration and Inflow (I and I). These flows can be about seven times the average, recording 0.6 mgd at times. 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 approximately 1,000 new connections, which is more than adequate to meet the residential growth identified in the housing sites inventory. The biggest challenge the District is facing is new regulations that took effect in 2009 regarding surface water discharges and the District's NPDES permit (the present system will not meet these new NPDES requirements). The stricter effluent limitations have made the District reconsider its present method of wastewater treatment to land disposal. The district is in the process of acquiring 273 acres of land for land disposal rather than moving to a more advanced form of treatment (tertiary). Acquisition of land will enable the district to increase wastewater capacity and meet the demand generated by development the sites included in the housing sites inventory.

The District is continuing to coordinate with the USDA to secure funding for this land purchase. Additionally, the District is continuing to coordinate with the USFWS to ensure that any potential

impacts to special-status species on the land proposed for acquisition are properly mitigated. The District has been actively engaged in the land acquisition process since 2007, and staff is optimistic that the process will end successfully in the near future.

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, 2007)

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, 2007). 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, 2007)

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, 2007)

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- to 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.

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 dry weather flow (ADWF) is around 3.0 mgd (75 gal/day/capita) and the current average annual flow is about 0.34 mgd (85 gal/day/capita). 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)

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, formerly Norcal Waste Systems of Butte County. 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 up to 100 tons per day of mixed municipal and construction/demolition refuse. The facility has applied for a modified permit which would 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 and operated by Recology Butte 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 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. Public transportation within Colusa County is provided by Colusa County Transit Agency (CCTA) 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 holidays. The bus service operates on a Dial-A-Ride basis and includes five routes – three that operate five days a week and two that operate only on select days. CCTA has 10 full time staff, including six drivers, one mechanic, and three administrative staff. The CCTA has 11 vehicles with 19-passenger capacity, and each can accommodate two wheelchair positions.

The CCTA currently provides medical escort services for residents who need transportation to medical services outside of Colusa County. Transportation is provided to Yuba City, Chico, Woodland, Sacramento, and Roseville, where needed services such as dialysis are available.

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 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 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 floodresistant 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 development.

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 2001 - 2008

National headlines from 2001 through 2005 spoke very positively toward the housing market. It was a time of rapid home value appreciation, which was spurred by an increase in demand for housing that appeared to not maintain pace with the supply. The increase in demand for housing during this period was fueled in part by loose lending standards, population growth, job growth, and increased non-owner occupied purchases (investor speculation). During this period many existing homeowners refinanced their homes to pull out equity, causing their true debt to income ratios to reach unsustainable levels. Additionally, loose lending standards allowed many borrowers to purchase a home when they would not normally be qualified.

Home sale volume peaked in most parts of California in 2005, while sale prices didn't peak until later in 2006. The sentiment in the national headlines turned negative in 2007 and dramatically worsened in 2008 as a result of high foreclosure rates, low sales rates, home value depreciation, tighter lending standards, high unemployment, and an increasing threat of a long-term recession with high inflationary risks. Sale volume and prices began to decline rapidly in 2007 and 2008.

FORECLOSURES

During the first quarter of 2009 it was estimated that 30 percent of Californians have negative equity in their home. Despite their unpopularity, foreclosures and short sales are currently the dominant mechanism working to eliminate the negative equity now plaguing many homeowners. Homeowners that sell short or are foreclosed upon, generally receive a discharge of the negative equity in their home. As home prices continue to correct with each foreclosure and short sale, homes become more affordable to the overall market. Prices will generally continue to correct until an equilibrium is created between housing supply and demand.

Notice of Defaults, the first step in the foreclosure process, increased steadily from the peak of the market through 2008. In the first quarter of 2009, Notices of Default stayed at their historically high levels, while Notice of Trustee's Sale increased only modestly. This is believed to be in part from the passage of SB 1137 which requires lenders to make contact with troubled borrowers and explore their financial options before foreclosing. While recent stats released by the state indicate loan modifications have trended upward significantly toward the end of 2008, some view this law as merely a delay in the foreclosure process, which is confirmed by a recent government study indicating more than one-third of modified loans were in default within six months of being modified.

RealtyTrac shows that of the 58 counties in California, Colusa County ranked 48th in terms of total foreclosure activity with 63 foreclosure properties (1 in every 1,153 properties). The statistics clearly show that the inland areas of the Central Valley have been the hardest hit with six or more foreclosures

for every 1000 homes. The inland region also saw rapid growth in new home sales from 2001 through 2005, driven largely by the entry-level Bay Area commuters looking for affordably priced homes. The non-commuter based markets, including Colusa County, did not see the rapid growth in new home sales prior to the downturn, and has had a smaller number of foreclosures relative to its housing stock.

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 been deeply affected by the financial crisis, with a historically high number of bank failures. Some banks and thrifts are still making new mortgage loans, but they have tightened terms considerably, essentially closing the private market to borrowers with weaker credit histories.

Fannie Mae, Freddie Mac, and Ginnie Mae currently are the only conduits through which mortgages can be securitized and sold to investors. By contrast, in 2005, these three entities represented only about 50 percent of the securitization market. The ability of Fannie, Freddie, and Ginnie to continue to securitize mortgages has largely depended on the confidence of investors that the government stands behind these organizations. During the summer of 2008 signs emerged that investors were beginning to lose confidence in Fannie and Freddie and the US Government began purchasing debt from these entities to help them and the overall mortgage market maintain solvency.

Until mid 2008, home mortgage financing was readily available at attractive rates throughout Colusa County and California. Starting in late 2008, it became harder to get a home purchase loan, but the average interest rate has fallen to around five percent. In particular, people with short credit history, lower incomes or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan or were charged higher rates.

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks require larger investments by the builder.

Many builders are finding it nearly impossible to get construction loans for residential property at the current time. 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.

Financing Costs and Availability

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of financing. The average annual mortgage interest rates for the years 2000 through the third quarter of 2009 can be found in Table 2-8. In 2000, interest rates for a 30-year fixed rate mortgage were just over 8 percent. The rates fell by over a percent in 2001 and by another by half a

percent in 2002. In 2003 rates declined to 5.83 percent and held under six percent for the following two years. In 2006 as home prices peaked interest rates climbed by a half a percent to 6.41 percent and held over 6 percent for the next two years. During the first three quarters of 2009 interest rates have already dropped significantly by almost one percent to an average of 5.08 percent.

TABLE 2-8: AVERAGE ANNUAL MORTGAGE INTEREST RATES 2000-2009 (Q1-Q3)	
2000	8.05
2001	6.97
2002	6.54
2003	5.83
2004	5.84
2005	5.87
2006	6.41
2007	6.34
2008	6.03
2009 (Q1-Q3 only)	5.08

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 \$55,800 in Colusa County could theoretically afford a monthly housing payment of \$1,395. With a 10 percent down payment a median income household could purchase a home valued at approximately \$238,000 at a 5 percent interest rate (average rate during 2009). 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: \$217,000
- Down Payment: \$21,700 (10 percent)
- Loan Value: \$195,300 (90 percent)
- Interest Rate: Six percent
- Monthly Payment \$1,395/month (including principal, interest, taxes, insurance)

2. CONSTRAINTS

- Average Loan Fees 1.5 percent plus one point (Loan fees and points are typically paid by the buyer)

The federal government passed legislation in early 2009 that allows a first time home buyer to receive an \$8,000 tax credit for homes purchased in 2009 and 2010. This law may be reauthorized for future years. California also passed legislation in 2009 that provides a \$10,000 tax credit for first time home buyers.

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
Typical Loan Terms: 30 yrs, 5% interest							
Monthly Payment (w/tax/ins.)	\$585	\$880	\$1,170	\$1,465	\$1,760	\$2,050	\$2,345
Required Annual Household Income	\$23,400	\$35,200	\$46,800	\$58,600	\$70,400	\$82,000	\$93,800
Typical Loan Terms: 30 yrs, 6% interest							
Monthly Payment (w/tax/ins.)	\$640	\$965	\$1,285	\$1,605	\$1,930	\$2,250	\$2,570
Required Annual Household Income	\$25,600	\$38,600	\$51,400	\$64,200	\$77,200	\$90,000	\$102,800
Typical Loan Terms: 30 yrs, 7% interest							
Monthly Payment (w/tax/ins.)	\$700	\$1,055	\$1,405	\$1,755	\$2,105	\$2,455	\$2,805
Required Annual Household Income	\$28,000	\$42,200	\$56,200	\$70,200	\$84,200	\$98,200	\$112,200
Typical Loan Terms: 30 yrs, 8% interest							
Monthly Payment (w/tax/ins.)	\$765	\$1,145	\$1,525	\$1,910	\$2,290	\$2,675	\$3,055
Required Annual Household Income	\$30,600	\$45,800	\$61,000	\$76,400	\$91,600	\$107,000	\$122,200

Source: De Novo Planning Group, 2009

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, colusanet.com, and homes.com in January, February, and March 2010. Residential lots one acre and less with utilities stubbed cost between \$80,000 and \$140,000 per lot. Larger parcels designated for residential use and appropriate for subdivision are priced from approximately \$180,000 per acre based on information from landwatch.com, .

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 the 1990s through 2005. Builders passed those increases along to the homebuyer or renter. As the value of homes has turned downward over the past few years, construction costs have also begun to come back down. The cost of residential construction varies significantly. A large production homebuilder can currently build a very modest home for around \$40 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 per square foot during 2010.

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 \$230 per square foot for both horizontal and vertical construction in 2009. 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.

The general trend in consumer preference in California from 2000 through 2005 was toward larger homes, smaller lots, and more attached home products. As the real estate market began its downturn in 2006 through 2009 the general trend in consumer preference in California has shifted back to smaller homes, larger lots, and more detached home products. 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. There are three levels of risk: At-Risk, Lower Risk and Low Risk. Properties are At-Risk when they are within five years of the end date of the most valuable subsidy or rent restriction. Properties are at Lower Risk of conversion when their most valuable subsidy or rent restriction is scheduled to terminate within six to ten years of the current date. Properties are 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.

TABLE 2-10: ASSISTED MULTIFAMILY HOUSING

Name	Address	Program	Units	Affordability Exp. Date	Risk Assessment
Alexander Center – Eugene Burger Mngmt.	901 Gail Avenue, Arbuckle, CA 95912 (530) 476-2098	USDA Rural Development Multifamily Housing Rental (Section 515/8)	50 Family Units	515 contract expired 6/6/99 - 515/Section 8 contract renewed annually and expires 12/31/2010	At Risk
Creekview Apartments	1088 Almond Avenue Arbuckle, CA 95912 (916) 373-9400	USDA Rural Development Multifamily Housing Rental (Section 515)	35 Family Units	515 contract expires 12/19/2015 Low Income Housing Tax Credit Program expires 2024	Low Risk
Total			85 Family Units		

Source: U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, California Housing Partnership Corporation

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.

There are 50 units that can convert to market-rate housing over the next ten years. The Alexander Center complex has a Section 515 contract for low to moderate income units that has been renewed annually for at least the last seven years. This complex is also subsidized under a Section 8 project based contract that is renewed on an annual basis every December. The owner of the property, Eugene Burger Management Corporation, is a for-profit company that has indicated that they plan on renewing the project based Section 8 contract every year as long as the subsidy is provided. They are also in the process of re-financing the property using tax credits and Section 515 financing.

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.

TABLE 2-11: REHABILITATION COSTS	
Fee/Cost Type	Cost per Unit
Acquisition	\$100,000
Rehabilitation	\$25,000
Financing/ Other	\$20,000
Total Per Unit Cost	\$145,000

SOURCE: DE NOVO PLANNING GROUP, 2009

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 information and data provided from a non-profit affordable housing company located in Northern California. These estimates are based on predevelopment feasibility work that was performed by the non-profit on an actual project in 2008. 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 \$100 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.

TABLE 2-12: NEW CONSTRUCTION/REPLACEMENT COSTS		
Fee/Cost Type	Multifamily	Single Family
Land Acquisition	\$15,000	\$80,000
Construction	\$120,000 - \$170,000	\$120,000
Financing/ Other	\$47,000	\$45,000
Total Per Unit Cost	\$192,000 - \$242,000	\$245,000

SOURCE: DE NOVO PLANNING GROUP, 2009

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 family that requires rental assistance earns \$27,901, then that family could afford approximately \$699 per month for shelter costs. The difference between the \$699 and the median rent in Colusa County of \$885 would result in necessary monthly assistance of \$186 a month or \$2,232 per year. If a very low income family that requires rental assistance earns \$16,751, then that family could afford to pay \$420 per month for shelter costs. The difference between the \$420 and the median rent in Colusa County of \$885 would result in necessary monthly assistance of \$465 a month or \$5,580 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 \$44,640 per low income family and \$111,600 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 at \$14,250,000, while rehabilitation is estimated at \$7,250,000. Providing tenant-based rental assistance for over a 20 year period is estimated at \$2,232,000.

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 2009 list of Qualified Entities for Colusa County is provided in Table 2-13.

TABLE 2-13: QUALIFIED ENTITIES				
Organization	Address	City	Zip	Phone Number
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland	94621	(510) 632-6714
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	95608	(916) 334-0810
Rural California Housing Corp	3120 Freeboard Drive, Ste. 202	West Sacramento	95691	(916) 414-4400

SOURCE: CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 2009

Housing Assistance Program - Section 8 Units

For jurisdictions like Colusa County who do not have a local Public Housing Authority, HCD has a Housing Assistance Program (HAP) that administers the Section 8 program to that County. HCD acts as the local housing authority for twelve rural counties, including Colusa County. HCD has contracted with the Glenn County Human Resources Agency to administer the Section 8 program to Colusa County. Eligible families and individuals apply to the Glenn County Human Resources Agency 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 Glenn County Human Resources Agency 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 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.

As of September 30, 2009 there were 30 families within Colusa County that were receiving Section 8 Rental Assistance. These vouchers are used throughout the County, including the incorporated cities. The County currently only has 22 vouchers so they are overbooked by eight vouchers. The waiting list has 61 families waiting for eligibility.

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:

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.

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 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.

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 902 housing units as part of the regional housing allocation process conducted by the state Department of Housing and Community Development. Of the 902 units allocated, 61 units have been constructed or permitted to date. Table 3-1 identifies the allocation from the 2007-2014 cycle and the number of units constructed or permitted to date.

TABLE 3-1: REGIONAL HOUSING NEEDS ALLOCATION – JANUARY 1, 2001 THROUGH JUNE 14, 2014					
	Very Low	Low	Moderate	Above Moderate	Total
2007-2014 Allocation	199	155	183	365	902
Housing Units Constructed or Permitted	0	0	17*	44	61
TOTAL REMAINING NEED	199	155	166	321	841

**17 MOBILE HOMES WERE PERMITTED TO DATE. WHILE THESE UNITS ARE NOT DEED-RESTRICTED, THEY HAVE BEEN ASSUMED TO BE AFFORDABLE TO THE MODERATE 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.

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, 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

3. RESOURCES

are illustrated in Figure 3-1 and summarized in Table 3-2. A detailed list of parcels is provided in Appendix A (Single Family Parcels) and Appendix B (Two-Family and Multi-Family Parcels). Figures 3-2 through 3-7 depict potential residential sites in Arbuckle, Grimes, Maxwell, Princeton, and the unincorporated areas around Colusa and Williams.

TABLE 3-2: INVENTORY OF AVAILABLE RESIDENTIAL LAND FOR DEVELOPMENT ¹								
Zone	R-R	R-1-PD	R-1-8	R-1-6	R-2	R-3	R-4	
Maximum Densities (du/ac)	1 ²	7.3 ¹	5.4 ¹	7.3 ¹	10.8	19	19	Totals
Arbuckle								
# Parcels	-	132	39	11	-	104	-	1923 parcels
Acreage	-	53.12	76.04	21.07	-	7.1375	-	157.3698 acres
Realistic Net Yield	-	256	314	96	-	445103	-	76981 units
Grimes								
# Parcels	-	-	6	-	-	-	-	6 parcels
Acreage	-	-	4.68	-	-	-	-	4.68 acres
Realistic Net Yield	-	-	17	-	-	-	-	17 units
Maxwell								
# Parcels	-	3	8	25	2	-	15	53 parcels
Acreage	-	72.87	39.37	26.18	59.88	-	77.367.75	265.3085 acres
Realistic Net Yield	-	71	142	105	59	-	4376	8143 units
Princeton								
# Parcels	-	-	7	-	-	3	1	11 parcels
Acreage	-	-	28.47	-	-	3.51	0.5	32.48 acres
Realistic Net Yield	-	-	119	-	-	504	7	1767 units
Colusa Area								
# Parcels	-	-	26	-	-	-	204	467 parcels
Acreage	-	-	276.56	-	-	-	21.1092	2978.6648 acres
Realistic Net Yield	-	-	1,025	-	-	-	322294	1,31947 units
Williams Area								
# Parcels	-	-	61	-	-	-	-	61 parcels
Acreage	-	-	399.73	-	-	-	-	399.73 acres
Realistic Net Yield	-	-	1,464	-	-	-	-	1,464 units
County-wide³ Century Ranch								
# Parcels	131	998	-	-	-	-	-	1,129 parcels
Acreage	1,749.6	794.04	-	-	-	-	-	2,543.64 acres
Realistic Net Yield	896	1,006	-	-	-	-	-	1,902 units
Total								
# Parcels	131	1,133	147	36	2	134	367	1,500 parcels
Acreage	1,749.6	920.03	824.85	47.05	59.88	10.641.26	89.3090.17	3,7012.3584 acres
Realistic Net Yield	896	1,333	3,081	201	59	15366	73865	6,4615011 units

¹ PARCELS WERE ASSUMED TO ALLOW AT LEAST ONE RESIDENTIAL UNIT PER PARCEL

²PARCELS 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

³OTHER INCLUDES STONYFORD, COLLEGE CITY, AND ALL PARCELS THAT ARE ZONED RURAL RESIDENTIAL IN OTHER AREAS IN THE UNINCORPORATED COUNTY

As shown in Table 3-2, the County has 3,701~~2,358~~4 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 5,511 single family units in the R-R, R-1-PD, R-1-6, and R-1-8 zones, 59 two-family units in the R-2 zone, and 931~~891~~ multi-family units in the R-3 and R-4 zones. The 6,461~~501~~ new residential units that can be accommodated exceed the County's remaining fair share of 841 units.

Historically, single family projects that are between 40 and 150 units and multi-family projects that are between 25 and 80 units are more desirable in rural areas such as Colusa County. As shown in Figures 3-1 through 1-6, many of the R-2 and R-4 parcels 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 are also several subdivisions, such as Reddington Ranch, that have single family lots available for development. Table 3-3 presents the number of parcels within various size classes.

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	57	27	47	131
Rural Residential / Residential Single Family (R-1-PD)	893	79	29	1,001
Rural Residential / Residential Single Family (R-1-6 and R-1-8)	27	7	4	38
Urban Residential / Residential Single Family (R-1-8)	33	60	51	144
Urban Residential / Residential Single Family (R-1-PD)	130	0	1	131
Rural Residential / Residential Two Family (R-2)	0	0	2	2
Urban Residential / Residential Multi-family (R-3)	<u>101</u>	<u>3</u>	<u>0</u>	<u>134</u>
Urban Residential / Apartments and Professional (R-4)	<u>256</u>	<u>89</u>	<u>2</u>	<u>357</u>
TOTAL	<u>1,177</u><u>9</u>	<u>184</u><u>5</u>	<u>136</u>	<u>1,497</u><u>500</u>

SOURCE: COLUSA COUNTY GENERAL PLAN; COLUSA COUNTY ZONING ORDINANCE; COLUSA COUNTY ASSESSOR PARCEL MAPS, 2009; DE NOVO PLANNING GROUP, 2010

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 and R-4 zones. The R-3 and R-4 zones allow densities up to 19 units per

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acre. 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). Tables 3-64 and 3-7 identify the available R-3 and R-4 sites that may accommodate lower income housing.

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 past decade. 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 36 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. Further, historical multifamily densities in Colusa County may have been constrained by zoning requirement that multifamily developments be limited to no more than four units per structure. The Housing Plan includes a program to remove this constraint, as discussed in Chapter 2.

Conversations with several affordable housing developers, including CHISPA, Community Housing Improvement Program (CHIP), and Mercy Housing, indicate 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. CHIP and CHISPA 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 CHISPA 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. CHISPA 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 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.

After reviewing historic densities and speaking with affordable housing developers, 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, maximum density of 19 dwelling units per acre could be achieved and, in fact, densities of up to 22 dwelling units per acre could be achieved. However, the County also requires that multifamily units developed within 100 feet of a single family residential zone not exceed 35 feet or two stories, unless the Planning Commission finds that visual impacts have been adequately mitigated. Since a fair number of the County's R-3 and R-4 sites are in the vicinity of single family areas, a closer examination of realistic development capacity was conducted using a maximum building height of two stories. Tables 3-4 and 3-5 demonstrate that densities of 15.4 to 18.2 dwelling units per acre may be achieved using a maximum building height of two stories and adhering to the County's applicable development standards. It is noted that in both of the case studies, it was 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.

Therefore, realistic development capacities are conservatively estimated at 15.2 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. In areas where the parcels are in-fill parcels and adjacent available infrastructure, the available sites were assumed to develop at 90 percent of capacity. Where the parcels would require extension of infrastructure, the sites were anticipated to develop at up to 80 percent of allowed densities. This anticipates that 20 percent of each parcel may be needed for roadways, infrastructure/utilities, setbacks, and other requirements.

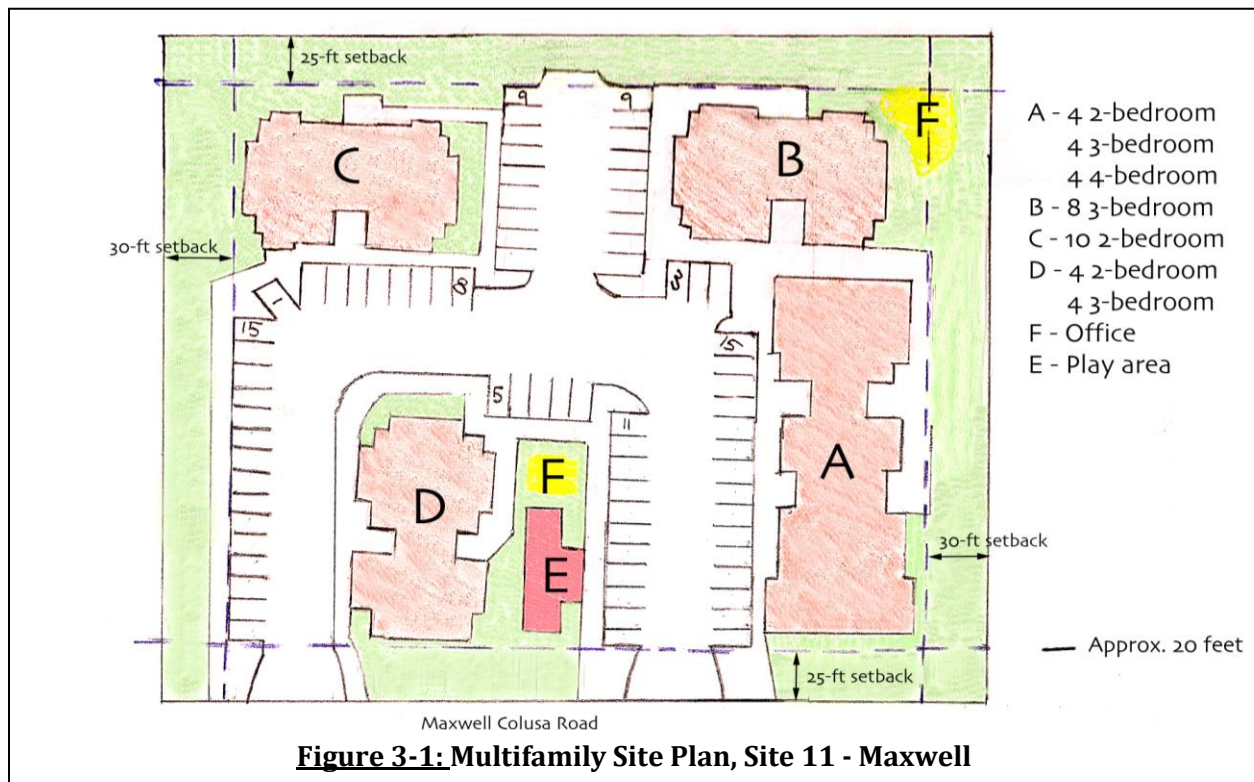
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**TABLE 3-4: CASE STUDY #1 – SITE 21 IN ARBUCKLE
26-UNIT TWO-STORY MULTIFAMILY DEVELOPMENT**

Lot Size	1.43 acres	62,291 s.f.	
Lot Dimensions	Approx. 441 feet x 141 feet		
Project Details	Number	S.F. per unit	Total Square Footage
1 Bedroom Unit	8	600 - 650	5,000 (2,500 ground)
2 Bedroom Unit	6	800 – 830	4,860 (4,050 ground)
3 Bedroom Unit	6	1125 – 1175	6,900 (3,450 ground)
4 Bedroom Unit	6	1320 – 1350	7,950 (3,975 ground)
Patios/Balconies/Storage		45	990 (495 ground)
Parking	52		7,488
Office/Community Bldg			1,575
Driveways/Walks			11,000
	Project	County Standards	Does Project Comply with Standards?
Density	18.2 units/acre	19 units/acre	Yes - project is 96% of maximum.
Building Coverage	15,015 s.f. (24%)	Up to 50%	Yes – project is within maximum allowed building coverage
Lot Coverage	33,503 s.f. (54%)	Up to 75%	Yes – project is within maximum allowed lot coverage
Parking	2 spaces/unit	2 spaces/unit	2 extra parking spaced
Front and Rear Setbacks	25 feet	25 feet	Same
Side Setbacks	10 feet	8 feet	Yes

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

Lot Size	2.47 acres	107,593 s.f.	
Lot Dimensions	Approx. 371 feet x 290 feet		
Project Details	Number	S.F. per unit	Total Square Footage
2 Bedroom Unit	18	800 – 830	14,580(7,290 ground)
3 Bedroom Unit	16	1125 – 1175	18,400 (9,200 ground)
4 Bedroom Unit	4	1320 – 1350	5,300 (2,650 ground)
Patios/Balconies/Storage		45	1,710 (855 ground)
Parking	76		
Office/Community Bldg			1,575
Driveways/Walks			32,800
	Project	County Standards	Does Project Comply with Standards?
Density	15.4 units/acre	19 units/acre	Yes - project is 81% of maximum.
Building Coverage	21,570 s.f. (21%)	Up to 50%	Yes – project is within maximum allowed building coverage
Lot Coverage	65,314 s.f. (62%)	Up to 75%	Yes – project is within maximum allowed lot coverage
Parking	2 spaces/unit	2 spaces/unit	Yes
Front and Rear Setbacks	25 feet	25 feet	Yes
Side Setbacks	30 feet	8 feet	Yes



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. Projects of 20 or fewer units are eligible for the TCAC small project set-aside and projects of 80 or fewer units are eligible for the TCAC rural project set-aside. 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 multi-family developments of three to six units; these sites were not included in the inventory of very low and low income sites in Tables 3-6 and 3-7, but are reflected in Table 3-2 and identified in 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 an additional resource for affordable housing developers and to provide an understanding of the development potential of these sites.

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The two large R-4 sites in Maxwell could accommodate more than 1,100 units under the General Plan and zoning designations. However, due to the large size of these sites, they are anticipated to have a range of income levels upon development. Therefore, these large sites were assumed to have no more than 150 very low and low income units per site.

As shown in Table 3-6, there are 36.079885 acres of vacant land designated R-3 and R-4 that have a realistic capacity of developing with 900-538 units. Each of the parcels shown in Table 3-6 can accommodate 20 or more units, 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. Of the vacant sites in Table 3-6, there are seven individual parcels that can each accommodate 20 or more units. These parcels total 33.12 acres and can be developed with 484 multifamily units (Table 3-6). These seven vacant parcels have adequate capacity to accommodate the County's fair share of regional housing needs. It is noted that the two large vacant R-4 sites in Maxwell could accommodate more than 1,100 units under the General Plan and zoning designations. However, due to the large size of these sites, they are anticipated to have a range of affordability levels upon development. Therefore, these large sites were assumed to have no more than 150 very low and low income units per site. There are eight additional 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 54 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 2-4 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. These sites provide more than adequate capacity to accommodate the County's fair share of lower income housing.

Table 3-7 demonstrates that there is additional capacity for 273 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.

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

Map #	APN	Zoning	General Plan	Acres	Realistic Capacity	Use/Description
Arbuckle						
6	020-102-004	R-3	UR	0.56	8	Vacant
21	020-102-011	R-3	UR	2.18	33	Vacant
1	020-102-019	R-3	UR	0.42	6	Vacant
2	020-102-020	R-3	UR	0.42	6	Vacant
11	020-182-009	R-3	UR	1.43	21	Vacant.
Subtotal - Arbuckle				5.01	74	
Colusa						
25	015-171-003	R-4	UR	0.69	10	Vacant
44	015-171-004	R-4	UR	0.69	10	Vacant
Subtotal - Colusa				1.38	20	
Maxwell						
1	013-064-005	R-4	UR	0.51	7	Vacant
2	013-064-009	R-4	UR	0.22	3	Vacant
10	013-064-006	R-4	UR	0.30	4	Vacant
11	013-064-007	R-4	UR	2.47	37	Vacant
29	013-064-011	R-4	UR	3.18	48	Vacant
These five vacant parcels could be combined as a 6.68-acre site and developed with 100-99 net units.						
27	014-100-051	R-4	UR	34.76 (10 net)	150	Vacant. Parcel could yield 594 units, but realistic unit yield has been estimated at development of 9 to 10 acres with 150 units.
20	014-100-072	R-4	UR	23.58 (10 net)	150	Vacant. Parcel could yield 403 units, but realistic unit yield has been estimated development of 9 to 10 acres with 150 units.
Subtotal - Maxwell				26.68*	399	
Princeton						
4	012-050-010	R-3	UR	3.00	45	Vacant.
Subtotal - Princeton				3.00	45	
TOTAL R-3 and R-4				36.07*	538	

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

Map #	APN	Zoning	General Plan	Acres	Realistic Capacity	Use/Description
Subtotal – All Vacant R-3 and R-4 individual parcels with capacity for 20 or more units (no consolidation)				33.12*	484	
Subtotal – All Vacant R-3 and R-4 sites (including consolidated parcels) with capacity for 20 or more units				36.07*	538	

**Subtotal includes 10 net acres for each of the larger sites in Maxwell.*

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

Map #	APN	Zoning	General Plan	Acres	Realistic Capacity (Net)	Use/Description
Arbuckle						
7	020-102-001	R-3	UR	0.83	11	1 single family
Subtotal – Arbuckle				0.83	11	
Colusa						
8	015-080-016	R-4	UR	2.80	42	Commercial
30	015-080-053	R-4	UR	2.67	39	1 single family
28	015-080-054	R-4	UR	0.78	10	1 single family
22	015-142-001	R-4	UR	0.98	14	Auto uses
26	015-142-002	R-4	UR	0.98	13	1 single family
10	015-152-006	R-4	UR	0.74	10	1 single family

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

Map #	APN	Zoning	General Plan	Acres	Realistic Capacity (Net)	Use/Description	
12	015-151-008	R-4	UR	1.11	15	1 single family	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 31 units.
34	015-152-003	R-4	UR	0.49	6	1 single family	
				1.20			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 Map #25 and #44 to yield a 32 unit multi-family development.
39	015-171-002	R-4	UR		12	1 single family	
6	015-192-001	R-4	UR	0.83	11	1 single family	Underutilized site. Each of these parcels is underdeveloped with approximately 20% developed with a single family residence. These parcels could be combined and redeveloped to yield 20 units.
21	015-192-002	R-4	UR	0.72	9	1 single family	
19	015-230-027	R-4	UR	2.86	43	Vacant	Underutilized. The site is used for storage, including vehicle and equipment storage. This use is not consistent with the sites designation for multifamily residential development and is not in character with the residential uses adjacent the project site. The site has the capacity to accommodate a multi-family development of 43 units.
13	015-230-003	R-4	UR	1.34	19	1 single family	Underutilized site. Parcels #13 and #11 are each underdeveloped with approximately 75-80% of the site as vacant developable land and a single family home occupying the remaining area. These parcels have the potential to be redeveloped either individually, with 19 units apiece, or combined together or with Site #19 to yield a 83-unit project. The owners of these sites have indicated interest in having the sites developed with multifamily units.
11	015-230-004	R-4	UR	1.34	19	1 single family	
Subtotal - Colusa				18.44	262		
TOTAL R-3 and R-4				19.27	273		

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 4,700 R-1-6, R-1-8, or RR parcels may be developed with a mobile home. The R-2 parcels identified in Tables 3-2 and 3-3 may also accommodate moderate income units. The smaller R-3 and R-4 sites that may accommodate a duplex, triplex or fourplex also add to the inventory of potential moderate income sites.

Above Moderate Income Housing

The County's above moderate income housing needs are anticipated to be accommodated primarily by parcels in the R, R-1-PD, R-1-6, and R-1-8 zone. As shown in Table 4-2, the County has 3,541.5 acres of single family parcels that will realistically accommodate approximately 6,289 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 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. Both of these housing types typically require deeper subsidies per unit and, as a result, are often developed as smaller projects. The sites shown in Table 3-4 and Appendix A that would accommodate 2- to 70 unit multi-family projects 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.

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 general agricultural parcels that are not developed with farmworker or other housing, which total 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 3-5, the County has approved four development projects that will accommodate an additional 188 single family units. It is anticipated that these projects will be developed at a pace to meet the demand of the local housing market.

TABLE 3-5: APPROVED, PENDING, AND PROPOSED RESIDENTIAL DEVELOPMENTS			
Project Name/Address	Project Details	Acreage	Current Status
Reddington Ranch Arbuckle	Subdivision with 138 single-family residential lots and associated infrastructure for transportation and drainage purposes.	Approx. 34	Approved and map finalized. The site has been graded and partially constructed. 18 lots have been developed or are under construction; 120 lots remain to be developed.
Almond Ranch Estates Arbuckle	Subdivision with 23 single-family residential lots and associated infrastructure, and open space for drainage and recreation purposes.	Approx. 6	Approved and map finalized.
The Richter Group West of East Ave between Oak and Cedar Streets	Project with 19 single family residential lots and associated infrastructure for transportation and drainage purposes.	Approx. 5	Tentative map approved.
Wildwood Estates Arbuckle	Subdivision with 31 single family lots.	Approx. 6	Approved and map finalized. The site has been graded and partially constructed. Five lots have been developed; 26 lots remain to be developed.
TOTAL	Approved: 51 acres; 23 single family lots developed or under construction, 188 single family lots remain to be developed.		

SOURCE: COLUSA COUNTY, 2009

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.

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.

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.

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"

3. RESOURCES

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.

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.

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.

ENERGY CONSERVATION

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.

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.

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Figure 3-1,

Figure 3-2,

Figure 3-3,

Figure 3-4,

Figure 3-5,

Figure 3-6,

Figure 3-7

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

Accomplishments under the 2004 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 2004 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

The 2004 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 2004 Housing Element identified the following goals:

- Goal 1** Development, through public and private resources, of sufficient new housing to ensure the availability of safe, affordable housing for all households in the Colusa County unincorporated area.
- Goal 2** Assurance of choice of housing location for all residents of the Colusa County unincorporated area.
- Goal 3** Maintenance and improvement of the quality and affordability of the existing housing stock and the neighborhoods in which it is located.
- Goal 4** Equal access to safe and decent housing for all income groups.
- Goal 5** Promotion of energy conservation activities in all residential areas.
- Goal 6** Increased opportunities for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled, and homeless) to obtain adequate housing.

The 2004 Housing Element included policies and programs to achieve the identified goals. Table 1-1 analyzes each implementation program provided in the 2004 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 Housing Element.

SHORTCOMINGS OF THE PREVIOUS HOUSING ELEMENT

The 2004 Housing Element made several assumptions that limited its effectiveness as a housing policy document. The 2004 Housing Element was prepared just prior to a planned update to the County's General Plan. At the time the Housing Element was prepared, it was anticipated that the General Plan Update would be adopted within two years. However, this was not the case and, for various reasons which included funding, the General Plan Update did not commence until 2009. As the General Plan provides the overall framework for land use decisions, revisions to the Zoning Ordinance were postponed until completion of the General Plan Update. Additionally, the County did not have funds

available for an extensive update to the Zoning Ordinance which would have been necessary to incorporate the revisions identified in the 2004 Housing Element.

It is noted that some of the revisions to the Zoning Ordinance described in the various programs are necessary to comply with state law. These revisions will be prioritized and the Housing Plan included in this Housing Element will provide specific guidance as to the revisions that need to be made to the Zoning Ordinance in order to comply with state law. The Housing Plan also includes a program for the County to seek Community Development Block Grant (CDBG) Planning and Technical Assistance funding to make the revisions to the Zoning Ordinance that are necessary to accommodate affordable and special needs housing.

Appropriateness of Housing Element

The 2004 Housing Element includes policies and implementation measures that have been implemented, as well as outdated objectives that do not reflect current housing needs. The overarching goals and policies of the 2004 Housing Element continue to be appropriate and will be generally kept in the Housing Plan, with modifications to streamline or clarify objectives where appropriate. As discussed in Table 4-1, the majority of housing programs continue to be appropriate and the intent of these programs will be kept in the Housing Element and revised to address identified specific housing needs, constraints, or other concerns identified as part of this update. The Housing Plan (Goals, Policies, and Programs) will also be revised to provide clearly stated goals, to clearly identify specific revisions to be made to the Zoning Ordinance, and to associate policies and programs with the most relevant goals. See the Housing Plan for the goals, policies, and programs of this Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-1: 2004 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>Action Program 1.1</u></p> <p>Through program 1.7 contacts and brochure development and distribution on First Time Homebuyers Program 4.5, the County will continue to provide local developers and nonprofits with information and referral, contacts, and guidance regarding available federal, State, and local housing programs, with particular emphasis on the communities of Arbuckle, Grimes, Maxwell, and Princeton. Coordination will occur, as appropriate, with the Cities of Williams and Colusa for joint projects addressing the housing needs of each jurisdiction. The County will actively pursue development of affordable housing within new subdivisions by offering assistance of infrastructure subsidized financing through CDBG program funds.</p>	30 units constructed annually	<p>The County provides information regarding available housing programs and referrals to housing providers and other services upon request of the public. The County currently does not have a first time homebuyers program. The County maintains a list of available state and federal funding, such as CDBG, CalHOME, HOME, tax credit allocations, and mortgage revenue bond financing for interested developers. Persons interested in assistance with finding housing are put in touch with local housing providers and service agencies. The County received 2008/09 CDBG funds to improve public wastewater service in Maxwell and will continue to seek funding to support development of affordable housing in its communities. This program would have been more effective if there was greater interest from the development community in providing affordable housing.</p>	<p>This program has been incorporated into the Housing Plan to include the following actions:</p> <ol style="list-style-type: none"> 1) Coordination with the development community to identify interest in providing affordable housing and provide County support to developers interested in applying for federal and state funding. 2) Provision of housing program and housing services information to persons interested in affordable housing or housing for a specific special-needs population. 3) Regular assessment of County priorities for federal and state funding and commitment to at least one application each year when funds are available to address one of the County's housing priorities.
<p><u>Action Program 1.2</u></p> <p>Develop and maintain an inventory of residentially zoned land within the County, providing the information to housing developers.</p>	Mapped inventory	<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. The Housing Plan will include a program to maintain the inventory and continue to make it readily available.</p>

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-1: 2004 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<u>Action Program 1.3</u> Conduct initial feasibility study regarding the formation of a redevelopment agency and adoption of a redevelopment plan for blighted area(s) of the County to address critical housing needs.	Study completed	Resources were not available to conduct the feasibility study during the planning period. This program is currently not a priority.	This program will be removed from the Housing Plan.
<u>Action Program 1.4</u> Contingent on redevelopment project area(s) adoption, allocate a portion of any future redevelopment housing set-aside for the purchase of sites in support of assisted housing.	Redevelopment Plan	See Action Program 1.3.	This program will be deleted from the Housing Element.
<u>Action Program 1.5</u> 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 cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements.	150 units, in conjunction with Program 2.1	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. 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. The County has	Maintain program to ensure that coordination with special districts and the cities and efforts to obtain available infrastructure grant funds are continued.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-1: 2004 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>Action Program 1.6</u></p> <p>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 Colusa County General Plan, ensuring adequate site availability to accommodate new residential development.</p>	Request to LAFCo	<p>also coordinated with the cities and special districts to plan for sewer service. When growth occurs in the unincorporated County adjacent to the either city, the County coordinates with the city to determine if the development can be served by extending City services. The County is also working with special agencies, including the Maxwell Public Utilities District, to apply for available grants to make system improvements necessary to accommodate growth. The County received \$1 million in CDBG funding and an \$8 million USDA loan to upgrade the wastewater treatment facilities in Maxwell. This program has resulted in additional planning and funding necessary to accommodate residential growth.</p>	<p>Revise program to support modifications of each City's Sphere of Influence to accommodate the RHNA and planned growth and to adjust RHNA allocation accordingly when a City annexes land that is planned for residential growth in the unincorporated County.</p>

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-1: 2004 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>Action Program 1.7</u></p> <p>Conduct semi-annual meetings for the Planning Director to meet with representatives of the local building and real estate industry to discuss measures that may be taken to meet local housing needs.</p>	<p>Report of comments to Board of Supervisors</p>	<p>residential growth in the unincorporated area.</p> <p>While growth has slowed in recent years, the Planning 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 have been and continue to be invited to actively participate in the update.</p>	<p>The intent of this program will be kept in the Housing Plan.</p>
<p><u>Action Program 1.8</u></p> <p>Enroll in the Army Corps of Engineers: <i>Sacramento and San Joaquin River Basins Comprehensive Study</i>. Enroll online at: compstudy@usace.army.mil.</p>	<p>Study enrollment</p>	<p>The County is on the US Army Corps of Engineers contact list as a local agency for flood studies involving these river basins. The program has been completed.</p>	<p>This program has been completed and can be removed from the Housing Element.</p>
<p><u>Action Program 1.9</u></p> <p>Obtain studies recently completed by FEMA for the areas of Maxwell and Arbuckle. Ensure these studies are included within the Army Corps of Engineers: <i>Sacramento and San Joaquin River</i></p>	<p>Studies obtained and included with ACE study</p>	<p>It does not appear that additional efforts have been made by the US Army Corps of Engineers on the basin study since 2002. The County has made sure to provide available data to the Corps and other flood control agencies when appropriate. The County is participating with the</p>	<p>This program has been completed and can be removed from the Housing Element. It is noted that the County is updating its General Plan and that the update will provide policies and programs to plan for flood control in residential</p>

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-1: 2004 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<i>basins Comprehensive Study.</i>		Department of Water Resources efforts to develop a handbook which provides guidance to local agencies for effective planning for flood control.	areas in the element of the General Plan that addresses drainage and public safety.
<u>Action Program 1.10</u> <p>The County needs to perform the following studies and revise its Zoning Code in order to prepare for the growth and development expected to come over the next 3-to-5 and 5-to-10 years. CDBG P/TA funds will be applied for to conduct:</p> <ul style="list-style-type: none"> • A justification study to adjust the County's Development Impact Fees in order to meet and provide services; • A justification study to adjust the County Department of Planning & Building's application fees. 	Completed study	The County completed a Development Fee Impact Justification Study in 2006 to address provision of services. The County's fees were updated based on the study results.	This program has been implemented and will be removed from the Housing Element.
<u>Action Program 1.11</u> <p>Consider Zoning Ordinance amendments to establish a buffer between existing agricultural land uses and new development.</p>	Amended Zoning Ordinance or white (analysis) paper of considerations	The Open Space, Rural Residential, and Agricultural Transition zones can be used to provide a buffer between agricultural and open space uses. As individual projects are reviewed, it is determined whether there is an impact, such as noise, pesticide application, etc., to the residential uses by adjacent agricultural or other uses and if a buffer is appropriate. No revision to the Zoning Ordinance was necessary. However, the	This program will be removed from the Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-1: 2004 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>Action Program 2.1</u></p> <p>Continue to update the Land Use Element of the General Plan as necessary to provide for sufficient land area, circulation system, and County services to meet future residential needs. Provide for sufficient infrastructure development through conditioning project approvals and implementing appropriate impact fees.</p>	<p>Annual review of available land following completion of inventory (Program 1.2); 150 units, in conjunction with Program 1.5)</p>	<p>County is in the process of updating its General Plan and will consider whether it is appropriate to include policies in the land use or agricultural sections of the General Plan to address buffering sensitive land uses from agricultural areas.</p> <p>The County is in the process of updating the General Plan as described in this program. As individual development projects are processed, each is reviewed for adequate infrastructure services and appropriate conditions and fees are applied. The County had adequate land to meet its residential needs throughout the previous RHNA cycle.</p>	<p>This program will be revised to regularly monitor available residential sites and to require that additional sites, with adequate infrastructure or where adequate infrastructure is planned, are provided when necessary.</p>
<p><u>Action Program 2.2</u></p> <p>Develop flexible land use regulations to not place undue restrictions on the siting of manufactured homes, and design standards which ensure that they are compatible in character with the surrounding community.</p>	<p>Development of design standards</p>	<p>The Zoning Ordinance allows manufactured homes in all residential districts as a permitted single family or duplex use. This program does not provide clear direction regarding the changes to the Zoning Code that are necessary to permit manufactured housing in accordance with the requirements of state law.</p>	<p>The Housing Plan will include a program to permit manufactured homes and establish design standards that are consistent with the requirements of state law.</p>
<p><u>Action Program 2.3</u></p> <p>Rental housing in the County area is primarily affordable compared to the majority of county</p>	<p>Zoning Ordinance update and three</p>	<p>This program has not been implemented. The County received five applications for second units during the planning period; each of the second units, including a</p>	<p>The Housing Plan will include a program for the adoption and implementation of a second unit ordinance.</p>

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-1: 2004 COLUSA COUNTY HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<p>areas in the state, however there is a need for more. The County shall update its Zoning Ordinance to permit second housing units in compliance with AB 1866, ministerially permitting second units where appropriate, recognizing such housing as an important component of the affordable housing supply. Affordability is assisted in two ways: second units are built on previously developed residential land with existing infrastructure, and ministerial permit issuance is less costly and more efficient. The County will design a simplified application form and will make it available in the Planning Office. It is anticipated that a minimum of three affordable rental second unit applications will be processed annually.</p>	<p>processed applications annually</p>	<p>farmworker unit, was permitted... State law does provide for the ministerial approval of second units regardless of any local ordinance requiring special use permits (Government Code Section 65852.2). Government Code Section 65852.2(b) also sets forth standards for second units that are to be used in jurisdictions that do not have a second unit ordinance that meets the requirements of state law. While the revisions to the Zoning Ordinance to address this program were delayed during the planning period, the County did process permits for second units in a timely fashion.</p>	
<p><u>Action Program 2.4</u> 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.</p>	<p>Land Use update</p>	<p>The Land Use Element continues to provide for a range of housing types, including market rate and luxury housing. Parcels of 1 to 10 acres in size continue to be allowed under the Land Use Element. The County is currently updating the Land Use Element, as part of the General Plan Update. Opportunities will be provided for market-rate and luxury housing, as well as affordable and special needs housing.</p>	<p>The intent of this program will be kept in the Housing Plan.</p>
<p><u>Action Program 2.5</u> In accordance with Policy HO-2, and following completion of the residential land inventory, the</p>	<p>Zoning revised</p>	<p>This program has not been implemented. A subdivision in Arbuckle did request and receive a PD overlay during the previous Housing Element cycle. It would be</p>	<p>The Housing Plan will include a program that would revise the section of the Zoning Code that sets forth standards for the PD overlay to</p>

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Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
County will consider designation of Planned Development zoning in at least part of the residential-zoned areas. Prior to PD designation, the County shall amend the Planned Development section of the Zoning Code – Article 5, Section 5.01-5.07 – to provide unambiguous language in defining the purpose and intent of the overlay zone; to provide development standards; and to streamline the processing of Planned Development applications by providing clear, easily understood steps in processing; and identifying the appropriate approval authority. Clearly defined standards and streamlined processing timelines to encourage affordable housing applications will be included in the Zoning Ordinance. Planned developments will be encouraged adjacent to already urbanized areas within the County to assure the availability of services.		appropriate to amend the Zoning Ordinance to provide clear language regarding the PD overlay. However, it is recommended that the PD overlay not be applied to parcels unless the property owner has requested the PD overlay. While the PD overlay is intended to allow relaxed development standards in order to encourage clustered development as well as uses that may not be permitted in a specific zone, the PD overlay also requires a use permit which would increase the processing time for a project. It would be more appropriate to apply the PD overlay designation to sites on a case-by-case basis when requested by the developer to accommodate the specific needs of a project.	provide clear language and direction for the implementation of the PD overlay.
<p><u>Action Program 2.6</u></p> <p>Modify County land use regulations to permit the following according to state law:</p> <ol style="list-style-type: none"> 1) Inclusionary zoning (requiring developers to set aside a certain percentage of units in their projects for affordable housing) 2) Streamlined permitting and processing 3) Greater density bonuses than currently permitted under state law, for projects 	Track number of affordable units assisted under program in annual report	This program has not been implemented. As described in Chapter 2, the Zoning Ordinance does need to be updated to permit certain types of units in accordance with state law. Based on market conditions and housing project applications, it does not appear that offering increased density bonuses would result in the development of affordable housing. When the housing market improves, it may be appropriate to consider inclusionary zoning. However,	This program will be partially continued, with programs included in the Housing Plan to streamline permitting and processing of approvals for affordable and special needs housing projects, and to adopt a density bonus ordinance that is consistent with the requirements of state law. The Housing Plan will identify specific revisions that need to be made to the Zoning Ordinance in order to

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with low- to moderate-income units (permitting developers to build more homes than would be permitted under the Zoning Ordinance). A Density Bonus Ordinance in accordance with state law will be adopted in 2004 – See Program 4.2.		state law does not require jurisdictions to implement inclusionary housing programs nor does state law require density bonuses in excess of those required by the Government Code. The County currently has a streamlined process for ministerial approvals of permitted single family and multi-family uses on residentially zoned sites, but a streamlined process would be appropriate for affordable and special needs projects requesting a density bonus, reduced setbacks, or other discretionary approvals.	simplify implementation of this program.
<u>Action Program 2.7</u> Revise Zoning Ordinance to ensure parcel map or subdivision map approval is dependent on demonstrated ability to provide potable water and meet septic capacity requirements.	Revised Ordinance	This program was not implemented.	This program will be included in the Housing Plan.
<u>Action Program 3.1</u> Continue working with nonprofit housing providers to assist in the preparation of supportive housing funds to provide housing rehabilitation 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.	Rehabilitation of 30 units and replacement of 5 units, in conjunction with Program 3.3	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 County received an \$800,000 HOME grant and rehabilitated six units. However, despite extensive marketing efforts, there was not demand for	This program will be included in the Housing Plan.

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		additional rehabilitation loans/grants and the County had to disencumber remaining HOME funds. The County also funded weatherization of residential units through the CAP. The County has also applied for and received grant funds to support a housing rehabilitation program as well as infrastructure improvements necessary to support affordable housing. It is noted that there was not adequate interest in the housing rehabilitation program and the County disencumbered a portion of the funds. This program has been successful, resulting in multiple funding applications, rehabilitation of six units, weatherization services provided throughout the County, and the creation of two transitional housing units.	
<u>Action Program 3.2</u> Monitor the status of publicly-assisted projects within Colusa County that may become “at risk” of loss as affordable housing through personal contact by County staff with property owners at least annually. Provide technical assistance as necessary regarding tenant rights and work with State HCD to identify potential non-profit buyers.	Include activity in annual report	The County monitors its at-risk units. None converted to market rate during the previous Housing Element cycle. This program has been successful.	The intent of this program will be kept in the Housing Plan.
<u>Action Program 3.3</u>	Assist rehabilitation	The Building Department inspects housing units upon receiving complaints	The intent of this program will be kept in the Housing Plan.

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Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable building and housing codes; distribute housing assistance program brochure to address violation corrections. (See Program 4.6) Require demolition of vacant dilapidated dwellings that are not economically feasible to improve to code standards.	of 10 units identified resulting from code enforcement activity	regarding health and safety problems or code violations. The County provides households with information regarding potential assistance programs for rehabilitation of units. Six homes were rehabilitated during the planning period. This program has been successful.	
<u>Action Program 3.4</u> 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.	None identified	The County regularly coordinates with the cities to plan for growth and address infrastructure needs. As part of the County's General Plan Update process, the County invited representatives from both cities to Visioning Workshops. In addition to workshops in the unincorporated communities, one workshop was held in the City of Williams and another was held adjacent the City of Colusa.	This program will be kept in the Housing Element.
<u>Action Program 3.5</u> Should any development impact fees be proposed for new residential development, the impact on low- and moderate-income housing is to be considered and addressed for mitigation in the fee study.	None identified	The Development Impact Fees Justification Study was prepared consistent with the AB 1600 requirements of state law for a development impact fee nexus study. The County considered the effect of impact fees on the cost and supply of housing. The study identified separate fees for multi-family and single family use. The County will support application for HOME, CDBG, tax credit, and other	This program will be removed from the Housing Plan since the fee study was completed in 2006. However, this program will be replaced with a program designed to encourage development of affordable housing through a variety of mechanisms, which will include fee reductions or deferrals.

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Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<p><u>Action Program 4.1</u></p> <p>Provide assistance in referring and reporting housing discrimination complaints to the State Department of Fair Employment and Housing. Develop or procure a supply of brochures regarding fair housing assistance and agencies. Provide access to a County telephone and provide brochures to residents reporting complaints to County offices. Publicize this service through the local media, schools, library, the post office, and local housing advocacy groups.</p>	None identified	<p>federal and state funding sources by affordable housing developers to assist with the development of low and moderate income housing.</p> <p>The County has prepared fair housing brochures and makes them available to interested persons. 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>
<p><u>Action Program 4.2</u></p> <p>Update Zoning Ordinance to include provisions in accordance with State law.</p> <p>During the Ordinance update/revision process, the County shall amend the Zoning Code to provide flexibility and consideration for senior housing, second units, and as an incentive toward meeting its affordable housing goals. An example is that residential lots containing second units could have three parking spaces in order to meet parking needs for the primary residence and to provide one additional parking space for the second unit. Uncovered parking may also be considered for the</p>	Zoning Ordinance update	<p>This program has not been implemented. The County is in the process of updating its General Plan. Following the General Plan update, the County will update its Zoning Ordinance to implement programs from the General Plan, including the aspects of this program that are included in the Housing Plan. Certain revisions to the Zoning Ordinance that are necessary to meet the requirements of state law should be implemented within 12 months of Housing Element approval.</p>	<p>This program will be revised to address constraints to affordable housing and the requirements of state law identified in Chapter 2 of this Housing Element Background Report. The program will continue to encourage development of a variety of housing types and will require the current General Plan update to identify land use designations appropriate for development of mixed uses, as well as adequate sites to accommodate the RHNA. The Housing Plan will</p>

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Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<p>parking requirements of the second unit.</p> <p>The County will review its Zoning Code to identify and revise those areas that inhibit and discourage providing for affordable housing. Such constraints as conditional use permit requirements, parking standards, lot size standards, density requirements, and permitted uses in specific zoning classifications, are a few of the areas where existing constraints need to be revised. The permitting process of subdivision maps which do provide elements affordable housing should be streamlined.</p> <p>Other areas to be addressed in the County's Zoning Code review are to:</p> <ul style="list-style-type: none"> • Revise, restructure all Residential zoning classifications to incorporate affordable housing language in the following sections: Purpose & Intent; Permitted Uses; and Use Permit; • Revise the "Other Regulations" section in all Residential zoning classifications to lessen the constraints in standards such as lot size, lot depth, lot width, ground coverage, property setbacks and so forth; • Revise the Development Standards section of the zoning code as found in Article 8 to include the following: <ul style="list-style-type: none"> ○ Provide Development Standards designed and structured to encourage affordable housing 			<p>identify specific revisions that need to be made to the Zoning Ordinance in order to simplify implementation of this program.</p>

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Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<p>development;</p> <ul style="list-style-type: none"> ○ Revise Development Standards for the Residential zoning classifications which provide for and encourage an affordable housing component in each zone. Such a component may include the following: -Second dwelling units; -Emergency shelter and transitional housing; -Senior Citizen housing facilities; -Special needs housing: mentally infirm, group homes, and so forth. ● Provide flexible Development Standards for Planned Development projects for affordable housing. <p>The County shall amend its Zoning Code and provide for a Mixed Use classification for these areas in the County which meet certain criteria, such as proximity to an established community; proximity to a major highway, State Route, or I-5; located inside the boundary or sphere-of-influence of a public utility district. Such an ordinance in place may encourage mixed uses such as combining single family/multi-family/commercial development on the same property. Such a zoning classification may be used to encourage the construction and location of affordable housing within a combined commercial component, thereby reducing the need</p>			

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Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<p>to use an automobile to shop, reduce air emissions, and reduce potential future traffic congestion.</p> <p>The County shall amend its Zoning Code and provide for “Density Bonuses” by adopting an ordinance that specifies how the State Code Section 65915 is to be implemented. Incentives will be considered such as, but not limited to, reduction in site development standards or modification of the zoning code; approval of mixed use zoning if commercial/office/industrial uses reduce housing costs; or other regulatory concessions agreed to by both County and the developer which lead to cost reductions. In exchange for density bonuses, the developer agrees to construct one or more of the following:</p> <ul style="list-style-type: none"> • 20% of the total units of housing development for lower income households. Housing within these units shall not exceed standard levels of affordability for households earning less than 80% of area median income. • 10% of total units of housing development for very low-income households. Housing within these units shall not exceed standard levels of affordability for households earning less than 50% of area median income. <p>The County shall amend its Zoning Code to provide more diversity in housing types in both its residential and agricultural zones. The Zoning Code</p>			

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will be updates to meet current requirements of State Code as it applies to Group Homes, Day Care facilities, Farm Labor Housing, Manufactured/Modular Homes, Second units, Emergency Shelters/Transitional Housing, and farmworker permanent and seasonal housing.			
<u>Action Program 4.3</u> The County shall identify a minimum of 30 acres of appropriate land within unincorporated Colusa County to be rezoned to R-4 to ensure an adequate supply of sites for multi-family housing and mobile home parks.	Completion of land inventory analysis, necessary rezoning of a minimum of 30 acres.	The County rezoned 6.36 acres adjacent the City of Colusa as R-4. The County developed a mapped inventory of residential sites, which identified an adequate R-2, R-3, and R-4 sites to accommodate the County's housing needs. These parcels are in Arbuckle, Maxwell, Princeton, and the unincorporated Colusa area. Based on a review of the available acreage and the County's housing needs and the state's minimum requirement of 10 units/acre to accommodate very low and low income housing in rural counties, it was determined that adequate sites were available to accommodate the County's fair share of regional housing needs.	This program will be removed from the Housing Plan. As discussed in Chapter 3, there are adequate sites to accommodate the County's share of housing needs for all income levels.
<u>Action Program 4.4</u> Support and encourage economic development programs and strategies within the County including the Colusa County EDC, through continued cooperative and collaborative staff assistance when requested and in support of jobs-	None identified	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 will be identifying goals, policies, and programs to address	This program will be kept in the Housing Plan.

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housing balancing efforts.		economic development. The EDC, along with other stakeholders, will be invited to provide input in the process. This program has been successful.	
<u>Action Program 4.5</u> Develop First Time Home Buyers program in cooperation with local banking institutions and/or non-profits like Mercy Housing or other self-help housing groups. Apply for HOME CDBG grants to fund silent second, deferred loans.	Program Guidelines adopted, funding application submitted; 150 households assisted	The County did apply for a \$800,000 HOME first time homebuyer grant, but the application was not funded.	The Housing Plan will include a program to develop a first time home buyers program.
<u>Action Program 4.6</u> Design brochure covering County's rehabilitation, weatherization and FTHB programs for outreach distribution. Use during code enforcement, distribute through financial institutions, and have available at County and other public offices.	Completed brochure	The County is not currently offering these programs. While the housing rehabilitation program was offered, the County distributed brochures and other advertising to generate interest in the program. This program will be appropriate if and when the County offers these types of programs.	This program will be kept in the Housing Plan, but revised to identify that the program will be implemented only when the County administers first time homebuyer, housing rehabilitation, and other housing assistance programs.
<u>Action Program 4.7</u> 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 Very Low-Income residents. Support may include, but not limited to, reporting complaints to HRA received by residents unable to obtain assistance	None identified	The County continues to support Glenn County HRA's management of the Section 8 program and encourages efforts to obtain additional vouchers. This program has been successful.	This program will be kept in the Housing Plan.

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due to voucher shortages and/or assistance in lobbying for additional allocation.			
<u>Action Program 5.1</u> During Zoning Ordinance update process, the County will encourage residential zoning near employment centers to conserve energy resources. The County will hold workshops and seek input from all residents of the communities.	Updated Zoning Ordinance	The Zoning Ordinance has not been updated yet. However, the County is in the process of updating its General Plan and has held workshops to identify appropriate locations of employment-generating land uses and residential land uses.	This program will be removed from the Housing Plan as the General Plan update will identify areas appropriate for residential, commercial, and other uses and has sought input from the residents of County communities as set forth in the program.
<u>Action Program 5.2</u> Include in applications for state or federal housing rehabilitation assistance, up to a 5 percent set aside to implement a weatherization grant program for vulnerable low-income targeted populations.	Funding applications ; 75 unit weatherized	In lieu of requesting a set aside for weatherization activities, the County funded weatherization grants for low income homeowners through the Colusa, Glenn, Trinity Community Action Partnership. The County funded its share of weatherization activities through CDBG program income. While the funding source was different, this program was successful in prioritizing and funding weatherization grants.	The Housing Plan will include a program to encourage funding for weatherization grants.
<u>Action Program 6.1</u> Assist private and/or nonprofit developers in identifying available sites in the Colusa County unincorporated area that could be utilized for farm worker housing. Encourage non-profit and other potential developers to pursue funding for self-help housing and farm worker housing at selected locations. Provide expedited permit processing and	Site inventory completed; 100 units in conjunction with Programs 6.2 through 6.6	The County revised the Zoning Ordinance to identify housing facilities to accommodate up to 12 agricultural workers and their families as a principal permitted use in the A-E zone. This change allows farmworker housing for up to 12 households to be permitted ministerially.	The Housing Plan will include a program to assist developers of affordable and special needs housing and a program to revise the Zoning Code to permit farmworker and employee housing in accordance with state law. The program to revise the Zoning Code will also identify potential funding

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<p>technical assistance to developers for the permit process.</p> <p>The County is going to do the following actions to encourage farmworker housing:</p> <ul style="list-style-type: none"> • Revise/update the Zoning Code during Year 2004/2005, to provide the following: <ul style="list-style-type: none"> ○ Provide for farmworker housing facilities, including mobile homes/modular homes/manufactured homes, to accommodate up to twelve (12) agricultural workers and their families employed by the owner or operator of the premises or owners or operators of other agricultural lands, as a “Permitted Use” in the E-A (Exclusive Agriculture) zoning classification. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits, but would be subject to state permits. ○ Provide for farmworker housing facilities – as outlined above – to accommodate any number in excess of twelve (12) agricultural workers, i.e., thirteen workers or more, and their families, as a “Use requiring a Use Permit” in the E-A zoning classification. This would require a Use Permit application submitted by the owner or operator of the premises or owners or operators of other agricultural lands. Staff may be able to expedite the permit 		<p>The County works with developers interested in providing affordable housing and refers such developers to the inventory of available residential sites. Despite the County’s outreach efforts, there were no inquiries or applications for affordable or special needs housing during the planning period.</p> <p>The update to the General Plan was delayed and the County did not have funding to perform the comprehensive update to the Zoning Ordinance that would have been necessary to implement all of the components of this program. As previously described, the County revised the Zoning Ordinance to address farmworker housing for up to 12 households in the A-E zone. The County has received funding for the General Plan and is in the process of updating the General Plan. The County processed one request for a single farmworker housing unit (second unit) 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>	<p>sources, including CDBG Planning/Technical Assistance grants, that may be available to assist in funding the revisions to the Zoning Code. The Housing Plan will identify specific revisions that need to be made to the Zoning Ordinance in order to simplify implementation of this program.</p>

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<p>process with the finding of a state categorical exemption under CEQA.</p> <ul style="list-style-type: none"> ○ Provide for farmworker housing facilities – as outlined above – to accommodate up to twelve (12) agricultural workers and their families...as an “Accessory Use” to ongoing agricultural activities on land zoned R-R (Rural Residential), or in areas with a general plan land use designation that indicates a ‘transitional’ area near established incorporated and unincorporated areas in the County. Identified as an “accessory use” would not require any discretionary permit by the applicant, but would be subject to state permits. ○ Provide for farmworker housing facilities – as outlined above – to accommodate any number in excess of twelve (12) agricultural workers, and their families, as a “Use requiring a Use Permit” in transitional zoning areas such as R-R zoning. This would require a Use Permit application submitted by the owner or operator of the premises or owners or operators of other agricultural lands. Staff may be able to expedite the permit process with the finding of a state categorical exemption under CEQA. ○ Provide for farmworker housing facilities – as outlined above – to accommodate six (6) or fewer agricultural workers in areas zoned R-1 (Residential) as long as the area is being used 			

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<p>for agricultural purposes, as a “Permitted Use” subject only to state permit requirements.</p> <ul style="list-style-type: none"> ○ Provide for farmworker housing facilities – as outlined above – to accommodate more than six (6) agricultural workers in areas zoned R-1 as long as the area is being used for agricultural purposes, as a “Use Requiring a Use Permit” subject to standard discretionary permit action review and processing. 			
<p><u>Action Program 6.2</u></p> <p>Assist Dos Rios Coalition (see page 3-24) to develop a Continuum of Care Plan according to HUD guidelines for financing eligibility.</p>	Completed plan	The County has participated and assisted in the development of the Continuum of Care Plan. The Glenn, Colusa, and Trinity HRA is implementing the plan.	This program has been completed and will be removed from the Housing Plan.
<p><u>Action Program 6.3</u></p> <p>The Zoning Ordinance will be amended to specify siting requirements for group homes consistent with state law for small group homes and with a conditional use permit for large facilities. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs.</p>	Amended Ordinance	<p>This program has not been implemented. As previously discussed, the County planned to update the Zoning Ordinance following the General Plan Update. The General Plan Update is underway.</p>	The Housing Plan will include a program to define group homes and permit group homes in accordance with state law. The Housing Plan will identify specific revisions that need to be made to the Zoning Ordinance in order to simplify implementation of this program.
<p><u>Action Program 6.4</u></p> <p>The County, during its previously stated Zoning Ordinance amendments, shall also develop and</p>	Updated, state compliant Zoning Code; 30 special	The County makes every effort to accommodate reasonable requests for accommodation from persons with disabilities. Building permit and	The Housing Plan will include a program requiring adoption of a reasonable accommodations ordinance and regular review of the

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adopt a reasonable accommodations program. 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.	needs units rehabilitated	accommodation requests from households with a disabled member were not tracked. The County is developing a reasonable accommodations ordinance. This Housing Element includes an analysis of constraints on the development, maintenance, and improvement of housing for persons with disabilities.	County Municipal Code, policies, and other requirements for potential constraints to persons with disabilities.
<u>Action Program 6.5</u> Update Zoning Ordinance pursuant to Health & Safety Code 1267.8 and Government Code 65008 to permit intermediate care facilities for the developmentally disabled (6 or fewer) in residential zones and prohibiting discrimination of residential development of emergency shelters. The Zoning Ordinance update will also state in which zones emergency shelters, transitional housing and permanent and seasonal farmworker housing is allowed.	Updated Ordinance	The County has assisted in the funding of two transitional housing units: one in the unincorporated County and one in the City of Colusa. As previously described, the County had planned to update the Zoning Ordinance following the update to the General Plan. However, the update to the General Plan was delayed and the County did not have funding to perform the comprehensive update to the Zoning Ordinance that would have been necessary to implement all of the Housing Element programs related to the Zoning Ordinance. The County has received funding for the General Plan and	The Housing Element will include a program that outlines specific revisions to the Zoning Code necessary to bring it into compliance with state law related to group care facilities, agricultural and employee housing, emergency shelters, and transitional and supportive housing.

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Policy/Program	Objectives	Evaluation / Results	Recommendations for the Housing Element Update
<u>Action Program 6.6</u> State Farmworker housing grants can be matched with HOME or USDA, Rural Development 514 or 516 funds, for which the County is also eligible to apply. The County will assist housing provider agencies to obtain Proposition 46 Farmworker housing grant funds and HOME matching funds for development of farmworker housing.	Application filed	<p>is in the process of updating the General Plan. The County did not have any inquiries or requests to construct group care facilities, emergency shelters, farm worker or employee housing during the planning period so there was no negative effect associated with not implementing the revisions to the Zoning Code.</p> <p>The County has coordinated with housing providers throughout the Housing Element cycle. None of the housing providers have requested assistance with receiving farmworker housing grant and matching HOME funds, so no applications have been filed.</p>	<p>The Housing Plan will include a program identifying available funding programs and committing to provide assistance to developers in procuring available funding sources.</p>

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 General Plan and Housing Element Update processes, a series of five Visioning workshops, one housing/special needs stakeholders workshop, one Planning Commission meeting, and one Board of Supervisors meeting were held. 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.

Newsletter

To engage the public in the Housing Element Update process, a newsletter was made available at County offices, posted on the County's website, and posted at various locations throughout the County. The newsletter described the Housing Element Update process and highlighted opportunities, including specific meeting times and locations, for public involvement.

Workshops

The Visioning workshops were held in Arbuckle, the unincorporated area of Colusa, Maxwell, Stonyford, and the City of Williams. These five workshops were held in September, October, and November of 2009 to receive community input regarding the General Plan Update, including housing preferences and priorities. One Housing Stakeholders workshop was held in November, 2009.

The Housing Element is a component of the County's General Plan and, under state law, must be updated regularly to address local housing needs, including the County's fair share of regional housing needs. The Housing Element identifies demographic trends, projects housing needs, evaluates housing resources, analyzes constraints to housing production, and sets forth policies and programs to meet local objectives.

Public participation is not only a required portion of the update process, but is also crucial for understanding each community's goals and preferences. The County encouraged residents to get involved for the following reasons:

1. Assist in creating a new and updated General Plan and Housing Element

5. COMMUNITY PARTICIPATION

2. Identify housing concerns and suggest solutions
3. Help decide where and how new housing will occur
4. Inform the staff and consultants what housing types are preferred in Colusa County
5. Participation is key to understanding and achieving community goals
6. The plan is more likely to be implemented with broad community support

In order to encourage residents, businesspeople, and other stakeholders to participate, the County conducted extensive outreach efforts using multiple outlets, including:

- Newsletters made available at County offices, on the County's website, and at various locations throughout the County
- News/media release to the Colusa County Sun Herald
- E-mail notices sent to County departments, the Cities of Colusa and Williams, utility and public service providers, stakeholders, and interested persons in the County
- Invitations to the Housing Stakeholders workshop were extended via phone calls and, where available, e-mails to local departments, agencies, and organizations, including:

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

- Housing Authority (contracted through Glenn Co. HRA)
- 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

- Scott Vedo/Pathways for Colusa County (transitional housing provider)

- 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 Visioning Workshops to identify housing and other development needs as well as impediments to development. The following developers provided input on the County's housing needs and participated in the Visioning Workshops:

- Highmark Properties

- Kaufman Company

- Northstar Engineering (development representatives for large project in Maxwell)

- Colusa Industrial Properties/Ed Holbert - local developer of commercial and industrial projects

VISIONING WORKSHOPS RESULTS

Each workshop included a presentation describing the General Plan Update process, including the Housing Element, and emphasized the importance of public participation. Workshop participants included County agencies, developers (Highmark Properties, Kaufman Company, Northstar Engineering, Colusa Industrial Properties), local residents, County Supervisors, County Planning Commissioners, and members of the public. Workshop attendees were asked to participate in several activities:

- 1) Post-It Notes Activity – Identify top priorities, challenges, and opportunities associated with existing and anticipated housing needs in the County

Workshop participants identified the following issues/ideas:

Vision

- Affordable quality housing for low income workers
- Future housing development, including affordable housing, in locations served by public transit and other services

5. COMMUNITY PARTICIPATION

- Maintain a safe, rural atmosphere for families to grow and thrive
- Retain small town lifestyle
- Center growth around existing communities
- Promote in-fill development

Assets

- Rural/small town character
- Agricultural heritage
- Sense of community
- Safe and affordable

Challenges

- Lack of jobs
- Residential growth to meet housing needs
- Need for energy efficiency upgrades in existing residences
- Limited futures for young people
- Avoiding sprawl
- Infrastructure for water and sewer services

- 2) Mapping Exercise – identify areas for residential development, including specific areas for high density residential development, job-creating uses, recreation/public services, and circulation improvements

In all five workshops, the consensus was that housing should be placed in or adjacent to existing communities with good roadway access. Arbuckle, Maxwell, and the areas around Colusa and Williams were identified for future residential growth. Princeton was also identified as a potential growth area. High density housing was primarily identified for Arbuckle and Maxwell, with some also shown in the areas around Colusa and Williams.

Information from the Visioning Workshops was used to identify appropriate locations for affordable housing, market rate housing, and multifamily housing (Background Report Chapter 3), identify infrastructure constraints (Background Report Chapter 2), the need for a variety of housing types and whether the County's land use standards accommodated a range of housing types (Background Report Chapter 2), develop policies and programs to address infrastructure constraints, encourage a variety of housing types, encourage development of residential uses to meet housing needs, and promote energy efficiency in existing residences (Housing Plan).

HOUSING STAKEHOLDERS WORKSHOP RESULTS

The Housing Stakeholders workshop was held in November 2009 in the unincorporated area south of the City of Colusa. Workshop attendees included representatives from the County Department of Behavioral Health, County Department of Health and Human Services, County Department of Planning and Building, County Office of Education, Family Action Centers of Colusa County, Colusa First 5, and Pathways for Colusa County as well as several County residents. 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. The workshop was attended by twelve individuals, representing the County Departments of Behavioral Health, Planning and Building, and Office of Education, Colusa First 5, and private citizens. 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 a lack of rental and multi-family housing, a need for a range of housing types providing transitions from low to high cost developments, a need for low income housing, costs associated with infrastructure, identification of homeless persons and quantification of homeless needs, the need for a homeless shelter, improved transportation, lack of developer interest in needed housing types, high seasonal unemployment, and lack of information on affordable housing and programs/services for lower income and special needs populations.

Populations with special needs were identified as low income, senior, disabled, homeless, and migrant workers. The needs of these groups were identified as low income housing, year-round housing for migrant workers, transportation proximate to housing, housing to reduce overcrowding, and an emergency shelter.

Priorities identified included improving and modernizing existing low income housing, providing affordable housing, providing senior housing (both market rate condominiums/assisted living facilities and affordable housing), identifying a local agency to serve as the Housing Authority, include child care facilities with multi-family developments, housing for homeless, providing adequate housing affordable to the workforce, affordable middle-income housing, and a homeless shelter.

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

5. COMMUNITY PARTICIPATION

providing housing, including infrastructure (Background Report Chapter 2), and to develop goals, policies, and programs to encourage 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 preparation of this Housing Element, a number of housing-related entities and organizations were contacted. In addition to the input received in the Visioning Workshops and Housing Stakeholders Workshop, several agencies and organizations provided information via phone calls. 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. Each of the non-profits 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 Systems and Planning Association (CHISPA)
- Community Housing Improvement Program (CHIP)
- Mercy Housing

Board of Supervisor and Planning Commission Hearings

[Add discussion following hearings]

ADOPTION OF FINAL HOUSING ELEMENT

[Add discussion following public review of draft Housing Element]

COLUSA COUNTY HOUSING ELEMENT AND BACKGROUND REPORT

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Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
5	020-053-015-000	R-1-6	UR	0.26	VACANT	Arbuckle	1	1
14	018-280-036-000	R-1-6	UR	17.80	AGRICULTURAL	Arbuckle	129	81
26	020-073-003-000	R-1-6	UR	0.13	VACANT	Arbuckle	1	1
27	020-063-007-000	R-1-6	UR	0.13	VACANT	Arbuckle	1	1
28	020-061-024-000	R-1-6	UR	0.27	VACANT	Arbuckle	1	1
29	020-095-007-000	R-1-6	UR	0.29	VACANT	Arbuckle	2	1
30	020-061-010-000	R-1-6	UR	0.53	VACANT	Arbuckle	3	2
31	020-061-017-000	R-1-6	UR	0.63	VACANT	Arbuckle	4	3
32	020-063-013-000	R-1-6	UR	0.13	VACANT	Arbuckle	0	0
34	020-095-003-000	R-1-6	UR	0.57	VACANT	Arbuckle	4	3
35	020-074-001-000	R-1-6	UR	0.33	VACANT	Arbuckle	2	2
Subtotal	11			21.07			148	96
9	020-134-003-000	R-1-8	UR	2.28	AGRICULTURAL	Arbuckle	12	9
10	020-134-015-000	R-1-8	UR	2.47	AGRICULTURAL	Arbuckle	13	10
12	018-280-088-000	R-1-8	UR	4.93	VACANT	Arbuckle	26	20
15	021-300-055-000	R-1-8	UR	11.04	VACANT	Arbuckle	59	46
16	020-052-014-000	R-1-8	UR	3.48	VACANT	Arbuckle	18	14
17	018-280-068-000	R-1-8	UR	29.91	AGRICULTURAL	Arbuckle	161	125
18	020-061-001-000	R-1-8	UR	5.75	VACANT	Arbuckle	31	24
19	020-120-021-000	R-1-8	UR	1.07	VACANT	Arbuckle	5	4
22	020-120-024-000	R-1-8	UR	1.78	VACANT - REDDINGTON RANCH	Arbuckle	9	7
23	018-280-068-000	R-1-8	UR	2.54	AGRICULTURAL	Arbuckle	13	10
33	020-120-002-000	R-1-8	UR	1.79	VACANT	Arbuckle	9	7
36	020-190-004-000	R-1-8	UR	2.57	VACANT	Arbuckle	13	10
37	020-011-001-000	R-1-8	UR	0.55	VACANT	Arbuckle	2	2
Arb 2	020-290-022-000	R-1-8	UR	0.30	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-004-000	R-1-8	UR	0.20	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-002-000	R-1-8	UR	0.20	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-024-000	R-1-8	UR	0.29	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-014-000	R-1-8	UR	0.23	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-023-000	R-1-8	UR	0.21	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-005-000	R-1-8	UR	0.20	VACANT - WILDWOOD ESTATES	Arbuckle	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
Arb 2	020-290-003-000	R-1-8	UR	0.20	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-019-000	R-1-8	UR	0.23	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-001-000	R-1-8	UR	0.21	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-013-000	R-1-8	UR	0.22	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-027-000	R-1-8	UR	0.22	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-016-000	R-1-8	UR	0.21	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-006-000	R-1-8	UR	0.20	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-017-000	R-1-8	UR	0.21	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-026-000	R-1-8	UR	0.21	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-015-000	R-1-8	UR	0.22	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-018-000	R-1-8	UR	0.22	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-025-000	R-1-8	UR	0.23	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-021-000	R-1-8	UR	0.24	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-031-000	R-1-8	UR	0.21	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-030-000	R-1-8	UR	0.20	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-028-000	R-1-8	UR	0.30	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-029-000	R-1-8	UR	0.30	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-007-000	R-1-8	UR	0.20	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Arb 2	020-290-020-000	R-1-8	UR	0.22	VACANT - WILDWOOD ESTATES	Arbuckle	1	1
Subtotal	39			76.04			397	314
13	021-300-053-000	R1-PD	RR	27.53	AGRICULTURAL	Arbuckle	148	104
					ALMOND RANCH ESTATES - APPROVED SUBDIVISION MAP 23			
20	018-280-032-000	R1-PD	UR	5.94	SINGLE FAMILY UNITS	Arbuckle	32	22
Arb 1	018-280-075-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	018-280-012-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-007-000	R1-PD	UR	0.18	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-014-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-011-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-230-001-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-015-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-016-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
Arb 1	020-230-002-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-009-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-280-001-000	R1-PD	UR	0.11	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-280-003-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-002-000	R1-PD	UR	0.16	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-008-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-002-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-002-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-015-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-011-000	R1-PD	UR	0.11	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-010-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-230-006-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-026-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-021-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-017-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-011-000	R1-PD	UR	0.11	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-017-000	R1-PD	UR	0.18	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-007-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-003-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-005-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-005-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-007-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-010-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-002-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-004-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-006-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-012-000	R1-PD	UR	0.16	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-008-000	R1-PD	UR	0.16	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-027-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-230-008-000	R1-PD	UR	0.39	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-001-000	R1-PD	UR	0.17	VACANT - REDDINGTON RANCH	Arbuckle	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
Arb 1	020-220-014-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-002-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-013-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-019-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-280-008-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-006-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-006-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-005-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-008-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-011-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-005-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-012-000	R1-PD	UR	0.22	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-025-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-022-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-014-000	R1-PD	UR	0.16	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-018-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-013-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-015-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-004-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-280-005-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-007-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-008-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-016-000	R1-PD	UR	0.17	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-019-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-017-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-003-000	R1-PD	UR	0.11	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-014-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-280-006-000	R1-PD	UR	0.16	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-013-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-011-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-013-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
Arb 1	020-220-005-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-020-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-230-003-000	R1-PD	UR	0.17	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-280-007-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-280-004-000	R1-PD	UR	0.18	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-004-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-006-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-009-000	R1-PD	UR	0.16	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-012-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-007-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-001-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-280-010-000	R1-PD	UR	0.82	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-230-011-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-021-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-004-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-003-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-008-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-010-000	R1-PD	UR	0.16	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-280-002-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-001-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-001-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-003-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-001-000	R1-PD	UR	0.18	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-014-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-005-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-004-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-009-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-009-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-013-000	R1-PD	UR	0.12	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-024-000	R1-PD	UR	0.11	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-023-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
Arb 1	020-220-012-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-007-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-009-000	R1-PD	UR	0.11	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-008-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-016-000	R1-PD	UR	0.17	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-005-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-011-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-001-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-002-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-015-000	R1-PD	UR	0.18	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-020-000	R1-PD	UR	0.14	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-016-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-270-006-000	R1-PD	UR	0.11	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-004-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-010-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-230-007-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-230-010-000	R1-PD	UR	0.11	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-012-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-006-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-220-010-000	R1-PD	UR	0.11	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-012-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-018-000	R1-PD	UR	0.19	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-280-009-000	R1-PD	UR	0.27	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-004-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-003-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-210-010-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-260-013-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-240-009-000	R1-PD	UR	0.13	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Arb 1	020-250-003-000	R1-PD	UR	0.15	VACANT - REDDINGTON RANCH	Arbuckle	1	1
Subtotal	132			53.12			310	256
Century Ranch	030-120-033-000	R1-PD	RR	0.34	VACANT	Century Ranch	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-300-007-000	R1-PD	RR	0.57	VACANT	Century Ranc	1	1
tury Ranch	030-270-008-000	R1-PD	RR	0.60	VACANT	Century Ranc	1	1
tury Ranch	030-090-031-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-140-021-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-490-019-000	R1-PD	RR	0.51	VACANT	Century Ranc	1	1
tury Ranch	030-510-030-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-430-009-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-420-020-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-380-030-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-310-012-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-390-013-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-270-036-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-240-016-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-300-021-000	R1-PD	RR	0.54	VACANT	Century Ranc	1	1
tury Ranch	030-080-028-000	R1-PD	RR	0.11	VACANT	Century Ranc	1	1
tury Ranch	030-170-018-000	R1-PD	RR	0.12	VACANT	Century Ranc	1	1
tury Ranch	030-070-028-000	R1-PD	RR	0.12	VACANT	Century Ranc	1	1
tury Ranch	030-070-032-000	R1-PD	RR	0.12	VACANT	Century Ranc	1	1
tury Ranch	030-070-034-000	R1-PD	RR	0.15	VACANT	Century Ranc	1	1
tury Ranch	030-270-035-000	R1-PD	RR	0.16	VACANT	Century Ranc	1	1
tury Ranch	030-140-010-000	R1-PD	RR	0.17	VACANT	Century Ranc	1	1
tury Ranch	030-310-028-000	R1-PD	RR	0.18	VACANT	Century Ranc	1	1
tury Ranch	030-200-026-000	R1-PD	RR	0.18	VACANT	Century Ranc	1	1
tury Ranch	030-440-019-000	R1-PD	RR	0.18	VACANT	Century Ranc	1	1
tury Ranch	030-120-021-000	R1-PD	RR	0.19	VACANT	Century Ranc	1	1
tury Ranch	030-430-013-000	R1-PD	RR	0.19	VACANT	Century Ranc	1	1
tury Ranch	030-120-019-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1
tury Ranch	030-130-007-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1
tury Ranch	030-120-013-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1
tury Ranch	030-250-005-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1
tury Ranch	030-380-009-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1
tury Ranch	030-250-014-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1
tury Ranch	030-520-015-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-450-015-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1
tury Ranch	030-520-013-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1
tury Ranch	030-520-014-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1
tury Ranch	030-250-013-000	R1-PD	RR	0.20	VACANT	Century Ranc	1	1
tury Ranch	030-080-003-000	R1-PD	RR	0.21	VACANT	Century Ranc	1	1
tury Ranch	030-180-004-000	R1-PD	RR	0.21	VACANT	Century Ranc	1	1
tury Ranch	030-080-008-000	R1-PD	RR	0.21	VACANT	Century Ranc	1	1
tury Ranch	030-080-009-000	R1-PD	RR	0.21	VACANT	Century Ranc	1	1
tury Ranch	030-070-019-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-070-040-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-180-002-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-070-013-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-320-005-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-320-011-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-170-016-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-320-016-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-120-010-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-320-015-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-250-003-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-320-019-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-250-026-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-320-017-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-400-022-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-070-014-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-120-017-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-380-014-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-180-003-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-070-030-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-380-005-000	R1-PD	RR	0.22	VACANT	Century Ranc	1	1
tury Ranch	030-080-031-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-360-015-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-210-002-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-510-006-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-320-010-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-370-021-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-370-019-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-500-002-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-370-022-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-370-033-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-070-018-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-070-031-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-080-019-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-120-020-000	R1-PD	RR	0.23	VACANT	Century Ranc	1	1
tury Ranch	030-130-011-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-120-007-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-070-039-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-120-022-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-140-009-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-130-016-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-380-008-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-320-006-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-440-018-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-520-006-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-380-004-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-440-020-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-080-037-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-200-022-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-120-023-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-080-010-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-380-013-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-170-007-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-170-005-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-270-016-000	R1-PD	RR	0.24	VACANT	Century Ranc	1	1
tury Ranch	030-070-015-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-080-002-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-200-028-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-080-027-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-120-009-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-330-006-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-080-020-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-390-025-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-340-020-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-320-023-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-130-013-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-120-015-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-340-011-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-400-023-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-320-018-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-340-008-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-080-026-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-080-004-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-190-006-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-300-012-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-250-018-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-390-028-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-320-012-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-340-019-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-340-015-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-340-028-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-420-006-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-420-012-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-440-008-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-390-030-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-390-026-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-270-014-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-440-009-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-390-031-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-390-024-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-370-002-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-380-011-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-250-006-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-320-013-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-320-003-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-420-013-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-270-034-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-340-007-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-400-011-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-450-018-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-430-006-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-300-011-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-340-010-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-390-029-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-400-009-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-450-010-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-420-005-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-340-035-000	R1-PD	RR	0.25	VACANT	Century Ranc	1	1
tury Ranch	030-070-003-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-070-021-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-320-001-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-340-029-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-390-017-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-420-032-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-320-008-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-430-014-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-200-021-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-320-004-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-320-002-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-510-017-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-400-012-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-400-005-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-510-033-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-400-013-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1

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tury Ranch	030-320-021-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-380-012-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-080-021-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-270-018-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-080-023-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-170-013-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-130-009-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-340-027-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-370-005-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-080-024-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-300-014-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-320-014-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-510-007-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-460-009-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-510-015-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-250-011-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-320-020-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-340-025-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-510-016-000	R1-PD	RR	0.26	VACANT	Century Ranc	1	1
tury Ranch	030-070-005-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-140-001-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-120-008-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-320-031-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-340-005-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-170-008-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-120-018-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-510-025-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-270-020-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-400-020-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-450-004-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-420-001-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-400-015-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1

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tury Ranch	030-370-027-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-400-016-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-390-014-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-400-021-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-510-024-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-510-020-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-380-025-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-320-033-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-420-003-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-380-026-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-450-002-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-450-003-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-440-025-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-400-014-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-380-010-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-420-002-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-130-012-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-400-019-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-520-010-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-510-023-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-120-014-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-170-015-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-270-021-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-330-003-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-250-008-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-440-011-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-250-012-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-440-037-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-330-005-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-460-008-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-080-005-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-250-010-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1

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Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-250-009-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-380-003-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-450-011-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-380-002-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-420-004-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-370-004-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-340-017-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-440-007-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-500-012-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-120-024-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-250-007-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-510-011-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-500-014-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-420-007-000	R1-PD	RR	0.27	VACANT	Century Ranc	1	1
tury Ranch	030-180-001-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-080-022-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-130-014-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-500-015-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-370-001-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-380-031-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-510-035-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-080-038-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-120-025-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-130-004-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-200-025-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-270-017-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-080-006-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-270-022-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-170-002-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-510-021-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-450-016-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-440-023-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-430-012-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-490-007-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-340-006-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-420-011-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-420-011-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-340-014-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-420-008-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-510-005-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-340-009-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-340-024-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-380-001-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-390-012-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-130-008-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-320-030-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-340-016-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-520-005-000	R1-PD	RR	0.28	VACANT	Century Ranc	1	1
tury Ranch	030-070-004-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-080-025-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-170-019-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-080-011-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
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tury Ranch	030-330-021-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-330-010-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
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tury Ranch	030-510-029-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-510-013-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-450-012-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-450-019-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-450-020-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-450-021-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-520-036-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-510-018-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-510-014-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1

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tury Ranch	030-490-008-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-370-026-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-080-014-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-080-001-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-250-004-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-390-015-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-340-002-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-250-001-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-520-009-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-500-003-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-320-029-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-330-033-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-340-018-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-430-007-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-440-032-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
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tury Ranch	030-510-022-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
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tury Ranch	030-340-013-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-170-001-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-520-017-000	R1-PD	RR	0.29	VACANT	Century Ranc	1	1
tury Ranch	030-070-027-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-090-015-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-110-006-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-170-012-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-170-004-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-270-024-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-320-028-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-130-003-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-070-033-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-080-015-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-080-036-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-390-019-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-400-018-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-250-023-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-320-032-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-190-031-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-250-022-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-340-003-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-170-011-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-170-006-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-270-029-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-270-030-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-270-012-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-340-037-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-340-038-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-340-039-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-440-022-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-340-023-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-520-007-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-510-012-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-510-002-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-450-017-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-340-036-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-340-040-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-270-013-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-120-030-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-170-009-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-170-003-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-030-005-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-400-004-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-330-011-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-520-035-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-450-013-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-430-008-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-440-046-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-390-027-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-270-032-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-330-034-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-390-020-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-390-023-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-500-007-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-500-009-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-250-002-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-450-006-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-440-034-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-520-016-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-500-006-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-340-034-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-060-008-000	R1-PD	RR	0.30		Century Ranc	1	1
tury Ranch	030-170-010-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-170-014-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-330-031-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-390-018-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-380-006-000	R1-PD	RR	0.30	VACANT	Century Ranc	1	1
tury Ranch	030-070-037-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-080-041-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-060-006-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-070-038-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-520-008-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-490-005-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-420-026-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-510-019-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-440-036-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-440-035-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-520-034-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-440-002-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-120-011-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-080-035-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-090-034-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-120-031-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-360-016-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-270-025-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-140-005-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-290-005-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-400-007-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-340-033-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-400-017-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-330-032-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-520-011-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-450-007-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-330-022-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-460-006-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-420-017-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-490-020-000	R1-PD	RR	0.31	VACANT	Century Ranc	1	1
tury Ranch	030-200-030-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-130-015-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-440-027-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-250-027-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-110-005-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-500-001-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-270-015-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-270-009-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-440-044-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-060-002-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-260-004-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-250-028-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-310-006-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-520-029-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-460-007-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-450-022-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-030-002-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-090-016-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-390-005-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-520-012-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-090-032-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-360-014-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-400-008-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-360-013-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-390-006-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-440-012-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-370-018-000	R1-PD	RR	0.32	VACANT	Century Ranc	1	1
tury Ranch	030-070-024-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-070-025-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-090-028-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-270-033-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-440-033-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-270-031-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-440-001-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-420-019-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-480-003-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-420-018-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-420-022-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-090-014-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-090-012-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-140-004-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-250-017-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-440-029-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-120-002-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-490-003-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-420-021-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-390-021-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-440-042-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-490-004-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-510-031-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-260-005-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-440-024-000	R1-PD	RR	0.33	VACANT	Century Ranc	1	1
tury Ranch	030-200-007-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-390-009-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-370-017-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-060-001-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-170-036-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-510-009-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-390-007-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-510-008-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-390-008-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-070-023-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-070-002-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-360-011-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-440-043-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-390-004-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-330-009-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-500-008-000	R1-PD	RR	0.34	VACANT	Century Ranc	1	1
tury Ranch	030-060-003-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-090-033-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-060-004-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-090-027-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-120-040-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-200-002-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-070-022-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-100-005-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-130-006-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-260-029-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-360-008-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-500-005-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-270-026-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-380-023-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-520-033-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-390-003-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-490-001-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-090-030-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-140-003-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-240-006-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-260-030-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-510-001-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-080-013-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-090-029-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-080-017-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-270-023-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-130-002-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-110-007-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-320-022-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-270-028-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-330-002-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-440-013-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-430-003-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-330-001-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-490-002-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-370-020-000	R1-PD	RR	0.35	VACANT	Century Ranc	1	1
tury Ranch	030-060-018-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-090-038-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-300-003-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-170-038-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-070-036-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-140-014-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-140-011-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-060-005-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-410-005-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-520-031-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-410-003-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-190-027-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-510-010-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-430-011-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-400-025-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-410-004-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-120-027-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-110-008-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-440-028-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-520-018-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-390-002-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-360-010-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-120-026-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-440-038-000	R1-PD	RR	0.36	VACANT	Century Ranc	1	1
tury Ranch	030-090-041-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-090-026-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-060-020-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-070-009-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-150-001-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-480-002-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-190-004-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-330-008-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-520-024-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-130-027-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-030-003-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-300-013-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-300-002-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-230-013-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-300-005-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-440-030-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-140-016-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-260-003-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-250-025-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-240-015-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-440-039-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-420-028-000	R1-PD	RR	0.37	VACANT	Century Ranc	1	1
tury Ranch	030-080-034-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-090-021-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-140-002-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-270-011-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-400-026-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-140-008-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-260-020-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-230-012-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-090-003-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-140-020-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-120-032-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-380-027-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-260-022-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-360-012-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-520-037-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-410-017-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-410-006-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-110-010-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-090-006-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-130-005-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-090-025-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-360-009-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-320-026-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-420-029-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-160-002-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-390-022-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-080-047-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-080-044-000	R1-PD	RR	0.38	VACANT	Century Ranc	1	1
tury Ranch	030-090-022-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-140-015-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-260-014-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-440-026-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-100-004-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-260-002-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-160-003-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-190-014-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-380-021-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-090-024-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-200-008-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-270-027-000	R1-PD	RR	0.39	VACANT	Century Ranc	1	1
tury Ranch	030-080-016-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-080-018-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-170-028-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-300-015-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-300-016-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-320-024-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-250-020-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-190-010-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-060-017-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-080-033-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-090-005-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-440-040-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-300-016-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-330-025-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-130-001-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-520-022-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-370-029-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-370-024-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-190-013-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-200-001-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-520-023-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-520-021-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-300-016-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-380-020-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-330-014-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-420-024-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-260-016-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-320-025-000	R1-PD	RR	0.40	VACANT	Century Ranc	1	1
tury Ranch	030-310-003-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-200-014-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-240-011-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-410-022-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-200-015-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-200-013-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-460-004-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-090-004-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-390-001-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-520-019-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-100-006-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-370-028-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-520-025-000	R1-PD	RR	0.41	VACANT	Century Ranc	1	1
tury Ranch	030-300-017-000	R1-PD	RR	0.42	VACANT	Century Ranc	1	1
tury Ranch	030-200-005-000	R1-PD	RR	0.42	VACANT	Century Ranc	1	1
tury Ranch	030-120-039-000	R1-PD	RR	0.42	VACANT	Century Ranc	1	1
tury Ranch	030-300-006-000	R1-PD	RR	0.42	VACANT	Century Ranc	1	1
tury Ranch	030-090-023-000	R1-PD	RR	0.42	VACANT	Century Ranc	1	1
tury Ranch	030-200-006-000	R1-PD	RR	0.42	VACANT	Century Ranc	1	1
tury Ranch	030-140-019-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-090-013-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-190-016-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-070-035-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-410-012-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-410-013-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-340-004-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-260-009-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-380-015-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-170-027-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-190-003-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-220-005-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-170-035-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-100-007-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-120-028-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-430-005-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-080-012-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-380-024-000	R1-PD	RR	0.43	VACANT	Century Ranc	1	1
tury Ranch	030-130-020-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-310-002-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-330-015-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-090-011-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-360-002-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-410-018-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-140-006-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-170-037-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-380-018-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-310-010-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-190-012-000	R1-PD	RR	0.44	VACANT	Century Ranc	1	1
tury Ranch	030-130-019-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-120-037-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-170-026-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-130-018-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-190-030-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-190-011-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-140-007-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-240-023-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-120-038-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-170-034-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-260-023-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-240-002-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-310-016-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-200-010-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-380-016-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-430-002-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-080-045-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-260-017-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-330-019-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-240-017-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-300-028-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-430-001-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-080-050-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-190-009-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-300-009-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-060-010-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-430-004-000	R1-PD	RR	0.45	VACANT	Century Ranc	1	1
tury Ranch	030-110-011-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-250-024-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-300-018-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-230-008-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-170-025-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-190-002-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-310-013-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-170-041-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-260-010-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-410-019-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-410-014-000	R1-PD	RR	0.46	VACANT	Century Ranc	1	1
tury Ranch	030-120-029-000	R1-PD	RR	0.47	VACANT	Century Ranc	1	1
tury Ranch	030-260-015-000	R1-PD	RR	0.47	VACANT	Century Ranc	1	1
tury Ranch	030-090-007-000	R1-PD	RR	0.47	VACANT	Century Ranc	1	1
tury Ranch	030-190-020-000	R1-PD	RR	0.47	VACANT	Century Ranc	1	1
tury Ranch	030-190-028-000	R1-PD	RR	0.47	VACANT	Century Ranc	1	1
tury Ranch	030-060-013-000	R1-PD	RR	0.48	VACANT	Century Ranc	1	1
tury Ranch	030-300-008-000	R1-PD	RR	0.48	VACANT	Century Ranc	1	1
tury Ranch	030-240-013-000	R1-PD	RR	0.48	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-310-011-000	R1-PD	RR	0.48	VACANT	Century Ranc	1	1
tury Ranch	030-170-039-000	R1-PD	RR	0.48	VACANT	Century Ranc	1	1
tury Ranch	030-310-009-000	R1-PD	RR	0.48	VACANT	Century Ranc	1	1
tury Ranch	030-300-010-000	R1-PD	RR	0.48	VACANT	Century Ranc	1	1
tury Ranch	030-240-005-000	R1-PD	RR	0.49	VACANT	Century Ranc	1	1
tury Ranch	030-380-022-000	R1-PD	RR	0.49	VACANT	Century Ranc	1	1
tury Ranch	030-370-007-000	R1-PD	RR	0.49	VACANT	Century Ranc	1	1
tury Ranch	030-290-002-000	R1-PD	RR	0.49	VACANT	Century Ranc	1	1
tury Ranch	030-370-008-000	R1-PD	RR	0.49	VACANT	Century Ranc	1	1
tury Ranch	030-410-020-000	R1-PD	RR	0.49	VACANT	Century Ranc	1	1
tury Ranch	030-090-037-000	R1-PD	RR	0.49	VACANT	Century Ranc	1	1
tury Ranch	030-060-009-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-170-022-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-190-023-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-170-024-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-310-023-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-220-003-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-490-011-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-310-025-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-170-029-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-360-021-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-360-007-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-330-007-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-370-013-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-370-016-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-360-005-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-190-001-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-270-006-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-190-015-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-130-022-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-170-040-000	R1-PD	RR	0.50	VACANT	Century Ranc	1	1
tury Ranch	030-240-012-000	R1-PD	RR	0.51	VACANT	Century Ranc	1	1
tury Ranch	030-110-009-000	R1-PD	RR	0.51	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-030-006-000	R1-PD	RR	0.51	VACANT	Century Ranc	1	1
tury Ranch	030-190-026-000	R1-PD	RR	0.51	VACANT	Century Ranc	1	1
tury Ranch	030-230-010-000	R1-PD	RR	0.51	VACANT	Century Ranc	1	1
tury Ranch	030-360-006-000	R1-PD	RR	0.51	VACANT	Century Ranc	1	1
tury Ranch	030-330-018-000	R1-PD	RR	0.51	VACANT	Century Ranc	1	1
tury Ranch	030-310-017-000	R1-PD	RR	0.51	VACANT	Century Ranc	1	1
tury Ranch	030-360-003-000	R1-PD	RR	0.51	VACANT	Century Ranc	1	1
tury Ranch	030-310-014-000	R1-PD	RR	0.52	VACANT	Century Ranc	1	1
tury Ranch	030-260-024-000	R1-PD	RR	0.52	VACANT	Century Ranc	1	1
tury Ranch	030-480-001-000	R1-PD	RR	0.52	VACANT	Century Ranc	1	1
tury Ranch	030-410-015-000	R1-PD	RR	0.52	VACANT	Century Ranc	1	1
tury Ranch	030-060-012-000	R1-PD	RR	0.52	VACANT	Century Ranc	1	1
tury Ranch	030-110-003-000	R1-PD	RR	0.52	VACANT	Century Ranc	1	1
tury Ranch	030-070-012-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-180-007-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-080-032-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-190-019-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-190-018-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-380-019-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-070-010-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-170-030-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-370-012-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-090-008-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-170-023-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-260-011-000	R1-PD	RR	0.53	VACANT	Century Ranc	1	1
tury Ranch	030-250-015-000	R1-PD	RR	0.54	VACANT	Century Ranc	1	1
tury Ranch	030-190-029-000	R1-PD	RR	0.54	VACANT	Century Ranc	1	1
tury Ranch	030-190-021-000	R1-PD	RR	0.54	VACANT	Century Ranc	1	1
tury Ranch	030-380-028-000	R1-PD	RR	0.54	VACANT	Century Ranc	1	1
tury Ranch	030-140-018-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-060-014-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-270-007-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-260-006-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-310-022-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-290-003-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-190-022-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-310-020-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-410-021-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-300-020-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-370-014-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-130-023-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-370-015-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-310-021-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-370-023-000	R1-PD	RR	0.55	VACANT	Century Ranc	1	1
tury Ranch	030-140-017-000	R1-PD	RR	0.56	VACANT	Century Ranc	1	1
tury Ranch	030-240-021-000	R1-PD	RR	0.56	VACANT	Century Ranc	1	1
tury Ranch	030-230-011-000	R1-PD	RR	0.56	VACANT	Century Ranc	1	1
tury Ranch	030-240-008-000	R1-PD	RR	0.56	VACANT	Century Ranc	1	1
tury Ranch	030-310-005-000	R1-PD	RR	0.56	VACANT	Century Ranc	1	1
tury Ranch	030-260-019-000	R1-PD	RR	0.56	VACANT	Century Ranc	1	1
tury Ranch	030-360-018-000	R1-PD	RR	0.56	VACANT	Century Ranc	1	1
tury Ranch	030-310-018-000	R1-PD	RR	0.56	VACANT	Century Ranc	1	1
tury Ranch	030-360-020-000	R1-PD	RR	0.56	VACANT	Century Ranc	1	1
tury Ranch	030-070-011-000	R1-PD	RR	0.57	VACANT	Century Ranc	1	1
tury Ranch	030-170-033-000	R1-PD	RR	0.57	VACANT	Century Ranc	1	1
tury Ranch	030-230-005-000	R1-PD	RR	0.57	VACANT	Century Ranc	1	1
tury Ranch	030-140-013-000	R1-PD	RR	0.57	VACANT	Century Ranc	1	1
tury Ranch	030-130-024-000	R1-PD	RR	0.57	VACANT	Century Ranc	1	1
tury Ranch	030-180-009-000	R1-PD	RR	0.57	VACANT	Century Ranc	1	1
tury Ranch	030-240-014-000	R1-PD	RR	0.58	VACANT	Century Ranc	1	1
tury Ranch	030-490-012-000	R1-PD	RR	0.58	VACANT	Century Ranc	1	1
tury Ranch	030-190-017-000	R1-PD	RR	0.58	VACANT	Century Ranc	1	1
tury Ranch	030-070-026-000	R1-PD	RR	0.59	VACANT	Century Ranc	1	1
tury Ranch	030-190-024-000	R1-PD	RR	0.59	VACANT	Century Ranc	1	1
tury Ranch	030-300-034-000	R1-PD	RR	0.59	VACANT	Century Ranc	1	1
tury Ranch	030-370-009-000	R1-PD	RR	0.59	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-180-008-000	R1-PD	RR	0.60	VACANT	Century Ranc	1	1
tury Ranch	030-360-019-000	R1-PD	RR	0.60	VACANT	Century Ranc	1	1
tury Ranch	030-240-022-000	R1-PD	RR	0.60	VACANT	Century Ranc	1	1
tury Ranch	030-410-010-000	R1-PD	RR	0.61	VACANT	Century Ranc	1	1
tury Ranch	030-310-008-000	R1-PD	RR	0.61	VACANT	Century Ranc	1	1
tury Ranch	030-170-021-000	R1-PD	RR	0.62	VACANT	Century Ranc	1	1
tury Ranch	030-180-005-000	R1-PD	RR	0.62	VACANT	Century Ranc	1	1
tury Ranch	030-240-020-000	R1-PD	RR	0.62	VACANT	Century Ranc	1	1
tury Ranch	030-070-006-000	R1-PD	RR	0.63	VACANT	Century Ranc	1	1
tury Ranch	030-230-007-000	R1-PD	RR	0.63	VACANT	Century Ranc	1	1
tury Ranch	030-370-010-000	R1-PD	RR	0.64	VACANT	Century Ranc	1	1
tury Ranch	030-310-019-000	R1-PD	RR	0.64	VACANT	Century Ranc	1	1
tury Ranch	030-240-010-000	R1-PD	RR	0.65	VACANT	Century Ranc	1	1
tury Ranch	030-160-004-000	R1-PD	RR	0.65	VACANT	Century Ranc	1	1
tury Ranch	030-310-024-000	R1-PD	RR	0.65	VACANT	Century Ranc	1	1
tury Ranch	030-090-040-000	R1-PD	RR	0.65	VACANT	Century Ranc	1	1
tury Ranch	030-080-046-000	R1-PD	RR	0.65	VACANT	Century Ranc	1	1
tury Ranch	030-300-032-000	R1-PD	RR	0.65	VACANT	Century Ranc	1	1
tury Ranch	030-300-031-000	R1-PD	RR	0.65	VACANT	Century Ranc	1	1
tury Ranch	030-090-010-000	R1-PD	RR	0.66	VACANT	Century Ranc	1	1
tury Ranch	030-250-016-000	R1-PD	RR	0.66	VACANT	Century Ranc	1	1
tury Ranch	030-140-022-000	R1-PD	RR	0.66	VACANT	Century Ranc	1	1
tury Ranch	030-490-014-000	R1-PD	RR	0.66	VACANT	Century Ranc	1	1
tury Ranch	030-240-007-000	R1-PD	RR	0.66	VACANT	Century Ranc	1	1
tury Ranch	030-310-004-000	R1-PD	RR	0.68	VACANT	Century Ranc	1	1
tury Ranch	030-180-006-000	R1-PD	RR	0.69	VACANT	Century Ranc	1	1
tury Ranch	030-070-007-000	R1-PD	RR	0.69	VACANT	Century Ranc	1	1
tury Ranch	030-080-052-000	R1-PD	RR	0.69	VACANT	Century Ranc	1	1
tury Ranch	030-170-031-000	R1-PD	RR	0.69	VACANT	Century Ranc	1	1
tury Ranch	030-170-032-000	R1-PD	RR	0.69	VACANT	Century Ranc	1	1
tury Ranch	030-240-019-000	R1-PD	RR	0.70	VACANT	Century Ranc	1	1
tury Ranch	030-240-003-000	R1-PD	RR	0.70	VACANT	Century Ranc	1	1
tury Ranch	030-130-021-000	R1-PD	RR	0.70	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-240-018-000	R1-PD	RR	0.70	VACANT	Century Ranc	1	1
tury Ranch	030-260-025-000	R1-PD	RR	0.70	VACANT	Century Ranc	1	1
tury Ranch	030-370-011-000	R1-PD	RR	0.70	VACANT	Century Ranc	1	1
tury Ranch	030-230-002-000	R1-PD	RR	0.71	VACANT	Century Ranc	1	1
tury Ranch	030-250-030-000	R1-PD	RR	0.71	VACANT	Century Ranc	1	1
tury Ranch	030-200-011-000	R1-PD	RR	0.71	VACANT	Century Ranc	1	1
tury Ranch	030-360-017-000	R1-PD	RR	0.72	VACANT	Century Ranc	1	1
tury Ranch	030-230-006-000	R1-PD	RR	0.72	VACANT	Century Ranc	1	1
tury Ranch	030-300-033-000	R1-PD	RR	0.72	VACANT	Century Ranc	1	1
tury Ranch	030-240-004-000	R1-PD	RR	0.72	VACANT	Century Ranc	1	1
tury Ranch	030-090-009-000	R1-PD	RR	0.73	VACANT	Century Ranc	1	1
tury Ranch	030-140-012-000	R1-PD	RR	0.73	VACANT	Century Ranc	1	1
tury Ranch	030-410-009-000	R1-PD	RR	0.73	VACANT	Century Ranc	1	1
tury Ranch	030-230-003-000	R1-PD	RR	0.75	VACANT	Century Ranc	1	1
tury Ranch	030-230-009-000	R1-PD	RR	0.75	VACANT	Century Ranc	1	1
tury Ranch	030-240-009-000	R1-PD	RR	0.75	VACANT	Century Ranc	1	1
tury Ranch	030-460-003-000	R1-PD	RR	0.75	VACANT	Century Ranc	1	1
tury Ranch	030-410-008-000	R1-PD	RR	0.75	VACANT	Century Ranc	1	1
tury Ranch	030-360-004-000	R1-PD	RR	0.78	VACANT	Century Ranc	1	1
tury Ranch	030-130-032-000	R1-PD	RR	0.78	VACANT	Century Ranc	1	1
tury Ranch	030-070-017-000	R1-PD	RR	0.78	VACANT	Century Ranc	1	1
tury Ranch	030-080-051-000	R1-PD	RR	0.78	VACANT	Century Ranc	1	1
tury Ranch	030-330-027-000	R1-PD	RR	0.79	VACANT	Century Ranc	1	1
tury Ranch	030-060-021-000	R1-PD	RR	0.80	VACANT	Century Ranc	1	1
tury Ranch	030-310-026-000	R1-PD	RR	0.81	VACANT	Century Ranc	1	1
tury Ranch	030-410-007-000	R1-PD	RR	0.84	VACANT	Century Ranc	1	1
tury Ranch	030-310-007-000	R1-PD	RR	0.85	VACANT	Century Ranc	1	1
tury Ranch	030-230-004-000	R1-PD	RR	0.85	VACANT	Century Ranc	1	1
tury Ranch	030-380-034-000	R1-PD	RR	0.86	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-300-023-000	R1-PD	RR	0.89	VACANT	Century Ranc	1	1
tury Ranch	030-090-035-000	R1-PD	RR	0.90	VACANT	Century Ranc	1	1
tury Ranch	030-300-022-000	R1-PD	RR	0.95	VACANT	Century Ranc	1	1
tury Ranch	030-180-010-000	R1-PD	RR	0.96	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-090-017-000	R1-PD	RR	0.97	VACANT	Century Ranc	1	1
tury Ranch	030-090-039-000	R1-PD	RR	1.00	RESIDENTIAL	Century Ranc	1	1
tury Ranch	030-340-022-000	R1-PD	RR	1.00	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-380-033-000	R1-PD	RR	1.00	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-420-023-000	R1-PD	RR	1.00	VACANT	Century Ranc	1	1
tury Ranch	030-160-008-000	R1-PD	RR	1.02	VACANT	Century Ranc	1	1
tury Ranch	030-130-017-000	R1-PD	RR	1.03	VACANT	Century Ranc	1	1
tury Ranch	030-310-027-000	R1-PD	RR	1.06	VACANT	Century Ranc	1	1
tury Ranch	030-150-005-000	R1-PD	RR	1.06	VACANT	Century Ranc	1	1
tury Ranch	030-090-020-000	R1-PD	RR	1.06	VACANT	Century Ranc	1	1
tury Ranch	030-090-019-000	R1-PD	RR	1.09	VACANT	Century Ranc	1	1
tury Ranch	030-070-008-000	R1-PD	RR	1.12	VACANT	Century Ranc	1	1
tury Ranch	030-200-034-000	R1-PD	RR	1.15	VACANT	Century Ranc	1	1
tury Ranch	030-310-029-000	R1-PD	RR	1.19	VACANT	Century Ranc	1	1
tury Ranch	030-090-001-000	R1-PD	RR	1.20	VACANT	Century Ranc	1	1
tury Ranch	030-120-041-000	R1-PD	RR	1.20	VACANT	Century Ranc	1	1
tury Ranch	030-370-032-000	R1-PD	RR	1.21	VACANT	Century Ranc	1	1
tury Ranch	030-320-036-000	R1-PD	RR	1.22	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-070-016-000	R1-PD	RR	1.24	VACANT	Century Ranc	1	1
tury Ranch	030-180-011-000	R1-PD	RR	1.24	VACANT	Century Ranc	1	1
tury Ranch	030-410-002-000	R1-PD	RR	1.27	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-200-032-000	R1-PD	RR	1.31	VACANT	Century Ranc	1	1
tury Ranch	030-370-031-000	R1-PD	RR	1.33	VACANT	Century Ranc	1	1
tury Ranch	030-220-006-000	R1-PD	RR	1.35	VACANT	Century Ranc	1	1
tury Ranch	030-430-016-000	R1-PD	RR	1.35	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-200-031-000	R1-PD	RR	1.42	VACANT	Century Ranc	1	1
tury Ranch	030-230-015-000	R1-PD	RR	1.81	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-310-015-000	R1-PD	RR	1.83	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-490-016-000	R1-PD	RR	1.93	VACANT	Century Ranc	1	1
tury Ranch	030-160-005-000	R1-PD	RR	1.94	VACANT	Century Ranc	1	1
tury Ranch	030-400-002-000	R1-PD	RR	2.00	AGRICULTURAL	Century Ranc	1	1
tury Ranch	010-330-013-000	R1-PD	RR	2.07	VACANT	Century Ranc	1	1
tury Ranch	010-330-014-000	R1-PD	RR	2.25	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-330-026-000	R1-PD	RR	2.25	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-070-041-000	R1-PD	RR	2.27	VACANT	Century Ranc	1	1
tury Ranch	030-340-021-000	R1-PD	RR	2.27	AGRICULTURAL	Century Ranc	1	1
tury Ranch	010-330-029-000	R1-PD	RR	2.33	VACANT	Century Ranc	1	1
tury Ranch	010-340-012-000	R1-PD	RR	2.35	VACANT	Century Ranc	1	1
tury Ranch	010-340-020-000	R1-PD	RR	2.41	VACANT	Century Ranc	1	1
tury Ranch	010-330-028-000	R1-PD	RR	2.41	VACANT	Century Ranc	1	1
tury Ranch	010-340-015-000	R1-PD	RR	2.42	VACANT	Century Ranc	1	1
tury Ranch	010-340-005-000	R1-PD	RR	2.45	VACANT	Century Ranc	1	1
tury Ranch	010-340-010-000	R1-PD	RR	2.45	VACANT	Century Ranc	1	1
tury Ranch	010-340-007-000	R1-PD	RR	2.46	VACANT	Century Ranc	1	1
tury Ranch	010-340-024-000	R1-PD	RR	2.47	VACANT	Century Ranc	1	1
tury Ranch	010-340-004-000	R1-PD	RR	2.47	VACANT	Century Ranc	1	1
tury Ranch	010-330-010-000	R1-PD	RR	2.48	VACANT	Century Ranc	1	1
tury Ranch	010-330-009-000	R1-PD	RR	2.48	VACANT	Century Ranc	1	1
tury Ranch	030-510-004-000	R1-PD	RR	2.48	AGRICULTURAL	Century Ranc	1	1
tury Ranch	010-340-026-000	R1-PD	RR	2.49	VACANT	Century Ranc	1	1
tury Ranch	010-330-012-000	R1-PD	RR	2.51	VACANT	Century Ranc	1	1
tury Ranch	010-340-018-000	R1-PD	RR	2.53	VACANT	Century Ranc	1	1
tury Ranch	010-330-030-000	R1-PD	RR	2.58	VACANT	Century Ranc	1	1
tury Ranch	030-420-015-000	R1-PD	RR	2.62	VACANT	Century Ranc	1	1
tury Ranch	010-330-004-000	R1-PD	RR	2.70	VACANT	Century Ranc	1	1
tury Ranch	010-330-006-000	R1-PD	RR	2.71	VACANT	Century Ranc	1	1
tury Ranch	030-320-034-000	R1-PD	RR	2.72	AGRICULTURAL	Century Ranc	1	1
tury Ranch	010-330-007-000	R1-PD	RR	2.77	VACANT	Century Ranc	1	1
tury Ranch	030-330-029-000	R1-PD	RR	2.83	AGRICULTURAL	Century Ranc	1	1
tury Ranch	010-330-075-000	R1-PD	RR	2.91	VACANT	Century Ranc	1	1
tury Ranch	030-270-005-000	R1-PD	RR	3.00	AGRICULTURAL	Century Ranc	1	1
tury Ranch	010-330-005-000	R1-PD	RR	3.02	VACANT	Century Ranc	1	1
tury Ranch	030-260-027-000	R1-PD	RR	3.33	VACANT	Century Ranc	1	1
tury Ranch	030-130-031-000	R1-PD	RR	3.40	VACANT	Century Ranc	1	1
tury Ranch	030-250-029-000	R1-PD	RR	3.43	VACANT	Century Ranc	1	1
tury Ranch	030-380-032-000	R1-PD	RR	3.66	VACANT	Century Ranc	1	1

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-260-028-000	R1-PD	RR	3.71	VACANT	Century Ranc	1	1
tury Ranch	030-240-024-000	R1-PD	RR	3.76	VACANT	Century Ranc	1	1
tury Ranch	030-270-004-000	R1-PD	RR	3.77	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-250-019-000	R1-PD	RR	3.90	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-320-035-000	R1-PD	RR	3.90	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-250-019-000	R1-PD	RR	3.90	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-440-045-000	R1-PD	RR	3.90	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-340-041-000	R1-PD	RR	4.22	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-010-006-000	R1-PD	RR	4.43	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-120-035-000	R1-PD	RR	4.47	VACANT	Century Ranc	1	1
tury Ranch	030-190-032-000	R1-PD	RR	4.65	VACANT	Century Ranc	1	1
tury Ranch	030-190-032-000	R1-PD	RR	4.65	VACANT	Century Ranc	1	1
tury Ranch	030-200-016-000	R1-PD	RR	4.66	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-350-001-000	R1-PD	RR	4.94	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-390-032-000	R1-PD	RR	5.30	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-230-016-000	R1-PD	RR	5.73	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-030-007-000	R1-PD	RR	6.00	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-160-006-000	R1-PD	RR	6.10	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-520-002-000	R1-PD	RR	6.14	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-360-022-000	R1-PD	RR	6.42	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-490-010-000	R1-PD	RR	6.42	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-390-011-000	R1-PD	RR	6.50	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-050-008-000	R1-PD	RR	6.81	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-290-006-000	R1-PD	RR	7.09	AGRICULTURAL	Century Ranc	1	1
tury Ranch	010-330-002-000	R1-PD	RR	7.30	VACANT	Century Ranc	1	1
tury Ranch	030-100-008-000	R1-PD	RR	7.37	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-150-006-000	R1-PD	RR	8.02	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-140-023-000	R1-PD	RR	8.20	VACANT	Century Ranc	1	1
tury Ranch	030-160-007-000	R1-PD	RR	8.50	AGRICULTURAL	Century Ranc	1	1
tury Ranch	030-220-007-000	R1-PD	RR	9.27	VACANT	Century Ranc	1	1
tury Ranch	030-400-024-000	R1-PD	RR	10.00	AGRICULTURAL	Century Ranc	5	2
tury Ranch	030-060-022-000	R1-PD	RR	11.36	AGRICULTURAL	Century Ranc	5	2
tury Ranch	030-180-014-000	R1-PD	RR	11.48	AGRICULTURAL	Century Ranc	5	2

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
tury Ranch	030-180-014-000	R1-PD	RR	11.48	AGRICULTURAL	Century Ranc	5	2
tury Ranch	030-450-005-000	R1-PD	RR	12.00	AGRICULTURAL	Century Ranc	6	2
tury Ranch	030-110-012-000	R1-PD	RR	12.43	AGRICULTURAL	Century Ranc	6	2
tury Ranch	030-500-011-000	R1-PD	RR	13.40	AGRICULTURAL	Century Ranc	6	2
tury Ranch	030-430-015-000	R1-PD	RR	13.48	AGRICULTURAL	Century Ranc	6	2
tury Ranch	030-020-001-000	R1-PD	RR	20.00	AGRICULTURAL	Century Ranc	10	2
Subtotal	998			749.04			1042	1006
1	015-240-005-000	R-1-8	UR	2.00	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Colusa	9	6
2	015-330-049-000	R-1-8	UR	4.00	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Colusa	20	14
3	015-330-048-000	R-1-8	UR	5.00	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Colusa	26	17
4	015-330-012-000	R-1-8	UR	30.86	AGRICULTURAL	Colusa	166	116
5	015-240-033-000	R-1-8	UR	3.35	AGRICULTURAL	Colusa	18	12
15	015-210-015-000	R-1-8	UR	9.36	AGRICULTURAL	Colusa	50	35
17	015-210-022-000	R-1-8	UR	5.29	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Colusa	27	18
18	015-210-006-000	R-1-8	UR	2.39	AGRICULTURAL	Colusa	12	9
20	015-330-039-000	R-1-8	UR	3.76	AGRICULTURAL	Colusa	19	15
23	015-330-131-000	R-1-8	UR	9.38	VACANT	Colusa	50	35
24	015-210-014-000	R-1-8	UR	3.47	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Colusa	17	12
27	015-200-033-000	R-1-8	UR	4.29	AGRICULTURAL/MISC. IMPROVEMENTS UNDER \$2,000	Colusa	23	16
29	015-330-038-000	R-1-8	UR	15.86	AGRICULTURAL	Colusa	85	59
31	017-130-033-000	R-1-8	UR	6.09	VACANT/MISC. IMPROVEMENTS UNDER \$8,000	Colusa	32	23
32	015-330-134-000	R-1-8	UR	3.40	VACANT	Colusa	18	12
33	015-330-033-000	R-1-8	UR	67.13	AGRICULTURAL	Colusa	362	253
35	017-130-055-000	R-1-8	UR	10.07	VACANT	Colusa	54	38
36	015-330-132-000	R-1-8	UR	9.29	AGRICULTURAL	Colusa	50	35
37	015-080-040-000	R-1-8	UR	11.01	AGRICULTURAL	Colusa	59	41

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
38	015-240-053-000	R-1-8	UR	12.12	AGRICULTURAL	Colusa	65	45
40	017-130-033-000	R-1-8	UR	13.65	VACANT/MISC. IMPROVEMENTS UNDER \$8,000	Colusa	73	51
41	015-240-017-000	R-1-8	RR	12.57	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Colusa	66	47
42	015-330-015-000	R-1-8	UR	5.00	VACANT	Colusa	27	18
45	015-230-037-000	R-1-8	UR	8.23	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Colusa	43	31
46	015-240-008-000	R-1-8	UR	8.96	AGRICULTURAL	Colusa	48	33
47	015-240-017-000	R-1-8	RR	9.03	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Colusa	47	34
Subtotal	26			275.56			1466	1025
1	019-073-001-000	R-1-8	UR	2.00	AGRICULTURAL	Grimes	10	7
3	019-084-006-000	R-1-8	UR	0.39	VACANT	Grimes	2	1
6	019-086-002-000	R-1-8	UR	0.16	VACANT	Grimes	1	0
7	019-086-001-000	R-1-8	UR	0.97	VACANT	Grimes	5	4
8	019-072-001-000	R-1-8	UR	0.97	VACANT	Grimes	5	4
9	019-072-002-000	R-1-8	UR	0.19	VACANT	Grimes	1	1
Subtotal	6			4.68			24	17
26	013-180-002-000	R-1-6	UR	7.32	AGRICULTURAL/MISC. IMPROVEMENTS UNDER \$15,000	Maxwell	39	27
13	013-080-001-000	R-1-6	UR	0.15	VACANT	Maxwell	1	1
19	013-080-035-000	R-1-6	UR	0.22	VACANT	Maxwell	1	1
32	013-090-053-000	R-1-6	UR	0.32	VACANT	Maxwell	1	1
33	013-126-053-000	R-1-6	UR	0.33	VACANT	Maxwell	1	1
34	013-080-041-000	R-1-6	UR	0.51	VACANT	Maxwell	2	2
35	013-130-006-000	R-1-6	UR	1.34		Maxwell	7	6
36	013-130-004-000	R-1-6	UR	1.82		Maxwell	9	7
42	013-130-005-000	R-1-6	UR	0.20	VACANT. APPROVED TENTATIVE	Maxwell	4	3
53	013-130-003-000	R-1-6	UR	0.91	MAP FOR 19 SINGLE FAMILY UNITS	Maxwell	4	3
37	013-070-020-000	R-1-6	UR	0.14	VACANT	Maxwell	1	1
38	013-130-002-000	R-1-6	UR	1.02	VACANT	Maxwell	5	4

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
39	013-126-052-000	R-1-6	UR	0.59	VACANT	Maxwell	3	2
40	013-122-003-000	R-1-6	UR	0.14	VACANT	Maxwell	1	1
41	013-130-051-000	R-1-6	UR	1.79	UNDERUTILIZED - RESID. SINGLE FAMILY	Maxwell	12	9
	013-130-005-000	R-1-6	UR	0.91	VACANT	Maxwell	4	3
43	013-125-006-000	R-1-6	UR	0.20	VACANT	Maxwell	1	1
44	013-125-004-000	R-1-6	UR	0.21	VACANT	Maxwell	1	1
45	013-130-021-000	R-1-6	UR	1.82	UNDERUTILIZED - RESID. SINGLE FAMILY	Maxwell	12	8
46	013-150-012-000	R-1-6	UR	0.40	VACANT	Maxwell	2	1
47	013-070-015-000	R-1-6	UR	3.51	VACANT	Maxwell	18	13
48	013-080-013-000	R-1-6	UR	1.15	VACANT	Maxwell	6	4
49	013-090-024-000	R-1-6	UR	0.58	VACANT	Maxwell	3	2
50	013-100-042-000	R-1-6	UR	0.20	VACANT	Maxwell	1	1
51	013-126-042-000	R-1-6	UR	0.20	VACANT	Maxwell	1	1
52	013-125-005-000	R-1-6	UR	0.20	VACANT	Maxwell	1	1
Subtotal	26			26.18			141	105
4	013-090-056-000	R-1-8	UR	2.83	AGRICULTURAL	Maxwell	15	10
6	013-100-060-000	R-1-8	UR	2.88	AGRICULTURAL	Maxwell	15	10
7	013-170-002-000	R-1-8	UR	12.00	VACANT	Maxwell	64	45
9	013-090-057-000	R-1-8	UR	2.86	AGRICULTURAL	Maxwell	15	10
12	013-100-059-000	R-1-8	UR	2.79	AGRICULTURAL	Maxwell	15	10
22	014-310-001-000	R-1-8	UR	7.13	AGRICULTURAL	Maxwell	38	26
23	011-270-046-000	R-1-8	UR	3.62	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Maxwell	25	12
25	011-270-034-000	R-1-8	UR	5.26	AGRICULTURAL	Maxwell	28	19
Subtotal	8			39.37			215	142
18	014-100-057-000	R1-PD	RR	23.65	AGRICULTURAL	Maxwell	127	23
30	014-100-058-000	R1-PD	RR	13.45	AGRICULTURAL	Maxwell	72	13
31	014-100-030-000	R1-PD	RR	35.77	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Maxwell	192	35
Subtotal	3			72.87			391	71

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
	2 012-060-042-000	R-1-8	UR	2.78	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Princeton	14	11
	3 012-050-009-000	R-1-8	UR	6.50	AGRICULTURAL	Princeton	35	28
	5 012-060-047-000	R-1-8	UR	2.37	VACANT	Princeton	12	10
	6 012-050-016-000	R-1-8	UR	13.50	AGRICULTURAL	Princeton	72	58
					UNDERDEVELOPED - 1 SINGLE FAMILY RESIDENCE			
	7 012-060-030-000	R-1-8	UR	1.09	FAMILY RESIDENCE	Princeton	4	3
	9 012-330-006-000	R-1-8	UR	2.23	VACANT	Princeton	12	9
Subtotal	7			28.47			149	119
					AGRICULTURAL/SINGLE FAMILY RESIDENCE	Williams	53	36
	1 016-320-039-000	R-1-8	UR	10.00	RESIDENCE	Williams	32	22
	2 016-320-037-000	R-1-8	UR	6.00	AGRICULTURAL	Williams		
					AGRICULTURAL/SINGLE FAMILY RESIDENCE	Williams	20	14
	3 016-320-038-000	R-1-8	UR	4.00	RESIDENCE	Williams	9	6
	4 016-320-087-000	R-1-8	UR	1.80	VACANT	Williams	216	151
	5 016-320-036-000	R-1-8	UR	40.00	AGRICULTURAL	Williams	13	9
	6 016-230-102-000	R-1-8	UR	2.56	AGRICULTURAL	Williams	55	38
	7 016-230-093-000	R-1-8	UR	8.11	AGRICULTURAL	Williams	27	18
	8 016-230-101-000	R-1-8	UR	2.56	AGRICULTURAL	Williams	13	9
	9 016-230-103-000	R-1-8	UR	10.24	AGRICULTURAL	Williams	43	30
	10 016-230-010-000	R-1-8	UR	5.00	AGRICULTURAL	Williams	13	9
	11 016-230-092-000	R-1-8	UR	2.56	AGRICULTURAL	Williams	44	31
	12 016-230-104-000	R-1-8	UR	2.56	AGRICULTURAL	Williams		
	13 016-230-027-000	R-1-8	UR	8.26	AGRICULTURAL	Williams	16	11
					AGRICULTURAL/SINGLE FAMILY RESIDENCE	Williams	17	12
	14 016-230-110-000	R-1-8	UR	3.20	RESIDENCE	Williams	27	19
	15 016-320-104-000	R-1-8	UR	3.30	VACANT	Williams	69	48
	16 016-230-029-000	R-1-8	UR	5.12	AGRICULTURAL	Williams		
	17 016-230-069-000	R-1-8	UR	12.81	AGRICULTURAL	Williams	63	43
					AGRICULTURAL/SINGLE FAMILY RESIDENCE	Williams	56	38
	18 016-320-020-000	R-1-8	UR	11.90	RESIDENCE	Williams		
	19 016-230-082-000	R-1-8	UR	10.54	AGRICULTURAL	Williams		

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
20	016-230-084-000	R-1-8	UR	7.22	RESIDENCE	Williams	37	26
21	016-230-085-000	R-1-8	UR	4.81	RESIDENCE	Williams	24	17
22	016-230-083-000	R-1-8	UR	6.01	RESIDENCE	Williams	31	21
23	016-220-014-000	R-1-8	UR	6.75	RESIDENCE	Williams	36	24
24	016-230-058-000	R-1-8	UR	5.43	AGRICULTURAL	Williams	28	20
25	016-230-033-000	R-1-8	UR	15.36	AGRICULTURAL	Williams	82	58
26	016-230-042-000	R-1-8	UR	4.26	AGRICULTURAL	Williams	23	16
27	016-230-112-000	R-1-8	UR	3.40	RESIDENCE	Williams	17	11
28	016-230-073-000	R-1-8	UR	5.00	AGRICULTURAL/SING	Williams	26	18
29	016-220-072-000	R-1-8	UR	4.75	AGRICULTURAL	Williams	25	17
30	016-220-001-000	R-1-8	UR	13.75	AGRICULTURAL	Williams	74	51
31	016-220-073-000	R-1-8	UR	4.74	AGRICULTURAL	Williams	24	17
32	016-230-120-000	R-1-8	UR	2.00	VACANT	Williams	10	7
33	016-230-119-000	R-1-8	UR	2.00	VACANT	Williams	10	7
34	016-320-086-000	R-1-8	UR	1.89	VACANT	Williams	10	7
35	016-220-045-000	R-1-8	UR	24.47	AGRICULTURAL	Williams	132	92
36	016-320-097-000	R-1-8	UR	27.10	RESIDENCE	Williams	145	101
37	016-320-113-000	R-1-8	UR	5.27	RESIDENCE	Williams	27	18
38	016-230-057-000	R-1-8	UR	4.07	AGRICULTURAL	Williams	21	15
39	016-320-019-000	R-1-8	UR	20.75	AGRICULTURAL	Williams	112	78
40	016-320-112-000	R-1-8	UR	13.85	AGRICULTURAL	Williams	74	52
41	016-230-031-000	R-1-8	UR	10.24	RESIDENCE	Williams	54	38
42	016-230-080-000	R-1-8	UR	4.47	AGRICULTURAL	Williams	24	16
43	016-230-006-000	R-1-8	UR	4.16	AGRICULTURAL	Williams	22	15
44	016-230-094-000	R-1-8	UR	2.56	VACANT	Williams	13	9

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
45	016-220-093-000	R-1-8	UR	8.43	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Williams	44	30
46	016-230-117-000	R-1-8	UR	10.31	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Williams	54	37
47	016-320-085-000	R-1-8	UR	1.65	VACANT	Williams	8	6
48	016-320-084-000	R-1-8	UR	1.51	VACANT / POSSIBLE SINGLE FAMILY RESIDENCE	Williams	7	4
49	016-320-098-000	R-1-8	UR	1.35	AGRICULTURAL/SINGLE FAMILY RESIDENCE	Williams	6	4
50	016-230-072-000	R-1-8	UR	1.10	VACANT	Williams	5	4
51	016-320-107-000	R-1-8	UR	1.54	VACANT	Williams	8	5
52	016-320-105-000	R-1-8	UR	2.00	VACANT	Williams	10	7
53	016-220-033-000	R-1-8	UR	1.02	VACANT	Williams	5	4
54	016-230-065-000	R-1-8	UR	1.42	AGRICULTURAL	Williams	7	5
55	016-320-119-000	R-1-8	UR	1.00	VACANT	Williams	5	4
56	016-220-098-000	R-1-8	UR	1.00	VACANT	Williams	5	4
57	016-320-120-000	R-1-8	UR	1.00	VACANT	Williams	5	4
58	016-220-100-000	R-1-8	UR	1.37	VACANT	Williams	7	5
59	016-220-099-000	R-1-8	UR	1.00	VACANT	Williams	5	4
60	016-320-021-000	R-1-8	UR	9.20	UNDERUTILIZED - RESID. SINGLE FAMILY	Williams	48	33
Subtotal	61				399.73		2109	1464

Density Assumptions by Zoning Category (maximum units were rounded down for each parcel)

R-R: 1 du/2 ac

R-1-6: 7.3 dwelling units per acre, less 30% for infrastructure, open space, circulation, parking, etc.

R-1-8: 5.4 dwelling units per acre, less 30% for infrastructure, open space, circulation, parking, etc.

R-1-PD: 5.4 dwelling units per acre, less 30% for infrastructure, open space, circulation, parking, etc.

R-2: 10.8 dwelling units per acre, less 30% for infrastructure, open space, circulation, parking, etc.

R-3 and R-4: 19 dwelling units per acre, less 30% for infrastructure, open space, circulation, parking, etc. except

In-fill parcels or small projects with 2-4 units were assumed to develop at 90% of capacity as infrastructure

and circulation improvements would be minimal

Appendix A - Vacant and Underutilized Single-Family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
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All parcels that would yield less than one unit based on density assumptions were assumed to develop with one unit, as the Zoning Ordinance allows a single family residence as a principal permitted use in each of these zones.

Appendix B - Vacant and Underutilized Multi-family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
17	014-100-030-000	R-2	RR	32.32	VACANT/AGRICULTURAL. ASSUMED CLUSTER DEVELOPMENT AT AN AVERAGE OF ONE UNIT/ACRE DUE TO RR GENERAL PLAN DESIGNATION; HOWEVER, A CLUSTER DEVELOPMENT AT UP TO 10.8 UNITS/ACRE COULD BE BUILT.	Maxwell	349	32
24	014-100-046-000	R-2	RR	27.56	VACANT/AGRICULTURAL. ASSUMED CLUSTER DEVELOPMENT AT AN AVERAGE OF ONE UNIT/ACRE DUE TO RR GENERAL PLAN DESIGNATION; HOWEVER, A CLUSTER DEVELOPMENT AT UP TO 10.8 UNITS/ACRE COULD BE BUILT.	Maxwell	297	27
Subtotal				59.88			646	59
24	020-015-027-000	R-3	UR	0.20	VACANT	Arbuckle	3	3
25	020-015-029-000	R-3	UR	0.17	VACANT	Arbuckle	3	2
6	020-102-004-000	R-3	UR	0.56	VACANT	Arbuckle	10	8
7	020-102-001-000	R-3	UR	0.83	1 SINGLE FAMILY	Arbuckle	14	11
21	020-102-011-000	R-3	UR	2.18	VACANT	Arbuckle	41	33
1	020-102-019-000	R-3	UR	0.42	VACANT	Arbuckle	7	6
2	020-102-020-000	R-3	UR	0.42	VACANT	Arbuckle	7	6
4	020-181-008-000	R-3	UR	0.16	VACANT	Arbuckle	3	2
11	020-182-009-000	R-3	UR	1.43	VACANT	Arbuckle	27	21
3	020-184-009-000	R-3	UR	0.76	VACANT	Arbuckle	14	11
Subtotal				7.13			129	103
8	015-080-016-000	R-4	UR	2.80	COMMERCIAL IMPROVEMENTS VALUED AT LESS THAN \$25,000	Colusa	53	42
30	015-080-053-000	R-4	UR	2.67	1 SINGLE FAMILY	Colusa	49	39
28	015-080-054-000	R-4	UR	0.78	1 SINGLE FAMILY	Colusa	13	10
22	015-142-001-000	R-4	UR	0.98	AUTO USES	Colusa	18	14
26	015-142-002-000	R-4	UR	0.98	1 SINGLE FAMILY	Colusa	17	13

Appendix B - Vacant and Underutilized Multi-family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
12	015-151-008-000	R-4	UR	1.11	1 SINGLE FAMILY	Colusa	20	15
34	015-152-003-000	R-4	UR	0.49	1 SINGLE FAMILY	Colusa	9	6
10	015-152-006-000	R-4	UR	0.74	1 SINGLE FAMILY	Colusa	13	10
39	015-171-002-000	R-4	UR	1.20	1 SINGLE FAMILY	Colusa	21	12
25	015-171-003-000	R-4	UR	0.69	VACANT	Colusa	13	10
44	015-171-004-000	R-4	UR	0.69	VACANT	Colusa	13	10
9	015-172-013-000	R-4	UR	0.22	VACANT	Colusa	4	3
7	015-186-010-000	R-4	UR	0.22	VACANT	Colusa	4	3
14	015-186-011-000	R-4	UR	0.22	VACANT	Colusa	4	3
43	015-186-012-000	R-4	UR	0.22	VACANT	Colusa	4	3
6	015-192-001-000	R-4	UR	0.83	1 SINGLE FAMILY	Colusa	14	11
21	015-192-002-000	R-4	UR	0.72	1 SINGLE FAMILY	Colusa	12	9
13	015-230-003-000	R-4	UR	1.34	1 SINGLE FAMILY	Colusa	24	19
11	015-230-004-000	R-4	UR	1.34	1 SINGLE FAMILY	Colusa	24	19
19	015-230-027-000	R-4	UR	2.86	VACANT	Colusa	54	43
Subtotal	21			21.10			400	294
1	013-064-005-000	R-4	UR	0.51	VACANT	Maxwell	9	7
2	013-064-009-000	R-4	UR	0.22	VACANT	Maxwell	4	3
10	013-064-006-000	R-4	UR	0.30	VACANT	Maxwell	5	4
11	013-064-007-000	R-4	UR	2.47	VACANT	Maxwell	46	37
29	013-064-011-000	R-4	UR	3.18	VACANT	Maxwell	60	48
27	014-100-051-000	R-4	UR	34.76	VACANT/AGRICULTURAL. PARCEL COULD YIELD 594 UNITS, BUT REALISTIC UNIT YIELD HAS BEEN ESTIMATED AT 150 UNITS.	Maxwell	660	150
20	014-100-072-000	R-4	UR	23.58	VACANT/AGRICULTURAL. PARCEL COULD YIELD 403 UNITS, BUT REALISTIC UNIT YIELD HAS BEEN ESTIMATED AT 150 UNITS.	Maxwell	448	150
28	013-012-001-000	R-4	UR	0.86	VACANT	Maxwell	16	13
16	013-015-002-000	R-4	UR	0.09	VACANT	Maxwell	1	1
15	013-032-003-000	R-4	UR	0.15	VACANT	Maxwell	2	2

Appendix B - Vacant and Underutilized Multi-family Residential Parcels

Map #	APN	Zoning	General Plan	Acres	Use/Description	Community	Total Capacity	Realistic Capacity
21	013-051-005-000	R-4	UR	0.53	UNDERDEVELOPED - 1 SINGLE FAMILY RESIDENCE	Maxwell	10	7
14	013-051-010-000	R-4	UR	0.64	UNDERDEVELOPED - 1 SMALL STRUCTURE	Maxwell	12	9
8	013-055-012-000	R-4	UR	0.17	VACANT	Maxwell	3	2
3	013-062-002-000	R-4	UR	0.21	VACANT/AGRICULTURAL	Maxwell	3	3
5	013-062-008-000	R-4	UR	0.08	VACANT	Maxwell	1	1
Subtotal				67.75			1287	437
1	012-060-036-000	R-3	UR	0.26	VACANT	Princeton	4	3
4	012-050-010-000	R-3	UR	3.00	VACANT/AGRICULTURAL	Princeton	57	45
10	012-011-013-000	R-3	UR	0.25	1 SINGLE FAMILY	Princeton	4	2
Subtotal				3.51			66	50
8	012-330-013-000	R-4	UR	0.50	VACANT/AGRICULTURAL	Princeton	9	7
Subtotal				0.50			9	7

Density Assumptions by Zoning Category (maximum units were rounded down for each parcel)

R-2: Assumed 1 unit per acre clustered development. Development allowed up to 10.8 dwelling units per acre.

R-3 and R-4: 19 dwelling units per acre, less 20% for infrastructure, open space, circulation, parking, etc.

All parcels that would yield less than one unit based on density assumptions were assumed to develop with one unit, as the Zoning Ordinance allows a single family residence as a principal permitted use in each of these zones.