

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

Program No.	Program Description	Accomplishment/Results
	<p>including those with developmental disabilities, etc.) will incorporate Design Review Guidelines that address special housing needs examining zoning and permit procedures, as well as the appropriateness of applicable site development standards and whether they may need to be relaxed (e.g., parking requirements) to facilitate development, if determined not to be detrimental to the public health and safety.</p> <p>Since a conditional use permit is not required for multi-family projects in the R-3 or R-4 zone districts, the City's Development Review process would be limited to review by the Planning Department as long as it meets the City's zoning requirements, site development standards and design guidelines for a multi-family project of this size.</p> <p>The Development Review process will also replace the variance application process when considering approval of special accommodations for the disabled, including those with developmental disabilities, as determined necessary by City staff and demonstrated by the property owner or project developer. The result will be a streamlining of multi-family project approval and special housing accommodations for persons with disabilities—the time required for application processing will be shortened and the more complex discretionary findings that are typically required for a conditional use permit or variance will be removed. Affordable multi-family housing projects may be reviewed and approved ministerially by the Planning Director in order to streamline the approval process and eliminate delays caused by typical CUP approval timelines.</p>	
H-10	<p>H-10: The City has adopted and now administers a density bonus regulations in compliance with California Government Code § 65915 to help create affordable housing units without a direct cash outlay by the City. This program provides a property owner with the ability to increase the income and, therefore, the value of a property by allowing the developer to build a few more income-producing units than allowed under the base zoning. This increased income then can be used to help subsidize below market rental rates for very low- and low-income households and to purchase housing for middle-income households.</p>	<p>Timeframe: Ongoing.</p> <p>Results: No density bonus applications were received during the 5th RHNA.</p> <p>Status: Program H-2 (j) of the 6th RHNA replaces this program which consists of amending the Zoning Code density bonus regulations to expanded incentives to density bonus projects in accordance with AB 1743, California Government Code § 65915 for the 6th RHNA.</p>
H-11	<p>The City will continue to collect and adjust all of the City's development impact fees. The fee schedule will identify conditions under which affordable housing impact fees may be waived, deferred or reduced with the affordable housing development projects.</p>	<p>Timeframe: Ongoing</p> <p>Results: The objective was to waive fees for 5 low-income housing units. This was not achieved, but there were no deed restricted low-income housing units proposed during the 5th RHNA. In May 2016, the City Council reduced development impact fees (for 3 years) by 50% for residential developments within the R-1, R-2 and R-3 zoning districts. This was then extended to these districts and added to downtown commercial and mixed-use zoning</p>

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		<p>districts on in April, 2020. It is difficult to determine if this had or will have significant influence in developing more housing in the City.</p> <p>Status: This program is reviewed annually and will be required to be amended along with the City's Fee Program and Fee Schedule (as applicable) to exempt development impact fees for accessory and junior accessory units in accordance with State Housing Laws. This program is retained and amended as Program H-6 and another Program H-25 has been created that requires monitoring of development fees has been created for the 6th RHNA.</p>
H-12	<p>The City may require specific plans and/or Planned Developments that consist of Development Standards, Design Guidelines and an Implementation/Phasing Plan to ensure consistency with the goals and policies of the General Plan, particularly with regard to the Community Character and Design Element. Specific Plans and Planned Developments, along with development agreements, will identify programs to be implemented to accommodate affordable housing. Development Agreements will provide for mixed-use development, wherever feasible, to help achieve the City's affordable housing objectives. The agreements will specify types of units, income ranges and parcel-by-parcel obligations. The agreements will describe strategies, including landowner obligations, funding and subsidies. A provision for payment of in-lieu fees may be included, if appropriate.</p>	<p>Timeframe: Ongoing</p> <p>Results: No residential specific plans and/or Planned Developments were proposed during the 5th RHNA. However, the City has significant land within its Sphere of Influence for future residential development and the City has several previous larger residential development plans on the books.</p> <p>Status: This program has been retained as Program H-20.</p>
H-13	<p>The City will bi-annually review its recently updated residential land use inventory, with a focus on the examination of single-family-zoned vacant infill lots for potential redevelopment or additional development of affordable second units, multi-family dwellings and special needs housing. The City will also monitor the amount of land zoned for R-4 (Apartment District) and initiate zone changes as part of the "no-net loss" policy of California Government Code § 65863 to accommodate affordable housing, if the supply falls below the City's targeted portion of the Objectives as defined by the RHNA. Development proposals that under-realize density associated with the R-4/ High-Density Combining District are now subject to a Use Permit. The City shall address and make applicable "no-net loss" findings required in California Government Code § 65863 for any land use request to a lower density or alternative land use in this scenario.</p>	<p>Timeframe: Ongoing</p> <p>Results: The City regularly maintains and updates a list of vacant residential R-1 through R-4 and mixed-use-zoned properties. However, consistent with the General Plan, in 2015, the City rezoned approximately 1.8 acres of R-4-HD vacant land fronting in Bridge Street/Highway 20, to Mixed Use Residential/Business. This did result in some potential reductions of higher density residential development, but did not result in a reduction of the minimum targeted number of high-density units under the 5th Cycle RHNA. Also, the mixed-use zoning for this rezoned property is still intended to produce additional higher density residential development that is more compatible with the adjoining highway.</p>

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	second phase of the Plan. This document will also serve as the building block for preparation of a more detailed set of Design Guidelines. The City plans to complete the Master Plan with future development of Phase II that will include more specific goal, policies and design guidelines.	Status: Program H-12 of the 6th RHNA replaces this program.
H-17	<p>H-17: The City will work with non-profit housing corporations to disseminate information regarding the necessity of providing the affordable housing needed to support local job growth. Specifically, this information will focus on the need to provide affordable housing close to jobs an effort to reduce the traffic and air quality impacts that result from long commutes.</p> <p>The City will make available information to the public regarding free home energy audits and other programs of the local gas and utility provider. Also, brochures will be provided by the City to the public, as made available by local lending institutions, about what lending options are available through private institutions for construction, rehabilitation and/or purchase of affordable housing.</p> <p>The City will promote and publicize the availability of funding for housing rehabilitation loans and grants (when additional CDBG/HOME funds are acquired) through the local media, mailings to property owners within targeted areas and mailings to local contractors and developers. Section 8 information and other housing information and referral services offered Sutter County Housing Authority and Colusa County Department of Health and Human Services for persons seeking affordable rental and purchase housing will be made available at City Hall.</p> <p>The City, in conjunction with Colusa County Department of Health and Human Services, will publicize information on fair housing laws, including tenant and landlord rights and refer all complaints to the U.S. Department of Housing and Urban Development and the California Department of Fair Employment and Housing. Information on state and federal fair housing laws will be made available at City Hall and will be mailed to rental property owners, lenders and real estate agents in the community.</p> <p>The above information will be distributed through the City (written brochures in English/Spanish at City Hall and on the City's website), as well as service and outreach agencies, as appropriate. In some cases, education may occur as part of public meetings, presentations to the community, and/or articles published in the local newspaper, particularly efforts to target community opposition to affordable housing projects and remove negative perceptions,</p>	<p>Timeframe: Ongoing</p> <p>Results: Since 2014, the City has periodically disseminated site-specific, fees and policy information to developers of affordable housing. The City provides brochures containing this information for the public and for distribution to interested parties.</p> <p>Status: This program has been replaced with a number of other 6th RHNA Programs, including Programs H-3, Public Support Funding Outreach, H-4, Affordable Housing Collaboration, H-9, Interagency Cooperation, H-13, Farm Worker Housing, H-14, Transitional and Supportive Housing H-15, Emergency Shelters and Low Barrier Navigation Centers, H-15, Spanish Language Noticing and H-24, Housing Rehabilitation.</p>
H-18	<p>The City will continue to work closely with the business and development communities toward achieving the City's affordable housing goal. The City has identified the following specific roles in this partnership to provide affordable housing:</p> <p>City of Colusa - The City will maximize potential funds available through existing state, federal and local programs for its affordable housing program.</p> <p>Development Community - The City will encourage private developers and property owners to cooperate in financing water</p>	<p>Timeframe: Ongoing</p> <p>Results: The City encouraged the residential development the Sunrise Landing project by helping finance sewer and water infrastructure as a part of their 180-unit subdivision. The project is now active and in construction phase.</p>

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	<p>and sewer facilities expansion as a means of facilitating development.</p> <p>Local Lending Institutions – The City will work with local lending institutions to maximize private financing for the construction of new low- and moderate-income housing.</p> <p>Housing Development Corporations - The City will work with non-profit and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups. The City will continue to identify the needs of these housing groups that can be met by the City to facilitate development of units affordable to low- and very low-income households. If there are facilities that provide a continuum of care for senior residents of Colusa such as those provided by Eskaton (e.g., independent living units with common dining facilities, assisted care facilities and skilled nursing facilities), the City will work closely with affordable housing groups to eliminate governmental constraints (e.g., reduce fees, provide flexibility in development standards, etc.) to ensure that this type of housing can be built.</p>	<p>Status: Retain program as Program H-14 of the 6th Cycle RHNA.</p>
H-19	<p>The City will work with the six other fire protection agencies in Colusa County to ensure that fire protection, as well as law enforcement and other emergency services are available to City residents and business operators. Furthermore, the City of Colusa will cooperate with Colusa County in the 1) development of transportation options that better meet the needs of seniors; 2) study of in-home & visitation care issues for seniors; 3) exploration of demand for a continuum of care facility (i.e., independent living, assisted living and skilled nursing) in Colusa and/or nearby communities; 4) and provision of opportunities for cooperative housing.</p> <p>The City will also work with other jurisdictions in the region to identify the need for homeless shelters.</p>	<p>Timeframe: Ongoing</p> <p>Results: The County of Colusa completed the Local Hazard Mitigation Plan in 2018 that included significant collaboration from the Cities of Colusa and Williams. A separate section on this document is devoted to the City that reviewed emergency services and transportation needs.</p> <p>Status: The Colusa County Local Hazard Mitigation Plan should provide information and agency collaborative needs through the 6th RHNA. This program has been replaced with a number of other 6th RHNA Programs, including Programs H-3, Public Support Funding Outreach, H-4, Affordable Housing Collaboration, H-9, Interagency Cooperation, H-13, Farm Worker Housing, H-14, Transitional and Supportive Housing and H-15, Emergency Shelters and Low Barrier Navigation Centers. In addition, Program H-31, an optional Program, has been developed to amend the General Plan Safety Element to incorporate provisions of the Local Hazard Mitigation Plan into the General Plan which will involve collaboration with other agencies.</p>
H-20	The City shall work cooperatively with local growers, agricultural-related businesses, such as packing and	Timeframe: Ongoing

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	distribution facilities, the farm bureau and advocates for farm workers, such as California Rural Legal Assistance, Inc, for the purpose of determining available resources and shortfalls to address farm workers housing needs	<p>Results: Due to resource constraints the City did not reach out to farm worker groups during the 5th RHNA.</p> <p>Status: This program is replaced with Program H-13 which more directly addresses farm worker housing needs.</p>
H-21	The City conducts an annual review of the budget and fee schedule ensuring that 1) adequate funding is available for infrastructure and services needed to support growth; and 2) fees and revenues are adequate but not more costly than necessary. Comprehensive review of the City's development fee and capital improvement program is conducted every three years. Development impact fees may be waived, deferred or reduced, as compared with the development of standard housing, to the greatest extent feasible, so as to provide incentive for affordable housing development. This will include an informal survey of comparable jurisdictions in the region.	<p>Timeframe: Ongoing</p> <p>Results: The City updates their Comprehensive Fee Schedule each year. The Development Impact Fee program is updated less frequently and in need of update. In May 2016, the City Council reduced development impact fees (for 3 years) by 50% for residential developments within the R-1, R-2 and R-3 zoning districts. This was then extended to these districts and added to downtown commercial and mixed-use zoning districts on in April, 2020.</p> <p>Status: This program is reviewed annually and will be required to be amended along with the City's Fee Program and Fee Schedule (as applicable) to exempt development impact fees for accessory and junior accessory units in accordance with State Housing Laws. This program is retained and amended as Program H-6 and another Program H-25 has been created that requires monitoring of development fees has been created for the 6th RHNA.</p>
H-22	The City will continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. The City will continue to implement ADA improvements with regard to managing the Housing Rehabilitation Program. The City will assist property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects are initiated for public or commercial structures. This will include soliciting the use of the City's Housing Rehabilitation Program for ADA improvements.	<p>Timeframe: Ongoing</p> <p>Results: City continues maintenance of this program.</p> <p>Status: Program retained as H-17 in the 6th RHNA.</p>
H-23	The City will continue to adopt current updates and enforce the Uniform Building Code to ensure that all new and rehabilitated housing constructed in Colusa complies with applicable health and safety requirements, including energy conservation and handicapped accessibility. This will include periodically review of the codes, in light of technological advances and changing public attitude, for possible amendments to reduce housing	<p>Timeframe: Ongoing</p> <p>Results: City continues maintenance of this program.</p> <p>Status: Program retained as H-7 in the 6th RHNA.</p>