

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

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



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<p>j. To address provisions of SB 35 for certain qualified housing projects for streamlined, ministerial approval process.</p> <p>k. To address a “no-net loss” requirement for R-4-HD properties in accordance with California Government Code § 65863.</p> <p>l. To allow large family daycare homes by right.</p> <p>m. In accordance with State law, allow supportive housing by right when it meets certain criteria and allow supportive housing in all zones that allow residential, including non-residential zones.</p> <p>n. Revise the reasonable accommodation procedure (Article 43 of the Zoning Code) to remove barriers such as findings of approval for surrounding uses and demonstration that other remedies are not available.</p>	
<p>Program H-3 - Public Support Funding Outreach:</p> <p>The City will actively pursue funding to support housing for lower income households, including extremely low income persons through various state and federal programs. The City will submit grant applications at every available cycle or when NOFA's are published, depending on the availability of funding, Colusa's eligibility for such funding and the applicability of the programs for use in Colusa projects according to its housing needs. State and federal programs include:</p> <ul style="list-style-type: none"> • BEGIN (federal) • CalHome Program (federal) • Community Development Block Grant (federal) • HOME Investment Partnership Program (federal) • Multifamily Housing Program (federal) • Section 8 (federal) • State Home Ownership Program (state) • Residential Energy Conservation (state) • Joe Serna Jr. Farm Worker Housing Grant (state) 	<p>Responsibility: City Manager, Planning Department, Grants Coordinator or Economic Development Manager</p> <p>Funding: General Fund, Program Administration Funds (Housing Authority), Redevelopment Funds (future)</p> <p>Timeframe: Ongoing and at least annually.</p> <p>Quantifier: 5 extremely low-income family units and 5 very low-income family units (2020-2028).</p>
<p>Program H-4 - Housing Development Collaboration:</p> <p>The City will continue to work closely with the business and development communities toward achieving the City's affordable housing goal. The City has identified the following specific roles in this partnership to provide affordable housing:</p> <p>City of Colusa - The City will maximize potential funds available through existing state, federal and local programs for its affordable housing program.</p> <p>Development Community - The City will encourage private developers and property owners to cooperate in financing water and sewer facilities expansion as a means of facilitating development.</p> <p>Local Lending Institutions – The City will work with local lending institutions to maximize private financing for the construction of new low- and moderate-income housing.</p> <p>Housing Development Corporations - The City will work with non-profit and for-profit housing development corporations specializing in</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: City Planner to reach out to Habitat for Humanity, Mutual Housing California, Community Housing Improvement Program, and potentially other developers by 2021 for housing for lower income households, including special needs, such as senior housing and then bi-annually thereafter to seek development assistance.</p> <p>Quantifier: 30 housing units by 2028, at least 10 lower-income units.</p>

