



City of Colusa California

STAFF REPORT

DATE: October 4, 2022

TO: Mayor Reische and members of the City Council

FROM: Jesse Cain, City Manager, and Ryan Jones, City Attorney

AGENDA ITEM:

Subject: Discussion to waive or reduce the City's current impact fees for the Rancho Colusa affordable housing project consisting of 49 units targeting low-income families.

Recommendation: Listen to public comment and take direction from the City Council:

BACKGROUND ANALYSIS:

The subject property (the "Site") is located at 1717 State Route 20, in the City of Colusa. The proposed project would include the development of 49 affordable multi-family housing units, comprised of 12 one-bedroom units, 24 two-bedroom units, and 13 three-bedroom units. In addition, the project would include a 3,200-square-foot (sf) community building, which would consist of ground-floor staff offices, a large community room, a smaller meeting room, a computer area, restrooms, maintenance and utility spaces, a laundry room, and outdoor patio and recreation areas. The second story of the community building would include a three-bedroom residential unit reserved for an on-site manager. A recreation area would be located in the western portion of the project site, and a community garden would be provided in the central portion of the site.

On September 1st 2022, the City received a letter from Gustavo Becerra, the Executive Director of the Regional Housing Authority for local counties requesting an impact fee reduction similar to what the City Council adopted on April 21, 2015, for the Colusa Industrial Properties, not to exceed a 50% reduction in the standard fees. Staff has been told that the escalating construction costs have now put the project at risk and that any relief in the impact fees would be beneficial.

As an attachment to this staff report Council will see that in the City's current general plan H-11, the City will continue to collect and adjust all 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 projects. Also, in the Accomplishment/Results section the objective was to waive fees for 5 low- income housing units. The general plan also calls out that the City of Colusa will work closely with affordable housing groups to eliminate governmental constraints (e.g, reducing fees, provide flexibility in development standards) to ensure that this type of housing can be built.

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BUDGET IMPACT:

Unknown currently.

STAFF RECOMMENDATION:

Take direction from the City Council

ATTACHMENT:

Table 9.6-1 of the general plan

Letter from the Regional Housing Authority