

Section 3.0

ISSUES, TRENDS. AND QUANTIFIED OBJECTIVES

The purpose of this chapter is to assess state, regional, and local housing issues, in order to provide a foundation for the City of Colfax's Housing Program.

3.1 - STATE ISSUES AND POLICIES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found 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. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

A May 22, 2000 update to the Statewide (1996-2000) Housing Plan indicates that California may have to accommodate 45 million people by 2020. To meet the enormous needs for housing and other services, the State will have to use all the resources at its disposal.

The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- ❑ Meeting low-income renters needs.
- ❑ Meeting low-income homeowners needs.
- ❑ Meeting the needs of homeless persons and households requiring supportive services.

Within the five year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- ❑ Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources, and fostering partnerships between housing providers).
- ❑ Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects, and mobile home ownership).

- ❑ Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and modular homes, eliminating duplicative environmental review procedures, and revising regulations that add to the cost of housing development).
- ❑ Much higher levels of housing construction are needed to adequately house the State's population.
- ❑ High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- ❑ In some portions of the State, the level of overcrowding has dramatically increased.
- ❑ A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- ❑ Significant numbers of temporary agricultural workers migrate throughout the State, facing housing challenges that impact their welfare.
- ❑ Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

3.2. - LOCAL ISSUES AND TRENDS

The following is a summary of local housing trends:

- ❑ Over the last Housing Element period, the City' Housing Program was effective in meeting over 100.0 percent of the Regional Housing Needs Assessment (RHNA) goals.
- ❑ Over the last ten years, 239 new units have been constructed in the City of Colfax, of which 100 units were affordable to the low-income category, 35 in the moderate income category, and 104 in the above-moderate income category.
- ❑ With a viable General Plan and consistent zoning, the City has provided for housing growth far beyond this housing element period. A total of 246 acres of vacant land are currently zoned residential in the City of Colfax, and will accommodate up to 591 new housing units, 546 more units than that needed to meet the City's current Regional Housing Needs Assessment of 45 additional units to be built by 2008.

- ❑ Currently, an estimated 725 households reside in the City. Over the next five years, this number is projected to increase by 44 households to 769.
- ❑ According to the 2000 Census, 34.8 percent of households were in overpayment situations. The current median sales price for a single-family home is \$319,450.
- ❑ Currently, 77.7 percent of the Colfax housing stock is in good condition, 20.4 percent is in need of some sort of rehabilitation, and only 1.9 percent was found to be dilapidated.
- ❑ Canyon View Senior Apartments is currently considered at-risk for conversion to market rate. However, the owners indicate that they will renew their Section 8 status in 2005, retaining the affordability of the units.
- ❑ The Colfax Wastewater Treatment Plant is under mandate by the California Regional Quality Control Board to update and expand the capacity of the current plant by 2006. According to the Colfax Wastewater Treatment Plant Capacity Analysis report, the Wastewater Treatment plant has sufficient capacity for a limited number new equivalent dwelling units (EDUs). As a result, the City Council has adopted ordinance #478, which would allocate the remaining connection on a yearly basis until the plant upgrades are completed in 2006. The ordinance provides an initial 11 EDU's for the period of October 1, 2003 to September 30, 2004, of which 5 are specified for residential development. A two-member allocation subcommittee was also established to review the status of the plant and EDU absorption on a quarterly basis. Based on this review, the Subcommittee may recommend to the Council an adjustment in the available EDUs. Given the projected annual construction need of 10 units over the next three years, the current allocation of EDUs will be sufficient to meet the City's housing goals.

3.3. - POLICY GOALS AND QUANTIFIED OBJECTIVES

The goals, objectives, and programs of the 1996 City of Colfax Housing Element focused on addressing site issues, and meeting the needs of the special need population. The current update continues to address the adequate site issues, the availability of federal and state housing programs and housing preservation, the identification and mitigation of constraints to affordable housing, and the identification of incentives.

The objectives in this update will be quantified to meet the RHNA for the City, as prescribed Sacramento County Council of Governments.

The City of Colfax has six broad housing priorities:

1. Assist in the development of housing opportunities and accessibility for all economic levels in the City.
2. Remove constraints that hinder the production and conservation of affordable housing projects.
3. Provide and maintain an adequate supply of sites for the development of affordable new housing.
4. Preserve, rehabilitate, and enhance existing housing and neighborhoods.
5. Ensure that all housing programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor.
6. Encourage and enhance intergovernmental, public, and private coordination and cooperation to achieve an adequate supply of housing for all residents of the community.

Based on the trends, goals, policies and objectives outlined above, the City has established the following quantified objectives. Over the next planning period, is the City's goal to have 57 new units, constructed, of which 17 will be designated for low and very low-income households. In addition, through their rehabilitation program, the City's goal is to help 15 low and very low income families fix-up their homes. It is expected that 15 addition units will have some rehabilitation done through private funding. Finally the City hopes to conserve the 67-unit senior housing units for low-income housing. Through their preservation of historical building ordinance, it is the City's objective to conserve 15 single-family homes.

**TABLE 56
QUANTIFIED OBJECTIVES**

Income Group	New Construction	Rehabilitation	Conservation
Very Low	7	3	67
Low	10	12	5
Moderate	10	5	5
Above Moderate	30	10	5
TOTAL	57	30	82