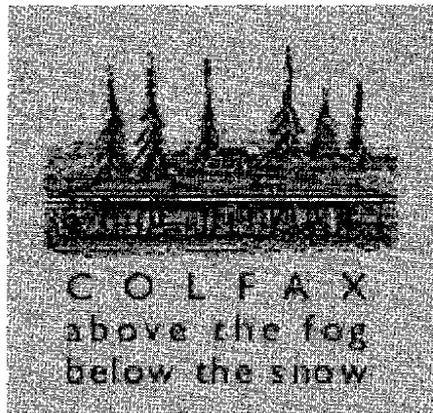


**CITY OF COLFAX**

**APPENDIX TO**

**HOUSING ELEMENT OF**  
**THE GENERAL PLAN**



**March 2004**

## DATA SOURCES

Every attempt was made to use the most acceptable, current and reliable data for the Colfax Housing Element.

- ⊞ U.S. Department of Commerce, Bureau of the Census: 1970, 1980, 1990, and 2000 Census Reports: Summary Tape File 3 and Summary Tape File 1.
- ⊞ Department of Finance: Demographic Research Unit, Report E-5: 1990-2002.
- ⊞ Sacramento Area Council of Governments (SACOG): 1990 RHNA, 2000 RHNA.
- ⊞ Sierra Planning Organization : 1990 RHNA
- ⊞ Datum Populace Data Systems, Demographic Trends Report (1980-2002), Income Reports (1980-2002).
- ⊞ State of California, Employment Development Department, Labor Market Information Division: Labor Force and Industry Employment (Sept. 2001).
- ⊞ Bureau of Labor Statistics, EA and I Unit: Local Area Unemployment Statistics (2000)
- ⊞ Placer County Board of Realtors/MLS,
- ⊞ Placer County Department of Health and Human Services
- ⊞ Laurin Associates: Affordable Housing Database (2002)
- ⊞ City of Colfax: General Plan, Zoning Code,
  
- ⊞ US Department of Housing and Urban Development (HUD), Office of Policy Development and Research: Fiscal Year 2003 Income Limits (February 2003)
- ⊞ US Department of Housing and Urban Development/California Housing Partnership Corporation: Federally Assisted Multifamily Housing, Prepayment Eligible and Project-Based Section 8 Expirations (March 2003).
- ⊞ State of California, Department of Housing and Community Development: California's Housing Markets 1990-1997, Statewide Housing Plan Update Phase II (1998), State Consolidated Plan 1995-2000.
- ⊞ Building Standards: Building Valuation Data (2003)

## APPENDIX B

### LIST OF NON-PROFIT HOUSING AGENCIES

ACLC,  
Inc 42 N. Sutter St., Ste. 206  
Stockton CA 95202  
(209) 466-6811

Affordable Housing Foundation  
P.O. Box 26516 San Francisco CA  
94126 (415) 387-7834

Christian Church Homes of Northern California, Inc.  
303 Hegenberger Road, Ste. 201  
Oakland CA 94621-1419  
(510) 632-6714

Eskaton Properties Inc.  
5105 Manzanita Ave  
Carmichael CA 95608  
(916) 334-0810

Project Go, Inc.  
3740 Rocklin Rd  
Rocklin CA 95677  
(916) 624-5705

Rural California Housing Corp  
3120 Freeboard Drive, Ste. 202  
West Sacramento CA 95691  
(916) 414-4400

Affordable Community Housing Trust  
7901 La Riviera Drive  
Sacramento CA 95826  
(916) 381-2001

California Housing Finance Agency  
1121 L Street, Room 207  
Sacramento CA 95814  
(916) 327-2731

### LIST OF ACRONYMS

- ⌘ ADA: American Disability Act
- ⌘ AHP: Affordable Housing Program
- ⌘ AMI: Area Median Income
- ⌘ CDBG: Community Development Block Grant
- ⌘ CEQA: California Environmental Quality Act
- ⌘ CHFA: California Housing Finance Agency
- ⌘ CMSA: Consolidated Metropolitan Statistical Area
- ⌘ COG: Council of Governments
- ⌘ CRA: Community Reinvestment Act
- ⌘ CTCAC: California Tax Credit Allocation Committee
- ⌘ CUP: Conditional Use Permit
- ⌘ EDD: Employment Development Department
- ⌘ EIR: Environmental Impact Report
- ⌘ EDU: Equivalent Dwelling Unit
- ⌘ DOF: Department of Finance
- ⌘ FTHB: First-time Homebuyer
- ⌘ HUD: Housing and Urban Development
- ⌘ LIHTC: Low Income Housing Tax Credit
- ⌘ MCC: Mortgage Credit Certificate
- ⌘ MFI: Median Family Income
- ⌘ PDC: Planned Development Commercial
- ⌘ PMSA: Primary Metropolitan Statistical Area
- ⌘ RCC: Regional Census Centers
- ⌘ RDA: Redevelopment Agency
- ⌘ RHNA: Regional Housing Needs Assessment
- ⌘ SIPP: Survey of Income and Program Participation
- ⌘ SRO: Single Room Occupancy
- ⌘ SACOG: Sacramento Area Council of Governments
- ⌘ TBA: Tenant-based Assistance

Appendix D  
Public Participation

## **HOUSING ELEMENT DISTRIBUTION LIST**

- Colfax Building Official
- Colfax Fire Chief
- Colfax Public Works
- Colfax Sheriff's Deputy
- PG&E
- Verizon Communications
- Placer County Air Pollution Control District
- Placer County Water Agency
- Tahoe Truckee Sierra Disposal
- Colfax Elementary School District
- US Post Office
- Caltrans, District 3 MS 451
- Regional Water Quality Control Board
- United Indian Community Tribal Office
- Sierra Club Placer Group
- City of Auburn
- Placer County Planning Department
- Placer County Health and Human Services Department
- Foothill Area Conservancy Team (FACT)

Sent BY: CITY OF COLFAX;  
 To: SHELLEY#EISNER

5303466214;

Dec-29-03 12:59;

Page 1/2

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

**DEPARTMENT OF TRANSPORTATION**  
**DISTRICT 3 - SACRAMENTO AREA OFFICE**

P.O. Box 942874  
 Sacramento, CA 94274-0001  
 PHONE (916) 274-0638  
 FAX (916) 274-0648  
 TTY (530) 741-4509



*Flex your power!  
 Be energy efficient!*

December 22, 2003



03PLA0087  
 City of Colfax Housing Element Update

Ms. Shelley Eisner  
 PO Box 702  
 Colfax, CA 95713

Dear Ms. Eisner:

Thank you for the opportunity to review and comment on City of Colfax Housing Element Update. Our comments are as follows:

- The housing element should consider the placement of housing relative to employment centers so as to promote a jobs/housing balance. This will decrease overall vehicle miles of traveled resulting in less traffic congestion and the associated negative consequences.
- All housing should be developed in concert with the necessary improvements to the multimodal transportation system needed to support trip generation without the transportation system level of service decreasing below adopted standards.
- Housing placement should consider placing a priority on infill development so as to make the most efficient use of existing resources and avoid the negative consequences of ~~suburban sprawl~~.
- Caltrans is available to assist the City of Colfax with the general identification of potential impacts to the State highway system serving the county relative to proposed housing developments, as soon as this information is known.
- Housing developments should be evaluated collective whenever possible, as opposed to on a piece-meal basis, so as to provide for an early identification of cumulative impacts, require mitigation, and a fair-share distribution of developer fees.

Ms. Shelley Eisner  
December 22, 2003  
Page 2

- On page 71 of this study, there is a discussion of off-site improvements. For State Highways, it only says "two lane roadway," with no right-of-way width specified. State Route 174 is a two-lane roadway. Caltrans standard for two lane rural roadways is 100 feet. In areas with curbs, gutters, and sidewalks, a width of 80 feet is still necessary if left turn lanes and on-street parking are to be allowed. For arterials, 84 feet would not allow for on-street parking along a four-lane arterial, and would not be adequate for a six-lane arterial. The Interstate 80 freeway will also require additional right-of-way through the City. The additional right-of-way should be discussed in this study.

The proposed update to the City of Colfax Housing Element, in and of itself, would not result in any adverse hydrologic, hydraulic or water quality impacts to any of the State's highway rights of way or to any Caltrans' highway drainage facilities. However, future projects proposed that will be consistent with this Housing Element should consider the following:

- The development of any project site will likely increase impervious surface areas through the construction of roads, driveways, homes, and garages with a corresponding increases in surface water (storm water) runoff. These projects will also decrease surface water detention, retention and infiltration. Any cumulative impacts to Caltrans drainage facilities, bridges, or other State facilities arising from effects of development on surface water runoff discharge from the peak (100-year) storm event should be minimized through project drainage mitigation measures.
- Increases in peak runoff discharge for the 100-year return storm event to the State's highway right of way and to Caltrans' highway drainage facilities must be reduced to at or below the preconstruction levels. All runoff from project areas that will enter the State's highway right of way and Caltrans' highway drainage facilities must meet all Regional Water Quality Control Board water quality standards. ~~The cumulative effects on drainage due to developments within the region should be considered in the overall development plans of this area.~~
- Runoff from any proposed projects that will enter the State's highway right of way and/or Caltrans drainage facilities must meet all Central Valley Regional Water Quality Control Board water quality standards prior to entering the State's highway right of way or Caltrans drainage facilities. Appropriate stormwater quality BMPs (such as oil/water separators, clarifiers, or infiltration systems) may be applied to ensure that runoff from the site meets these standards (is free of oils, greases, metals, sands, and sediment). Once installed, property owners must properly maintain these systems.

Submitted by:

**Laurin Associates /Raney Planning and Management**

**Laurin Associates a division of Raney  
Planning and Management**

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Rancho Mirage, CA      Road, Ste E  
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