

# CITY OF COLFAX

## NOTICE OF PUBLIC COMMENT PERIOD FOR THE DRAFT 2013-2021 HOUSING ELEMENT OF THE CITY OF COLFAX GENERAL PLAN

On Friday, November 15, 2013, the Draft 2013-2021 Housing Element of the City of Colfax General Plan will be released to the Department of Housing and Community Development (HCD) Division of Housing Policy Development for a 60-day public review period. The Draft 2013-2021 Housing Element Update incorporates public comments received on October 29, 2013 at the City's workshops and is available for review on the City's website at [www.colfax-ca.gov](http://www.colfax-ca.gov) (go to the "Government" page and click "Reports & Documents"). A printed hard copy is also available at City Hall for review.

The purpose of the Housing Element is to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, including the special housing needs of large families, disabled, developmentally disabled, female headed households, homeless and seniors.

The City's current Housing Element was adopted on April 28, 2009 and certified by HCD. Under State law, Housing Elements must be updated every five years and submitted to HCD for review and HCD is required to issue findings certifying whether the element substantially complies with State Housing Element Law. When certified, the 2013-2021 Housing Element Update will embody the City of Colfax's plan for addressing the housing needs of residents of all income levels through October 2021.

The Draft Update consists of revisions to the City's current certified Housing Element (revisions are highlighted in yellow). Written comments should be sent at the earliest possible date, but not later than 60 days after November 15, 2013, which is **January 14, 2014**. Please send your comments to: Colfax Planning Department, PO Box 702, Colfax, CA 95713.

Public and HCD comments will be addressed in the preparation of the final 2013-2021 Housing Element Update. Following the public review period, a public hearing will be scheduled before the Planning Commission on the final 2013-2021 Housing Element Update. The Planning Commission will make a recommendation to the City Council. The City Council will consider the Planning Commission's comments and recommendation, public comments, and HCD comments at a public hearing to adopt the final 2013-2021 Housing Element Update. The target date for adoption is February 2014, with certification from HCD anticipated sometime in 2014.

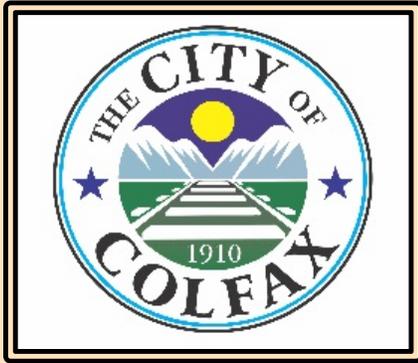
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Paper: Colfax Record

THE FOLLOWING DOCUMENT IS THE  
DRAFT 2013-2021 HOUSING ELEMENT UPDATE

THIS UPDATE CONSISTS OF REVISIONS TO THE CITY'S  
EXISTING CERTIFIED HOUSING ELEMENT

REVISIONS ARE HIGHLIGHTED IN YELLOW FOR  
CONVENIENT REVIEW



# CITY OF COLFAX

"Above the fog,  
Below the snow"

## HOUSING ELEMENT UPDATE



**2013 - 2021  
PUBLIC REVIEW DRAFT  
November 15, 2013**

**PREPARED BY  
Raney Planning & Management**

**CITY OF COLFAX  
HOUSING ELEMENT 2013-2021  
OF THE GENERAL PLAN**

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## SECTION 1.0

### INTRODUCTION TO THE HOUSING ELEMENT

Meeting the housing needs established by the State of California continues to be an important goal for the City of Colfax. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for our community.

State law requires each local government entity to adopt a comprehensive long-term general plan for the physical development of their city or county. The Housing Element is one of the seven mandated elements composing the General Plan. State law, through the Housing Element, addresses the existing and projected housing needs within all economic segments of the State's various communities, and in this case, the City of Colfax. This legal mandate recognizes that in order for the private sector to adequately address housing needs, local governments must adopt land use plans and other planning programs to create opportunities that don't constrain development of affordable housing. Housing policy in the State is dependent on the effective development and implementation of local general plans and particularly housing elements.

The City's 2013-2021 Housing Element is based on six goals that provide direction and guidance for meeting the City's housing needs over the next eight years:

1. Provide housing opportunities and accessibility for all community residents
2. Remove constraints that discourage the production of affordable housing
3. Provide and maintain an adequate supply of sites for the development of new affordable housing
4. Preserve, rehabilitate and enhance existing housing and neighborhoods
5. Provide housing free from discrimination
6. Encourage energy efficiency and conservation into residential development

This Housing Element (2013-2021) was created in compliance with State General Plan law pertaining to Housing Elements and was adopted by the Colfax City Council on \_\_\_\_\_.

## 1.1 PURPOSE

The State of California has declared 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.” In addition, government and the private sector should cooperate to provide a diversity of housing opportunity and accommodate regional housing needs. At the same time, housing policy must recognize economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires:

- ❑ An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.
- ❑ An analysis of population and employment trends
- ❑ An analysis of the City’s fair share of the regional housing needs
- ❑ An analysis of household characteristics
- ❑ An inventory of suitable land for residential development
- ❑ An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing
- ❑ An analysis of special housing needs
- ❑ An analysis of opportunities for energy conservation
- ❑ An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments
- ❑ Identification of regulatory provisions for emergency shelters.
- ❑ An analysis residential energy conservation.
- ❑ An analysis of “at-risk” assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules which promote preservation, improvement and development of diverse types and costs of housing throughout Colfax.

## 1.2 ORGANIZATION

Colfax’s Housing Element is organized into four primary sections:

Review of the Previous Housing Element: This section includes an evaluation of the effectiveness and progress of the implementation of the 2008 Colfax Housing Element, as well as an examination of the appropriateness of housing goals.

Summary of Existing Conditions: This section includes current demographic information, an inventory of resources, housing cost and affordability, at-risk units, suitable land for development.

Constraints, Efforts and Opportunities: This section includes a discussion of governmental and non-governmental constraints on the production of affordable housing, the City's efforts to remove constraints, and opportunities for energy conservation.

Housing Program: This section identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

### **1.3 GENERAL PLAN CONSISTENCY**

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. All elements of the Colfax General Plan have been reviewed for consistency in coordination with the update to the Housing Element and were found to be consistent with the other elements of the Colfax 2020 General Plan.

In addition, per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation elements of the General Plan to include analysis and policies regarding flood hazard and management information. It should be noted that the City of Colfax is not located within a 100-year flood hazard area, according to FEMA mapping; in fact, Colfax's topography is such that it is located well above the 200-year flood plain, and the City has no history of flooding. In addition, the City's Wastewater Treatment Plant facility has recently been upgraded so as to minimize, to the extent practical, any potential plant-related flooding. Based on the foregoing, the City does not anticipate that any vacant sites identified in the Housing Element will be rendered unsuitable for development due to flood hazards. The City will consider the Safety and Conservation element General Plan amendments prior to the City's next housing element update.

### **1.4 PUBLIC PARTICIPATION**

State law requires a diligent effort be made to achieve public participation during the update of the Housing Element. Public participation assists the City with identifying and analyzing existing and projected housing needs in order to achieve the City's goal to preserve, improve and develop housing for all incoming segments of the community.

It is important to note that the City of Colfax's effort to encourage community participation of its housing policies and programs is an ongoing process.

Public outreach efforts in conjunction with the Housing Element update are described below:

## A. PUBLIC MEETINGS AND HEARINGS

The City of Colfax held public workshops on October 29, 2013 to solicit public input and encourage public participation in the Housing Element update. Outreach was targeted to lower-income residents, special needs groups and service providers. Two meeting times were offered, one meeting during the daytime and one in the evening, in order to allow as many as possible from the community to attend the workshops. Notice of the workshops was sent to local service providers, the local school district, various Placer County agencies, including the Health & Human Services Department, a local Indian community organization, Caltrans and the local chapter of the Sierra Club. The recipients of the notice were asked to distribute the notice to anyone interested in attending the workshops. The notice stated the City was particularly interested in the special housing needs of large families, disabled, developmentally disabled, female headed households, homeless and seniors. The notice also stated that if someone was unable to attend one of the two workshops and wanted to provide input on the Housing Element update, they could submit written comments to the Colfax Planning Department.

City staff also posted the Public Workshop notice at City Hall, the City Library, the City Post Office, on the City's website bulletin page and published the notice in the local newspaper on two separate occasions prior to the workshops (published on October 17 and 24, 2013).

The daytime workshop was attended by Colfax Planning Department staff, three Planning Commission/City Councilmembers, the Interim City Manager, the City Clerk and two members of the public. City staff gave a brief presentation on the Housing Element requirements, the City's share of the regional housing needs and the update process. This presentation was followed by an informal question and answer session about the City's housing need requirements.

The evening workshop was attended by Colfax Planning Department staff and two Planning Commission/City Councilmembers. No members of the public attended the evening workshop. This workshop also began with a brief presentation by City staff, followed by an informal discussion.

Key discussion points and public input from the workshops were recorded in notes prepared by Planning Staff to be considered in the drafting of the Housing Element. Attendees at the workshop were told they could fill out a written comment form in addition to providing a verbal comment at the workshop. They were also given the opportunity to provide their contact information on the sign-in sheet which included a request to receive future notices regarding the Housing Element Update process.

The City continued to encourage public input throughout the update process. On November 14 15, 2013, a public notice was published in the Colfax Record to inform the public that the Draft 2013-2021 Housing Element would be available for a 60-day public review and comment period beginning November 15, 2013. The City also posted the Notice of Public Comment Period for the Draft Housing Element on the City's website at [www.colfax-ca.gov](http://www.colfax-ca.gov), at City Hall, the City Library and the City Post Office.

Copies of the Draft Housing Element were made available for public review during normal business hours at City Hall, as well as online on the City's website at [www.colfax-ca.gov](http://www.colfax-ca.gov).

## B. PUBLIC COMMENTS

*To be completed once the 60-day public review period is complete.*

### 1.5 REVIEW OF PREVIOUS ELEMENT

State law requires the City of Colfax to review its Housing Element in order to evaluate:

- a. "The effectiveness of the Housing Element in attainment of the community's housing goals and objectives."
- b. "The progress of the City, County, or City and County in implementation of the Housing Element."
- c. "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal."

The remainder of this section fulfills this State requirement.

#### 1.5.a. EFFECTIVENESS OF PREVIOUS ELEMENT

The State's housing goal is met by an assignment of gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments that allocates housing unit goals is referred to as the "Regional Housing Needs Assessment" (RHNA). The previous RHNA allocations, published by the Sacramento Area Council of Governments (SACOG), covered the period 2008-2013, corresponding with the HCD Housing Element reporting period. The current 2013-2021 RHNA and accompanying Housing Element reporting period is discussed in Section 2.2-New Construction Needs.

The effectiveness of Colfax's Housing Program in meeting regional housing needs can be measured by the level of achievement, which is simply the actual construction divided by the RHNA goal. Many uncontrollable factors influence the City's effectiveness. Over the 5-year (2008-2013) Housing Element period, various factors such as market fluctuations, available programs, willing lenders, qualified developers and the political climate, all combined to influence new housing unit creation in the City of Colfax. According to the City of Colfax building permit records, 56 units were constructed during the 2008 to 2013 planning period; an apartment complex with 55 two-bedroom units and one single family home. The multifamily units rent for \$895 per month, which is affordable for a four person household with income at 50 percent of the 2013 Placer County Area Medium Income (AMI). These units more than satisfy both the Low and Very Low 2008-2013 RHNA requirements.

**TABLE 1**  
**RHNA ACHIEVEMENT LEVELS**  
**COLFAX (2008-2013)**

Income Groups	2008-2013 RHNA Goal	2008-2013 Actual New Construction	Percent of Goal Achieved
Extremely Low (7.2%)	5		0%
Very Low (8.7%)	6	25	100%
Low (14.5%)	10	30	100%
Moderate (17.4%)	12	1	8.3%
Above Moderate (52.2%)	36		0%
TOTAL	69	56	81.2%

Source: Sacramento Area Council of Governments (SACOG) 2008 RHNA and Colfax Building Department

### 1.5.b. EVALUATION OF 2008-2013 HOUSING ELEMENT

This component of the Housing Element examines goals, policies, implementation measures and specific programs included in the 2008 Housing Element to determine their effectiveness.

City of Colfax staff has determined that the goals, policies, implementation measures, and specific programs included in the 2008 Housing Element are appropriate and effective in providing sound housing and community development planning on a regional basis and for the City of Colfax. The City will continue to utilize these measures in

an effective and efficient manner during the upcoming 2013-2021 Housing Element planning period.

The City's affordable housing programs continue to utilize as many affordable housing tools as possible to help meet the goals it has established.

Unless otherwise specified, any program not implemented will continue to be an important potential source for affordable housing assistance and will remain in the Housing Element for possible future use. These programs may be implemented if the need for the program exists and sufficient resources are available.

The following is a summary of the City's progress in meeting priorities identified in the 2008 Housing Element:

NO.	PROGRAM	ACCOMPLISHMENTS	CONTINUE/MODIFY/DELETE
1	<p>If financially feasible, the City will establish a housing trust fund for affordable properties in order to meet their affordable housing requirement. The City will then apply for the local Housing Trust Fund Matching Grant Program through HCD.</p>		<p>Delete. It is the City's understanding that this grant program is no longer available due to lack of state and federal funding.</p>
2	<p>The City will continue to pursue all available funding sources for affordable housing including annual applications for HOME and CDBG funds for the construction or rehabilitation of lower income housing, including extremely low-income owner/renter occupied housing. The City will market the rehabilitation programs by providing an information packet regarding same at City Hall and on the City's website. Additionally, the City, upon request, will assist partner with non-profit and for-profit affordable housing developers, to support in their financing applications for grants, _____ MHP, Joe Serna Farmworker Housing Program, tax-exempt bonds, and other programs as they become available.</p>	<p>The City established the Program Income Re-Use Plan from CDGB RLA (revolving loan) funds, which was recently updated in 2010. The Program provides funds for low-income housing rehabilitation.</p> <p>Funds are available; however, the City has not received any applications for this Program.</p> <p>The City also has an established sewer rehabilitation program fund for low-income housing.</p> <p>The City continues to monitor funding opportunities as they become available.</p>	<p>Modify as shown.</p>

3	The City will apply for Community Development Block Grants to further develop the current Colfax rehabilitation program	See Program 2, above.	Delete. This program is included in Program 2, above.
4	Establish Periodically update a the City's list of non-profit developers who would be interested in developing affordable housing in the City. Upon request, the City will send these providers a development packet including multifamily vacant land inventory, services, and housing incentives.	The City has established a list of non-profit developers.	Modify as shown.
5	Prepare a <i>Project Information Brochure</i> outlining City participation and incentives for the development of affordable housing, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is applying, and other pertinent information related to housing in Colfax. The brochure will be made available to local non-profit and for-profit development groups, and regional agencies at City Hall, on the City's website or public library, and will be mailed annually to the City's mailing list of affordable developers.	Information is already provided to non-profit developers via Program 4, above.  The Project Information Brochure was not completed due to lack of City resources.	Delete.

6	Continue to Offer a streamlined application package to be given to each developer containing: an explanation of the planning application permit process and timing; an application form where all requested actions for the project in regards to both the planning and engineering departments can be checked; an environmental evaluation form; a complete checklist for the application; contact numbers, City Council and Commission meeting times and dates; a copy of the fee schedule, where the applicant can check which Planning, Engineering, and Building fees they are responsible for; and a list of incentives.	Continuous and on-going.	Continue.
7	Per Government Code Section 65583(c)(1) Clarify Zoning Code Amendment to include manufactured housing as an approved alternative housing type, as per State of California requirements, with regards to foundational requirements.	In 2012, the City updated its Zoning Code to include manufactured housing as an approved alternative housing type.	Delete.
8	If staff resources and funding are available, the City will apply for HOME and CalHome funds to fund a First-Time-Home-Buyer program, which would provide down payment assistance in purchasing homes.	This program has not yet been completed due to lack of City resources.	Modify as shown.

<p>9</p>	<p>Continue to promote the Placer County First-Time Home-Buyers Program, which is available to all Placer County residents by maintaining brochures at City Hall and on the City's website. and sending out annual mailers notifying residents of the program.</p>	<p>The City maintains, and will continue to maintain, an information packet regarding Placer County's First Time Home-Buyers Program at City Hall.</p> <p>The annual mailing portion of this program has not been completed due to lack of City resources.</p>	<p>Modify as shown.</p>
<p>10</p>	<p>Identify potential land that can be used for transitional housing and supportive housing. Actively support efforts of providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill, and chronically disabled. Also, institute Zoning Code amendment, in accordance with SB2, to identify the Light Industrial (IL) district to allow emergency shelters by right and subject only to those restrictions applicable to other residential uses of the same type in the same zone and the same type of structure.</p> <p>The allowance for Single Room Occupancy (SRO's) shall be encouraged and through identification of potential locations and through City assistance with grant writing and streamlined permitting procedures to further facilitate the development of SRO projects.</p>	<p>In 2012, the City revised its Zoning Code, as required by SB 2 and this program, to recognize transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without any discretionary action.</p> <p>In 2012, the City revised its Zoning Code, as required by SB 2 and this program, to identify the Light Industrial zone district as allowing an emergency shelter by right. The City updated its Zoning Code accordingly (Chapter 17.140) and has identified the Light Industrial zone district as appropriate for emergency homeless shelters by right and without discretionary action.</p> <p>In 2012, the City revised its Zoning Code to define and recognize single room occupancy as a residential use.</p>	<p>Delete.</p>

<p>11</p>	<p>Continue to offer <del>Develop and implement</del> incentives that can be used to encourage the development of housing opportunities for specialized housing needs. Incentives will include reduced site development standards, reduced fees, and accelerated application and plan processing. The City will continue to support emergency shelter programs by <del>actively partnering with</del> as proposed by neighboring jurisdictions,<sup>7</sup> primarily Placer County</p>	<p>See accomplishments under Program 10, above. The City also updated its Density Bonus &amp; Other Incentives Chapter of its Zoning Code in 2012 (see accomplishments under Program 28, below).</p>	<p>Modify as shown.</p>
<p>12</p>	<p>Continue to offer housing rehabilitation program grants to very low income disabled persons and senior citizens to improve accessibility and safety.</p>	<p>See accomplishments under Program 2, above.</p>	<p>Delete. Included in Program 2, above.</p>
<p>13</p>	<p>Per Health &amp; Safety Code Sections 1267.8, 1566.3, 1588.08 Revise Zoning Code to allow State licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities to allow, by right, group homes with six (6) or fewer persons in any residential zone, and allow with administrative approval group homes with greater than six persons in the high density residential zoning district.</p>	<p>In 2012, the City revised its Zoning Code to allow State licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities, by right, group homes with six (6) or fewer persons in any residential zone district, and allow with administrative approval group homes with greater than six persons in the multi-family zone district.</p>	<p>Delete.</p>

<p>14</p>	<p>Per Government Code Section 65583(c)(3), review the Uniform Building Code to identify any amendments that may diminish the ability to accommodate persons with disabilities. If such constraints are found, adopt procedures as part of the updated Zoning Code to provide reasonable accommodation for persons with disabilities that allow for administrative approval of handicapped accessible features.</p>	<p>The City has not made any amendments to its building code that may diminish the ability to reasonably accommodate persons with disabilities.</p> <p>In 2012, the City adopted Chapter 17.192 of the Zoning Code entitled "Reasonable Accommodation." The Reasonable Accommodation Ordinance provides a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or rules, policies, practices and/or procedures of the City.</p>	<p>Delete.</p>
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<p>15</p>	<p>The City shall amend the Zoning Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6, which states that “Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing is an activity that does not differ in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.” The City of Colfax shall also ensure that such procedures do not limit or constrain the development of housing for farmworkers.</p>	<p>In 2012, the City updated its Zoning Code to allow caretaker/employee housing in the Agricultural zone district as a permitted use.</p>	<p>Delete.</p>
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<p>16</p>	<p>The City will provide residents who have questions regarding affordable housing options with contact information to <del>continue to obtain housing vouchers from</del> with the Placer County Health and Human Services Department, including links on the City’s website. <del>to obtain more Housing Vouchers and make them available upon request at City Hall.</del> To support the claim for the need of additional vouchers the City will prepare a housing study to show the current number of vouchers being utilized and the unmet need of residents for additional vouchers. The housing study shall be completed within one year of adoption of the Housing Element.</p>	<p>This program has not yet been completed due to lack of City resources.</p>	<p>Modify as shown.</p>
<p>17</p>	<p><del>Develop a process that</del> Continue to allows developers to “piggyback” or file concurrent applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.</p>	<p>The City allows such concurrent application processing. Continuous and ongoing.</p>	<p>Modify as shown.</p>
<p>18</p>	<p>Continue to monitor average processing times for discretionary development permits. <del>on an annual basis. Processing times are to be logged in a binder and published annually, and made available to the public upon request.</del></p>	<p>The City continually monitors processing times. The record-keeping aspect of this program has not been completed due to the lack of applications for residential development.</p>	<p>Modify as shown.</p>

<p>19</p>	<p>Continue to promote a coordinated City review process among affected City departments to reduce delays and processing time.</p>	<p>Continuous and on-going.</p>	<p>Continue.</p>
<p>20</p>	<p>Continue the City's policy of stressing the importance of "flexibility" in review and processing of permit and other application processing. Establish an ad-hoc committee drawn from the community to review regulations and determine the best and most economical approaches to providing affordable housing without compromising health and safety and the purpose and intent of the City's Hillside Development Guidelines.</p>	<p>In 2010, the City established a Land Use Committee that meets regularly with Planning Staff. The Land Use Committee reviews all development applications and attempts to streamline the permit application process and reduce applicant costs.</p> <p>The City is considering whether a waiver of the Hillside Development Guidelines should be adopted applicable to affordable low income projects because of its potential constraint on those projects.</p>	<p>Modify as shown.</p>

<p>21</p>	<p>Continue to monitor the <del>Site Plan and Architectural Review (SPAR) Design Review</del><sup>1</sup> process to ensure it does not constrain residential development including multifamily and housing affordable to low and moderate income households. <del>The planning department will complete an annual review to evaluate application processing and analyze processing times and the impact of conditions of approval to determine whether the SPAR process acts as a significant constraint on residential development. The review will be formalized in an annual staff report to the Planning Commission and made publicly available. If the SPAR is found to adversely constrain development, the City will take action to amend the SPAR or establish guidelines and other mechanisms to promote application certainty and reduce processing time to the extent feasible by State law. The review will be conducted as part of the City's Housing Element Annual Report submitted to the state</del></p>	<p>In 2012, the City undertook a comprehensive administrative Zoning Code update which established various administrative-level review procedures for common types of permits, such as Design Review, Use Permits, Variances and Sign Permits. These projects may be processed administratively and approved at the Planning Director level, which results in less expensive processing costs and faster processing times. The update also provided numerous exemptions from certain permit requirements, such as certain qualifying remodeling and retrofitting projects.</p> <p>See also the accomplishment of the establishment of the Land Use Committee discussed in Program 20, above.</p>	<p>Modify as shown.</p>
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<sup>1</sup> Name Change, only. Currently, the City reviews site and architectural plans through the “Design Review” process.

<p>22</p>	<p>Continue to review current Planning Fees on an as-needed regular basis, and where appropriate make changes to reflect the affordability of multifamily development. Fees shall be evaluated at least every two (2) years after initial review.</p>	<p>In 2010, the City undertook a review of its Planning Fee structure and modified same.</p>	<p>Modify as shown.</p>
<p>23</p>	<p>Continue to encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects. The City shall develop and offer free of charge, standard plans for second units to bring down costs.</p>	<p>See accomplishments under Program 24, below, regarding administrative-level approval of second dwelling units. Continuous and ongoing.</p> <p>The City has not developed a set of free standardized plans for second dwelling units due to lack of City resources. Also, because of the topography in Colfax, a one-size-fits-all design would not work.</p>	<p>Modify as shown.</p>
<p>24</p>	<p>Adopt a Zoning Ordinance revision to evaluate Second Dwelling Unit provisions that will eliminate the need for a Conditional Use Permit or other discretionary approvals in all residential zones, in accordance with State Law.</p>	<p>In 2012, the City updated its Zoning Code to allow second dwelling units in residential zones without a conditional use permit.</p>	<p>Delete.</p>

25	<p>Should SACOG request it, the City will partner with the Sacramento Area Council of Governments (SACOG) to voluntarily participate in its Affordable Housing Compact. The City will pass a resolution signifying its participation in the program.</p>		<p>Delete. It is the City's understanding that this program is now defunct.</p>
26	<p>Monitor Update the inventory of vacant land on an as-needed annual basis or as projects are constructed, to make sure an adequate amount of land zoned for both single family and multifamily development. and initiate zone changes to accommodate affordable housing, if necessary.</p>	<p>At the present time, the City has a current, up-to-date list of vacant land inventory and associated map.</p>	<p>Modify as shown.</p>
27	<p>Annually review the housing element for consistency with the general plan as part of its Annual Housing Element Progress Report process. general plan progress report. File Annual Housing Element Progress Report with HCD. As part of this process, publish annual Housing Element updates, Annual Action Plan and respective notices.</p>	<p>Continuous and on-going.</p>	<p>Modify as shown.</p>
28	<p>The Zoning Code shall be revised to incorporate Density Bonus provisions, with options, as per Senate Bill 1818 [Government Code Section 65915-65918].</p>	<p>In October, 2013, the City updated its Density Bonus and Other Incentives Chapter of the Zoning Code to reflect the changes required under Senate Bill 1818.</p>	<p>Delete.</p>

<p>29</p>	<p>Continue to monitor new developments for compliance with City design standards. Revise current Zoning Code to reflect City's evolving goals, as necessary.</p>	<p>Continuous and ongoing.</p> <p>In 2012, the City undertook a comprehensive administrative Zoning Code update to reflect the City's evolving goal to streamline the application process and reduce costs associated therewith (see accomplishments under Program 21, above).</p>	<p>Continue.</p>
<p>30</p>	<p>The City will endeavor <del>shall engage in an energy conservation awareness campaign to notify</del> to make residents aware of the benefits of incorporating energy saving measures into residential construction. If City resources allow, brochures providing such information will <del>shall</del> be made available at City Hall, and may <del>in all public meeting places, the library, as well as on the City's web site.</del> The City shall also include information notifying residents that energy conservation improvements are eligible activities under the City's residential rehabilitation program.</p>	<p>Energy conservation standards have been incorporated into the 2013 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations, which the City has adopted and enforces. The City's residential rehabilitation program (see Program 2, above) requires compliance with the City's Building Code; as such, the energy conservation standards are an eligible activity.</p>	<p>Modify as shown.</p>
<p>31</p>	<p>Continue to require that, at a minimum, all residential development complies with the energy conservation requirements of Title 24 of the California Code of Regulations.</p>	<p>The City has adopted and enforces the 2013 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations regarding energy conservation.</p>	<p>Continue.</p>

32	Expand existing energy program guidelines to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.	See accomplishments under Program 30, above.	Delete.
33	Continue to make available and aggressively market CDBG and HOME housing rehabilitation funds, with a goal to rehabilitate 15 units during the five-year lifespan of the Housing Element. Market the program via the internet, utility bill mailing, and brochures available at City Hall and the public library.	Included in Program 2, above, as modified. The City has not received any applications for assistance with residential rehabilitation projects.	Delete. Included in Program 2, above.
34	Continue to coordinate housing rehabilitation programs with code enforcement efforts and combine both targeted and citywide participation.	Continuous and on-going.	Modify as shown.
35	The City of Colfax will continue to pursue State and Federal funding sources such as the HOME Program to assist at-risk units (Canyon View). The City will shall continue to be the source for information and technical assistance (if City resources allow) to potential purchasers and tenants of properties that could potentially convert to market rate.	Continuous and on-going.	Modify as shown.

<p>36</p>	<p>The City will continue to maintain shall obtain information on fair housing law from the California Department of Fair Employment &amp; Housing Department of Housing and Community Development and have copies of information available for the public on the City's website, at City Hall and the local library. In addition, the City Clerk shall add a statement to City utility bills, which indicates that information on fair housing laws is available to the public without charge. Requests for information may be directed to the Planning Department.</p>	<p>The City maintains, and will continue to maintain, information on fair housing law at City Hall.</p> <p>The utility bill mailings portion of this program has not been completed due to lack of City resources.</p>	<p>Modify as shown.</p>
<p>37</p>	<p>Continue to refer all housing discrimination referrals to the Planning Director who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.</p>	<p>The City has not received any housing discrimination complaints. Continuous and ongoing.</p>	<p>Continue.</p>
<p>38</p>	<p>Coordinate annual workshop with employers, members of the housing community and City officials to identify the housing needs of community. The first workshop shall occur by December 2009.</p>	<p>This program was not completed due to lack of City resources.</p>	<p>Delete.</p>

### 1.5.c. APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES

Overall, the City of Colfax has been successful in meeting many of the goals and objectives set forth by the 2008 Housing Element. In 2012, the City updated its Zoning Code to comply with State law regarding the following issues:

- The Code now complies with SB2 to recognize transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- The Light Industrial zone district allows an emergency shelter by right.
- Single room occupancy housing is recognized as a residential use.
- Manufactured housing is an approved alternative housing type.
- State licensed and unlicensed group homes (6 or fewer persons), foster homes and residential care facilities are allowed by right. Group homes larger than six persons are allowed with administrative approval in multifamily zone districts.
- The City's Reasonable Accommodation Ordinance provides a process for individual with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or rules, policies, practices and/or procedures of the City.
- Caretaker / employee / farmworker housing is allowed in the Agricultural zone district as a permitted use.
- Second dwelling units are allowed in residential zones without a conditional use permit.
- In October 2013 the City updated its Density Bonus and Other Incentives chapter of the Zoning Code to comply with SB 1818.

Due to the previous lack of wastewater treatment plant capacity, the City has not experienced a large amount of growth over the last two housing element update planning periods. Correction of deficiencies and the construction of the new treatment facility were completed in 2009, which constitutes removal of the largest constraint on development in the City.

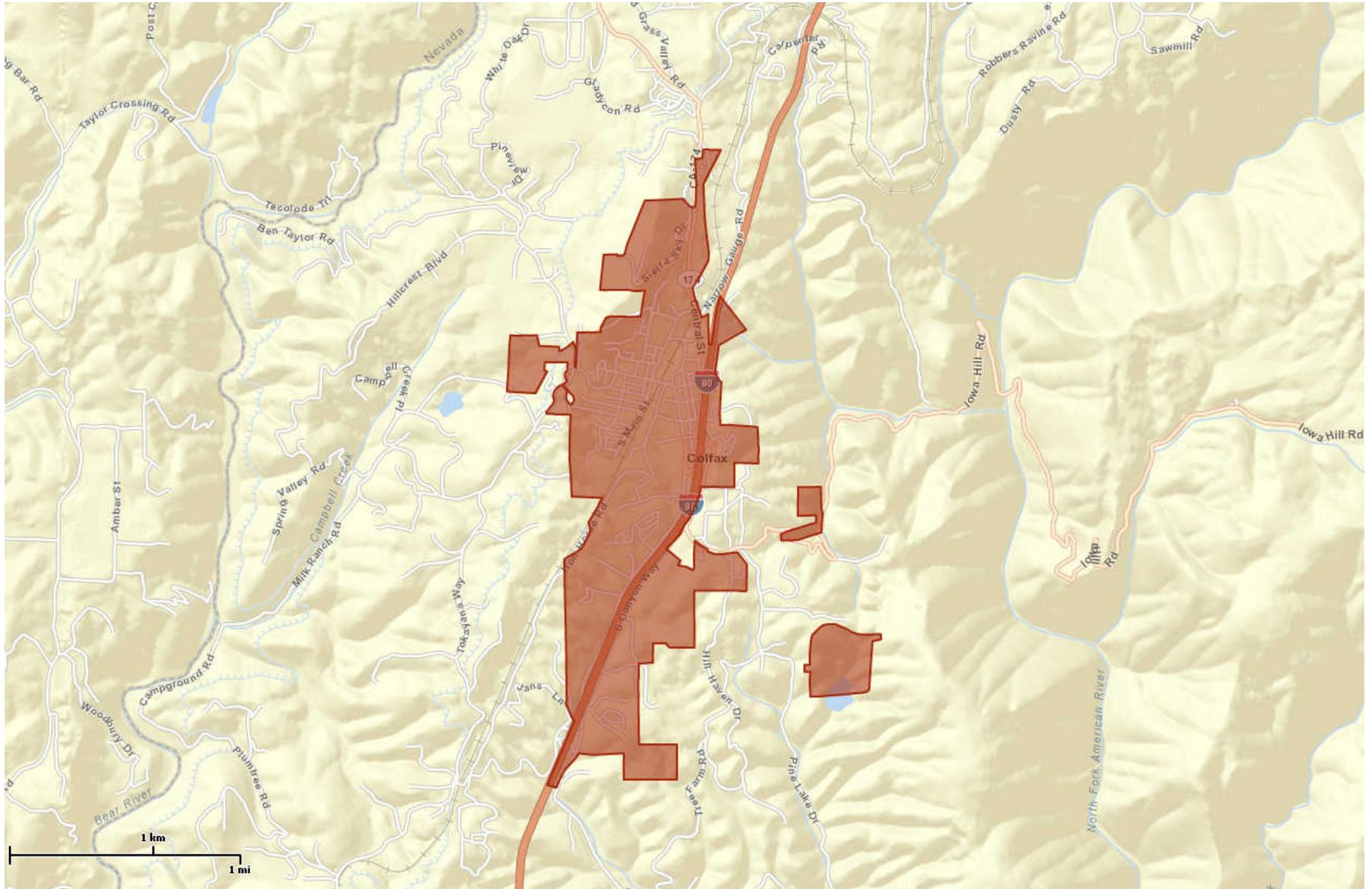
A few areas remain in which the City of Colfax will strive to improve on over the current housing element period. These areas include the provision of housing for very low income residents, and a wider use of Federal and State grant funding for affordable housing construction and rehabilitation.

## 1.6 COMMUNITY PROFILE

Colfax is located in the Sierra Foothills on Interstate 80, 50 miles east of Sacramento. It is characterized as a small historic town that grew out the railroad industry. As a foothill community, it has steep topography that is a challenge to build on with limited flat areas that are generally built out. The earliest contemporary history of Colfax began in a little valley just below Colfax on the southern side of the Southern Pacific Railroad. Along a bend in the valley known as Alder Grove, miners first congregated as early as the spring of 1849. The area became the distributing point of supplies for all of the mining camps around it. As a commercial area, it ranked with Dry Diggings (Auburn) until late in the fall of 1849, when fear of a harsh winter in the upper canyon area discouraged winter trading activity. The site for the town, which is today known as Colfax; was laid out by the Central Pacific Railroad in 1865. The name Colfax came from Schuyler Colfax who served as Vice President in the Grant administration. In 1875 Colfax was listed as one of the leading towns in Placer County as a distribution center. In 1910 the City of Colfax was incorporated.

Colfax is a general law City that operates under the Council/Manager form of government. There are seven City departments: administration, finance, planning and engineering, parks and recreation, public works, emergency services, and economic development. The City has a current estimated population of 1,969.

**EXHIBIT 1 - CITY OF COLFAX**



## SECTION 2.0

### EXISTING CONDITIONS AND DEMOGRAPHIC DATA

The purpose of this chapter is to summarize and analyze the existing housing conditions in the City of Colfax. It consists of two major sections: Section 2.1 - Summary of Existing Conditions - an analysis of population trends, employment trends, household trends and special needs groups, and Section 2.2 - Inventory of Resources - an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, "at-risk housing" and suitable lands for future development.

#### 2.1 SUMMARY OF EXISTING CONDITIONS

In order to assess the present and future housing needs of the City of Colfax, it is important to analyze demographic variables, such as population, employment, and households. This section utilizes sources, such as the 2000 and 2010 U.S. Census, State Department of Finance (Demographic Research Unit), the Sacramento Area Council of Governments (SACOG) and ESRI, a demographic data provider. See Appendix A for a complete list of data sources.

##### **2.1.a. POPULATION TRENDS**

The City of Colfax is part of the Sacramento Area Council of Governments (SACOG). SACOG is comprised of 18 cities and the unincorporated areas of four Counties. As shown in Table 2, between 2000 and 2010, Placer County's population increased by 40.3 percent or 100,033 persons. In 2013, the County had an estimated population of 357,463, which represents an increase of 9,031 persons since 2010. Four counties surround Placer County: El Dorado, Yuba, Sacramento, and Nevada. Of these counties, Placer County is the second most populated.

**TABLE 2**  
**POPULATION TRENDS - PLACER AND NEIGHBORING COUNTIES**

County	2000	2010	Change 2000-2010	% Change	2013	Change 2010-2013	% Change
Placer	248,399	348,432	100,033	40.3%	357,463	9,031	2.6%
El Dorado	156,230	181,058	24,828	15.9%	182,286	1,228	0.7%
Nevada	92,033	98,764	6,731	7.3%	97,019	-1,745	-1.8%
Sacramento	1,223,568	1,418,788	195,220	16.0%	1,445,806	27,018	1.9%
Yuba	60,219	72,155	11,936	19.8%	73,642	1,487	2.1%

Source: 2012 ESRI; 2013 Department of Finance

The City of Colfax was third in population growth of the six surrounding cities between 2000 and 2010, with an estimated 22.9 percent growth rate. However, population growth in Colfax and most of the other surrounding cities over the past three years has been stagnant, with Grass Valley’s population declining by 1.6 percent. Only Rocklin and Roseville experienced any substantial increase in population.

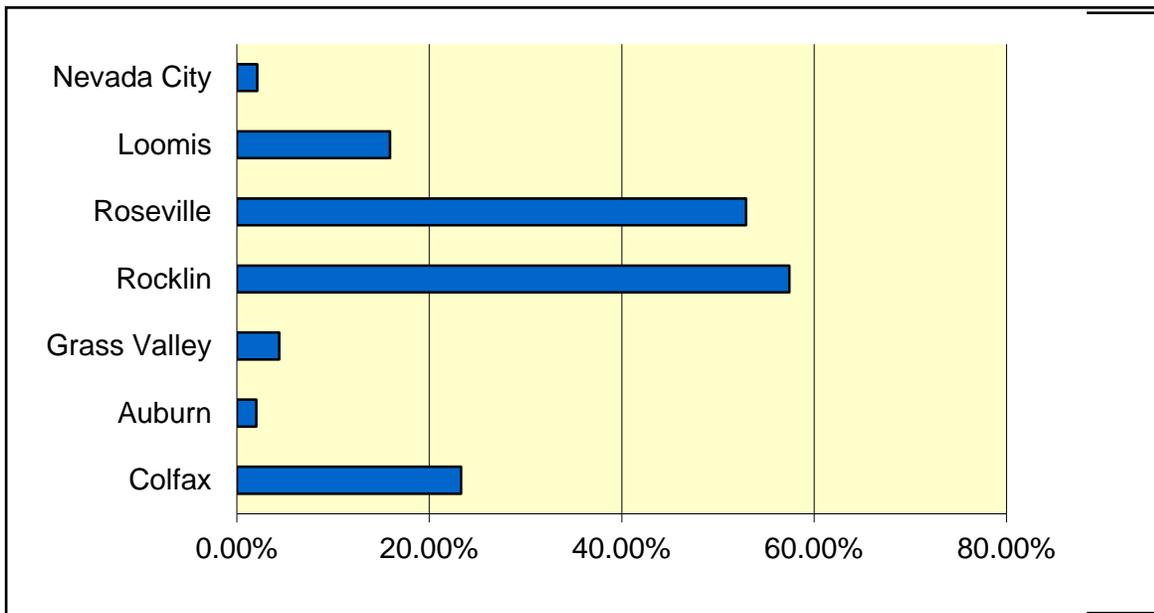
**TABLE 3**  
**POPULATION TRENDS - NEIGHBORING CITIES AND COMMUNITIES**

City	2000	2010	% Change 2000-2010	2013	% Change 2000-2010
<b>Colfax</b>	<b>1,597</b>	<b>1,963</b>	<b>22.9%</b>	<b>1,969</b>	<b>0.3%</b>
Auburn	13,181	13,330	1.1%	13,446	0.9%
Grass Valley	12,093	12,860	6.3%	12,657	-1.6%
Rocklin	37,153	56,974	53.3%	58,484	2.7%
Roseville	80,773	118,788	47.1%	123,514	4.0%
Loomis	5,601	6,430	14.8%	6,493	1.0%
Nevada City	3,007	3,068	2.0%	3,069	0.0%

Source: 2012 ESRI; 2013 Department of Finance

Between 2000 and 2013 the City of Colfax experienced the third largest growth of the six surrounding cities. However, as noted above, the City fell to fifth place in population growth over the last three years.

**CHART 1**  
**ANNUAL GROWTH 2000-2013**



Source: 2012 ESRI; 2013 Department of Finance

Between 2000 and 2013, the median age in Colfax increased from 38.0 to 46.5 years of age. Persons between the ages of 55-64, the largest age group, represented 19.0 percent of the population in 2013, an increase of 40.6 percent since 2010. In addition to an aging population, the City had a substantial decrease in its population under age 45.

**TABLE 4**  
**POPULATION BY AGE TRENDS - CITY OF COLFAX**

Age Cohorts	2010		2013		Change	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	146	7.4%	95	4.8%	-51	-34.9%
5 - 9	117	6.0%	110	5.6%	-7	-5.9%
10 - 14	141	7.2%	128	6.5%	-13	-9.2%
15 - 19	139	7.1%	130	6.6%	-9	-6.5%
20 - 24	115	5.9%	83	4.2%	-32	-27.8%
25 - 34	256	13.0%	171	8.7%	-85	-33.2%
35 - 44	245	12.5%	224	11.4%	-21	-8.6%
45 - 54	314	16.0%	339	17.2%	25	7.9%
55 - 64	266	13.5%	374	19.0%	108	40.6%
65 - 74	113	5.8%	185	9.4%	72	63.7%
75 -84	84	4.3%	95	4.8%	11	13.1%
85+	27	1.4%	35	1.8%	8	29.6%
Total	1,963	100.0%	1,969	100.0%	6	0.3%
Median Age	38.0		46.5		8.5	

Source: 2012 ESRI

According to the 2012 ESRI, persons who categorized themselves as White represented 82.2 percent of the Colfax population and 74.0 percent of the Placer County population. In the City, 8.3 percent are of Hispanic origin.

**TABLE 5**  
**POPULATION BY RACE AND ETHNICITY - 2010**

City of Colfax			Placer County	
Number	Percent	Category	Number	Percent
1,759	82.2%	White	290,977	74.0%
4	0.2%	Black	4,751	1.2%
26	1.2%	Am. Indian	3,011	0.8%
31	1.4%	Asian/Pac. Isl.	21,213	5.4%
54	2.5%	Other	13,375	3.4%
89	4.2%	Two or more Races	15,105	3.8%
178	8.3%	Hispanic Origin	44,710	11.4%

Source: 2012 ESRI

### 2.1.b. EMPLOYMENT TRENDS

Historically, services has been the largest industry type in the City of Colfax, as shown in Table 6. According to the 2010 Census, this industry comprises 37.7 percent of the labor force in 2010. The next largest industries in 2010 were retail trade and transportation/utilities occupations.

**TABLE 6**  
**EMPLOYMENT BY INDUSTRY - CITY OF COLFAX**

Major Industries	CITY OF COLFAX			
	2000		2010	
	Number	Percent	Number	Percent
Agriculture / Mining	2	0.3%	0	0.0%
Construction	60	8.8%	100	10.5%
Manufacturing	65	9.5%	49	5.2%
Wholesale Trade	38	5.6%	15	1.6%
Retail Trade	111	16.2%	180	18.9%
Transportation / Utilities	41	6.0%	123	12.9%
Information	18	2.6%	22	2.3%
Finance / Insurance / Real Estate	37	5.4%	27	2.8%
Services	255	37.3%	359	37.7%
Public Administration	57	8.3%	76	8.0%
Total	684	100.0%	951	100.0%

Source: 2010 Census

The top employers in the Colfax Area include a manufacturer, retail trade, school district, and an energy provider.

**TABLE 7  
COLFAX AREA MAJOR EMPLOYERS**

<b>Employer</b>
GKM Corporation
Sierra Chevrolet
Placer Union High School District
Hills Flat Lumber
Sierra Energy
Sierra Market

Source: City of Colfax

According to the 2010 Census 34.4 percent of the workers living in the City of Colfax appears to work within the City or in close proximity, up from 25.6 percent in 2000. The percentage of workers commuting 30 minutes or more decreased slightly from 34.2 percent in 2000 to 33.0 percent in 2010.

**TABLE 8  
COMMUTE TIME TO WORK (2000-2010)**

<b>Commuting Pattern*</b>	<b>2000</b>		<b>2010</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
0-15 Minutes	162	25.6%	260	34.4%
15-30 Minutes	255	40.2%	246	32.6%
30-45 Minutes	84	13.2%	146	19.3%
Over 45 Minutes	133	21.0%	103	13.7%

Source: 2010 Census

According to the California Employment Development Department, the City of Colfax labor force contained 1,100 persons in August 2013. Currently, the unemployment rate is 10.7 percent, a substantial increase since its low in 2006, but a steady decrease from the high in 2010.

**TABLE 9**  
**CIVILIAN LABOR FORCE - CITY OF COLFAX**

Year	Civilian Labor Force	Employment	Unemployment	Unemployment Rate
2003	900	800	100	7.0%
2004	900	900	100	6.5%
2005	1,000	900	100	6.3%
2006	1,000	900	100	6.0%
2007	1,000	900	100	6.9%
2008	1,100	1,000	100	9.3%
2009	1,100	900	200	14.7%
2010	1,100	900	200	16.1%
2011	1,100	900	200	15.2%
2012	1,100	900	100	13.4%
2013*	1,100	900	100	10.7%

Source: California Employment Development Department  
\*Information as of August 2013

### 2.1.c. HOUSEHOLD TRENDS

The change in the number of households in a city is one of the prime determinants of the demand for housing. Households can form even in periods of static population growth as adult children leave home, through divorce, and with the aging of the population.

A household is defined, by Census, as the following: “A **household** includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters.)”

**TABLE 10**  
**HOUSEHOLD FORMATION TRENDS**

Year	Households	Change	% Change	Annual % Change
<b>CITY OF COLFAX</b>				
1990	547			
2000	614	67	12.2%	1.2%
2010	823	209	34.0%	3.4%
2013	885	62	7.5%	2.5%
2018	990	105	11.9%	2.4%
<b>PLACER COUNTY</b>				
1990	64,502			
2000	93,382	28,880	44.8%	4.5%
2010	132,627	39,245	42.0%	4.2%
2013	144,400	11,773	8.9%	2.9%
2018	164,023	19,623	13.6%	2.7%

Source: 2012 ESRI

Household size is also an important factor in determining the size of housing units needed within a jurisdiction. In the City of Colfax, “large” households containing five or more persons represented 7.0 percent of all households in 2013; “small” households with one or two persons represented 65.2 percent. Households with one person were the fastest growing household size between 2000 and 2013, increasing from 25.2 percent in 2000 to 32.8 percent in 2013. This would indicate a growing demand for smaller sized housing units with one to two bedrooms.

**TABLE 11**  
**HOUSEHOLD SIZE TRENDS**

Household Size	2000		2010		2013	
	Number	Percent	Number	Percent	Number	Percent
<b>CITY OF COLFAX</b>						
1 Person	155	25.2%	259	31.5%	290	32.8%
2 Person	206	33.5%	268	32.6%	287	32.4%
3-4 Person	171	27.8%	229	27.8%	246	27.8%
5+ Person	82	13.5%	67	8.1%	62	7.0%
<b>PLACER COUNTY</b>						
1 Person	19,855	21.2%	30,496	23.0%	33,688	23.3%
2 Person	33,682	36.0%	47,551	35.9%	51,711	35.8%
3-4 Person	30,473	32.6%	40,911	30.8%	44,042	30.5%
5+ Person	9,500	10.2%	13,669	10.3%	14,919	10.4%

Source: 2000 Census, 2012 ESRI

Tenure, or the ratio between homeowner and renter households, can be affected by many factors, such as: housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

Between 2000 and 2010, the proportion of renter households in Colfax increased from 25.1 percent to 44.9 percent. Between 2010 and 2013 the percentage of renter households decreased to 30.4 percent.

Placer County has a similar proportion of renter households in 2013.

**TABLE 12**  
**TENURE BY HOUSEHOLDS**

City of Colfax			Placer County	
Number	Percent		Number	Percent
<b>2000</b>				
456	74.9%	Owners	68,449	73.2%
153	25.1%	Renters	25,061	26.8%
<b>2010</b>				
479	55.1%	Owners	94,223	71.0%
390	44.9%	Renters	38,404	23.0%
<b>2013</b>				
616	69.6%	Owners	100,688	69.7%
269	30.4%	Renters	43,712	30.3%
<b>2018</b>				
702	70.9%	Owners	116,216	70.8%
288	29.1%	Renters	47,807	29.2%

Source: 2000 US Census, 2012 ESRI

According to the 2010 Census, the City of Colfax median household income was lower than all of the surrounding communities. For example, in the nearby City of Auburn, the median income was \$60,756, compared to that of the City of Colfax, which was \$51,667.

**TABLE 13****MEDIAN HOUSEHOLD INCOME TRENDS - SURROUNDING AREAS - 2010**

Jurisdiction	Median Household Income	
	2000	2010
City of Colfax	\$37,391	\$51,667
County of Placer	\$57,535	\$74,447
City of Auburn	\$48,999	\$60,756
City of Rocklin	\$64,737	\$80,379
City of Roseville	\$57,367	\$75,122

Source: 2010 Census

Generally, the proportion of households in the City of Colfax with incomes less than \$25,000 has decreased since 2010, while the proportion of households with incomes greater than \$35,000 has been increasing. For example, households with incomes less than \$25,000 decreased from 21.3 percent in 2010 to a current estimate of 18.5 percent in 2013. Conversely, households with incomes over \$100,000 increased from 19.2 percent to 26.9 percent over that same time period.

**TABLE 14****HOUSEHOLDS BY INCOME - CITY OF COLFAX**

Income Ranges	2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$15,000	108	13.1%	95	10.7%	94	9.5%
\$15,000-\$24,999	67	8.2%	69	7.8%	59	6.0%
\$25,000-\$34,999	109	13.2%	83	9.4%	73	7.4%
\$35,000-\$49,999	116	14.1%	120	13.6%	117	11.8%
\$50,000-\$74,999	170	20.7%	186	21.0%	191	19.3%
\$75,000-\$99,999	95	11.5%	94	10.6%	134	13.5%
\$100,000+	158	19.2%	238	26.9%	322	32.5%
Total	823	100.0%	885	100.0%	990	100.0%

Source: 2010 Census, 2012 ESRI

The U.S. Department of Housing and Urban Development (HUD) estimates area median incomes (AMI) for all counties in the State annually. In turn, this AMI is utilized in many housing programs, such as CDBG, HOME and LIHTC. Of particular note, the 2013 Placer County AMI is \$72,300.

In addition to an estimated annual income, HUD has established standard income groups. They are defined as: (1) Extremely Low, which are households

earning less than 30 percent of AMI; (2) Very Low Income, which are households earning between 30 and 50 percent of the AMI; (3) Low Income, for households earning between 50 percent and 80 percent of the AMI; (4) Moderate Income, for households earning between 80 percent and 120 percent of the AMI, and (5) Above Moderate Income are households earning over 120 percent of the AMI. Generally, these categories are used to determine household eligibility for federal and state housing programs.

Based on the 2013 Placer County AMI and household income tables, the proportion of households in the Extremely Low, Very Low and Low Income groups is less than those in the Moderate and Above Moderate categories. For example, approximately 48.2 percent of Colfax households make less than 80 percent of the Placer County AMI. In comparison, 51.8 percent of households are in the Moderate and Above Moderate categories.

**TABLE 15**

**HOUSEHOLDS BY 2013 INCOME CATEGORIES - CITY OF COLFAX**  
**2013 Area Median Income (4-Person Household): \$72,300**

Income Category	Income Range	Number	Percent
Extremely Low	Less than \$21,690	141	15.9%
Very Low	\$21,690 - \$36,150	115	13.1%
Low	\$36,150 - \$57,840	170	19.2%
Moderate	\$57,840 - \$86,760	171	19.3%
Above Moderate	Greater than \$86,760	288	32.5%

Source: HUD Notice December 4, 2012

#### 2.1.d. OVERPAYMENT

Overpayment is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household's ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of their gross household income for shelter. According to the US Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

A total of 192 owner households (43.5 percent) were paying in excess of 30 percent of their income for housing in 2010; 50 percent of those overpaying have annual incomes of \$50,000 or more.

In contrast, 32.8 percent of the renter households were paying in excess of 30 percent of their income for housing. The majority of the renter households overpaying, 75.0 percent, have annual incomes less than \$35,000.

**TABLE 16**  
**HOUSING PAYMENTS BY INCOME AND TENURE (2010)**

OWNER-OCCUPIED UNITS					
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30+% of HH Income
\$0-20,000	26	5.9%	0	0	26
\$20,000-34,999	73	16.5%	8	19	46
\$35,000-49,999	32	7.2%	4	4	24
\$50,000 +	310	70.4%	89	125	96
<b>Subtotal</b>	<b>441</b>	<b>100.0%</b>	<b>101</b>	<b>148</b>	<b>192</b>
RENTER-OCCUPIED UNITS					
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30+% of HH Income
\$0-10,000	0	0.0%	0	0	0
\$10,000-19,999	115	29.5%	4	61	48
\$20,000-34,999	87	22.3%	8	13	48
\$35,000-49,999	68	17.4%	11	37	16
\$50,000 +	120	30.8%	55	39	26
<b>Subtotal</b>	<b>390</b>	<b>100.0%</b>	<b>133</b>	<b>150</b>	<b>128</b>
<b>TOTAL</b>	<b>831</b>		<b>234</b>	<b>298</b>	<b>320</b>
Source: 2010 Census					
<i>Note: Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households</i>					

Of all owner occupied households within the City, 30 (6.8 percent) are considered to be in the extremely-low income category and for 66.7 percent of those households; the cost of housing is greater than half of the gross household income. Similarly, of all renter occupied households within the City, 20 (5.1 percent) are considered to be in the extremely-low income category and for 50.0 percent of those households; the cost of housing is greater than half of their household incomes.

**TABLE 17**  
**HOUSING OVERPAYMENT FOR LOW INCOME HOUSEHOLDS**

	<b>Total Renters</b>	<b>Total Owners</b>	<b>Total Households</b>
<b>Household Income &lt;=30% AMI</b>	<b>20</b>	<b>30</b>	<b>50</b>
% Cost Burden 30%-50%	50.0%	33.3%	
% Cost Burden >50%	50.0%	66.7%	
<b>Household Income &gt;30% to &lt;=50% MFI</b>	<b>30</b>	<b>35</b>	<b>65</b>
% Cost Burden 30%-50%	50.0%	28.6%	
% Cost Burden >50%	50.0%	71.4%	
<b>Household Income &gt;50% to &lt;=80% MFI</b>	<b>25</b>	<b>30</b>	<b>55</b>
% Cost Burden 30%-50%	60.0%	66.7%	
% Cost Burden >50%	40.0%	33.3%	

Source: Comprehensive Housing Affordability Strategy (CHAS) Data 2005-2009.

### 2.1.e. HOUSING UNITS

In 2010, Colfax had a total of 892 housing units. Of these units, 479 were owner occupied and 390 were renter occupied. The majority of the housing units (74.0 percent) are single-family dwellings; 45.3 percent of the renter households reside in single family units.

**TABLE 18**  
**OWNER/RENTER RATIOS BY HOUSING TYPE- 2010**

Units in Structure	Owner Occupied	Percent Owner	Renter Occupied	Percent Renter	Vacant Units	Total Units
1, Detached	432	90.2%	162	41.5%	23	617
1, Attached	28	5.8%	15	3.8%	0	43
2	0	0.0%	17	4.3%	0	17
3 or 4	14	3.0%	99	25.4%	0	113
5 +	0	0.0%	86	22.1%	0	86
Mobile home	5	1.0%	11	2.9%	0	16
Total	479	100.0%	390	100.0%	23	892

Source: 2010 Census

### 2.1.f. SPECIAL NEEDS

As noted in Government Code Section 65583 (a)(6), within the overall housing needs assessments there are segments of the population that require special consideration. These are generally people who are low income and have less access to housing choices. These special housing needs groups include the elderly, disabled, single parent households, large families, farm workers, and homeless.

#### 2.1.f (1) Elderly

Many elderly households live in housing that costs too much or live in housing that does not accommodate specific needs for assistance. Due to various circumstances, an elderly household may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all characteristics of the elderly community, defined as persons over the age of 65 years.

As the population of seniors in the City increases, so do their collective needs. In 2000, there were 226 seniors in Colfax, which represented 11.5 percent of the total population in the City. Between 2000 and 2010, the senior population decreased slightly by 2 persons. However, by 2013, the

senior population substantially increased by 45.5 percent to 326 persons. By 2018, the senior population is estimated to reach 380 persons, another 16.8 percent increase.

**TABLE 19**  
**SENIOR POPULATION TRENDS (65+)**

Year	Number	Change	% Change
2000	226		
2010	224	-2	-0.8%
2013	326	102	45.5%
2018	380	54	16.6%

Source: 2000 and 2010 Census, 2012 ESRI

Senior households comprise a moderate proportion of the total households within the City of Colfax. The 2010 Census estimated 197 senior households in the City, constituting 23.9 percent of the total City households. The number of senior households is expected to steadily increase over the next five years.

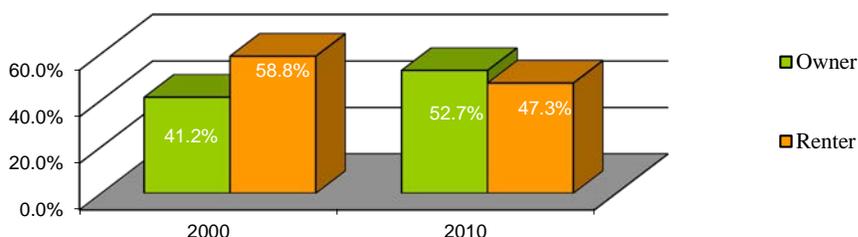
**TABLE 20**  
**SENIOR HOUSEHOLD TRENDS (65+)**

Year	Number	Change	% Change
2000	166		
2010	197	31	18.7%
2013	224	27	13.7%
2018	269	45	20.1%

Source: 2000 and 2010 Census, 2012 ESRI

In 2000, 58.8 percent of the senior households in Colfax were renters. Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. In 2010, the proportion of the City’s senior renters actually decreased by 11.5 percent to 47.3 percent, indicating a slight increase in homeownership rates among seniors.

**CHART 2**  
**SENIOR HOUSEHOLDS BY TENURE (2000-2010)**



Source: 2000 and 2010 Census

In 2010, 55.8 percent of all senior citizen households had incomes below \$25,000. By 2013, this percent has decreased to 32.6 percent. The greatest gains were in the upper incomes. In 2010 there were 26 senior households with annual incomes over \$50,000. By 2013, 30.3 percent, or 68 senior households, have incomes over \$50,000 a year.

**TABLE 21**  
**SENIOR HOUSEHOLDS BY INCOME - CITY OF COLFAX**

Income Ranges	2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$15,000	64	35.7%	36	16.3%	42	15.4%
\$15,000-\$24,999	36	20.1%	36	16.3%	35	13.1%
\$25,000-\$34,999	36	20.1%	40	17.7%	39	14.7%
\$35,000-\$49,999	17	9.5%	44	19.5%	50	18.5%
\$50,000-\$74,999	22	12.3%	40	17.7%	51	18.9%
\$75,000-\$99,999	0	0.0%	9	4.2%	19	6.9%
\$100,000+	4	2.3%	19	8.4%	33	12.4%
Total	179	100.0%	224	100.0%	269	100.0%

Source: 2000 and 2010 Census, 2012 ESRI

Eligibility for federal programs is based on the median income of the county or statistical area in which the project or program is located. In this case, eligibility is based on the 2013 HUD Income Limits for Placer County of \$57,900 for a two-person household. Using that as the basis, 16.4 percent of senior households in the City are considered above moderate income, 18.7 are moderate income, and 64.9 percent are in the extremely low, very low and low income groups.

**TABLE 22**  
**SENIOR HOUSEHOLDS BY INCOME CATEGORY-2013**  
**2013 Area Median Income (2-Person Household): \$57,900**

Income Category	Income	Proportion of Senior Households in Colfax
Extremely Low	Less than \$17,370	19.9%
Very Low	\$17,371 - \$28,950	19.4%
Low	\$28,951 - \$46,320	25.6%
Moderate	\$46,320 - \$69,480	18.7%
Above Moderate	Greater than \$69,481	16.4%

Source: 2013 HCD State Income Limits, Estimated number of 2013 households by income applied to State Income Limits

In 2010, 35.7 percent of senior households, or 62 households, were paying more than 35 percent of their income toward shelter. These senior households would benefit from publicly assisted housing or other types of public assistance.

**TABLE 23**  
**SENIOR HOUSEHOLDS BY SHELTER PAYMENT (2010)**

Percent of Income for Shelter	Number	Percent
Less Than 20%	38	21.8%
20 to 25%	24	13.8%
25 to 30%	50	28.7%
30 to 35%	0	0.0%
Greater Than 35%	62	35.7%
TOTAL	174	100.0%

Source: 2010 Census

Several types of services and facilities are available for senior citizens within the City, including:

- Senior Housing: Currently, there is one senior complex, Canyon View Apartments, within the City. This complex is a 67 unit low-income project, which currently has a 2-year waiting list.
- Activities: A community center is operated by the non-profit Sierra Vista organization. The center offers activities such as exercise classes, art classes, health & wellness classes and cooking classes, in addition to providing a twice-monthly food bank and a cooling/warming center during extreme weather conditions. Conference room rentals are also available for various informational meetings (i.e., suicide prevention awareness, etc.). In addition, lunches are offered two days a week through Placer County at the United Methodist Church. All other senior activities are operated through the local churches and community based organizations such as the Women's Auxiliary.
- Transportation: The County operates a fixed route and dial-a-ride bus system; both systems offer significant fare reductions for seniors and disabled residents.

### **2.1.f (2) Disabled Persons**

Three types of disabled persons are considered as having special housing needs: Physically, Mentally, and Developmentally Disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility within housing.

The Lanterman Developmental Disabilities Services Act (AB 846) defines "developmental disability" as a disability attributable to mental retardation, cerebral palsy, epilepsy, autism, or other handicapping conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation. Developmental Disability, according to the California Code of Regulations, Title 17, §54000, originates before the age of eighteen, continues indefinitely (i.e., for a lifetime), and constitutes a substantial disability for the individual. Developmental Disability does not include handicapping conditions that are solely psychiatric or solely due to learning disabilities. Developmental Disability does not include physical disorders which are not associated with neurological impairment that results in a need for treatment similar to that required for mental retardation.

According to the Placer County Regional Center, 54 persons in the City were deemed developmentally disabled in November 2012. The American Community Survey of the Census does not have statistics on the various disabilities for small cities.

**TABLE 24  
DEVELOPMENTALLY DISABLED RESIDENTS BY AGE IN COLFAX**

0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
23	11	16	4		54

Source: Placer County Regional Center, November 2012

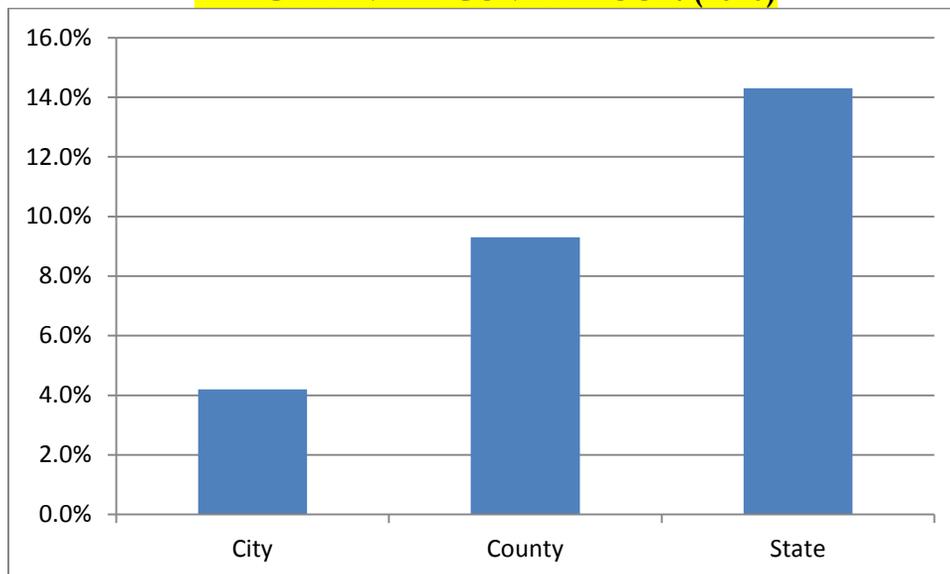
The Placer County Health and Human Services Department in Auburn provides services to disabled residents.

**2.1.f (3) Large Families**

For the purposes of this section, a large family is defined as a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multifamily market. This sub-section explores the availability of larger housing units in Colfax.

In the 2010 Census, 4.2 percent or 37 of the households in the City of Colfax consisted of five or more persons. At the same time, the County had 9.3 percent and the State had 14.3percent.

**CHART 3  
LARGE FAMILY COMPARISON (2010)**



Source: 2010 Census

According to the 2010 Census, a majority of the City's housing stock is comprised of two and three bedroom units, which is considered more marketable in the housing market, compared to smaller units. For example, 62.4 percent of the renter housing units and 85.7 percent of the owner housing units were two or three bedroom units.

**TABLE 25**  
**HOUSEHOLDS BY TENURE BY BEDROOM TYPE (2010)**

Bedroom Type	Owner Households		Renter Households	
	Number	Percent	Number	Percent
0 BR	0	0.0%	0	0.0%
1 BR	18	4.1%	106	32.4%
2 BR	164	37.2%	152	46.5%
3 BR	214	48.5%	52	15.9%
4 BR	45	10.2%	17	5.2%
5+ BR	0	0.0%	0	0.0%
TOTAL	441	100.0%	327	100.0%

Source: 2010 Census

According to the 2010 Census, there were only 37 large households (5 or more persons) in the City and 328 housing units of three or more bedrooms, which indicates a more than adequate number of larger housing units.

**TABLE 26**  
**HOUSEHOLD SIZE DISTRIBUTION**

Household Size	2000			2010		
	Owner	Renter	Percent	Owner	Renter	Percent
1 Person	66	107	28.2%	114	186	34.5%
2 Persons	132	79	34.4%	239	66	35.1%
3 Persons	43	59	16.6%	56	29	9.8%
4 Persons	45	34	12.9%	57	85	16.3%
5 Persons	15	14	4.7%	8	8	1.8%
6 Persons	8	4	1.9%	5	5	1.1%
7 + Persons	4	4	1.3%	0	11	1.4%
Total	313	301	100.0%	479	390	100.0%

Source: 2000 and 2010 Census

### **2.1.f (4) Farmworkers**

Estimating farmworkers and those households associated with farm work within the State is extremely difficult. Generally, the farmworker population contains two segments of workers: permanent and migratory (seasonal). The permanent population consists of farmworkers who have settled in the region, maintain local residence and are employed most of the year. The migratory farmworker population consists of those who typically migrate to the region during seasonal periods in search of farm labor employment. Traditional sources of population estimates, including the 2010 Census, have tended to significantly underestimate the farmworker population. Moreover, different employment estimation techniques result in diverse estimates of local agricultural employment. Nonetheless, a range of estimates of farmworkers in the State can be derived. Further, by applying assumptions derived from surveys specifically targeted to farmworkers, an aggregate population (both workers and households) can be estimated. These estimates indicate that average annual employment of farmworkers in California is about 350,000, with peak period employment of about 450,000 within the State. This employment demand is filled by between 650,000 and 850,000 farmworkers within the State. Total population (including family members) associated with these workers is between 900,000 and 1.35 million persons.

According to ESRI, in 2013 two persons were employed and who lived in the City whose occupation was in the farming, fishing and forestry industry. This is an increase of two persons since the 2010 Census. Needless to say, farm workers are not a segment of the population generating a great need for housing in Colfax.

**TABLE 27**  
**FARMWORKERS - CITY OF COLFAX**

	2010		2013	
	Number	Percent Total Employment	Number	Percent of Total Employment
Farming, Fishing and Forestry	0	0.0%	2	0.3%

Source: 2010 Census, 2012 ESRI

### **2.1.f (5) Single-parent Households**

Single-parent households have special housing needs such as reasonable day care, health care, and affordable housing. The most significant portion of this group is the female-headed household. Female-headed households with children often have lower incomes, limiting their access to available housing. Many housing experts believe these households are especially at risk of housing cost burden or homelessness.

The 2010 Census counted 212 family households with children 18 years old and under in the City of Colfax; of these households, 79, or 37.3 percent, are headed by single females.

**TABLE 28**  
**HOUSEHOLD TYPE AND PRESENCE OF CHILDREN**  
**18 YEARS OLD AND UNDER - CITY OF COLFAX - 2010**

Household Type	Number*	Percent
Family Households	500	57.5%
With Children Under 18 Years Old	212	42.4%
With No Children	288	57.6%
<b>Female Householder With Children*</b>	<b>79</b>	<b>37.3%</b>
Female Householder With No Children*	64	22.2%
<b>Male Householder With Children*</b>	<b>4</b>	<b>2.0%</b>
Male Householder With No Children*	0	0.0%
Non-family Households	369	42.5%
<b>TOTAL</b>	<b>869</b>	

Source: 2010 Census \* No spouse present

In 2010, approximately 2.6 percent of the total family households in the City were below the poverty level. Of these, 100 percent (13 households) were female-headed households.

**TABLE 29**  
**HOUSEHOLDS BY POVERTY LEVEL**  
**CITY OF COLFAX - 2010**

Family Households	Number	Percent
Total Families with Income in 2010 below Poverty Level	13	2.6%
Total Family Households	500	
Female Householder in 2010 below Poverty Level	13	16.4%
Female Single Parent Households with Children Under 18 years in 2010 below Poverty Level	13	16.4%
Total Female Householders	79	

Source: 2010 Census

### **2.1.f(6) Homeless Persons (Persons in Need of Emergency Shelter)**

Homelessness continues as a regional and national issue. Factors contributing to the rise in homelessness include the general lack of housing affordable to lower income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, alcohol and substance abuses, and the de-institutionalization of the mentally ill. Homeless people, victims of abuse, and other individuals require housing that is being met by the traditional housing stock. These people require temporary housing and assistance at little or no cost to the recipient.

Due to their transient nature, it is difficult to count the number of homeless in any one area. It should also be noted that there are generally two types of homeless - the "permanent homeless," who are the transient and most visible homeless population, and the "temporary homeless," who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a permanent residence. The farmworker and day laborer are most appropriately classified as part of the migratory homeless population.

Local churches, staff of the City staff, and the Colfax Police Department estimates the number of homeless persons living in Colfax to be zero to five persons, depending on the season. Most homeless persons take advantage of services offered in Auburn and Roseville. According to a

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January 2013 Placer County survey, there are an estimated 594 homeless persons in the County.

#### Special Needs Resources/Emergency shelters/SRO Units

The City's current zoning ordinance allows emergency shelters by right in all areas that are zoned Light Industrial. Residential occupancy or single room occupancy hotels can be an important component of the special needs housing picture. SRO's can provide low cost housing for those in the extremely low and very low income categories, and can also play a role in the transitioning process from homelessness to more permanent housing.

Placer County generally provides the majority of the services for the homeless. The primary methods of providing emergency shelter to homeless individuals and families in Placer County are motel voucher programs, dispersed through various divisions of Placer County Health and Human Services (HHS), and through several community-based organizations. In addition, a few organizations, such as Sierra Foothill AIDS Foundation, Peace for Families, and the Children's Receiving Home provide emergency housing to certain segments of the homeless population.

Although the City does not have the population of homeless persons to support a full-time shelter, church-based organizations, and the Salvation Army do provide some homeless services such as referrals, meals to low-income residents and a clothing closet.

#### Special Needs Resources/Transitional and Supportive Housing

Transitional and/or Supportive Housing is defined as interim housing helping families move from homelessness to self-sufficiency by providing short-term housing (usually two years) at extremely low rent to qualified families. The City's current zoning ordinance recognizes transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without any discretionary action.

#### Manufactured Homes

Currently, manufactured homes (commonly referred to as "mobile" homes) are recognized as an approved alternative housing type, which are allowed in residential zones. Manufactured homes are subject to the National Manufactured Housing Construction and Safety Act of 1974 and are required to conform to foundational regulations as per Government Code Sect. 65852.3.

### 2.1.g. OVERCROWDING

An overcrowded unit is defined by the Census as having 1.01 persons or more per room, excluding kitchens and bathrooms. A severely overcrowded unit has 1.5 or more persons per room. Generally, a room is defined as a living room, dining room, bedroom, or finished recreation room.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renter households. The rate of overcrowding for lower-income households, including extremely-low and very low-income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding.

The 2010 Census reports more than 8.1 percent of California households were overcrowded, with overcrowding most common among low-income households, and most prevalent in renter housing. Roughly 13.2 percent of renter households statewide were overcrowded; in some counties, nearly a third of renter households were overcrowded. One quarter of all overcrowded renter households contained more than one family. Of all owner and renter overcrowded households, estimates are that 5.2 percent are severely overcrowded (more than 1.5 persons per room). As indicated below, no owner- households and 14 renter-households (1.6%) are considered to be overcrowded in the City.

**TABLE 30**  
**CITY OF COLFAX - OVERCROWDED UNITS BY TENURE - 2010**

Persons/Room	OWNER		RENTER		TOTAL OVERCROWDED	
	Households	Percent	Households	Percent	Households	Percent
0.50 or less	374	78.1%	262	67.2%	636	73.2%
0.51 to 1.00	105	21.9%	114	29.2%	219	25.2%
1.01 to 1.50	0	0.0%	14	3.6%	14	1.6%
1.51 to 2.00	0	0.0%	0	0.0%	0	0.0%
Total	479	100.0%	390	100.0%	869	100.0%
% Overcrowded by Tenure	0	0.0%	14	3.6%	14	1.6%

Source: 2010 Census

## 2.2 INVENTORY OF RESOURCES

### 2.2.a. EXISTING HOUSING CHARACTERISTICS

The proportion of single-family units increased significantly since 2000, however, remained stable since 2010. At the same time, 5+ unit-housing structures were 12.1 percent in 2000 and now represent 7.2 percent of the housing stock.

**TABLE 31**  
**TOTAL HOUSING UNITS BY TYPE - CITY OF COLFAX**

Unit Type	2000		2010		2012	
	Number	Percent	Number	Percent	Number	Percent
Single Family	427	67.2%	655	70.5%	655	70.5%
2-4 Units	109	17.1%	186	20.0%	186	20.0%
5+ Units	77	12.1%	67	7.2%	67	7.2%
Mobile Home	23	3.6%	21	2.3%	21	2.3%
TOTALS	636	100.0%	929	100.0%	929	100.0%

Source: 2000, 2010 Census, 2013 California Department of Finance

### 2.2.b. HOUSING CONDITIONS

Approximately, 30.2 percent of the Colfax housing stock (occupied and vacant units) was built before 1960 and may be in need of some degree of rehabilitation. New housing in the City has been minimal since 2004; no housing has been built in the last four years.

**TABLE 32**  
**HOUSING UNITS BY YEAR BUILT - CITY OF COLFAX**

YEAR	NUMBER OF HOUSING UNITS BUILT
1939 or earlier	187
1940 - 1959	103
1960 - 1969	40
1970 - 1979	186
1980 - 1989	105
1990 - 1999	170
2000 - 2010	169
2011 - 2013	0
TOTAL	960

Source: 2010 Census; 2013 SODCS

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking complete plumbing, and units constructed before 1940 without diligent maintenance. In the City of Colfax, the percentage of overcrowded units is 1.6 percent. Also, 20.1 percent of the housing was built before 1940. Seven lacked complete plumbing facilities. In Placer County, 1.9 percent of the housing units were overcrowded, while 3.3 percent were built before 1940.

**TABLE 33**  
**INDICATORS OF SUBSTANDARD HOUSING -- 2010**

<b>Indicators</b>	<b>Number</b>	<b>Percent</b>
<b>CITY OF COLFAX</b>		
Overcrowded	14	1.6%
Lacking Complete Plumbing Facilities	7	0.8%
Built 1939 or Earlier	175	20.1%
<b>PLACER COUNTY</b>		
Overcrowded	2,601	1.9%
Lacking Complete Plumbing Facilities	339	0.2%
Built 1939 or Earlier	4,317	3.3%

Source: 2010 Census

### 2.2.c. RESIDENTIAL CONSTRUCTION TRENDS

A total of 165 housing units were constructed in the City of Colfax since 2000. Of the new homes 43.6 percent were conventional single-family units, 18.2 percent were multifamily units, and 38.2 percent were modular or manufactured homes.

**TABLE 34**

**NEW CONSTRUCTION BUILDING PERMITS BY YEAR - CITY OF COLFAX**

Year	Single-Family Units	Multifamily Units	Modular	Total
2000	11	2	11	24
2001	11	28	29	68
2002	20	0	20	40
2003	14	0	1	15
2004	6	0	0	6
2005	2	0	0	2
2006	6	0	0	6
2007	0	0	2	2
2008	0	55	0	55
2009	1	0	0	1
2010	0	0	0	0
2011	0	0	0	0
2012	0	0	0	0
2013	0	0	0	0
Total	71	85	63	219

Source: City of Colfax Building Permit records through August 2013

### 2.2.d. VACANCY TRENDS

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility.

In 2010, the Census reported a vacancy rate in the City of 9.9 percent. The California State Department of Finance (DOF) Population Research Unit publishes an annual estimate of population, housing units, vacancy, and household size for all incorporated cities in the State. In 2012, the DOF estimated the vacancy rate for all housing units in Colfax was 11.4 percent. However, the DOF estimate is for all housing unit types and does not exclude seasonal,

recreational, or occasional use and all other vacant. Table 35, Occupancy Status of Housing Stock, shows the characteristics of the City's vacant housing units per the 2010 Census.

**TABLE 35**  
**OCCUPANCY STATUS OF HOUSING STOCK**

TYPE	NUMBER
Occupied	965
Vacant	96
For Rent	44
For Sale Only	40
Rented/Sold, Not Occupied	0
For Seasonal/Recreational or Occasional Use	0
For Migrant Workers	0
Other Vacant	12

Source: 2010 Census

## 2.2.e. HOUSING COSTS AND AFFORDABILITY

In order to provide housing to all economic levels in a community, a wide variety of housing opportunities at various prices should be made available. The following table describes the acceptable monthly payment for households in the five major income groups, based upon Placer County's 2013 median income for a family of four.

**TABLE 36**  
**AFFORDABLE HOUSING PAYMENTS BY INCOME GROUPS**  
**PLACER COUNTY 2013 MEDIAN INCOME OF \$72,300**

Income Group	Income Range	Ideal Monthly Payment *
Extremely Low	\$21,690	\$542
Very Low	\$21,691 - \$36,150	\$543 - \$904
Low	\$36,151 - \$57,840	\$904 - \$1,449
Moderate	\$57,841 - \$86,760	\$1,447 - \$2,169

Source: HUD Notice December 4, 2012; \* 30% of income for monthly housing and utility payments

**2.2.e (1) Single-family Median Sales Prices**

The median sales price for homes in Colfax in 2008 was \$405,000. During the following four years, home prices decreased dramatically, by almost 50%. Colfax's housing market remains somewhat depressed, with current median prices substantially lower than the surrounding areas.

**TABLE 37**  
**MEDIAN SALES PRICES IN PLACER COUNTY**

Jurisdiction	Median Sales Price
Colfax	\$224,000
Auburn	\$324,900
Applegate	\$284,200
Meadow Vista	\$373,700
Newcastle	\$498,500
Roseville	\$339,800

Source: Zillow September 2013

**2.2.e (2) Current Single-Family Listings**

At the time of writing, 74 single-family units were listed for sale in Colfax, ranging in price from a \$49,997 two-bedroom/one bath manufactured home to a 3-bedroom home located on 20 Acres listed for \$1,850,000.00. Of the 74 homes listed, 55 percent were in some state of foreclosure; 14 were in foreclosure and 27 were in pre-foreclosure, therefore sales of current stock can expect to remain depressed for at least one more year.

**TABLE 38**  
**COLFAX SALES LISTINGS FOR SINGLE-FAMILY HOMES**

PRICE RANGE	NUMBER OF UNITS AVAILABLE
Below \$100,000	1
\$100,000 - \$200,000	25
\$200,000 - \$300,000	22
\$300,000 - \$400,000	7
\$400,000 - \$500,000	7
Over \$500,000	12
Total	74

Source: Trulia October 24, 2013

### 2.2.e (3) Rental Units

According to the 2010 Census, the median rent was \$859 in the City of Colfax, compared to \$1,044 for Placer County. Cedar Ridge Apartments was built in 2010; the complex has 55 two-bedroom units renting for \$895.

Only one property, Canyon View Senior Apartments, was subsidized. This complex has project based Section 8 rents where tenants pay 30 percent of their income towards their rent. The estimated fair market rent for these units is \$796 for a one-bedroom apartment. The complex consistently has a 2 year wait list.

### 2.2.e (4) Affordability

Affordability is defined as a household spending 30 percent or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage. "Gross monthly owner costs" includes mortgage payments, taxes, insurance, utilities (including gas and electric), condominium fees, and site rent for mobile homes.

Table 39 shows the current 2013 income ranges based on the Area Median Income (AMI) of \$72,300 for a family of four in Placer County, along with the "affordability range." For instance, a very low-income family of four can generally afford a total of \$904 a month for rent and utilities. The current median market rental rate for a two-bedroom unit is \$940, which would be "affordable" to households with annual incomes of \$37,600 or above.

**TABLE 39**  
**AFFORDABLE RENTAL RATES PLACER COUNTY**

Income Group	Maximum Income / Four Member HH	Affordable Rents
Extremely Low	\$21,690	\$542
Very Low	\$36,150	\$904
Low	\$57,840	\$1,446
Moderate	\$86,760	\$2,169

Source: HUD Notice December 3, 2012

While shelter costs for rental units are generally figured to be affordable at 30 percent of gross income, households are able to obtain a mortgage loan based on 35 percent of gross income. This is subject to individual credit and budgeting conditions, and those with less revolving loan-type debt can generally find financing for a more expensive home. For instance, using the above income categories, very low-income households in Colfax could afford a home up to \$151,830 and a low income household could afford a home up to \$242,928. Based upon the listings provided by Trulia in October 2013, 42 houses were available within these price ranges.

#### **2.2.f. AT - RISK HOUSING**

California Housing Element Law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a five-year and a ten-year period, coinciding with updates of the Housing Element. There are three general cases that can result in the conversion of public assisted units, the prepayment of HUD mortgages, opt-outs and expirations of project-based Section 8 contracts, and the expiration of the low income use period of various funding sources, such as Low-income Housing Tax Credits, bond financing and others. Additional discussion of Section 8 opt-outs is noted below as it pertains to the one at-risk project in Colfax.

Opt-outs and expirations of project-based Section 8 contracts – Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to cancel the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.

#### **2.2.g INVENTORY OF AT RISK RENTAL HOUSING UNITS**

The following inventory includes one government assisted rental property in the City of Colfax that may be at risk of opting out of the Section 8 program that keeps it affordable to very low senior households over the eight year Housing Element Period (2013 - 2021).

The California Housing Partnership Corporation lists Canyon View Senior Apartments as a project that is at risk. This apartment complex is at high risk of being sold out of the affordable program. The owners have opted to renew their Section 8 contract in 2012; however, the contract will expire in 2017, if not renewed again.

The process of opting out of affordable programs is a thorough and lengthy process that requires notices to local government and local housing authorities. Appendix E of this Housing Element lists non-profit housing organizations known to both the State and local governments as being interested in acquiring at-risk units and maintaining affordability for the life of the structure.

**TABLE 40**  
**INVENTORY OF AT RISK ASSISTED COMPLEXES (2013)**

Project	Financing	# Assisted Units	Date	Target Group	Risk Assessment
Canyon View	Section 8	67	5/31/2017	Seniors	High Risk
Total At Risk Units		67			

Source: SACOG January 2013

### 2.2.h COST ANALYSIS

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction, or tenant-based rental assistance.

#### 2.2.h (1) Rehabilitation

The factors used to analyze the cost to preserve the at-risk housing units include acquisition, rehabilitation, and financing costs. These figures are estimates since actual costs will depend on condition, size, location, existing financing, and the availability of financing. Local developers have provided the following information.

**TABLE 41**  
**REHABILITATION COSTS**

Fee/Cost Type	Cost per Unit
Acquisition	\$50,000
Rehabilitation	\$25,000
Financing/Other	\$50,000
<b>TOTAL COST PER UNIT</b>	<b>\$125,000</b>

Source: California Tax Credit Allocation Committee

#### 2.2.h (2) New Construction/Replacement

The following cost estimates are based on estimates of apartment construction in the Colfax/ Auburn Area. The actual replacement costs for any of the at-risk units will depend on many variables such as the number of units, location, density, unit sizes, extraordinary site development costs related to

location within the City, on and off-site improvements, and both existing and new financing.

**TABLE 42**  
**NEW CONSTRUCTION/REPLACEMENT COSTS**

Cost/Fee Type	Cost Per Unit
Land Acquisition	\$12,000
Construction	\$150,000
Financing/ Other	\$60,000
<b>TOTAL PER UNIT COST</b>	<b>\$222,000</b>

Source: California Tax Credit Allocation Committee

### 2.2.h (3) Tenant-based Rental Assistance

Over the last housing element period no at-risk complexes in Colfax were converted to market rate. The difficulty in estimating the per-unit cost is that there are so many variables, starting with the household income of the family who will occupy the unit. Based on current data, a two person senior household with extremely low income earns up to \$17,370. Shelter affordability (30% of Area Median Income) would be \$434 a month for rent and utilities. If the complex converted to market rate, the one-bedroom unit would have an estimated rent of \$796 per month. This means subsidizing the household at \$362 per month, or \$4,344 a year.

### 2.2.i. PRESERVATION RESOURCES

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming "at-risk." Groups with whom the City has an on-going association are the logical entities for future participation.

In addition, the City of Colfax will develop procedures for monitoring and preserving at-risk units that will include:

- ❑ Monitoring the Risk Assessment report published by the California Housing Partnership Corporation (CHPC).
- ❑ Maintaining contact with the owners and managers of the Canyon View Apartments to determine if there are plans to opt-out in the future, and offer assistance in locating eligible buyers.
- ❑ Developing and maintaining a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.

## **2.2.j. STRATEGIES TO RETAIN AFFORDABLE UNITS**

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. The list includes local, state and federal programs.

- HOME Program- The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The HOME Program helps to expand the supply of decent, affordable housing for low and very low-income families by providing grants to States and local governments. This money can be used to acquire property, construct new housing for rent or homeownership, rehabilitate rental or owner-occupied housing, improve sites for HOME-assisted development or demolish dilapidated housing on such sites, pay relocation costs for households displaced by HOME activities, provide financing assistance to low-income homeowners and new homebuyers for home purchase or rehabilitation, provide tenant-based rental assistance or help with security deposits to low-income renters, meet HOME program planning and administration expenses to take a more regional, collaborative approach to meeting their affordable housing needs.
- Placer County Health and Human Services Department has jurisdiction within the City of Colfax and Placer County. It administers federal and state funds for its public housing projects and government assisted housing units such as Section 8 Rent Subsidy.
- Community Development Block Grant (CDBG) Funds: Between 1993-2003, the City received approximately \$1,144,000 in CDBG grants. Since 2004, the City has not received any additional Community Development CDBG grant funding. The City may apply for future CDBG funds for housing rehabilitation activities.
- Low-income Housing Tax Credit Program (LIHTC): The LIHTC Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at or below 60 percent of AMI for 55 years. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

- The Federal Home Loan System facilitates the Affordable Housing Program (AHP) and Community Investment Program (CIP) for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.

## 2.2.K. RESIDENTIAL ZONING AND DENSITY

The housing industry generally responds to market demand. In the City of Colfax, residential zoning addresses all State mandated income group categories. Colfax's policies and planning efforts have made it very clear that residential development of all types is welcome and supported.

### 2.2.k. (1) Zoning

Title 17 of the Colfax Municipal Code, Zoning, provides the zoning provisions for the City. The Colfax City Council adopted the zoning code in 1967 --which until recently had been amended in piecemeal fashion through City ordinances. **Most recently, in 2012, the City undertook a comprehensive administrative update of the Zoning Code.** Zoning Codes for the City of Colfax is defined as follows:

**Agricultural District (A)** - The purpose of this district is to promote and preserve in appropriate areas of the City conditions favorable to agricultural use. Along with agricultural uses, farmworker/employee housing, single-family homes, public parks, playground, schools, libraries, and churches are permitted.

### **Residential Districts**

Single Family Residential District (R-1-, R-1-5, R-1-10, R-1-15, R-1-20, R-1-40)- The purpose of this district is to provide for areas in appropriate locations where quiet, low density residential neighborhoods may be established, maintained, and protected. Single-family uses are allowed in this zone, including public and quasi-public uses.

Multifamily Residential District (R-M-1, R-M-2) - The purpose of the multi-family residence district (R-M) is to provide for areas in appropriate locations where apartment house neighborhoods of varying degrees of density may be established, maintained and protected. The regulations of this district are designed to promote and encourage an intensively developed residential environment suitable primarily for adult living. To this end the regulations permit, in accordance with the respective density district, multiple dwellings ranging from garden apartments to multi-story apartment houses and necessary public services and activities subject to proper controls. Along with multi-family uses, single-family dwellings, duplex or two family dwellings, public parks, playgrounds, schools, libraries, and churches are permitted.

Manufactured/mobile homes are allowed in all residential districts as an alternative housing use.

**Commercial Districts** - The purpose of these districts is to provide appropriately located areas for a full range of office, retail commercial, and service commercial uses, to strengthen the City's economic bases, to minimize the impact of commercial development on residential districts, and to provide opportunities for residential development on the site of commercial development or on separate sites in certain districts, including the Retail Commercial (CR) district, and the Highway Commercial (CH) district. Single-family dwelling units are allowed in all zoning categories within the commercial district, with a conditional use permit.

**Industrial Districts-** The purpose of these districts is to permit appropriate industrial uses and to minimize the impact industrial uses have on residential and commercial districts. Residential uses are not permitted in the Industrial districts. The Light Industrial District is the district in which the City has approved an emergency shelter use by right.

#### 2.2.k. (2) Density

Residential growth areas and densities are among the issues and policies addressed in the General Plan. Residential densities are specified for each residential land use designation, and the General Plan provides for a wide range of residential densities. Single family detached housing densities range from 1 dwelling per acre to 4 units per net acre. Multiple family densities, including but not limited to attached, zero lot line, and apartments, range from 4 to 29 dwelling units per net acre.

Zoning districts specify minimum lot size, permitted uses, conditional uses, building height and front, rear and side yard setbacks. Zoning districts further the health, safety, and welfare of the residents. For example, setbacks in residential districts are established to ensure the adequate provision of light, air and open space for residents. In addressing the minimum lot size, the zoning districts must be consistent with the densities of the General Plan. Single-family zoning districts have minimum lot sizes ranging from 5,000 to 40,000 square feet. Residential land zoned multifamily zoning districts have a minimum lot size of 6,000 square feet. Table 43, General Plan Designation and Usable Density, defines the maximum density for each general plan designation.

The City's development standards are applicable to residential zoning districts. Development standards include, but are not limited to, building height, yard setbacks, lot area, site plan review, parking space

requirements, and parkland requirements. These requirements were adopted through the public hearing process and reflect the minimum standards thought necessary for protection of the public.

When a developer proposes a housing development, state law requires that the city provide incentives for the production of low-income housing. A density bonus agreement between the developer and city is used to set forth the incentives to be offered by the city (i.e. allowing increased density over that typically allowable in the respective zoning district) and the requirements of the developer. In October 2013, the City updated its Density Bonus & Other Incentives ordinance to comply with changes in the Density Bonus Law enacted by Senate Bill 1818, per Program 28 of its prior Housing Element. The ordinance allows for a range of density bonuses of up to 35% for which applicants would be eligible based on a sliding-scale percentage of affordable units provided in a development. The ordinance also offers a range of one to three other incentives (such as a reduction in site development standards) based on how much affordable housing has been provided. The ordinance requires that the units remain available for low-income persons for a period of thirty years.

**TABLE 43**  
**GENERAL PLAN DESIGNATION AND USEABLE DENSITY**

<b>Designation</b>	<b>Usable Density/Acre</b>
Low Density Residential	1-4 Units/ Acre
Modular Home Residential	1-4 Units/ Acre
Medium Density Residential	4-10 Units/ Acre
Medium High Density Residential	10-29 Units/ Acre

Source: City of Colfax

### **2.2.1. NEW CONSTRUCTION NEEDS**

The City of Colfax falls under the jurisdiction of the Sacramento Area Council of Governments (SACOG). SACOG uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated county. This process results in a Regional Housing Needs Assessment (RHNA) and the number reflected in that assessment must be considered when the housing element is prepared.

Historically, COGs prepared RHNAs every five years according to a statewide schedule prepared by the State. The previous report prepared by SACOG covered the period 2006-2013. The current RHNA for Colfax is for the 2013 through 2021 period. SACOG housing needs figures are limited to new housing construction. That number is then allocated to income groups.

### 2.2.1. (1) Income Group Goals

The purpose of the income group goals is to ensure that each jurisdiction within a COG attains its share of the state housing goal without any relative disproportionate distribution of household income groups. The household income groups are defined according to the HUD Area Median Income (AMI) levels as follows: Extremely Low (less than 30% of AMI); Very-low (30%-50% of AMI); Low (50-80% of AMI); Moderate (80-120% of AMI); and Above-moderate (greater than 120% of AMI). Table 44 below indicates the HUD Income Limits for Placer County.

**TABLE 44**  
**PLACER COUNTY MAXIMUM INCOME LIMITS 2013**

<b>Income Category</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
Extremely Low	15210	17370	19530	<b>21690</b>	23430	25170	26910	28650
Very Low	25350	28950	32550	<b>36150</b>	39050	41950	44850	47750
Low	40560	46320	52080	<b>56800</b>	57840	67120	71760	76400
Moderate	60840	69480	78120	<b>86760</b>	93720	100680	107640	114600

### 2.2.1. (2) Colfax RHNA

An important component of the Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of these sites in fulfilling the City's share of the Regional Housing Needs Allocation, as determined by the Sacramento Area Council of Governments (SACOG). The intent of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

Construction needs are derived from SACOG population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units by income group within the City of Colfax.

For the period 2013 to 2021, the City of Colfax has been given a construction need of 51 new housing units (see Table 45). The specific identified need by income group is depicted in the following table. Annualized over the eight years of the housing element, the City has an annual construction need of 12.5 units per year.

**TABLE 45**  
**REGIONAL HOUSING NEEDS ALLOCATION (2013 - 2021)**

Income Category	Number	Percentage
Extremely Low	5	9.8%
Very Low	5	9.8%
Low	7	13.7%
Moderate	10	19.6%
Above Moderate	24	47.1%
TOTAL	51	100.0%

Source: Sacramento Area Council of Governments, September 2012

### **2.2.m. AVAILABLE RESIDENTIAL ZONED LAND**

In addressing the estimated housing needs identified in the 2013-2021 RHNA, State law requires that this element contain “An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment...” This inventory must identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

As part of the 2013-2021 Housing Element update, an analysis of the residential development potential of vacant land in the City of Colfax was completed in September 2013. The inventory of land began with the list of vacant parcels identified in the prior housing element. Table 46 provides a summary of the currently available residentially zoned land throughout the City of Colfax.

According to the State Department of Housing and Community Development’s “Housing Resources – Q&A,” - “The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period of the housing element. The analysis should also identify the zones the locality believes can accommodate its share of the regional housing needs for all income levels.”

Table 46 (Vacant Land By Zoning) provides a summary of the vacant residential land cited for the purposes of this inventory. A total of 152.14 acres of vacant

land are currently zoned residential in the City of Colfax, as summarized in **Table 46**.

To calculate the realistic capacity for each of the zoning classifications, the City used the following assumptions:

<u>Zoning</u>	<u>Allowed Units/Acre</u>	<u>Assumed Units/Acre</u>
LDR	1 - 4	2.25
MDR	4 - 10	7
MHDR	10 - 29	12

**TABLE 46**  
**VACANT LAND BY ZONING**

Zoning	Permitted Housing Type	Zoning	Allowed UPA	Acres	Calculated Unit Capacity
<b>Low Density Residential (LDR)</b>	Single Family Dwellings, care homes, home occupations, non-profit organizations, public and quasi-public activities and related activities	R1-10 and R1-20	1-4	133.2	239
<b>Medium Density Residential (MDR)</b>	Single Family Dwellings, duplexes, two family homes, and multifamily dwellings, public and quasi-public activities.	RM-1	4-10	9.88	69
<b>Medium High Density Residential (MHDR)</b>	Any residential use, higher density multifamily dwellings, public and quasi, public uses.	RM-2	10-29	9.07	80
			TOTAL	152.14	388

Source: City of Colfax

In accordance with Government Code Section 65583.2 (c)(3)(B), the City is able to demonstrate the suitability of the higher density zones for the development of affordable housing, i.e. housing in the lower income categories. The RM-2 Zone allows 10-29 units per acre; the City has used 12 units per acre to calculate a realistic unit capacity. The 9.07 acres in the RM-2 Zone is comprised of several

smaller parcels that may not be conducive to building affordable multifamily housing. One parcel is 6.58 acres; however, 2.4 of the acres have a slope of 30% or more and are therefore undevelopable (due to the City's Hillside guidelines). Therefore, the calculated unit capacity is based on the remaining 4.18 acres, for a total of 50 units. This parcel is located in eastern Colfax, and is therefore not constrained by the City's existing traffic deficiencies on the west side of Interstate 80.

Additionally, the vacant land inventory includes a 7 acre parcel zoned RM-1, with a calculated realistic capacity of 49 units. This parcel is also in eastern Colfax (and is therefore not constrained by the City's existing traffic deficiencies on the west side of I 80) and is made up of slopes less than 30% (and therefore not prohibited from development under the City's Hillside guidelines). Both sites would accommodate multifamily residential to provide affordable housing, exceeding the City's Very-Low and Low-income RHNA requirement of 17 units. Please see the highlighted APNs in the following table.

**TABLE 47**  
**VACANT LAND INVENTORY**

KEY NO.	APN	GP LAND USE	ZONING	ALLOWABLE DENSITY	ACRES	REALISTIC CAPACITY
1	100-110-027-000	LDR	R-1-5	1-4	0.79	2
2	006-062-005-000	MHDR	RM-2	10-29	0.11	1
3	101-150-022-000	AG	A		26.80	
4	101-080-009-000	LDR	CH, RM-1	1-4	6.13	14
5	006-030-033-000	LDR	R-1-10	1-4	1.16	3
6	006-030-035-000	LDR	R-1-10	1-4	0.96	2
7	100-100-027-000	LDR	R-1-10, R-1-20	1-4	8.63	19
8	100-090-041-000	LDR	R-1-10, R-1-20	1-4	13.95	31
9	100-090-039-000	LDR	R-1-20	1-4	3.07	7
10	006-104-015-000	LDR	R-1-5	1-4	0.28	1
11	006-080-016-000	LDR	R-1-5	1-4	0.33	1
12	006-080-003-000	LDR	R-1-5	1-4	0.45	1
13	006-121-006-000	LDR	R-1-5	1-4	7.15	16
14	101-080-029-000	MDR	RM-1	4-10	2.88	20
15	101-170-013-000	MDR	R-1-10	1-4	28.86	65
			RM-1	4-10	7.00	49
16	100-160-002-000	MHDR	RM-2	10-29	0.37	4
17	101-080-003-000	MHDR	RM-2	10-29	4.18/2.4	50
18	100-160-008-000	MHDR	RM-2	10-29	0.56	7
19	101-132-006-000	LDR	R-1-5	1-4	2.55	6
20	101-132-041-000	LDR	R-1-5	1-4	4.94	11

21	100-100-005-000	LDR	R-1-10	1-4	1.43	3
KEY NO.	APN	GP LAND USE	ZONING	ALLOWABLE DENSITY	ACRES	REALISTIC CAPACITY
22	006-010-031-000	LDR	R-1-10	1-4	0.19	0
23	006-030-057-000	LDR	R-1-10	1-4	0.47	1
24	006-030-028-000	LDR	R-1-10	1-4	0.20	0
25	100-100-030-000	LDR	R-1-10, R-1-20	1-4	8.72	20
26	100-120-053-000	LDR	R-1-20	1-4	5.08	11
27	006-092-006-000	LDR	R-1-5	1-4	0.12	0
28	006-131-006-000	LDR	R-1-5	1-4	0.14	0
29	006-051-004-000	LDR	R-1-5	1-4	0.17	0
30	006-044-009-000	LDR	R-1-5	1-4	0.18	0
31	006-044-008-000	LDR	R-1-5	1-4	0.40	1
32	006-112-029-000	LDR	R-1-5	1-4	0.09	0
33	006-121-008-000	LDR	R-1-5	1-4	0.17	0
34	006-121-007-000	LDR	R-1-5	1-4	0.28	1
35	100-240-014-000	LDR	R-1-5	1-4	3.24	7
36	006-080-001-000	LDR	R-1-5	1-4	0.92	2
37	006-051-007-000	LDR	R-1-5	1-4	0.34	1
38	006-080-002-000	LDR	R-1-5	1-4	0.41	1
39	006-080-031-000	LDR	R-1-5	1-4	0.16	0
40	006-093-007-000	LDR	R-1-5	1-4	0.14	0
41	101-131-040-000	LDR	R-1-5	1-4	4.18	9
42	006-092-009-000	LDR	R-1-5	1-4	0.09	0
43	006-061-028-000	MHDR	RM-2	10-29	0.06	1
44	006-061-040-000	MHDR	RM-2	10-29	0.05	1
45	006-061-034-000	MHDR	RM-2	10-29	0.05	1
46	006-061-041-000	MHDR	RM-2	10-29	0.05	1
47	006-061-035-000	MHDR	RM-2	10-29	0.05	1
48	006-061-030-000	MHDR	RM-2	10-29	0.06	1
49	006-061-037-000	MHDR	RM-2	10-29	0.05	1
50	006-061-029-000	MHDR	RM-2	10-29	0.06	1
51	006-061-031-000	MHDR	RM-2	10-29	0.06	1
52	006-061-036-000	MHDR	RM-2	10-29	0.05	1
53	006-061-042-000	MHDR	RM-2	10-29	0.08	1
54	006-061-038-000	MHDR	RM-2	10-29	0.07	1
55	006-061-032-000	MHDR	RM-2	10-29	0.08	1
56	006-061-039-000	MHDR	RM-2	10-29	0.07	1
57	006-061-023-000	MHDR	RM-2	10-29	0.09	1
58	006-061-026-000	MHDR	RM-2	10-29	0.07	1

KEY NO.	APN	GP LAND USE	ZONING	ALLOWABLE DENSITY	ACRES	REALISTIC CAPACITY
59	006-061-027-000	MHDR	RM-2	10-29	0.07	1
60	006-061-024-000	MHDR	RM-2	10-29	0.06	1
61	006-061-033-000	MHDR	RM-2	10-29	0.09	1
62	006-061-025-000	MHDR	RM-2	10-29	0.07	1
63	100-160-006-000	MHDR	RM-2	10-29	0.16	2
				TOTAL	152.14	417

Due to the topography of the City, parcels that have gradients of more than 10 percent are subject to the City's Hillside guidelines (discussed in Section 3.0). Developments in these areas are encouraged to use innovative design concepts such as clustering, split pads, and underground or below grade rooms to provide energy efficient and environmentally desirable spaces. Cluster development is when structures are built grouped close together to preserve open spaces, larger than the individual yard, for common recreation for the purpose of protecting and preserving natural landforms, and/or environmentally sensitive areas. In these design areas the maximum number of residential dwelling units shall be as determined by environmental assessment, unless such development constraints can be shown to have been eliminated or mitigated to the satisfaction of the Planning Commission, or of the City Council sitting as the Planning Commission.

The City's General Plan Land Use Element assumes a 35% reduction in unit capacity for planning purposes due to the Hillside guidelines. Even with this reduction, the City continues to have more than enough vacant residential land to meet its Moderate and Above Moderate RHNA requirement of 34 units.

## **2.2.n. AVAILABLE NON-RESIDENTIAL ZONED LAND**

The City has the capacity to see the construction of some residential units in non-residentially zoned areas of the City. Single- and two-family housing are allowed in the retail commercial and highway commercial zones, with a CUP; multifamily housing is allowed in the retail commercial zones with a CUP. Caretaker/employee housing is allowed in the industrial zone with an administrative use permit. The City of Colfax also encourages mixed-use residential/commercial, particularly in the downtown. While the City is not relying on potential unit capacity in the commercial or highway zones to satisfy the City's RHNA requirement, the City does expect that over the course of the

Housing Element period, that residential units can and will be built in the non-residential zones, adding incrementally to the housing supply in Colfax.

### **2.2.o. INFRASTRUCTURE AVAILABILITY**

Infrastructure availability is good to most of the parcels within the City of Colfax. Wastewater treatment capacity is discussed below, as is the availability of water. Other utilities, including gas, electricity and cable television, are available to areas within the City through the extension of laterals and feeder connections.

#### **WASTEWATER**

Wastewater infrastructure is available to all the parcels within the City of Colfax. Collection system (WCS) and wastewater treatment plant (WWTP) capacity is discussed in more detail below. The available capacity during dry weather flow is sufficient for current and projected 20 year growth, based on information provided in the City's 2010 SECAP<sup>1</sup>. This same report identifies capacity deficiencies during 10-year, 36-hour storms due to inflow and infiltration (I&I); however, the City has completed two major I&I mitigation projects to eliminate the deficiencies.

#### **WWTP**

The City of Colfax Wastewater Treatment Plant was originally built in 1978 with secondary treatment and irrigation fields. The plant was converted to a tertiary treatment facility in 2009. The plant is permitted by the Regional Water Quality Control Board, Central Valley Region, (RWQCB) under the National Pollution Discharge Elimination System (NPDES) permit, No. CA0079529, Order R5-2013-0045. Under the permit, the City is allowed to operate the WWTP at an average daily dry weather discharge flow of 0.275 million gallons per day.

Since 2001, the City has been subject to RWQCB Cease and Desist Orders (CDO). There are two active orders that are currently imposed on the City, CDO R5-2011-097 and CDO R5-2013-0046. A number of actions required by Order R5-2011-097 were completed and are no longer applicable to the daily operation of the plant. Currently, the CDOs require the City to comply with and/or complete the following actions:

1. Continue evaluating and reporting the magnitude of inflow and infiltration (I&I) reaching the WWTP. Take necessary actions to

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<sup>1</sup> City of Colfax Sewer Evaluation and Capacity Assurance Plan, Ponticello Enterprises, July 2010

reduce or manage I&I and provide a schedule for financing, design and construction to reduce I&I.

2. Evaluate whether additional improvements are needed to reduce the volume of wastewater to be stored and/or increase the treatment or disposal capacity of the WWTP.
3. Comply with the final copper effluent limitation contained within the NPDES beginning 1 January 2014.
4. For the constituent arsenic, the City shall develop a pollution prevention plan, monitor, report, and document full compliance with arsenic effluent limits.

#### Collection System Capacity Study

A Sewer Evaluation and Capacity Assurance Plan (SECAP) was completed by the City in 2010. The study analyzed the dry weather and wet weather flow in the wastewater collection system. The report identified inflow and infiltration (I&I) during rain events as being the overwhelming sources of demand on the collection system capacity. Through two I&I mitigation projects completed in 2011 and 2013, the City eliminated numerous sources of I&I. Continued evaluation of system flow will identify the impact that these projects had on reducing I&I.

Dry weather flows, which represent the demand on the collection system from its residential, commercial, and industrial users, was found to be insignificant relative to the wet weather flows. The system capacity is sufficient to handle current and future usage based on 20-year growth assumptions.

#### Sewer EDUs and Usage Fees

On January 1, 2009, the City implemented a new sewer usage fee structure. The fees have been increased annually by 2.5%. These fees are used to pay down debt from past wastewater facility improvement projects, fund ongoing operations and maintenance, and fund short-term asset replacements.

The current number of properties connected to the collection system is approximately 713. The equivalent dwelling unit (EDU) demand on the system is approximately 1,173 EDUs. An EDU is equal to 200 gallons per day of wastewater discharge to the collection system<sup>2</sup>.

The City's wastewater treatment ability is not a constraint to the development of housing planned during this housing element planning period. Sufficient capacity exists to support the development of an

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<sup>2</sup> Municipal Code, City of Colfax, Chapter 13 Article I Subsection 08.030, October 2013

additional approximately 425 EDU's (including both commercial and residential), certainly sufficient to support the development of 51 housing units identified in the City's RHNA.

The City of Colfax is served by the Placer County Water Agency. The Placer County Water Agency has indicated that there is sufficient water available to meet the needs of the Colfax Regional Housing Needs Assessment through the term of the 2013-2021 Housing Element.

## SECTION 3.0

### CONSTRAINTS, EFFORTS, AND OPPORTUNITIES

The purpose of this chapter is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in the City of Colfax. A discussion of the City's efforts to remove constraints and to promote energy conservation is included.

#### **3.0.a. GOVERNMENTAL CONSTRAINTS**

##### 3.0.a (1) State and Federal Policy

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and types of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Colfax.

### 3.0.a (2) Land use controls

The General Plan is the primary land use control document. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

The City of Colfax's Development Standards were amended in 2012 to remove any unduly restrictive provisions. Building height, setbacks, lot areas, and parking requirements are generally within the range of other similar sized cities in California. Table 48 below identifies the City's residential zoning districts. The City encourages mixed use in the downtown, under the CR designation.

**TABLE 48  
DEVELOPMENT STANDARDS BY RESIDENTIAL ZONE**

Zone District	Bldg Height	Yard Setback			Minimum Lot Area (Square Feet)	Lot Area Per DU (Square Feet)	Parking Spaces	Open Space
		Front	Side	Rear				
R-1-5	30'	20'	6'	20'	5,000	5,000	2	NA
R-1-10	30'	20'	8'	30'	10,000	10,000	2	NA
R-1-15	30'	20'	8'	30'	15,000	15,000	2	NA
R-1-20	30'	30'	10'	40'	20,000	20,000	2	NA
R-1-40	30'	30'	15'	40'	40,000	40,000	2	NA
R-M-1	30'	20'	6'	20'	6,000	3,000	1.5/du**	400/du
R-M-2	30'	20'	6'	20'	6,000	1,500	1.5/du**	200/du

\*Second residential units are allowed in R-1 zones per Chapter 17.196 of the City of Colfax zoning ordinance

\*\*Multiple Family Zone districts require one and one-half spaces per unit for studios and one-bedroom units, two spaces per 2+ bedroom unit, plus guest parking as follows: 1 additional space per 10 units or portion thereof (applies only to projects with 10+ units).

Source: City of Colfax Zoning Ordinance

The Hillside Development Guidelines were adopted by Ordinance in 1993 to ensure the appropriate use, development, or alteration of land in hillside areas; and provide direction to encourage development, is sensitive to the unique characteristics common to hillside properties. Specific standards apply to that topography which exceeds a ten percent gradient. For projects in that category, the following must be submitted with the project proposal:

- A natural features map, based on photograph file mapping, a field survey to establish vertical and horizontal control and a site visit;
- A conceptual grading plan;
- A slope analysis map with minimum of 3 slope profiles.

The Hillside Development Guidelines define grading, drainage, parking, and access standards. The goals of the standards are to:

- (a) Preserve and protect hillside areas in order to maintain the identity, image, and natural quality.
- (b) Ensure development in hillside areas is concentrated on the most level portions of the site in locations with the least environmental impact; when designed to fit the existing landforms, consideration shall be given to clustered structures.
- (c) Preserve significant features of the natural topography, including swales, canyons, knolls, ridgelines, and rock outcrops. Development may necessarily affect natural features by, for example, roads crossing ridgelines. Therefore, a major design criterion shall be the minimization of such impacts.
- (d) Provide a safe means of ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimum disturbance to the natural terrain.
- (e) Correlate land use intensity and density of development with the steepness of terrain in order to minimize grading, removal of vegetation, land instability and fire hazards.
- (f) Provide alternative approaches to conventional flat land development practices that are compatible with the natural characteristics of landforms, vegetation and scenic quality.

(g) Encourage the planning, design, and development of home sites that provide maximum safety with respect to fire hazards, exposure to geological and geotechnical hazards, drainage, erosion and siltation. Provide the best use of natural terrain and prohibit development that will create or increase fire, flood, slide, or other safety hazards.

These standards are not meant to reduce density, but to protect and preserve the natural features, however innovative designs may increase costs, thus reducing the ability to provide affordable housing. Developments in these areas are encouraged to use innovative design concepts such as clustering, split pads, and underground or below grade rooms to provide energy efficient and environmentally desirable spaces. Cluster development is when structures are built grouped close together to preserve open spaces larger than the individual yard for common recreation for the purpose of protecting and preserving natural landforms, and/or environmentally sensitive areas. In addition the City will work with developers to create site plans that both satisfy the requirements of the Hillside Development Standards and maximize land use.

### 3.0.a (3) Local Entitlement Fees and Exactions

Part of the cost associated with developing residential units is related to the fees or other exactions required of developers to obtain project approval and the time required to conduct project review and issue land use entitlements. Critics contend that lengthy review periods increase financial and carrying costs, and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer or renter in the form of higher purchase prices or rents.

The following table (Table 49) illustrates the average cost in planning fees charged by the City of Colfax, compared to neighboring jurisdictions. For example, Colfax requires a fee of \$4,000 for a general plan amendment, while in the City of Rocklin, Grass Valley, and Placer County fees are all greater. The cost for a zone change in Colfax is similar to Grass Valley and Placer County but a zone change in Rocklin is 146% greater than Colfax. However, planning fees in the City of Auburn are substantially lower in comparison to all of the other jurisdictions in the following table.

**TABLE 49  
PLANNING APPLICATION FEES - SURROUNDING JURISDICTIONS**

Jurisdiction	General Plan Amendment	Zone Change	Tentative Subdivision Map	Variance***
City of Colfax	\$4,000*	\$4,000*	\$8,000 & \$100/Parcel	\$3,000
City of Auburn	\$1,481	\$1,323	\$748 & \$27/lot 1-25 lots \$6/ lot over 25	\$514
City of Grass Valley	\$5,786	\$3,962	\$5,095**	\$1,589
City of Rocklin	\$13,475 (0-100 ac) & \$1,122 (each additional 100 ac)	\$9,846 (0-20 acres) / \$10,850 (over 20)	\$17,715 (1-50 lots) & \$2,188 (each additional 50 lots)	\$5,036
Placer County	\$4,126*	\$3,240*	\$1,946 + \$110 per lot	\$1,725

\*Deposit (charges are at cost). The fee for the City of Colfax is for either a text or map general plan amendment. (\$4,000 for each).

\*\*Varies from \$2,738 (4 or fewer lots) to \$10,234 (51+ lots). The value above is for 11-25 lots.

\*\*\*Where applicable, the highest fee (major variance) was given.

Source: City and County Planning Departments September 2008

Fees, land dedications, or improvements are required as part of the development of property, including housing developments, in order to provide an adequate supply of public parkland and to provide necessary infrastructure (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, ultimately additional costs are passed to the product consumer in the form of higher home prices or rents.

The significance of the necessary infrastructure improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount and condition of existing infrastructure, the location of the project and the nature of the project. Table 50 describes the fees assessed to residential development for both single family development projects and for multifamily development projects.

**TABLE 50  
RESIDENTIAL DEVELOPMENT FEES**

<b>Fee Description</b>	<b>Single Family Fee Per DU</b>	<b>Multi Family Fee Per DU</b>
Roads	\$1,802	\$1,301
Drainage Study	\$74	\$48
Drainage culverts e-w culverts	\$3,416	\$2,216
Trails	\$1,125	\$787
Park & Recreation	\$5,731	\$4,011
City Buildings	\$684	\$494
City Vehicles	\$130	\$94
Downtown Parking	\$581	\$420
Sewer Impact Fee	\$7,498	\$7,498*
Landfill Equity Fee	\$47	\$47
Placer County Facilities Fee	\$2,518	\$1,793
<b>TOTAL</b>	<b>\$23,606</b>	<b>\$18,709</b>

Source: City of Colfax, 2013 Planning Deposit Schedule

\*\$5,998 for each additional unit

Does not include a Residential Construction Tax of 1.0% of the build value

Does not include Colfax Elementary or Colfax High School Fees (see below)

Building permit fees are based on building valuation taken strictly from the UBC.

The Placer Union High School District and the Colfax Elementary School District serve the City of Colfax education system. The Placer Union High School District has a school impact fee of \$1.42 per square foot and the Colfax Elementary School District has an impact fee of \$1.78 per square foot. Even though the aforementioned development impact fees may add significantly to the cost of development, the fees are consistent with the amount established by California Government Code Section 65995 et seq. There are no exemptions to the school impact fees at this time.

### 3.0 a (4) Existing Traffic Deficiencies

I-80 bisects the City of Colfax. The City currently has existing traffic deficiencies that can be considered a potential constraint on development proposed on the west side of the City (west of I-80).

The west side of the City is further bisected by the Union Pacific Railroad (UPRR) tracks. Land uses west of the tracks include, among others, retail downtown Colfax businesses and the Colfax Elementary and High Schools. Land uses east of the tracks include, among others, various retail, manufacturing and employment uses and access to Interstate 80 and State Route 174.

Grass Valley Street is a two lane street that extends from South Auburn Street through the center of downtown Colfax, crossing over the railroad tracks and Main Street. It is the principal route used by motorists to travel between I-80 and the Colfax High School and Elementary School. It is one of only two ways (and the primarily, most used way) to cross over the railroad tracks in the City. In 2009, Union Pacific completed railroad track improvements which caused a 30% increase in train traffic through Colfax. The increased train traffic (both the number of trains and their length and speed) have resulted in increased traffic congestion waiting for the trains to pass. Delays to motorists after trains pass through downtown Colfax is exacerbated by the all-way-stop-sign at the Grass Valley/Main Street intersection. The increased train and school-related traffic cause unacceptable levels-of-service (i.e., grades of D, E and F) in the mornings at three major City intersections (all of which are located on the west side of the City): South Auburn Street/SR 174 overcrossing; South Auburn Street/Central Street; and East Grass Valley Street/Main Street. [The City's General Plan currently requires a level-of-service grade of "C" or better.] Until improvements are made to these intersections to alleviate these traffic deficiencies, proposed development on the west end of the City could be constrained by way of incurring additional costs for traffic studies, environmental impact reports (requiring City Council vote to override the City's level-of-service "C" grade requirement), and mitigation in the form of constructing/financing traffic-related improvements and/or paying traffic impact fees. These combined developer requirements could add as much as \$400,000.00 to a given project.

Compliance with numerous governmental laws or regulations may have the capacity to add to the cost of housing. However, these laws and regulations are intended to serve the public welfare and common good. In virtually every instance, cities implement such regulations in a uniform fashion to satisfy needed improvements and ancillary facilities, such as, parking, and open space. The provision of parking and open space requirements, and the observation of site development regulations within developments can indirectly increase costs by reducing the number of dwelling units which can occupy a given piece of land. Developers have the flexibility of deciding whether or not to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the

development. Other standards included in the Uniform Building Code require developers to address such issues as noise transmission and energy conservation, and can also result in higher construction costs. While some features (interior and exterior design treatments) are included by the developer as amenities to help sell the product in the competitive market, other features (i.e. those required to achieve compliance with energy conservation regulations) may actually reduce monthly living expenses and long-term costs of ownership in general. However, a drawback to all these benefits is that they may add to the initial sales price and an individual's ability to purchase.

### 3.0.a (5) Processing and Permit Procedures

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 54 below identifies the most common steps in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports, General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Environmental Impact Reports (EIR) are frequently prepared in response to a General Plan Amendment/Rezoning request, so these two actions are often processed simultaneously. Colfax also practices concurrent processing, or joint processing of related applications for a single project. Such procedures save time, money, and effort for both the public and private sector. However, it is important to note that processing timelines, such as that required for public noticing, could not be made any shorter without violating State laws, and compliance with the California Environmental Quality Act. Processing times can vary anywhere from two months to up to 16 months to two (2) years, depending on the complexity of the project.

When developers have a project proposal, the Planning Director meets with the developers to strategize about project design, City standards, necessary public improvements, and funding strategies (where appropriate). In addition, the City staff assists the developer throughout the permit processing to ensure a rapid processing time.

In order to clarify approval procedures, timing, and fees for the entire approval and building permit process, the City has compiled a Standard Application package that is given to each developer. Included in this package is an explanation of the planning application permit process and timing, and an application form where all requested action for the project

in regards to both the planning and engineering departments can be checked. Additionally, the package includes an environmental evaluation form, a complete checklist for the application, and a copy of the planning fee schedule and impact fee schedules. After this packet is received, the staff conducts a check for packet completeness, a code applicability check, and an initial environmental review.

Based on City Staff review, a decision is made whether the project is ministerial (processed at staff level) or if it requires discretionary entitlement processing (at Planning Commission level). All principal permitted uses, including residential uses such as single family in the R-1 zone, duplexes in the R-M-1 zone and multifamily in the R-M-2 zone are approved.

If permitted uses are subject to design review, the City processes the application through its design review process. The design review process has been established by the City as part of the Municipal Code, Sections 17.32.010.C and Chapter 17.116. In addition to the overall approval process and global design guidelines, each zoning district contains additional more specific regulations. Residential uses in the Agricultural District are not subject to design review, nor are single family dwellings in the single family residential districts. In the Multi Family Residence District, all multi-family housing projects are subject to design review, except that lone single family and lone duplex dwelling units are exempt. For projects subject to design review, the Planning Director is the approval authority via an administrative review and approval process. However, if the Planning Director determines that the project is not in substantial compliance with the adopted design guidelines or if the Planning Director determines that, because of location, size or design that the Planning Commission, or the City Council sitting as the Planning Commission should be the approval authority and hold a duly noticed public hearing to consider overall design and appearance of the project, he or she refers the project to the Planning Commission, or the City Council sitting as the Planning Commission. Project approval is non-discretionary; rather findings are made with regard to architecture and site design issues that the applicant incorporates into the project. Generally, if the project is found to be in compliance with relevant local codes, compatible in use and consistent in design with the neighborhood, the Planning Director or Planning Commission, or the City Council sitting as the Planning Commission approves the project based on findings and subject to conditions of approval. The City's intent is not to add cost to a project, but to maintain the high standard on a uniform basis and to provide certainty to all projects; therefore, the City does not consider design review to be a constraint on development. The City remains mindful of projects working within tight budgets. Bearing this in mind, in 2012, the City revised its

Zoning Code to allow for administrative-level review process by the Planning Director, not just for projects subject to design review, but also for other types of permits (such as use permits and sign permits). Anyone can appeal Planning Commission decisions to the City Council for final determination. The City is including with this housing element a program that will require review as needed of the design review process; if any undue constraints are determined to be present, the City will identify policies or actions that will reduce the cost and time involved for the development of affordable housing.

The City recognizes that discretionary approvals may have the tendency to act as a constraint on the development of housing. The City does not require a Conditional Use Permit for multifamily projects in the City, regardless of density, when located within the RM-1 or RM-2 zones. A multi-family project may also be allowed within the Commercial-Retail (CR) zone with the issuance of a Conditional Use Permit. Design review is done for the purpose of maintaining high quality development and not used to consider housing unit density.

**TABLE 51  
COLFAX DEVELOPMENT REVIEW AND APPROVAL PROCEDURES**

Action/Request	Processing Time	Comments
Environmental Impact Report (Fee: \$20,000 deposit – charges at cost)	6 Months	Processing and review time limits controlled through CEQA. Adopted by the Planning Commission, or the City Council sitting as the Planning Commission.
Negative Declaration (Fee: \$3,660)	3-4 weeks	Processing time can be extended if the project has a longer review and approval period. Adopted by Planning Commission, or the City Council sitting as the Planning Commission
General Plan Amendment (Fee: \$4,000 deposit – charges at cost)	90 days	Gov. Code Section 65358 limits the number of times any element of the General Plan can be amended each calendar year. Requires a public hearing for the City Council and Planning Commission.
Zone Change (Fee: \$4,000 deposit – charges at cost)	90 days	Requires a public hearing for the City Council and Planning Commission.

Tentative Parcel Map (< 4 lots) (Fee: \$3,000 & \$100/parcel)	3 Months	Requires Planning Commission approval, unless there is easement, which also then requires hearing before the City Council.
Subdivision Map (Fee: \$8,000 & \$100/parcel)	90-120 days	Requires a public hearing before the Planning Commission and City Council.
Variance (Fee: \$3,000)	60 days	Approved by Planning Director (administrative variance) or Planning Commission, or the City Council sitting as the Planning Commission
Administrative Use Permit (Fee: \$500-1,500)	60 days	Approved by Planning Director
Conditional Use Permits (Fee: \$2,000-minor, \$4,000-major)	60 days	Requires a public hearing before the Planning Commission, or the City Council sitting as the Planning Commission
Design review (Fee: \$1,500 administrative or minor, \$2,400 major)	60-90 days	Approved by Planning Director (administrative) or Planning Commission, or the City Council sitting as the Planning Commission (minor/major).
Site plan review (Fee: administrative or minor- \$1,600, major- \$3,600)	60-90 days	Requires Planning Director (administrative) or Planning Commission, or the City Council sitting as the Planning Commission approval (minor/major).
Appeal (Fee: \$1,200)	90 days	Requires City Council Hearing

### 3.0.a (6) Building Codes and Enforcement

Compliance with Building Code standards protects public health, safety and welfare and is a necessary cost of construction.

Government Code Section 65583(c)(3) requires the housing element to provide a program to “address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.”

The City administers the 2013 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations, Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 11 and 12, relating to electrical, plumbing, mechanical, energy

compliance, non-structural, disabled access and abatement of dangerous buildings. Implementation of these codes ensures structural integrity, and facilitates the City's efforts to maintain a safe housing supply. In addition, the City continues to enforce an Ordinance regulating demolition review and demolition permit process and procedures.

### 3.0.a (7) On- and Off-Site Improvements

For residential projects the City requires both on- and off-site improvements. These include: curb/gutter and drainage facilities, sidewalks, paved streets, telephone, cable, electricity, landscaping and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety and general welfare of the public.

Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust. It also produces a high speed circulation system and facilitates relatively safe traffic movement. Roadway standards are included in the City's Municipal Code, Title 16, Chapter 16.56.

There is an additional right-of way along Interstate 80, and State Route 174 which runs along parts of South Auburn Street within the City limits, all of which is maintained by Caltrans. Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children, the elderly and the physically impaired.

Landscaping is often required depending on the development proposal and location. Such landscaping would include, but not be limited to, shrubbery, trees, grass and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the City by providing relief from developed and paved areas. All landscaping is installed by the developer and must be approved prior to occupancy of any building. Landscaping in areas that fall under the Hillside Development Guidelines require native or naturalized plants or other plant species that blend with the landscape, fire retardant plant materials, and a permanent irrigation system, for purposes of establishing and

maintaining required planting.

Development of and connection to municipal water and sewer services are required as a condition of approving tract maps unless location of public services is not available. For example, wells and/or private sewage disposal systems may be allowed depending on lot size, relative location to existing service systems and proposed land use. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

### 3.0. a(8) Waste Water Treatment Plant

The City's wastewater treatment ability is not a constraint to the development of housing planned during this housing element planning period. Sufficient capacity exists to support the development of an additional approximately 425 EDU's (including both commercial and residential), certainly sufficient to support the development of 51 housing units identified in the City's RHNA. A more detailed discussion of this infrastructure is found in Section 2.2b of this document.

In accordance with the requirements of State Law SB 1087 (Florez), the City will give priority in the sewer connection pool to affordable housing development projects. The City, upon adoption of the housing element will coordinate with service providers to establish written procedures to make sewer and water connections available to affordable housing projects on a priority basis. Further, this housing element will be forwarded to the wastewater treatment manager, upon adoption by the City.

### 3.0.a (9) Persons with Disabilities and/or Special Needs

Specifically, compliance with Senate Bill SB 520 (Article 10), regarding providing housing accessibility to persons with disabilities, is met by permitting supportive multifamily or single-family housing for the disabled in any residential zone that permits non-designated single or multifamily housing.

Disabled persons visiting City Hall are treated with the same courtesy as all other visitors. They are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City continues to maintain a policy to reasonably accommodate any specific verbal or written request for such assistance.

Applications for retrofit are processed the same as for improvements to any single-family home. Handicapped Accessibility is made available by contacting City Hall 24-48 hours in advance of Public Meetings. The City reconstructed the sidewalk street corners in downtown Colfax for handicapped accessibility. All new private sidewalks, curbs and gutters are required to comply with California Title 24 standards for accessibility. For new public sidewalks, curbs and gutters, the City applies Placer County standards for accessibility, which meet or exceed Federal Guidelines for Americans Disabilities Act (ADA). In both private and public areas, exceptions are made, as allowed by these codes, where such improvements are not feasible or not practical. All multifamily complexes are required to provide handicapped parking as per California State standards.

The City of Colfax continually reviews its codes, policies, and practices for compliance with fair housing laws. A review during the writing of the last Housing Element resulted in a broadened and revised definition of “family” to include State and Federal definitions relating to unrelated adults living together as a household unit.

Program 13 of the City’s prior Housing Element required the City to adopt Zoning Ordinance amendments to comply with State laws for residential care facilities, permitting facilities for six or fewer persons by right in all residential zones, and facilities with seven or more in the multifamily zone. In 2012, the City revised its Zoning Code to allow State licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities, by right, group homes with six (6) or fewer persons in any residential zone district, and allow with administrative approval group homes with greater than six persons in the multi-family zone district.

Program 14 of the City’s prior Housing Element required that the City amend the appropriate (or adopt revised) Zoning Code provisions to implement a formal “reasonable accommodation” procedure(s) to permit administrative waivers for development standards for housing and facilities to accommodate persons with disabilities. In 2012, the City adopted Chapter 17.192 of the Zoning Code entitled “Reasonable Accommodation.” The Reasonable Accommodation Ordinance provides a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or rules, policies, practices and/or procedures of the City.

### 3.0.a (10) Employee (Farmworker) Housing

Program 15 of the City's prior Housing Element required the City to amend the Zoning Code to ensure that employee housing be deemed an agricultural land use designation that does not require a conditional use permit, zoning variance or other zoning clearance other than that required of any other agricultural activity in the same zone. In 2012, the City updated its Zoning Code to allow caretaker/employee housing in the Agricultural zone district as a permitted use.

### 3.0.a. (11) Supportive and Transitional Housing & Emergency Shelters

Transitional housing means housing with supportive services that is exclusively designated and targeted for homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving homeless persons to permanent housing as quickly as possible. Assistance in the Supportive Housing Program is provided to help homeless persons meet three overall goals: (1) achieve residential stability; (2) increase their skill levels and/or incomes; and (3) obtain greater self-determination (i.e., more influence over decisions that affect their lives). The City will regulate supportive housing as a residential use, provided supportive services are ancillary to the primary use.

The City's current zoning does not act as a constraint to the provision of transitional or supportive housing. In 2012, the City revised its Zoning Code, as required by SB 2 and Program 10 of its prior Housing Element, to recognize transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without any discretionary action.

In 2012, the City revised its Zoning Code, as required by SB 2 and Program 10 of its prior Housing Element, to identify the Light Industrial zone district as allowing an emergency shelter by right. The City updated its Zoning Code accordingly (Chapter 17.140) and has identified the Light Industrial zone district as appropriate for emergency homeless shelters by right and without discretionary action. According to data obtained from the City's Planning Department, four parcels are zoned Light Industrial and may be suitable for an emergency homeless shelter, as the sites are vacant or underutilized. See the Industrial Vacant Land Inventory Map in Appendix C. Any of the four parcels identified by the Planning Department include sufficient capacity to accommodate the unmet need for homeless individuals.

**TABLE 52**  
**INDUSTRIAL VACANT LAND**

APN #	Acres
100-230-013-000	3.008
100-230-036-000	1.975
100-230-009-000	0.331
100-230-038-000	0.324

The Light Industrial uses in the City pursuant to the Zoning Ordinance consist of the following types of uses: light manufacturing, research and development, warehousing, business parks and offices, supporting retail, financial and restaurants, personal services, and similar types of uses.

Parcels zoned Light Industrial are centrally located and convenient to major transportation, schools, the downtown area and other services.

### 3.0.b. NON-GOVERNMENTAL CONSTRAINTS

The ability to address the underserved needs of the citizens of the City of Colfax is challenging, especially since so many of the impediments to providing services are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the variety of agencies providing services. Funding limitations exist at all levels.

The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (e.g., land, construction, financing) and value of consumer preference.

#### 3.0.b (1) Availability of Financing

One of the significant components to overall housing cost is financing. With the collapse of the housing market in 2007, the U.S. mortgage market has significantly tightened its lending requirements. Though interest rates on home loans are at an all-time low, many would be home buyers are unable to get approval for a mortgage. Lenders are often requiring a FICO score of 720 and a 20% to 25% down payment. According to CoreLogic, purchases by first time homebuyers and trade up buyers are increasing; however, tight mortgage lending conditions and slow job market gains are constraining demand for owner occupied housing.

### 3.0.b (2) Cost of Land

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain City approvals for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (e.g., streets, water lines, etc.) over the maximum number of lots. Currently, residentially zoned land ready for development is valued at approximately \$100,000 per acre.

As the availability of vacant residential land diminishes over time, the cost of vacant land will increase in the City of Colfax. However, with the amount of currently vacant residentially zoned land, it is anticipated that it may be several years before availability adversely affects land costs. As a general rule, if the land cost in the City of Colfax remains within 35 percent of the total cost of construction, then the availability of land should not pose a significant constraint on the development of housing for all income groups.

### 3.0.b (3) Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary greatly depending upon the quality, size, and the materials being used. According to a local for profit developer, total development cost for single family housing is on average \$200 per square foot; average total development cost for multifamily is \$313 per square foot.

### **3.0.c. CONSTRAINT REMOVAL EFFORTS**

The City of Colfax has instituted actions aimed at reducing the impact of the public sector role in housing costs. For example, the City of Colfax has implemented processing policies that allow for concurrent review of related applications for a single project that reduce overall time and costs. In addition, in 2012, the City undertook a comprehensive administrative Zoning Code update which established various administrative-level review procedures for common types of permits, such as Design Review, Use Permits, Variances and Sign Permits. These projects may be processed administratively and approved at the Planning Director level, which results in less expensive processing costs and faster processing times. The update also provided numerous exemptions from

certain permit requirements, such as certain qualifying remodeling and retrofitting projects.

To mitigate any constraints that the Hillside development standards may impose on potential development, the City will continue to work with developers to create site plans that both satisfy the requirements of the Hillside Development Standards, and also maximize land use to the greatest extent feasible. The City is committed to offering innovative and flexible approaches to maximizing development, especially to capitalize on infill opportunities within the City. Such measures include encouraging clustering of units. City planning staff has recommended to the City Council that the Ordinance be amended to waive the Hillside development standards for projects seeking to provide housing for either the low or very low income housing projects.

The City provides cost reductions to developers through its adopted Density Bonus Ordinance when low and very-low income housing units are proposed. Program 28 of the City's prior Housing Element required the City to update the Density Bonus Ordinance to meet current State Law. In October 2013, the City updated its Density Bonus & Other Incentives ordinance to comply with changes in the Density Bonus Law enacted by Senate Bill 1818. The ordinance allows for a range of density bonuses of up to 35% for which applicants would be eligible based on a sliding-scale percentage of affordable units provided in a development. The ordinance also offers a range of one to three other incentives (such as a reduction in site development standards) based on how much affordable housing has been provided.

Due to the previous lack of wastewater treatment plant capacity, the City has not experienced a large amount of growth over the last two housing element update planning periods. Correction of deficiencies and the construction of the new treatment facility were completed in 2009, which constitutes removal of the largest constraint on development in the City.

The City is currently considering whether General Plan Policy requiring C or better traffic levels of service should also be modified to allow residential development located west of South Auburn Street to avoid the costs involved in a full environmental impact report.

### 3.0.d. OPPORTUNITIES FOR ENERGY CONSERVATION

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

#### 3.0.d (1) Conservation

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. Building code standards for heating and cooling requirements, for things like insulation, are stringently maintained in Colfax.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

#### 3.0.d (2) Development

Approximately 46.25 percent of the City's housing stock has been built since 1980 and most of these units benefit from Title 24 and other energy conservation measures. Some conservation opportunities will come from remodeling existing residences. Major opportunities for residential energy conservation include insulation and weatherproofing, landscaping, and maximizing orientation and lowering appliance consumption. With the energy crisis of 2001, and the most recent surge in energy prices beginning in 2006/2007, many new residential structures are incorporating energy conservation equipment and design, as well as

technological advances (such as automatic timers to control air conditioning, lighting, etc.) to help reduce energy dependence.

Pacific Gas and Electric (PG&E) provides gas and electric service to Colfax residents. This company offers a variety of energy conservation programs and information services that are available to residents. In addition Domestic Water is furnished to the area by PCWA. PCWA has provided water conservation devices to help retrofit older homes and facilities.

The City has adopted and enforces the 2013 Edition of the California Building Standards Code, Title 24 of the California Code of Regulation regarding energy conservation.

## SECTION 4.0

### HOUSING PROGRAM

The purpose of this chapter is to outline a housing program that will guide the City of Colfax and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels. The City's intent is to create a municipal climate that encourages quality, varied, and affordable housing development by both the public and private sectors. The following housing program includes goals, objectives and programs that will form the foundation for specific activities.

#### Goals

1. Provide housing opportunities and accessibility for all community residents
2. Remove constraints that discourage the production of affordable housing
3. Provide and maintain an adequate supply of sites for the development of new affordable housing
4. Preserve, rehabilitate and enhance existing housing and neighborhoods
5. Provide housing free from discrimination
6. Encourage energy efficiency and conservation into residential development

### 4.1 - GOALS, OBJECTIVES, POLICIES AND PROGRAMS

#### **GOAL 1: HOUSING OPPORTUNITIES AND ACCESSIBILITY**

It is the Goal of the City of Colfax to concentrate its efforts to increase the availability of permanent housing for all community residents.

**Policy 1-1:** Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.

**Program (1):** The City will continue to pursue available funding sources for affordable housing, including applications for HOME and CDBG funds for the construction or rehabilitation of lower income housing, including extremely low-income owner/renter occupied housing.

The City will market its rehabilitation programs by providing an information packet regarding the program at City Hall and on the City's website.

Additionally, the City, upon request, will assist non-profit and for-profit affordable housing developers, to support their financing applications for State grant, low

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income housing tax credits, tax-exempt bonds, and other programs that become available.

**Responsibility:** Planning Director/City Manager

**Time Frame:** Ongoing 2013-2021

**Financing:** California State Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (CTCAC); California Debt Limit Allocation Committee (CDLAC); CalHFA

**Program (2):** The City will periodically update its list of non-profit developers who would be interested in developing affordable housing in the City. Upon request, the City will send these providers a development packet including multifamily vacant land inventory, services, and housing incentives.

**Responsibility:** Planning Director

**Time Frame:** Ongoing 2013-2021

**Financing:** Department budget

**Program (3):** Continue to offer a streamlined application package to be given to each developer containing: an explanation of the planning application permit process and timing; an application form where all requested actions for the project in regards to both the planning and engineering departments can be checked; an environmental evaluation form; a complete checklist for the application; a copy of the fee schedule, where the applicant can check which Planning, Engineering, and Building fees they are responsible for; and a list of incentives.

**Responsibility:** Planning /Building Official

**Time Frame:** Ongoing 2013-2021

**Financing:** Department budget

**Policy 1-2:** Provide home ownership opportunities whenever possible.

**Program (4):** If staff resources and funding are available, the City will apply for HOME and/or CalHome funds to fund a First-Time-Home-Buyer program, which would provide down payment assistance.

**Responsibility:** Planning Director/City Manager

**Time Frame:** Ongoing 2013-2021

**Financing:** HCD

**Program (5):** Continue to promote the Placer County First-Time Home Buyers Program, which is available to all Placer County residents, by maintaining brochures at City Hall and on the City's website.

**Responsibility:** Planning Director/City Manager

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Policy 1-3:** Encourage the development of housing and programs to assist special needs persons, including homeless, seniors, and disabled individuals.

Provide opportunities for adequate sites for emergency shelters.

Provide housing to single individuals, working poor, homeless, disabled, senior citizens, and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.

**Program (6):** Continue to offer incentives that can be used to encourage the development of housing opportunities for specialized housing needs. Incentives will include reduced site development standards, reduced permit fees, and accelerated application and plan processing. The City will continue to support emergency shelter programs as proposed by neighboring jurisdictions.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Program (7):** The City will provide residents who have questions regarding affordable housing options with contact information for the Placer County Health and Human Services Department, including links on the City's web site.

**Responsibility:** City Manager

**Time Frame:** Ongoing 2013-2021

**Financing:** Administrative cost only

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**GOAL 2: REMOVE CONSTRAINTS**

The goal of the Housing Element is to remove constraints that hinder the construction of affordable housing.

**Policy 2-1:** Provide the citizens in the City of Colfax with reasonably priced housing opportunities within the financial capacity of all members of the community.

To develop city policies that help to lower the cost and time to build affordable housing

**Program (8):** Continue to allow developers to "piggyback" or file concurrent applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Program (9):** Continue to monitor average processing times for discretionary development permits.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Program (10):** Continue to promote a coordinated City review process among affected City departments to reduce delays and processing time.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Program (11):** Continue the City's policy of stressing the importance of "flexibility" in review and processing of permit and other application processing.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Program (12):** Continue to monitor the Design Review process to ensure it does not constrain residential development including multifamily and housing affordable to low and moderate income households.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Policy 2-2:** Continue to evaluate the impact on housing affordability of all regulations, fee changes, policies, and development projects.

**Program (13):** Continue to review current Planning Fees on an as-needed basis, and where appropriate make changes to reflect the affordability of multifamily development.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Program (14):** Continue to encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**GOAL 3: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING**

It is the goal of the City of Colfax to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.

**Policy 3-1:** Provide information to for-profit and non-profit developers and other housing providers on available vacant land. Monitor and update the inventory of vacant land.

**Program (15):** Monitor the inventory of vacant land on an as-needed basis to ensure an adequate amount of land zoned for both single family and multifamily development is available.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Program (16):** Annually review the housing element for consistency with the general plan as part of its Annual Housing Element Progress Report process. File the Annual Housing Element Progress Report with HCD.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

#### **GOAL 4: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS**

It is the goal of the City of Colfax to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

**Policy 4-1:** Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.

**Program (17):** Continue to monitor new developments for compliance with City design standards. Revise current Zoning Code to reflect the City's evolving goals, as necessary.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Policy 4-2:** Promote energy conservation activities.

**Program (18):** The City will endeavor to make residents aware of the benefits of incorporating energy saving measures into residential construction. If City resources allow, brochures providing such information will be made available at City Hall.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Program (19):** Continue to require that, at a minimum, all residential development complies with the energy conservation requirements of Title 24 of the California Code of Regulations.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Policy 4-2:** Maintain, preserve and rehabilitate the existing housing stock in the City of Colfax.

**Program (20):** Continue to coordinate housing rehabilitation programs with code enforcement efforts and combine both targeted and citywide participation.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Program (21):** The City of Colfax will continue to pursue State and Federal funding sources such as the HOME and CDBG to assist at-risk units (Canyon View). The City will continue to be the source for information and technical assistance (if City resources allow) to potential purchasers and tenants of properties that could potentially convert to market rate.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**GOAL 5: PROVIDE HOUSING FREE FROM DISCRIMINATION**

It is the goal of the City of Colfax to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

**Policy 5-1:** Support the letter and spirit of equal housing opportunity laws.

**Program (22):** The City will continue to maintain information on fair housing law from the California Department of Fair Employment & Housing and have copies of information available for the public at City Hall.

**Responsibility:** Planning / Building

**Time Frame:** Ongoing 2013-2021

**Financing:** City General Fund

**Program (23):** Continue to refer all housing discrimination referrals to the Planning Director who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.

**Responsibility:** Planning

**Time Frame:** Ongoing 2013-2021

**Financing:** Administrative

## 4.2 QUANTIFIED OBJECTIVES

Table 53 summarizes the City's quantified objectives for the 2013 – 2021 planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that could potentially be constructed and households that could potentially be assisted by the City's housing rehab program, and Placer County's first-time home buyer program\*. The City also expects to conserve the 67 affordable senior units at Canyon View Apartments.

**TABLE 53**  
**QUANTIFIED OBJECTIVES FOR HOUSING 2013-2021**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Regional Housing Needs Allocation	5	5	7	10	24	51
New Construction	5	5	7	10	24	51
Housing Rehabilitation*		4				4
First-Time Homebuyer*			4			4
Conserve Existing Rentals**		67				67
Total	5	76	11	10	24	126

\*Based on the availability of funding, staff resources and resident demand.

\*\*The City anticipates that the current owner will renew the Section 8 contract in 2017 or sell the property to a nonprofit that will maintain its affordability.

## **APPENDIX A**

### **CITIZEN OUTREACH**

## **DISTRIBUTION LIST**

Caltrans - Office of Transportation Planning, District 3, Marysville Office  
Central Valley Regional Water Quality Control Board  
Colfax Community Services Director  
Colfax City Engineer  
Colfax Fire Marshall  
Colfax Sheriff's Deputy  
Colfax Elementary School District  
Pacific Gas & Electric  
Placer County Air Pollution Control District  
Placer County Community Development Resource Agency (Planning Department)  
Placer County Health and Human Services Department  
Placer County Water Agency  
Recology  
Sierra Club Placer Group  
United Auburn Indian Community  
United States Post Office – Colfax Station  
Verizon Communications  
Wave Broadband

**PUBLIC WORKSHOP NOTICE**

16522616

**PUBLIC WORKSHOP NOTICE  
CITY OF COLFAX**

The City of Colfax is inviting the public to participate in a workshop to discuss the update of the Housing Element of the General Plan (#PL-02-13).

The purpose of the Housing Element is to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community. In addition, we are interested in the special housing needs of large families, disabled, developmentally disabled, female headed households, homeless and seniors.

Your participation in the Housing Element Update process is very important to ensure a comprehensive update.

The City's current Housing Element can be found on our website at [www.ci.colfax.ca.us](http://www.ci.colfax.ca.us) (go to the "Government" page and click "Reports & Documents").

Two meeting times are being offered in order to allow as many as possible to participate.

Date: October 29, 2013

Times: 3:00 p.m. and 6:00 p.m.

Location: City Hall Chambers, 33 South Main Street,  
Colfax, CA 95713

If you are unable to attend one of the two meetings and would like to provide input, written comments may be submitted to the Colfax Planning Department, PO Box 702, Colfax, CA 95713.

If you have questions regarding the meeting, or require special accommodations, please contact the Colfax Planning Department at (530) 346-2313.

**PUBLISHED IN COLFAX RECORD: OCTOBER 17, 2013**

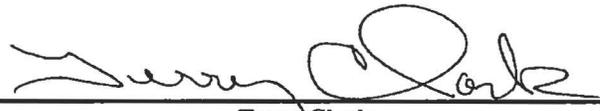
The above space is reserved for Court/County Filed Date Stamp

**PROOF OF PUBLICATION  
(2015.5 C.C.P.)****STATE OF CALIFORNIA  
County of Placer**

I am a citizen of the United States and employed by a publication in the County aforesaid. I am over the age of eighteen years, and not a party to the mentioned matter. I am the principal clerk of **The Colfax Record**, a newspaper of general circulation, in **The City of Colfax**, which is printed and published in the **County of Placer**. This newspaper has been judged a newspaper of general circulation by the Superior Court of the State of California, in and for the **County of Placer**, on the date of June 23, 1952. The notice, of which the attached is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

**OCTOBER 17**

I certify, under penalty of perjury, that the foregoing is true and correct.



Terry Clark

Dated in Colfax, California

**OCTOBER 17, 2013**

**PROOF OF PUBLICATION  
THE COLFAX RECORD  
233 S. Auburn St. Suite 205  
Colfax, CA 95713**

**PUBLIC WORKSHOP NOTICE**

16523445

**PUBLIC WORKSHOP NOTICE  
CITY OF COLFAX**

The City of Colfax is inviting the public to participate in a workshop to discuss the update of the Housing Element of the General Plan (#PL-02-13).

The purpose of the Housing Element is to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community. In addition, we are interested in the special housing needs of large families, disabled, developmentally disabled, female headed households, homeless and seniors.

Your participation in the Housing Element Update process is very important to ensure a comprehensive update.

The City's current Housing Element can be found on our website at [www.colfax-ca.gov](http://www.colfax-ca.gov) (go to the "Government" page and click "Reports & Documents").

Two meeting times are being offered in order to allow as many as possible to participate.

Date: October 29, 2013

Times: 3:00 p.m. and 6:00 p.m.

Location: City Hall Chambers, 33 South Main Street, Colfax, CA 95713

If you are unable to attend one of the two meetings and would like to provide input, written comments may be submitted to the Colfax Planning Department, PO Box 702, Colfax, CA 95713.

If you have questions regarding the meeting, or require special accommodations, please contact the Colfax Planning Department at (530) 346-2313.

**PUBLISHED IN COLFAX RECORD: OCTOBER 24, 2013**

The above space is reserved for Court/County Filed Date Stamp

**PROOF OF PUBLICATION  
(2015.5 C.C.P.)****STATE OF CALIFORNIA  
County of Placer**

I am a citizen of the United States and employed by a publication in the County aforesaid. I am over the age of eighteen years, and not a party to the mentioned matter. I am the principal clerk of **The Colfax Record**, a newspaper of general circulation, in **The City of Colfax**, which is printed and published in the **County of Placer**. This newspaper has been judged a newspaper of general circulation by the Superior Court of the State of California, in and for the **County of Placer**, on the date of June 23, 1952. The notice, of which the attached is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

**OCTOBER 24**

I certify, under penalty of perjury, that the foregoing is true and correct.



Terry Clark

Dated in Colfax, California

**OCTOBER 24, 2013**

**PROOF OF PUBLICATION  
THE COLFAX RECORD  
233 S. Auburn St. Suite 205  
Colfax, CA 95713**

## **APPENDIX B**

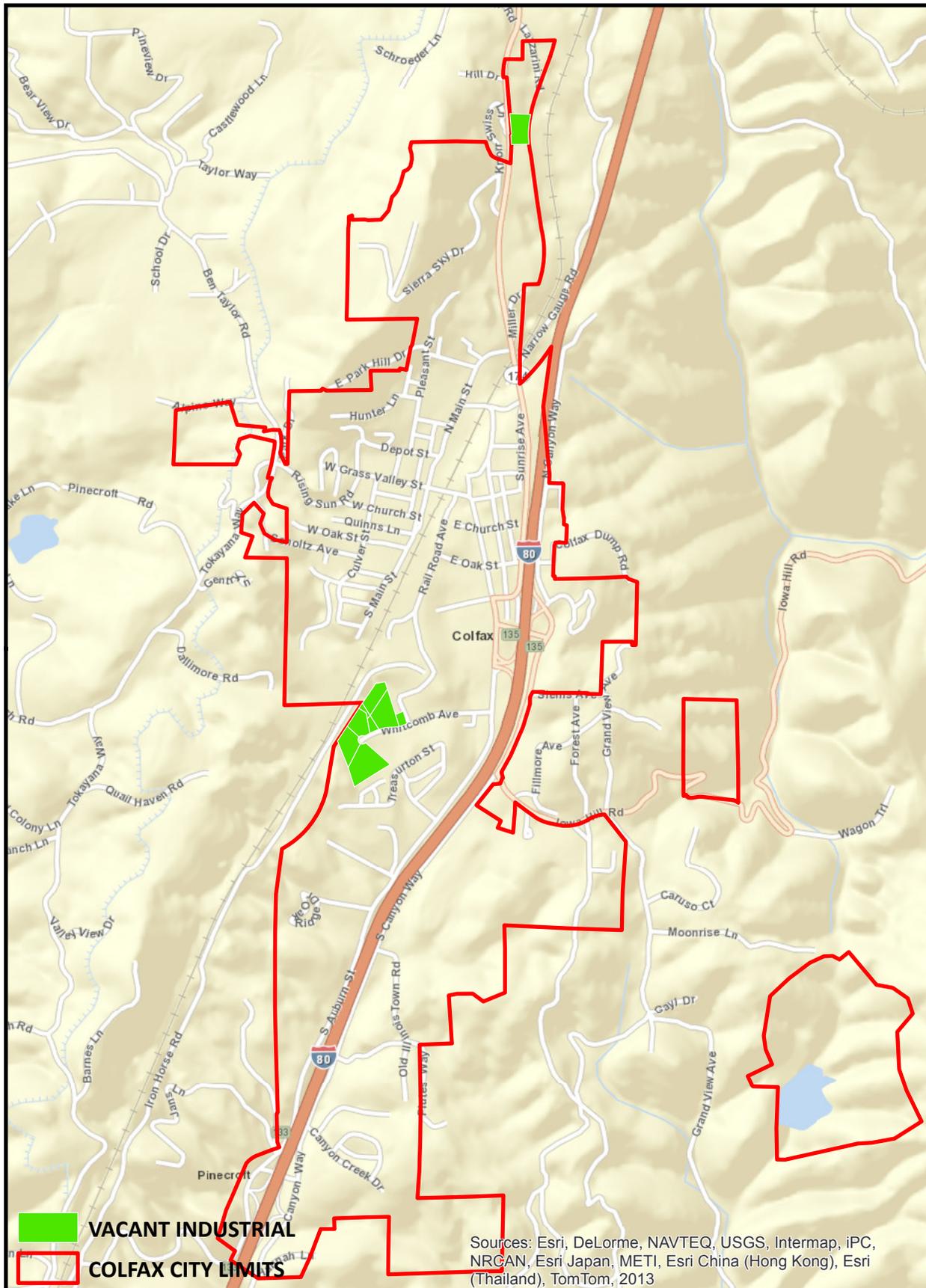
### **VACANT RESIDENTIAL LAND MAP**



## **APPENDIX C**

### **VACANT INDUSTRIAL LAND**

# INDUSTRIAL VACANT LAND INVENTORY MAP



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013



FOR ILLUSTRATION PURPOSES ONLY  
NOVEMBER 2013

## **APPENDIX D**

### **HOMELESS RESOURCES**

## Housing in Placer County

This list is a resource guide of various housing options. Some programs may have eligibility requirements and are not available to all.

This document is not inclusive or an endorsement of any of the listed programs.

Produced by the ASOC Housing Team and updated periodically

If you have any changes or new information\*\*\*\*\*  
please contact Colleen Carlson at [CCarlson@placer.ca.gov](mailto:CCarlson@placer.ca.gov) or call 530-889-7257

Updated April 18, 2012

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## HOUSING RESOURCES

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### Placer County HHS-ASOC-Housing Programs

11512 B Avenue

530-889-7240 (main line)

Adult System of Care (ASOC) has programs that provide rental assistance and supportive services to qualified individuals. The basic requirement is that individuals be homeless, Placer County resident and have a documented disabling condition. For additional information regarding eligibility requirements, contact Sara White at 530-889-7270 or Colleen Carlson at (530) 889-7257.

### Welcome Center

11522 C Avenue (Mailing address is 11512 B Avenue, Attention: welcome center)

530-889-7200

Auburn, CA 95603

**Hours:** Monday – Thursday 10am-4pm and Fridays 10am-2pm

**Services:** A drop in center that provides groups, resources, referrals in a variety of areas such as housing, mental health, substance abuse, etc. Accepts volunteers. Please contact or stop by for a calendar or additional information

### PIRS (Placer Independent Resource Services)

11768 Atwood Rd #29 Auburn Ca.95603

Phone: (530) 885-6100 TTY: (530) 885-0326

This service is for information and advocacy. Personal Assistants Registry and minor home modifications for accessibility. Internet use to look for housing is available.

### Legal services of Northern California

190 Reamer Street, Auburn, CA 95603

Voice:530.823.7560

Fax: 530.823.7601

e-mail: [auburn-office@lsnc.net](mailto:auburn-office@lsnc.net)

Client intake Mon-Thurs 9-11:30 Appointment necessary.

Contact for more information regarding specific services.

City of Roseville Housing Division

311 Vernon Street, Roseville, California 95678  
(916)-774-5270 [www.roseville.ca.us](http://www.roseville.ca.us)

Placer County Housing Authority

11552 B Avenue, Auburn, CA 95603-2604  
(530) 889-7676 [www.placer.ca.gov](http://www.placer.ca.gov)

El Dorado County Housing Authority

937 Spring Street Placerville, CA 95667  
(530) 621-6300 [www.co.el-dorado.ca.us](http://www.co.el-dorado.ca.us)

Sacramento Housing and Redevelopment Agency

701 12th Street, Sacramento, CA 95814-1908  
(916) 440-1390 [www.shra.org](http://www.shra.org)

Yuba County Housing Authority

915 8th Street, Suite 130, Marysville, CA 95901

(530) 749-5470 [www.co.yuba.ca.us](http://www.co.yuba.ca.us)

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## EMERGENCY SHELTER'S

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### The Gathering Inn

Nomadic shelter w/dinners, hot showers, blankets and assistance in cleaning or sobering up, or obtaining aid. Up to 50 beds available nightly on a revolving basis. Year-round availability. Must have current T.B. test documentation, non 290 registrant, and a Placer County resident.

Executive Director-Suzi DeFosset- 916-791-9355

**Resource Center open 8-4 Mon-Fri** computers, resources available

201 Berkeley Ave  
Roseville,CA 95678

### DIOGENES Youth & Family Services

9719 Lincoln Village Drive

Sacramento, CA 95827

Administration suite 110, 916-369-5447, Fax: 916-369-5389

Counseling Program Suite 203, Fax: 916-369-5273

24-Hour Crisis Line: 1-800-339-7177

Provides emergency and temporary shelter services to youth (primarily 12-17 years) who have run away, been pushed out of their homes, sexually abused or otherwise maltreated or who simply need time to “cool off” for a few days until family counseling can be arranged. Transitional living programs are also provided for older adolescents & young adults who need safe supportive housing.(primarily 16-21) Individual, group, and family counseling. **Project Safe Place**

### PEACE for Families

Auburn Location

530.885.0443 – telephone

530.885-2347 – fax

Roseville Location

916.773.7273 - telephone

916.773.3990 – fax

**Services Provided:** Crisis Intervention, SART, Therapy, Counseling, Legal Clinic, Legal Services, Group Facilitation, Volunteer Services, Supportive Housing, Supervised Visitation, Community Education, Outreach

**CRISIS LINE: (800) 575-5352**

**Groups:** DV-Drop In

Roseville Weds & Thurs 6:00pm - 7:30pm in

Auburn Tuesday 6:00pm – 7:30pm in

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## TRANSITIONAL HOUSING / SUBSTANCE ABUSE RESIDENTIAL PROGRAMS

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### Acres of Hope

PO Box 40, Applegate, CA 95703  
(530) 878-8030 Fax: (530) 878-8009

[www.acresofhopeonline.org](http://www.acresofhopeonline.org)

Acres of Hope is a long term (up to two years) faith based renewal center serving homeless women with children under the age of 12, by providing them with a safe and healing environment with effective, ongoing structured programming.

### Home Start, transitional housing (Father and/or mother with children)

Riverside Ave.  
Roseville CA 95678  
916-782-6667

[www.rosevillehomestart.org](http://www.rosevillehomestart.org)

Bus Stop: Roseville Transit 2 blocks to the corner of 6<sup>th</sup> and 4<sup>th</sup> St on Riverside Ave. Single parents or married families with children, or individuals working to reunify with their children. A one-year program, which includes drug and alcohol support groups, financial education, family violence and parenting classes including health clinic. Priority waiting list and intake interviews conducted on Monday-Thursday 9:30-11:30 and 1:00-4:00. Clients call in on a daily basis to establish priority. Cost: No funds/income necessary to enter program. Donations of \$145.00 a month once income/funding is acquired, will assist in acquiring work/funding. There is a \$100.00 deposit required upon move in. Also offers emergency housing for the homeless.

### Hope Help & Healing, Inc.

11960 Heritage Oak Place, Suite 20  
Auburn, CA 95603  
Contact: Janece Murray 530-885-4249 (Fax) 530-885-6191  
Email: [office@hhhine.com](mailto:office@hhhine.com) or [www.wirecover.org](http://www.wirecover.org)

HH&H is state licensed and certified drug and alcohol residential recovery treatment facility and sober living environment for men and women. HH&H also has men and women's transitional homes. Outpatient services also available, i.e. anger management, D.V.. For more data please call Hope Help & Healing.

### K.I.S.S. House (Keep It Simple Sister) women and children only.

Contact: Carol Mullins  
916-899-0294

K.I.S.S. has 4 houses located in Placer County. Services: Parenting classes, 12 step programs. K.I.S.S. works closely with Sierra Family Services in Roseville to partner services to clients and their children.

Cost: \$450.00 per month per adult and \$100.00 per child per month. No food is provided.

### Lazarus

- **Transitional Housing Program** Men/ women in need of housing are able to stabilize their lives/ find permanent living arrangements through the Transitional Housing Program. At various sites in the City of Roseville, this program provides temporary housing/ support services for up to 2 years to no-income and low-income single men

/women. There are three residential homes for men and one residential home for women. For more information please call 1-916-772-6833 ext. 2

### New Leaf

Substance Abuse / Halfway House / Transitional Housing  
Auburn  
Contact: Tully @ (530) 889-9195

### NOR-CAL Clean & Sober Living

Clean & Sober living for men & women in recovery, also now offers a house for women & children. Nor Cal is not a program, it is a safe & sober living environment that aids the client in maintaining their sobriety while pursuing work or an education. Located near bus lines, shopping and 12 step meetings. Houses for Men/Women/Women w/ children  
(office) 916-676-2825

Mailing: POBox 4082 Citrus Heights, CA 95661-4082

[www.nor-cal-clean-sober.com](http://www.nor-cal-clean-sober.com)

[Info@Nor-Cal-Clean-Sober.com](mailto:Info@Nor-Cal-Clean-Sober.com)

### Recovery Now

Transitional Living for Men & Women

*"Homes are nicely decorated and professionally landscaped and maintained so you can focus on your recovery"*

Clean and sober living for men/women whom are committed to working a program.

\*3 duplexes \*30 beds

\$600 month rent / \$100deposit

438 5<sup>th</sup> street

Roseville Ca 95678

916-868-2207

Contact person; Rick Wheeler

[www.recoverynow.net](http://www.recoverynow.net)

### Re-entry

Several houses in Placer, Yuba, & Yolo Co.

Contact: Rick Jarimillo Office: 530-885-4509, cell: 916-801-5908

Alternate contact: Mark Beall 916-223-3619

Cost: \$500 per month includes utilities and food.

Services: drug and alcohol rehab, life skills, parenting skills, one-on-one or group therapy. No longer just a men's only facility, also women, women with children as well as men with children.

Re-entry also provides a residential treatment facility located in Yuba City. (call for info)

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**AMIH/ASOC HOUSING COLLABORATIVE**

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House manager meets 1 ½ hours each week to review house issues including shopping, distribution of bus vouchers, cleaning, cooking and general organization of the house.

Cost: \$610.00 per month. Food and basic utilities are included.

Contact: Brooke Rhodes (530) 889-7263

**Corinthian House**

Auburn

**Grove House**

Roseville

**Edna's Place**

Rocklin

**Helen's House**

Rocklin

**Maureen's House**

Roseville

**Timberline House**

Auburn

**PSTH-Peer Supported transitional house**

Auburn

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**BOARD AND CARES**

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**Harmony House**

Dewitt Center  
Auburn, CA 95603  
Contact: Heather Kredo, Supervisor 530-886-3470  
Local bus stop 1<sup>st</sup> & B St. two blocks from the facility.

**Taylor's**

Placer St.  
Auburn, CA 95603  
Contact: Donald @ 530-885-7306  
ASOC Contact: Jana Branson 530-889-7250  
bus Stop: Approximately 4 blocks on Nevada St.

**Villa Del Ray**

Seniors only  
Lincoln, CA 95648  
Contact: Cheryl @ (916) 645-0106  
Bus Stop: Lincoln Transit – across street

**Watson's**

Roseville, CA 95678  
Contact: Charlie Watson @ (916) 783-7855  
Bus Stop: Roseville Transit – within 2 blocks

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**APARTMENTS**

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**Auburn Court Apartments**

12199 Gateway Ct.  
Auburn, CA 95603  
530-888-7904

2,3,4 Bedrooms  
\$605, \$695, \$776  
Deposit: same as rent

**Auburn Ravine Terrace**

750 Auburn Ravine Rd  
Auburn, CA 95603  
530-823-6131

Seniors only  
1-bdrm, housekeeping, 3-meals, maintenance,  
activities, cable, transportation , \$2142 month  
Retirement Center Asst, Skilled Nursing available

**Auburn Town Homes**

13048 Lincoln Way  
Auburn, CA 95603  
530-887-9231

2 bedroom apartments  
\$1125 (month to month lease)  
\$1,100 (6 – 9 month lease)

**Auburn Villa**

628 Mikkelsen Dr.  
Auburn, CA 95603  
530-823-3047

Accepts Section 8  
1 bedroom apartments  
62 & older, 30% of income  
Pets ok w/300 deposit

**Brookside Senior**

738 Mikkelsen Dr. #108  
Auburn, CA 95603  
530-823-1386

1 & 2 bedroom Apartments  
Approx. 30% of monthly income  
Seniors and/or Disabled  
1 pet ok under 25 lbs.

**Colonial Village**

2205 Colonial Village  
Auburn, CA 95603  
530-889-1072 530-889-1073 (fax)

2 & 3 bedroom apartments  
\$765.-\$936., \$878-\$1,076

**Crest View Apartments**

77 Pacific Ave.  
Auburn, CA 95603  
530-888-7343 530-888-7343 (fax)

1 & 2 bedroom apartments  
\$875/\$975 deposit \$600  
Deposit \$500 with small pets

**Miners Station Apartments**

11325 Quartz Dr.  
Auburn, CA 95602  
530-823-8931

1 & 2 bedroom apartments (6 month lease)  
\$800 & \$900  
Deposit \$400 & \$500

**Overlook Apartments**

385 Sacramento St.  
Auburn, CA 95603  
530-885-8325

1-2 Bedrooms  
\$800 & \$900  
Deposits \$400 & \$500  
Pets ok, 2 max, \$300 deposit each

**Palm Terrace**

1040 Red Hawk Ln  
Auburn, CA 95603  
530-887-8026

2, 3 & 4 bedrooms  
\$930, \$1068, \$1163  
\$600, \$700, \$800 deposit  
Pets ok, deposit is doubled

**Auburn Parkview Apartments**

11805 Dry Creek Rd

2 bedroom apartments  
\$890 a month

Auburn, CA 95602  
530-823-6570 530-887-0593 (fax)

**Persimmon Terrace**  
12100 Persimmon Terrace  
Auburn, CA 95603  
530-823-9217

**Snowcap View Apartments**  
3540 Snowcap View Circle  
Auburn, CA 95603  
(530) 885-3281

**Terracina Oaks**  
2200 Gateway Ct.  
Auburn, CA 95603  
530-823-0321 530-823-1652 (fax)

**Valley Oaks**  
600 Auburn Ravine Rd.  
Auburn, CA 95603  
530-889-2551 530-889-2640 (fax)

### Applegate

Lake Arthur Cabins  
15691 Lake Arthur Road, Auburn, CA 95603  
(Clipper Gap/Meadow Vista area)  
Contact Person is Brian Barrington @ 530-368-6991

### Colfax

**Canyonview Senior Apartments**  
205 Canyon Canyon Court #68  
Colfax, CA 95713  
530-346-8115

### Foresthill

**Foresthill Apartments**  
5771 Gold St.  
Foresthill, CA 95631  
530-367-3080 530-367-5298 (fax)

### Lincoln

**Golden Village Apartment**  
1650 1<sup>st</sup> St.  
Lincoln, CA 95848  
916-645-1589 916-645-2994 (fax)

Deposit \$375  
Pets ok, \$300 deposit

1 & 2 bedroom apartments  
\$770 & \$885  
Deposit \$500  
Pets ok under 35 lbs., \$500 deposit

1, 2, 3 bedrooms  
\$654, \$709, \$774  
Deposit \$250  
No pets

2 & 3 bedroom apartments  
\$936 & \$1076

1 bedroom apartment \$583  
Elderly only 62+  
Pets ok, deposit \$300

1 Bedrooms starting at \$625  
2 Bedrooms starting at \$725  
3 Bedrooms starting at \$900  
We have local public transit that does go by the property into auburn on a regular basis & located close to food, bank, gas, etc.

accepts Section 8  
1 & 2 bedroom apartments  
30% of Adjusted Income

1-2-3 bedroom apartments  
30% of income  
No pets

1 & 2 bedroom apartments  
30% of total income

**Lincoln Terrace**  
450 Joiner Parkway  
Lincoln, CA 95648  
(916) 645-8911

2 & 3 bedrooms  
\$875, \$980  
Pets ok under 25 lbs. \$500 deposit each

**Lincoln Senior Apartments**  
1655 3<sup>rd</sup> St.  
Lincoln, CA 95648  
916-645-2370 916-645-2380 (fax)

1 bedroom \$530 a month  
2 bedroom \$623 a month  
Deposit &150

**Parkview Apartments**  
1660 1<sup>st</sup> St  
Lincoln, CA 95648  
916-645-1727 916-645-3244 (fax)

accepts Section 8  
1-2-3 bedroom apartments  
\$645, \$700, \$720 a month  
deposit \$250

**The Oaks at Joiner Ranch**  
1685 First St.  
Lincoln, CA 95648  
916-645-9322

1-4 Bedrooms  
50% Tax credit \$644, \$767, \$879, \$972  
60% Tax credit \$787, \$938, \$1077, \$1193  
Deposit \$400, \$450, \$550, \$600  
Pets ok \$500

**The Village at Parkway**  
455 Joiner Parkway  
Lincoln, Ca 95648  
(916) 645-9800

1-4 bedrooms  
\$787, \$899, \$1027, \$1150  
\$400, \$450, \$500, \$550 deposit  
Pets ok less than 25 lbs. \$500 deposit

### **Rocklin**

**College Manor Apartments**  
4205 Racetrack Rd  
Rocklin, CA 95677  
916-624-2501

30% of Income \$25-\$784  
1 bedroom Apartments & 2 bedroom townhouses  
Subsidized

**Creekside Village Apartments**  
500 Aquilar Rd  
Rocklin, CA  
916-624-1497 916-624-1498 (fax)

1 & 2 bedroom apartments  
\$525, \$675-\$700 a month  
Deposit \$525, \$650

**Crossing Apartments**  
6050 Placer West Dr.  
Rocklin, CA 95677  
916-784-3700 916-773-7324 (fax)

2 bedroom apartments  
\$1035 a month  
Deposit \$400  
Pets ok, deposit \$500

**Granite Oaks Apartments**  
3300 Parkside Dr.  
Rocklin, CA 95677  
916-624-0071 916-624-9402 (fax)

\* low income rent rates  
Pets ok, \$500 pet deposit

**Hidden Grove**  
5415 S Grove St.

accepts Section 8  
1-2 bedroom and 2 bedroom cottages

Rocklin, CA 95677  
916-624-4382 916-624-0381 (fax)

\$775, \$875 & \$920 a month  
Deposit \$350, \$400, \$400

**Lyn Roc Apartments**  
6105 Sunset Blvd.  
Rocklin, CA 95677  
916-624-1388

accepts Section. 8  
30% of income  
1-2 bedroom  
seniors & handicapped only

**The Oaks at Sunset**  
201 Sammy Way  
Rocklin, CA 95677  
916-435-4813

Affordable housing  
1-2-3-4 bedroom  
\$722, \$862, \$995, \$1104

**Park Village Apartment**  
5761 Shannon Bay Dr.  
Rocklin, CA 95677  
916-624-8364 916-315-9566 (fax)

2 bedroom/2bath-2 bedroom 1 ½ bath  
\$925-\$950 a month  
Deposit \$350

**Placer West Apartments**  
6055 Placer West Dr.  
Rocklin, CA 95677  
916-786-2628 916-786-6511 (fax)

1-2-3 bedroom apartments  
\$496/\$563/\$631 a month

**Rocklin Gold Apartments**  
2651 Sunset Blvd  
Rocklin, CA 95677  
916-624-3100

1 bedroom \$870-\$915  
2 bedroom \$1060-\$1120  
Deposit \$300

**Rocklin Manor Apartments**  
5240 Rocklin Rd.  
Rocklin, CA 95677  
916-624-4213

1 bd /1bth \$790 \$300 deposit  
2 bd /1bth \$870 \$350 deposit  
2 bd / 2bth \$950 \$350 deposit

**Shaliko Apartments**  
5051 El Don Dr.  
Rocklin, CA 95677  
916-632-3100  
916-415-1178 fax

1-2 bedroom apartments  
\$899 - \$1180

**Shannon Bay Apartments**  
5757 Shannon Bay Dr.  
Rocklin, CA 95677  
916-624-2600  
916-624-9074 (fax)

1-2-3 bedroom apartments  
\$630/\$684/\$737 a month  
Deposit \$500

**Spring view Village**  
5902 Spring view Dr. #17  
Rocklin, CA 95677  
916-782-2081 916-782-9129 (fax)

1, 2 ¼ & 2 bedroom apartments  
\$810-\$950-\$995  
\$400 deposit

**Sunset Apartments**  
3655 Sunset Blvd.

1, 2 & 3 bedroom apartments  
\$549, \$589 & \$629

Rocklin, CA 95677  
916-624-0123

**Sutter Ridge Apartments**  
5800 Woodside Dr.  
Rocklin, CA 95677  
916-624-0668

**Woodstream Townhouses**  
6115 Brookside Circle  
Rocklin, CA 95677  
916-783-0555 916-783-4259 (fax)

### Roseville

**Bel Aire Garden Apartments**  
500 Sunrise Ave.  
Roseville, CA 95678  
916-773-5106

**Canterbury Downs**  
800 Micro Ct.  
Roseville, CA 95678  
916-773-8283 916-773-5743 (fax)  
www.brecanterburydowns.com

**Cirby Oaks Apartments**  
1000 Cirby Oaks Dr.  
Roseville, CA  
916-783-1940

**Cirby Woods Apartments**  
333 Cirby Way  
Roseville, CA 95678  
916-786-9140

**Colonial Village Apartments**  
3881 Eureka Rd  
Roseville, CA 95661  
916-786-2770

**Foothills Tennis Village Apartments**  
5 Marcia Way  
Roseville, CA  
916-783-7368

Deposit Same as rental rates

1 & 2 bedroom apartments (6 month or 1 year lease)  
1 bedrooms \$840  
2 bedrooms \$960-\$1010  
Deposit \$300, \$400  
Pets ok, under 25 lbs. Deposit \$400

2-3 bedroom w/garage  
\$1100- \$1530 a month Deposit \$500  
Pets ok, under 65 lbs., \$500 deposit

accepts Section 8  
1-2 bedroom apartments  
\$595 - \$675 a month

1 & 2 bedroom apartments  
\$850 - \$1070 a month  
Deposit \$300

1 & 2 bedroom apartments  
\$805 & \$950  
Deposit \$500 & \$600  
Pets ok, under 25 lbs., \$500 deposit

1 & 2 bedroom apartments  
\$695 & \$870  
Deposit same as rent  
Pets ok, \$500 deposit

Affordable housing  
2 & 3 bedroom apartments  
\$884 & \$1017 a month  
Deposit \$400 & \$500

1-2-3 bedroom apartments  
1 bedroom \$820, 2 bedroom / 1 bath \$955  
2 bedroom / 2 bath \$1020, 3 bedroom \$1300  
Deposit \$300, \$540, \$550  
On approved credit only  
Pets ok, \$25 per month + \$300 deposit

**Heritage Park Apartments**

1098 Woodcreek Oaks Blvd.  
Roseville, CA  
916-771-0145

2-3-4 bedroom apartments  
\$950 - \$1095 - \$1214  
Deposit \$500      \$25 application fee  
Pets ok, under 25 lbs., \$25 per month + \$250 deposit

**Highland Creek Apartments**

800 Gibson Dr.  
Roseville, CA 95678  
916-784-0404

2, 3 & 4 bedroom apartments  
Varies by % of income  
Deposit \$400, \$500 & \$600

**Maidu Village 1**

1750 Eureka Rd  
Roseville, CA 95661  
916-773-4050

accepts Section 8  
1 & 2 bedroom apartments  
\$645 & \$710 a month  
Deposit \$300 62 +

**Maidu Village 2**

101 Sterling Ct.  
Roseville, CA 95661  
916-773-4050

accepts Section 8  
1 & 2 bedroom apartments  
\$798 a month  
55+

**Cobblestone Creek Apartments**

1010 Madden Ln.  
Roseville, CA 95661  
916-784-6626

1 & 2 bedroom apartments  
\$775, \$985  
Deposit \$400 & \$500

**Olympus Park**

1148 Conroy Ln.  
Roseville, CA 95661  
916-781-6877    916-781-6921 (fax)

Accepts section 8  
1 & 2 bedroom apartments  
\$650 & \$700  
Deposit \$350, \$450  
Pets ok, \$10 per month, deposit \$500

**Park Place**

1606 Kent Place  
Roseville, Ca 95661  
(916) 783-9958

1-2 bedrooms

**Park Roseville Commons**

275 Folsom Rd.  
Roseville, CA 95678  
916-786-2751    916-786-2781 (fax)

1 bedroom \$2069-\$2544  
2 bedroom \$2369-\$ 3169  
Deposit \$500  
Pets ok, deposit \$500

**Pepperwood Apartments**

1900 S. Cirby Way  
Roseville, CA 95661  
916-784-3909

1 & 2 bedroom apartments  
\$780-\$885,  
Deposit \$400-\$500

**Quail Ridge Apartments**

1950 Quail Ridge W. Ln.  
Roseville, CA 95678  
916-783-9555    916-783-9558 (fax)

Studio, 1 & 2 bedroom apartments  
\$705-\$895  
Deposit \$400-\$500  
Pets ok, \$25 a month, \$500 deposit

**Santa Clara Terrace**

1605 Santa Clara Dr.

1-2-3-4 bedroom apartments  
\$750, \$890, \$1189, \$1308

Roseville, CA 95661  
916-782-7661 916-782-1841 (fax)

Deposit \$500 \$30 Credit Check Fee

**Sierra Garden Apartments**  
1645 Sierra Garden Dr.  
Roseville, CA 95661  
916-782-3033 916-798-1841 (fax)

1 & 2 bedroom apartments  
\$700 & \$800 a month

**Somerset Hills Apartments**  
3 Somer Ridge Dr.  
Roseville, CA 95661  
916-782-7766

1 bedroom \$950, 2bd / 1 bath \$1050,  
2 bd / 2 bath \$1250  
Deposit \$300 & \$400

**Sutter Terrace Senior Apartments**  
6275 Fiddymment Rd.  
Roseville, CA 95747  
916-773-2900

accepts Section 8  
1 & 2 bedroom apartments  
\$605 & \$800 a month  
Deposit \$250

**The Oaks at Woodcreek Apartments**  
1550 Pleasant Grove Blvd.  
Roseville, CA 95747  
916-772-6861

2 – 3 bedroom apartments  
\$882 & \$1016  
Deposit \$350 & \$450

**Twin Creek Commons Apartments**  
720 Sunrise Ave.  
Roseville, CA 95661  
916-781-3673

2 & 3 bedroom apartments  
\$900/\$985  
Deposit \$600

**Vineyard Gate Apartments**  
1601 Vineyard Rd.  
Roseville, CA 95747  
916-782-7800

1 – 3 bedroom apartments  
\$1025, \$1350, \$1475  
Deposit \$300, \$350, \$400

**Windscape Apartments**  
300 Cirby Hills Dr.  
Roseville, CA 95747  
916-782-9696 916-782-9679 (fax)

1 & 2 bedroom apartments  
\$915 & \$1095  
Deposit \$300, \$500

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## RENTAL COMPANYS

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**AIM Realty**  
5250 Pacific Street  
Rocklin, CA 95677  
916-784-7368  
Fax:916-630-2153

**California Investors**  
3581 Town Court #1  
Auburn, CA 95602  
530-823-8604  
Fax: 530-823-8635

**CGA Property Management**  
8328 Auburn Boulevard  
Citrus Heights, CA  
916-727-3095  
Fax: 916-727-1250

**Titan Property Management**  
5530 Garfield Ave  
Sacramento, CA 95841  
916-679-0711

**Roseville Legal Center**  
108 Main Street  
Roseville, CA  
916-782-4529

<b>Placer Food Closet Collaboration Contact Information</b>
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<p><b>APPLEGATE:</b>  <b>Sierra Reach Ministries</b>  <b>Clothes &amp; Food Closet</b>  Days &amp; Hours: Thursday 10-1  530-878-1399 or 530-878-2705  Direct Phone: 530-878-7577  Contact - Susan Rabe  18015 Applegate Rd.  P.O. Box 430</p>	<p><b>Colfax/Alta</b>  <b>The Salvation Army</b>  Days &amp; Hours: Mon&amp;Wed 10-2  530-346-2722  Direct Phone – 530-889-3990  Contact – Michelle Talbot  320 S. Canyon Way  P.O.Box 1437  Colfax 95713  Areas Served –Applegate, Colfax, Dutch Flat, Meadow Vista, Weimar, Hwy 80 Corridor from Applegate to Baxter.</p>
<p><b>Auburn-Adventist Community Services</b>  Days &amp; hours: Tuesday 9-1  530-823-0345  Direct Phone – 530-885-4331  Contact – Lucille Gaede  12225 Rock Creek Rd.  Auburn</p>	<p><b>Foresthill-Elijah’s Jar</b>  Day &amp; Hours: Wed- 10:30 – 12:30 Fri- 1:30 – 3:30  530-367-3085  Direct Phone – 530-367-5177  Contact – Linda Parshall  24410 Main St.  Foresthill 95631</p>
<p><b>Auburn Interfaith Food Closet</b>  Days &amp; Hours: Mon. - Thurs. 10-2 Last Sat 10.-2  530-885-1921  Direct Phone 530-878-9324  Contact - Sandy Bassete  2985 Richardson Rd.  Auburn</p>	<p><b>Meadow Vista-Meadow Vista Friendly Neighbors Club</b>  Not a food Closet, but will help those in need with food  Direct Phone – 530-637-5359 (call in evening)  E-mail <a href="mailto:ettagross@gmail.com">ettagross@gmail.com</a>  Contact – Etta Gross</p>
<p><b>The Salvation Army</b>  Days &amp; Hours: Mon-Fri 9-2  530-889-3390  Direct Phone – 530-889-3990  Contact – Michelle Talbot  286 Sutter St.  P.O. Box 4088  95603</p>	<p><b>Loomis\Lincoln</b>  <b>Loomis Basin Food Closet</b>  Day &amp; Hours: By Call  916-652-5278  Direct Phone – 916-652-5278  Contact – Cora Cockrum &amp; Betty Doapnik  4414 Brace Rd.  Loomis  Back of Loomis Methodist Church</p>
<p><b>The Salt Mine</b>  Day &amp; Hours: Tues – Fri 10-12  916-645-3778  Direct Phone – 916-212-0160  Contact – Glen Vance &amp; Eric Long  590 G St.  Lincoln</p>	<p><b>The Salvation Army Roseville</b>  Day &amp; Hours: Tues-Thurs 10-1  916-784-3382  Direct Phone –916-784-3382 ext. 3003  Contact – Sierra Dwelle  100 Lincoln St.  Roseville 95678</p>
<p><b>Rocklin/Roseville</b>  <b>Adventure Christian Church</b>  Day &amp; Hours: Mon-Thurs 9-4  916-771-5683  Direct Phone – 916-771-5683 ext. 1130  Contact – Bruce Glines  6401 Stanford Ranch Rd.  Roseville 95678</p>	<p><b>Tahoe/Truckee/Kings Beach/Incline Village</b>  <b>Project M.A.N.A</b>  Contact –George LeBard  530-546-2416  Call for Info.</p>
<p><b>Placer Food Bank</b>  Day &amp; Hours: Mon-Thurs 10-3  916-783-0481  Direct Phone –916-771-5683 Cell-916-502-2002  Contact –Dave Martinez  1125 Curcuit Ave.  Roseville95678</p>	<p><b>The Village Church Food Closet</b>  Day &amp; Hours: Tues-Fri 9-4  775-831-0784  Direct Phone – 775-833-0320  Contact –Jim Dykstra  Incline Village  NV 89451</p>
<p><b>St. Vincent DePaul</b>  Day &amp; Hours: Tues-Sat 9-11:15  916-781-3335  Direct Phone – 916-781-3303  Contact –Charles Frost  503 Giuseppe Ct. Suite 8  Roseville 95678</p>	

**APPENDIX E**

**NONPROFIT AFFORDABLE HOUSING DEVELOPERS**

## APPENDIX B

### LIST OF NONPROFIT AFFORDABLE HOUSING DEVELOPERS

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

Project Go, Inc.  
801 Vernon Street  
Roseville, CA 95678  
(916) 782-3443

Central Valley Coalition for Affordable  
Housing  
3351 M Street, Suite 100  
Merced, CA 95348  
(209) 388-0782

Mercy Housing California  
3120 Freeboard Drive, Suite 202  
West Sacramento, CA 95691  
(916) 414-4400

Visionary Home Builders  
315 N. San Joaquin Street  
Stockton, CA 95202  
(209) 466-6811

Pacific Housing, Inc.  
2115 J Street, Suite 201  
Sacramento, CA 95816  
(916) 638-5200

California Coalition for Rural Housing  
717 K Street, Suite 400  
Sacramento, CA 95814  
(916) 443-4448