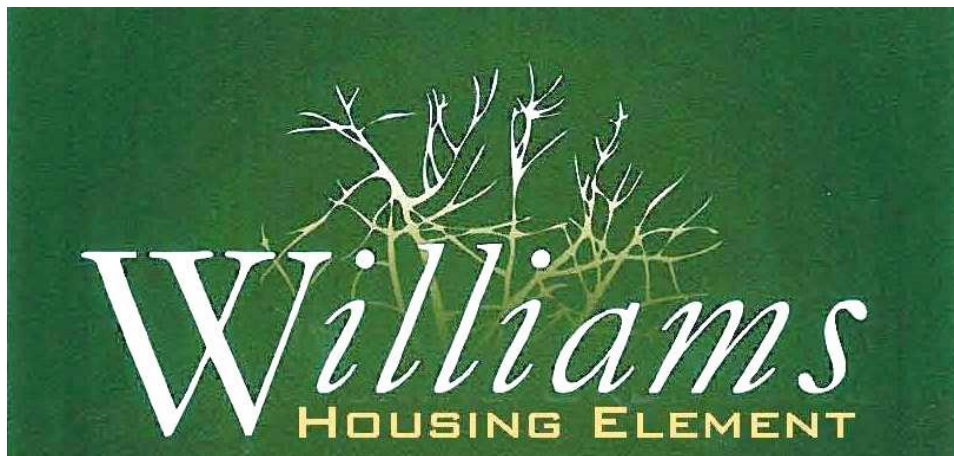


CITY OF WILLIAMS

2010-30 GENERAL PLAN

CHAPTER 9: 2014-19 HOUSING ELEMENT



ADOPTED ON SEPTEMBER 21, 2016

CITY COUNCIL RESOLUTION 2016-15

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9.1 INTRODUCTION

The Housing Element, one of the seven State mandated elements of the General Plan that embodies the City's plan for addressing the housing, was last updated on May 18, 2011 (for the 2007-14 Planning Cycle). This cycle expired on June 30, 2014). In accordance with State Housing Law, this Housing Element has been updated for the 2014-19 Planning Cycle. The Element was prepared by the City of Williams, with assistance from the State Department of Housing and Community Development (HCD).

A. HOUSING ELEMENT CONTENT AND ORGANIZATION

Section 9.1: Introduction addresses the need for and purpose of the Housing Element, and summarizes its key components and methodology.

Section 9.2: Regulatory Framework sets forth the state and local laws that establish the framework for the Housing Element's content.

Section 9.3: Housing Needs Assessment provides a summary of current housing characteristics for Williams.

Section 9.4: Constraints and Resources to Housing Production addresses governmental and non-governmental constraints to the development of affordable housing and identifies potential means for reducing these constraints. Also addresses what resources the City can draw from to demonstrate meeting its housing needs.

CONSTRAINTS REVIEW INCLUDE:

Governmental Constraints discusses government agency imposed constraints to housing production including land use controls, improvement standards, impact and application processing fees and processing time requirements, and specifically addresses governmental constraints to production of special needs housing.

Non-Governmental Constraints describes potential non-government imposed constraints to housing production including the availability of financing, land costs, construction costs, environmental, infrastructure, and public facilities constraints. This section also addresses constraints associated with fair housing issues.

RESOURCES INCLUDE:

Land Resources

Residential Land Inventory assesses the City's residential land uses and its ability to supply housing for all income-level households in the community.

Adequate Sites Requirement demonstrates the ability of the City to make available an adequate number of sites to facilitate and encourage a sufficient level of new housing production during the 2007-2014 planning period.

Program Resources

City Efforts to Meet Housing Needs provides a residential land inventory and evaluates the sites relative to the City fulfilling its share of regional housing needs as determined by the State of California. This section also identifies means by which housing units may be constructed, rehabilitated and conserved to meet the City's housing needs.

Housing Cost Reduction and Direct Subsidies analyzes the City's subsidized housing stock that may be at risk of conversion to market rate rents.

State and Federal Programs lists and describes the various State and federal financial assistance programs that are available to public and private sector affordable housing providers.

Private Programs lists and describes private programs that provide financial assistance toward the development of affordable housing.

Residential Energy Conservation outlines measures that the City will promote to encourage energy efficiency and conservation, including home weatherization.

Section 9.5: Strategy provides an assessment of the City's accomplishments to date with regard to its implementation programs adopted with the 2009-2014 Housing Element

2009 – 2014 Regional Housing Needs Objectives discusses the housing production objectives of the 2009 – 2014 Housing Element.

2007 – 2014 Accomplishments discusses the specific accomplishments in meeting the housing production objectives identified in the 2008 Housing Element.

Review of Previous Element's Program Effectiveness reviews and analyzes the effectiveness of specific programs identified by the 2009-2014 Housing Element to assist in meeting the City's housing needs.

Implications for 2014-19 Element summarizes adjustments made to the new element in response to the analysis of the effectiveness of programs identified in previous elements.

Summary of Achievements describes the City's commitment to the actions that are necessary to address the housing needs of current and future residents, as well as addressing energy conservation and equal housing opportunity in providing for the identified need. While goal and policy statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy objectives adopted in principle. Specific actions and programs identified in this document are aimed at meeting the City's affordable housing needs over the 2014-2019 planning period. Specific implementing actions are identified for each policy (Note: the RHNP planning period is different from that of the Housing Element by statute).

Goals, Objectives, Policies and Programs provides a detailed description of the implementing Actions for the 2014-19 planning cycle, including programs that will

implement the City's policies. It assigns Responsibility, Timeframe, and Funding Source for each of the Implementing Actions.

Quantified Objectives provides the City's realistic objectives of preserving and adding new housing to the City.

B. DATA AND METHODOLOGY

To understand the context of local housing in Williams, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2014 Housing Element Update is the Colusa County Housing Element Data Package (2014 Data Package) prepared by HCD staff. Additional data sources include the U. S. Census Bureau (2010 Census, and 2008-2012 American Community Survey (ACS), California Department of Finance, California Employment Development Department, and other sources as noted in the document. Data from the 2007-2011 ACS and the 2008-2012 ACS are referred to as "2010" data. Due to the use of multiple data sources, there are slight variations in the total population and household numbers for 2010. However, these variations do not significantly affect the analysis and discussion of overall housing trends and changes.

C. PUBLIC PARTICIPATION

Public participation in preparation of the Housing Element is required under Government Code Section 65588(c). This housing element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultant. Public input was received through workshops conducted with the Planning Commission on October 28, 2013, September 22, 2014 and July 25, 2016. Subsequently, public hearings were conducted by the Planning Commission on August 22, 2016 with the Planning Commission and September 21, 2016, with the City Council. Notices were both e-mailed and sent through the U. S. mail to public agencies as referenced in Appendix A of this document. Notices were published in the Colusa Sun Herald and the Sacramento Bee. The July 25, 2016, Public Workshop and subsequent public hearings with the Planning Commission and City Council were also noticed in both Spanish and English, Spanish Interpreters were available at these meetings and flyers for these meetings were posted at the Post Office, Library and many businesses throughout Williams at least ten days before each of the meetings. In addition, organizations that represent the interests of low-income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element as specified above.

To comply with Senate Bill 18, the City requested consultation opportunities to local tribes taken from a list derived from the Native American Heritage Commission. No Tribes indicated an interest in consultation.

The draft Housing Element has been available in City Hall and was posted on the City's website for review and comments. During City Council/Planning Commission meeting, public comments were received. However, none of these people indicated concerns regarding housing issues. At the 2016, Planning Commission workshop, no one from the public spoke on the Housing Element Update. The only written comments received during this public outreach program were from California Rural Legal Assistance Inc (CRLA). Responses to comments by the City were made to CRLA in the form of the staff report to the Planning Commission, which was also distributed to CRLA separately.

before the workshop. Details of the public participation process, including letters, notices and public agency information can be referenced in Appendix A of this document.

The City will actively engage the community in the progress of the housing element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

9.2 REGULATORY FRAMEWORK

A. AUTHORITY

Section 65302(c) of the California Government Code requires every county and city in the State to include a housing element as part of its adopted general plan. In stipulating the content of this element, Article 10. 6 of the Government Code indicates that the element shall consist of “identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing.” This legislation further states that the element “shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

The 2003 State of California, Office of Planning and Research’s (OPR) General Plan Guidelines and the California Department of Housing and Community Development’s online resource Building Blocks for Effective Housing Elements was used as the guiding principles for developing this document.

B. STATE HOUSING GOALS

According to the California Statewide Housing Plan Update, it is the goal of the State to “ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.” In addition, the State Department of Housing and Community Development (HCD) has established the following four primary goals:

1. Provision of new housing
2. Preservation of existing housing and neighborhoods
3. Reduction of housing costs
4. Improvement of housing conditions for special needs groups

C. RECENT LEGISLATION

Recent legislation pertinent to the preparation of the housing element and housing element law includes the following:

- AB 1866 (Second Units)
- SB 1087 (Water and Sewer Service Priority for Affordable Housing)
- SB 2 (Local Planning and Approval for Emergency Shelters)
- AB 2348 (Land Inventory Requirements)
- AB 1233 (Provision of Adequate Sites for RHNP)
- AB 2511 (promotes the development of affordable housing)
- AB 2634 (requires analysis of population and employment trends for all income levels, including extremely low-income households)

- SB 812 (requires analysis of housing needs for the developmentally disabled)
- SB1087 (requires objectives, policies and standards for allocation of water and sewer services for affordable housing developments)
- SB 244 (requires review of disadvantaged communities within the City’s Sphere of Influence).

This updated Housing Element has been prepared to respond to all of these changes in legislation

D. DATA AND METHODOLOGY

To understand the context of local housing in Williams, a review and analysis of the community’s population characteristics and housing stock was performed. The primary data source for the 2014 Housing Element Update is the Colusa County Housing Element Data Package (2014 Data Package) prepared by HCD staff. Additional data sources include the U. S. Census Bureau (2010 Census, and 2008-2012 American Community Survey (ACS), California Department of Finance, California Employment Development Department, and other sources as noted in the document. Data from the 2007-2011 ACS and the 2008-2012 ACS are referred to as “2010” data. Due to the use of multiple data sources, there are slight variations in the total population and household numbers for 2010. However, these variations do not significantly affect the analysis and discussion of overall housing **TRENDS AND CHANGES.**

E. GENERAL PLAN INTERNAL CONSISTENCY

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300. 5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. These elements, which were developed to incorporate all seven mandated elements of a General Plan, comprising the 2010-30 Williams General Plan, including 1) Land Use, 2) Public Safety, 3) Public Safety 4) Public Facilities, 5) Noise, 6) Open Space and Conservation, and 7) Circulation. All these elements were found to be internally consistent with the 2014-19 Housing Element. In accordance with Assembly Bill 162 relating to flood protection, this housing element contains a number of policies and program for addressing unreasonable risks to flooding (refer to Section 9. 6 of this document).

F. REGIONAL HOUSING NEEDS ALLOCATION PLAN

The California Department of Housing and Community Development (HCD) established the Colusa County Regional Housing Need Allocation Plan (RHNP) for January 1, 2014 through June 30, 2019, that includes Williams share. Williams RHNPs incorporates the following objectives:

- Increases the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- Promotes infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- Encourages an improved intra-regional relationship between jobs and housing.



The Housing Element details a five-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives, based upon the community's RHNP, as given in the RHNPP. To comply with State law in addressing the jurisdiction's RHNPP, the updated housing element must identify adequate sites and program actions to accommodate the total RHNPP for each of four (4) income categories; very-low, low, moderate, and above-moderate. The City's Housing Element is required to be updated by June 30, 2014 and sent to HCD for determination of compliance with State law. In updating the housing element, a jurisdiction may count toward its RHNPP any new units permitted since the beginning of the RHNP planning period (July 1, 2014).

State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of uncertainties in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private marketplace is currently facing a challenging economic climate. As a result, the ability of the City and private industry to achieve the City's objectives, as stated in this document, may be affected. Therefore, it is intended that this Housing Element be reviewed annually as required by State Law in order to remain relevant and useful to decision makers, the private sector, and the residents of the City of Williams.

California Government Code Section 65589(a)(1) states that a City is not expected to spend local revenue for the construction of housing, housing subsidies, or land acquisition as may be identified as objectives of this element. In compliance with State law, it is the City's responsibility to:

- Provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community;
- Eliminate constraints to the private development of a supply of housing to meet the needs of all economic segments of the community; and
- Facilitate the actions required of the development industry in providing an adequate supply of housing.

G. STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, REVIEW

The California Department of Housing and Community Development (HCD) reviewed the draft document and determined that it complies with all statutory requirements of State housing element law.

9.3 HOUSING NEEDS ASSESSMENT

To adequately plan for any occurrence, change, or improvements, it is necessary to fully understand present conditions and the past trends that led to the current environment. The same holds true for housing -- a successful strategy must be preceded by an adequate assessment of the community and regional environment. This section discusses the components of housing need, which include the trends between 2000 and 2010 in Williams' population, households, employment base and the type of housing units available. In several instances, countywide data is included for comparative analysis.

The analysis that follows is divided into four major subsections:

- Population Characteristics examines the City of Williams in terms of individual persons and identifies population trends that may affect future housing needs.
- Household Characteristics explores Williams by families, households, or living groups, to see how past and expected household changes will affect housing needs.
- Employment denotes primary income sources and levels by occupation.
- A review of the Housing Stock discloses the housing environment in Williams as a whole and details availability, affordability, and condition.

Information within these subsections is helpful to identify the programs that are needed to ensure that existing and future housing stock meets the shelter needs of every segment of the City's population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the City are made.

A. POPULATION CHARACTERISTICS

To effectively address and identify existing and future housing needs for the City of Williams, population variables such as demographic and socioeconomic characteristics and trends must be analyzed. The resulting community profile is based on available data from the U. S. Census Bureau, California Department of Finance (DOF), California Department of Housing and Community Development, California Employment Development Department (EDD), and various other informational sources.

B. POPULATION GROWTH

The City of Williams is one of only two incorporated cities in the County, with approximately 68% of the population size as the City of Colusa. The U.S. Census reported Williams' population to be 5,123 in 2010. In 1990, the population of Williams was 2,297, and by 2000, the population had increased to 3,670. From 2000 to 2010, Williams' population increased approximately 40%, significantly higher than the City of Colusa, Colusa County, and California's increase in population for the same time period. From 1990 to 2000, the City's population increased nearly 60%. Colusa County and California's population increase from 1990 to 2000 was lower at 15.5% and 13.8%, respectively.

Jurisdiction	1990	2000	1990 to 2000 Change	2010	2000 to 2010 Change
Williams	2,297	3,670	59.8 %	5,123	39.6 %
City of Colusa	4,934	5,402	9.5 %	5,971	10.5 %
Colusa County	16,275	18,804	15.5 %	21,419	13.9 %
California	29,760,021	33,871,648	13.8 %	37,253,956	9.9 %

Source(s): 1990, 2000 and 2010 U.S. Census

Table 9.3 illustrates population estimates since 2010, and projections to 2020 for Williams and Colusa County. City and County populations for 2013 and 2014, as well as County population projections for 2015 and 2020, were estimated by the DOF. There are no 2015 population estimates for the City. However, the Draft Background Analysis for the 2010 update to the General Plan for the City of Williams contains a 2020 estimate of 7,322 for the City of Williams. By 2020, Williams is estimated to attain a population of 7,322, which is approximately 37% higher than in 2014.

Jurisdiction	2010	2013 ¹	2014 ¹	2015 ¹	2020
Williams	5,123	5,252	5,363	5,316	7,322 ²
Colusa County	21,419	21,636	21,660	22,555 ³	24,291 ³

Source(s): 2010 U.S. Census

¹ Department of Finance, E-1 Population Estimated ... May 2014

² Draft Background Analysis - 2010 General Plan Update

³ Colusa County General Plan.

C. AGE

Housing needs in the community are determined in part by the age characteristics of its current and future residents. Each age group tends to have distinct lifestyle, family type and size, income levels, and housing preferences. As people move through each stage, their housing needs and preferences also change. As a result, evaluating the age characteristics of a community is important in determining and addressing housing needs.

Table 9.3-3 summarizes age characteristics of Williams' residents in 2000 and 2010. During this period, the number of older adults (age 45 to 64) increased by 71%, contributing to an increase in the median age from 26.6 to 28.3 years. Older adults are typically at the peak of their earning power and are more likely to be homeowners. While increasing numerically, the number of seniors (65+) and college age (20 to 24) residents increased at a slower rate than the City average of 40% and comprised smaller proportions of Williams' population during this period. The young adult (25 to 44) and the school age (5 to 19) groups represent the two largest population segments in Williams with 28.2 and 26.5%, respectively. Additionally, the preschool (ages <5) population grew substantially at 62% during this same period. This pattern may signify that housing opportunities in Williams have favored young families.

Though many seniors are homeowners and typically reside in single-family homes, as they grow older, some may prefer to trade down their larger homes for smaller dwellings and alternative housing types, such as assisted living facilities. To remain in their homes, some seniors may decide to participate in home sharing programs, while others may require assistance in maintaining their homes.

Age Groups	2000		2010		% Change 2000 - 2010
	Persons	Percent	Persons	Percent	
Preschool (ages <5)	327	8.9%	529	10.3%	62%
School Age (5 to 19)	1,098	29.9%	1,359	26.5%	24%
College Age (20 to 24)	316	8.6%	401	7.8%	27%
Young Adults (25 to 44)	1,026	28%	1,442	28. %	41%
Older Adults (45 to 64)	564	15.4%	965	18.8%	71%
Seniors (65 and Over)	339	9.2%	427	8.3%	26%
Total	3,670	100%	5,123	100%	40%
Median	26.6%		28.3%		6%

Source(s): 2000 and 2010 U.S. Census

D. RACE AND ETHNICITY

Different racial and ethnic groups often have different household characteristics, income levels, and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden. According to these studies, perceptions regarding housing density and overcrowding tend to vary among different racial and ethnic groups, especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. ¹

A majority of Williams’ residents reported their race or ethnicity as White (54.4%) to the U.S. Census Bureau in 2010. Additionally, between 2000 and 2010, both the total number and the percentage of populations increased in African-American, Asian, Hispanic, Native Hawaiian, and Other Pacific Islander ethnic groups in the City (Table 9.3-4). Hispanic population also increased from 71.2% -76% of the population between 2000 and 2010. The Hispanic population is the largest ethnic group in Williams. Due to the larger family size characteristic of this group, a greater demand is expected for larger houses with more bedrooms.

¹ Studies include the following: “The Determinants of Household Overcrowding and the Role of Immigration in Southern California” by S.Y. Choi (1993); “The Changing Problem of Overcrowding” by D. Myers, William Baer and S.Y. Choi (1996); and “Immigration Cohorts and Residential Overcrowding in Southern California” by D. Myers and S.W. Lee (1996).

	2000		2010	
	Persons	Percent	Persons	Percent
White	1,668	45.4%	2,785	54.4%
Black or African American	18	0.5%	59	1.2%
American Indian and Alaskan Native	42	1.1%	55	1.1%
Asian, Native Hawaiian, Pacific Islander	42	1.1%	98	1.9%
Some Other Race	1,670	45.5%	1,946	38.0%
Two or More Races	230	6.3%	180	3.5%
Total	3,670	100%	5,123	100%
Hispanic Origin (of any race)	2,613	71.2%	3,891	76.0%
<i>Source(s): 2000 and 2010 U.S. Census</i>				

The racial and ethnic composition of Williams varies somewhat in comparison to the overall racial and ethnic composition of Colusa County, as illustrated in Table 9.3-5.

	2000		2010	
	Persons	Percent	Persons	Percent
White	12,090	64.3%	13,854	64.7%
Black or African American	103	0.5%	195	0.9%
American Indian and Alaskan Native	439	2.3%	419	2.0%
Asian, Native Hawaiian, Pacific Islander	302	1.6%	349	1.6%
Some Other Race	5,017	26.7%	5838	27.3%
Two or More Races	853	4.5%	76	3.6%
Total	18,804	100%	21,419	100%
Hispanic Origin (of any race)	8,752	46.5%	11,804	55.1%
<i>Source(s): 2000 and 2010 U.S. Census</i>				

E. EDUCATION

The education level of a city’s population can serve as an indicator of its educational and employment opportunities, as well as the earning potential of its population. Data collected from the Census 2010-14 indicates over 50% of William’s residents graduated from high school and that only about 6% possessed a Bachelor’s degree. The education level is slightly lower than Colusa County’s overall, as shown in Table 9.3-6. Both City and County resident education levels are lower than that of the state overall (76.8% graduated from high school and 26.6% held a bachelor’s degree or higher).

	City of Williams		Colusa County	
	Number	Percent	Number	Percent
Population 25 years and over	3,051	100%	13,244	100%
Less than 9th grade	1,043	34.2%	2,675	20.2%
9th to 12th grade, no diploma	397	13%	1,483	11.2%
High school graduate (includes equivalency)	708	23.2%	3,244	24.5%
Some college, no degree	491	16.1%	2,648	20%

	City of Williams		Colusa County	
Associate degree	213	7%	1,298	9.8%
Bachelor's degree	159	5.2%	1,496	11.3%
Graduate or professional degree	40	1.3%	400	3.1%
Percent high school graduate or higher	1,611	52.8%	9,099	68.7%
Percent bachelor's degree or higher	192	6.3%	1,894	14.3%
<i>Source(s): U.S. Census ACS Survey 2014</i>				

The level of educational attainment level in the City suggests a lack of professional employment opportunities in the City and lower earning potential. The relatively high percentage of the population with less than a 12th grade education likely reflects employment opportunities in the agricultural/agricultural-support sectors. City and County government employment opportunities in Colusa are reflected in the higher education levels relative to the County overall.

F. EMPLOYMENT CHARACTERISTICS

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The 2010 Census indicated that there were 1,966 civilians in the Williams labor force in 2010. Table 9.3-7 shows 2010 employment by industry for the City of Williams as compared to Colusa County. In Williams, the “Agriculture, Forestry, Fishing and Hunting, and Mining” industry employed the most people at 27.9%. The second largest employment industry was the “Educational, Health and Social Services” industry, which had 12.3% of the total employed persons in Williams. The County’s employment by industry is very similar to that of Williams’.

Industry	City of Williams		Colusa County	
	Number	Percent	Number	Percent
Civilian Employed persons 16 years and Over	1,966	100%	8,547	100%
Agriculture, Forestry, Fishing and Hunting, and Mining	548	27.9%	1,876	21.9%
Construction	68	3.5%	573	6.7%
Manufacturing	185	9.4%	593	6.9%
Wholesale Trade	59	3%	254	3%
Retail Trade	205	10.4%	953	11.2%
Transportation and Warehousing, and Utilities	150	7.6%	505	5.9%
Information	0	0%	51	0.6%
Finance, Insurance, Real Estate, and Rental and Leasing	73	3.7%	433	5.1%
Professional, Scientific, Management, Administrative, Waste Management Services	97	4.9%	454	5.3%
Educational, Health and Social Services	241	12.3%	1,150	13.5%
Arts, Entertainment, Recreation, Accommodation & Food Services	228	11.6%	812	9.5%
Other Services (Except Public Administration)	74	3.8%	412	4.8%
Public Administration	38	1.9%	481	5.6%
<i>Source(s): 2010 U.S. Census 2006-2010 American Community Survey</i>				

Table 9.3-8 lists the top 25 major employers in Colusa County by name, locality and industry. Seven of the top 25 employers in the County are located in Williams. Those industries in Williams include: eating and drinking establishments, agricultural products and food processing, schools, trucking, and medical and personal care facilities.

Employer	Location	# of Employees	Industry
Adams Grain Co.	Arbuckle	50-99	Trucking (contract hauling)
Adams Vegetable Oils, Inc.	Arbuckle	50-99	Oils-Essential (wholesale)
Arbuckle Elementary School	Arbuckle	50-99	Schools
California Family Foods, LLC	Arbuckle	50-99	Rice (wholesale)
Colusa Casino Resort	Colusa	100-249	Bingo Games
Colusa County Canning Co.	Williams	50-99	Food Processing Consultants
Colusa Regional Medical Center	Colusa	50-99	Hospitals
Colusa County-Family Resource	Colusa	50-99	Schools
County of Colusa	Colusa	50-99	Government Offices - County
County of Colusa, Health and Human Services	Colusa	50-99	County Government - Public Health Programs
County of Colusa Sheriff Dept.	Colusa	50-99	Sheriff
De Pue Warehouse Co.	Williams	100-249	Rice (wholesale)
De Pue Warehouse Co., Inc.	Maxwell	100-249	Rice (wholesale)
Enid Prine Continuation H.S.	Maxwell	50-99	Schools
Granzella's Restaurant	Williams	100-249	Full-Service Restaurant
James Burchfield Primary School	Colusa	50-99	Schools
Morning Star Trucking Co.	Williams	50-99	Trucking
Petersen Ranch Farms	Arbuckle	100-249	Farms
Stadium Sports	Colusa	50-99	Department Stores
Sun Valley Rice Co., LLC	Arbuckle	100-249	Exporters (wholesale)
Sunsweet Dryers River Bend	Colusa	50-99	Fruits and Vegetables-Growers, and Shippers
Valley West Care Center	Williams	50-99	Health Services
Williams Elementary School	Williams	50-99	Schools
Adams Grain Co.	Arbuckle	50-99	Trucking (contract hauling)

Source(s): California Economic Development Department, 2014

G. HOUSEHOLD CHARACTERISTICS

The U. S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in household population. Household type and size, income level, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. The discussions below detail the various household characteristics affecting housing needs.

H. HOUSEHOLD TYPE

Information collected on household type provides a good base for the analysis of a community's housing needs. Tables 1-8 and 1-9 provide an overview of household characteristics. Table 9.3-9 indicates that family households increased in the City from 80.7% in 2000 to 82.5% in 2010. While increasing numerically in 2010, married-couple families, non-family households, and householders living alone all decreased as a proportion of total Williams households compared to year 2000. However, total householders 65 years and over tripled from year 2000 to 2010.

Household Type	2000		2010	
	Number	Percent	Number	Percent
Total Households	924	100%	1,369	100%
Family Households (families)	746	80.7%	1,130	82.5%
Married-Couple Families	612	66.2%	892	65.2%
Non-Family Households	178	19.3%	239	17.5%
Householder Living Alone	156	16.9%	185	13.5%
Householder 65 years and over	80	8.7%	240	17.5%

Source(s): 2000 and 2010 U.S. Census

Household Type	2000		2010	
	Number	Percent	Number	Percent
Total Households	6,097	100%	7,056	100%
Family Households (families)	4,576	75.1%	5,286	74.9%
Married-couple Families	3,631	59.6%	4,033	57.2%
Non-family Households	1,521	24.9%	1,770	25.1%
Householder living alone	1,308	21.5%	1,475	20.9%
Householder 65 years and over	1,517	24.9%	1,784	25.3%

Source(s): 2000 and 2010 U.S. Census

I. HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate such as may be attributed to more children in a single-family or teenage parents living at home. Household size will decline where the population is aging (as is the case in Williams) or when there is an immigration of single residents outside childbearing age. Household size has increased more in the City than in the County.

Table 9.3-11 compares household size. Williams has a larger average household size of 3.66 as compared to the County with an average size of 3.00. The household size has also experienced a reduction from 3.70 in 2000 to 3.66 in 2010.

Jurisdiction	Total Households		Population in Households		Average Household Size	
	2000	2010	2000	2010	2000	2010
Williams	924	1,369	3,419	5,014	3.70	3.66
Colusa County	6,067	7,056	18,352	21,168	3.01	3.00

Source(s): 2000 and 2010 U.S. Census

J. HOUSEHOLD INCOME

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups (elderly, female householders, farmworkers, etc.) fall disproportionately into low-income groups, so they have been given special attention.

Median income is an important measure of a community's wealth and ability to afford the rent or own housing. Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median, and the other having incomes below. Median family income is different from median household income. Median family income indicates income for those households with two or more related individuals, i.e., families, while median household income indicates the income of all individuals in a household, including persons living alone or with unrelated individuals. Median family income is, generally speaking, higher than median household income.

The median income data provides a comparison of current income levels in the City of Williams, City of Colusa, County of Colusa, and the State of California. Other data, such as lower income, which is defined as 80% of the median income level, and poverty level income, add insight as they relate to families and households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

Table 9.3-12 compares median family and median household income between Williams, the City of Colusa, and Colusa County. Due to employment and educational characteristics, Williams has a relatively low median income as compared to the State of California, Colusa County and the City of Colusa. Nearly 28% of Williams' workforce is employed in the agricultural industry. In 2010, Williams's median household income was 71% of the State's and 90% of Colusa County's. Median Household Income in Williams increased 35% from 2000 to 2010 to a total of \$43,185. Refer to Table 9.3-12.

Jurisdiction	2000 Income		2010 Income	
	Median Family	Median Household	Median Family	Median Household
Williams	\$36,389	\$32,042	\$47,625	\$43,185
City of Colusa	\$41,833	\$35,250	\$50,438	\$47,596
Colusa County	\$40,138	\$35,062	\$53,643	\$48,016
California	\$53,025	\$47,493	\$69,322	\$60,883

Source(s): U.S. Bureau of the Census, 2000 and 2010 Census of Population and Housing

In 2010, the majority (55%) of households in Williams earned in excess of \$35,000 per year and approximately 44% earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was far higher among renter households (74%) than owner households (24%). Table 9.3-13 identifies household income by tenure.

Income Ranges	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$14,999	126	10%	56	8%	70	14%
\$15,000 to \$24,999	178	15%	57	8%	121	23%
\$25,000 to \$34,999	243	20%	52	8%	191	37%
\$35,000 to \$49,999	132	11%	98	14%	34	7%
\$50,000 to \$74,999	292	24%	238	34%	54	10%
\$75,000 to \$99,999	150	12%	129	19%	21	4%
\$100,000 to \$149,999	79	7%	51	7%	28	5%
\$150,000 or more	13	1%	13	2%	0	0%

Source(s): U.S. Bureau of the Census, 2010 Census of Population and Housing

A Housing Income Survey was conducted by Rural Community Assistance Corporation (RCAC) in 2015. The survey concluded that the City’s Median Household Income was \$33,419. This is significantly lower than as estimated in the 2010 Census. Williams, is therefore, considered a severely disadvantaged community with over 50% of its households less than 60% of the State’s median household income.

K. OVERCROWDED HOUSEHOLDS

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 2000 and 2010 U. S. Censuses. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit.

In 2010, 160 households (15.2%) were living in overcrowded households. The majority of these households, 89 in total, were living in severely overcrowded conditions with more than 1.50 persons per room; and a lesser amount (71) were living in less-severe, yet still overcrowded situations with 1.01 to 1.50 persons per room. The level of overcrowding is highest among owner households (totaling 59), versus 78 renter households living in severely overcrowded conditions.

Table 9.3-14 identifies overcrowded households by level of overcrowding information between owner and renter households. Utilizing the average number of 3.66 persons per household, multiplied by 160 overcrowded households, results in a total of 585.6 persons (11.4%) living in overcrowded conditions.



Table 9.3-14 Overcrowded Households (2010)

Occupants Per Room	All Households		Owner		Renter	
	Number	Percent	Number	Percent	Number	Percent
1.00 or Less	1053	86.8%	624	89.9%	429	82.7%
Overcrowded						
1.01 to 1.50	71	5.9%	59	8.5%	12	2.3%
Severely Overcrowded						
1.51 to 2.00	72	5.9%	11	16%	61	11.7%
2.01 or more	17	1.4%	0	0%	17	3.3%
Total Severely Overcrowded	89	7.3%	11	15.9%	78	15%

Source(s): 2010 U.S. Census

L. HOUSING STOCK CHARACTERISTICS

Housing Units

Table 9.3-15 identifies total housing units for Williams and Colusa County in 1980, 1990, 2000 and 2010. The growth rate of housing units in Williams is greater than that in the County. Between the years 2000 and 2010, a total of 519 housing units were constructed within the City (an increase of 53.6%), while the County’s percentage of housing units increased 16.3% to total 7,883 in 2010.

Table 9.3-15 Total Housing Units

Jurisdiction	1980	1990	1980-90 Increase	2000	1990-2000 Increase	2010	2000-2010 Increase
Williams	622	764	22.8 %	968	26.7 %	1,487	53.6 %
Colusa County	5,334	6,295	18.0 %	6,774	7.6 %	7,883	16.4 %

Source(s): 1990, 2000 and 2010 U.S. Census

Occupied Housing Units

Table 9.3-16 shows total owner-occupied housing units and renter-occupied housing units in Williams for 2000 and 2010. The 2010 U.S. Census reported that the total number of occupied housing units in the City was 1,369, including 832 (60.8%) that were owner-occupied and 537 (39.2%) that were renter-occupied.

Table 9.3-16 Occupied Housing Units

Jurisdiction	Year	Total	Owner Occupied		Renter Occupied	
			Total	Percent	Total	Percent
Williams	2000	924	572	61.9%	352	38.1%
	2010	1,369	832	60.8%	537	39.2%
Colusa County	2000	6,097	3,853	63.2%	2,244	36.8%
	2010	7,056	4,318	61.2%	2,738	38.8%

Source(s): 2000 and 2010 U.S. Census



From 2000 to 2010, the percentage of owner-occupied housing units in Williams decreased slightly by 1.1%. The County’s percentage of owner-occupied housing units also decreased 2% for the same time period.

Housing Inventory

Most of the housing units built in Williams between 1990 and 2010 were single-family detached units. Table 9.3-17 highlights that single-family housing units increased from 72.4% in 1990 to 74.7% in 2010. The number of attached single-family units increased by only two net units between 1990 and 2010.

Housing Unit Type	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
Total Housing Units	754	100%	968	100%	1,487	100%
1-Unit Detached	546	72.4%	694	71.8%	1,103	74.7%
1-Unit Attached	17	2.3%	33	3.4%	19	2.3%
2 to 4 Units	42	5.6%	83	8.6%	142	6.8%
5 or More	67	8.9%	91	9.3%	162	11.5%
Mobile Home	50	6.6%	63	6.5%	61	4.7%
Boat, RV, Van, etc.	32	4.2%	4	0.4%	0	0%

Source(s): 1990 and 2000 U.S. Census and State Department of Finance E-5 estimates 4/1/2010.

The percentage of 2- to 4-unit dwellings increased from 5.6% in 1990 to 6.8% in 2010, and the percentage of larger, multiple-family housing units (5 or more) increased from 8.9% in 1990 to 11.5% in 2010. Mobile homes, as a percentage of the City’s housing stock, decreased 6.6% to 4.7% from 1990 to 2010, respectively.

Year Built	Units	Percent
2010 or later	12	0.9%
2000 to 2009	503	35.7%
1990 to 1999	212	15.1%
1980 to 1989	131	9.3%
1970 to 1979	135	9.6%
1960 to 1969	159	11.3%
1950 to 1959	117	8.3%
1940 to 1949	53	3.8%
1939 or earlier	86	6.1%
Total	1,408	100%

Source(s): U.S. Census, 2009-2013 ACS

Residential Construction Trends

As illustrated in Table 9.3-18, the majority (51.7%) of Williams’ housing stock was built since 1990. By 2020, over half of the City’s current housing stock will be over 30 years old. This indicates the

potential need for rehabilitation and general maintenance of these units in the near future. The largest decade of home building occurred from 2000 to 2009, when 35.7% of the City’s current housing stock was developed. Approximately 55 dwellings were constructed during the 2009-14 period with 48 units consisting of the Stony Creek Senior apartments being built in 2014 and a few single-family units built.

Vacancy

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. This establishes a relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997-2020,” the desirable vacancy rate in a community is considered to be 5% to provide adequate housing choice. Generally, when the vacancy rate drops below 5%, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

Type of Unit	2000		2010	
	Units	Percent	Units	Percent
Total Housing Units	968	100%	1,487	100%
Occupied Housing Units	924	95.5%	1,369	92.1%
Total Vacant Units	44	4.5%	118	7.9%
- For rent	3	6.8%	25	21.2%
- For sale only	10	22.7%	33	27. %
- Rented or sold, not occupied	4	9.1%	10	8.5%
- For seasonal, recreational, or occasional use	11	25%	4	3.4%
- All other vacant units	16	36.4%	46	39%

Source(s): 2000 and 2010 U.S. Census

In 2010, Williams’ total vacancy rate was 7.9% (118 units, compared to 4.5% (44 units) in 2000. The amount of vacant units for sale and for rent (as percentage of total vacant units) increased sharply from 2000 to 2010. Since the vacancy rate is well over 5%, there are increased housing choices for prospective renters and buyers in Williams.

M. EXISTING HOUSING CONDITIONS

Housing Condition Survey

A housing condition survey was conducted for the City July 2010 by Community Development Services (CDS). By utilizing a windshield survey tool, developed by the federal Department of Housing and Urban Development (HUD), CDS surveyors were able to assess the housing condition of the community. This rating tool assesses the condition of housing based on the condition of the foundation, roofing, siding, electrical, windows and door systems. Each building system receives a



numerical value, based on the assessment criteria and the total number of points determines whether the unit is in a standard (sound) or substandard condition.

Housing Quality

Housing quality is measured by accepted standards of health and safety concerns and issues. Deteriorating conditions -left unchecked- allow for the possibility of physical harm to residents and guests. It is important that the City be aware of deferred maintenance conditions for the protection of all, and when cross referenced with income data, such information can help determine potential resources to address the problems.

Survey Criteria

The condition of the City’s substandard housing units was further broken down into the following categories:

- **Minor:** Housing units rated as “minor” may be structurally sound but show signs of deferred maintenance or upkeep. The dwelling may need minor repair or maintenance of its roof, siding, windows and/or doors.
- **Moderate:** A “moderate” unit requires the repair or replacement of more than one of the rated systems. This category varies widely, from a unit needing the roof replaced and new siding to one that needs the replacement of the roof, windows and doors.
- **Substantial:** “Substantial” rehabilitation of a unit involves the replacement of several major systems, such as a complete replacement of the roof, foundation, siding, windows and doors.
- **Dilapidated:** If a unit is in such a state of major disrepair that all building components need to be completely replaced or the building needs to be razed it is considered to be “dilapidated.”

Condition	Number	Percent
Sound	1,077	75%
Substandard	357	25%
- Minor	164	46%
- Moderate	137	38%
- Substantial	46	13%
- Dilapidated	10	3%
Total	1,434	100%
<i>Source(s): City of Williams Housing Condition Report (July 2010)</i>		

Based upon the above categories, surveyors found that: 46% (164 housing units) were in need of minor rehabilitation; 38% (137 housing units) were in need of moderate rehabilitation; 13% (46 units) were in need of substantial rehabilitation and 3% (10 units) were dilapidated and not suitable for rehabilitation (Table 9.3-20).

The amount of substandard housing can be attributed to a number of factors, primary the age of the City’s housing stock. Table 9.3-18 indicates that approximately 30% of the homes in Williams were built prior to 1960. Generally, housing conditions have improved on average due to the significant numbers of new units constructed between 2005 and 2008. By 2010 only 48.3% of the City’s housing stock was built prior to 1990. These units are over 20 years old.

Housing Costs

Several types of data are available are used to assess the costs and availability of housing. They include median housing value, mortgage/gross rental cost, and mortgage/rental cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, City fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options. Williams’ housing production and acquisition costs are discussed Chapter 3 - Constraints.

Housing Value

Value is defined as the Census respondents’ estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. For several years, sub-prime loans have caused a decline in the residential real-estate market. The resulting foreclosures and short sales have increased available hosing inventory and led to a decrease in housing prices.

For-Sale Housing Market

Based on a market report from the 2013 Multiple Listing Service (MLS), the median value of homes sold in 2013 was \$110,000. Of the 16 homes that sold that year, the least expensive was \$52,300 and the most expensive was \$159,900. Approximately 50 homes were on the MLS in Williams with a median listing value of about \$117,000. Home values have remained relatively flat since 2000, where the 2000 Census reported that the average home price in Williams was about \$96,000.

Rental Housing Costs

Gross rent is defined as the summation of rent, plus the estimated average monthly cost of utilities and fuels, if these items are paid for by the renter.

Jurisdiction	Rent Amount		Increase
	2000	2010	
Williams	\$559	\$857	53%
Colusa County	\$494	\$830	68%

Source(s): 2000 and 2010 U.S. Census

As illustrated in Table 9.3-21, median gross rent in Williams in 2000 was \$559 and increased to \$857 in 2010, (up 53%). During the same period, median gross rent in Colusa County increased from \$494 to \$830, (up 68%).

Table 9.3-21 reflects increasing gross rental housing costs in Williams from 2000 to 2010. In 2000, 71.5% of rental homes were available for between \$300 and \$749 per month in gross rent. This

median market rate noted in the 2010 Census is generally consistent with a market rent study conducted for 2013. This study, reviewed market rentals from property management companies that provided a sample of 57 units (26 houses and 31 apartments) with a median monthly rent of \$842 for apartments. Of course this does not take into account a number of publically assisted units on the market which generally rent for less than open market units.

Table 9.3-22 Gross Rental Housing Costs Ranges				
Rent Value Ranges	2000		2010	
	Units	Percent	Units	Percent
Less than \$200	10	2.9%	0	0%
\$200 to \$299	33	9.7%	66	12.7%
\$300 to \$499	94	27.5%	34	6.6%
\$500 to \$749	150	44%	130	25%
\$750 to \$999	36	10.5%	63	12.1%
\$1,000 \$1,499	4	1.2%	153	29.5%
\$1,500 or More	0	0%	65	12.5%
No Cash Rent	14	4.1%	8	1.5%
Total	341	100%	519	100%
<i>Source(s): U.S. Bureau of the Census, 2000 and 2010</i>				

Housing Affordability

Housing affordability, for the purpose of housing element analysis, is a function of two primary factors:

1. The proportion of total income a household is able to reasonably be expected to expend on housing costs and still meet other essential needs (e.g., the “overpayment” threshold); and
2. The cost of available housing, in the form of mortgage payments and taxes for owner occupants or monthly rent.

Since the determination of housing need often is discussed in terms of household income categories, it is important to define the categories used in this Housing element at the outset. HUD has established household income categories (very low, low, moderate and above moderate), based on a household’s earnings relative to the County’s median household income, as defined below:

- **Very-low income:** 50% of median County income or below (this category includes extremely-low income)
- **Low-income:** 51% to 80% of median County income
- **Moderate-income:** 81% to 120% of median County income
- **Above-moderate-income:** more than 120% of median County income

Note: Although not included among the income categories as part of the RHNP Plan, the Housing Element addresses the needs of “extremely low-income” households (those earning 30% or less of the County median-income) in other sections of this element.

For over a decade, the U. S. Department of Housing and Urban Development (HUD) has used the 30%-of-gross-income figure to determine the affordable rent or housing cost for Section 8 and other direct assistance programs for very low-income households. The 30% figure also is thought to be the most reasonable figure for the low-income group (up to 80% of median income) that rents, rather than owns, their homes. In recent years, the Legislature has indicated some recognition that a higher percentage is realistic for at least the moderate-income group, as well as those households in the low-income group that can manage to qualify for home ownership.

Affordability, as defined in Section 50052. 5 of the State Health and Safety Code allows a higher-than-30% level (generally set at 35%) for owner-occupied housing, in recognition of the willingness of homeowners to sacrifice other disposable income for the benefits of home ownership. This criterion applies only to the upper third of the low-income households that earn 70% or more of the median-income and to owner-occupants.

This analysis considers the affordability level for all very low-income and low-income households as 30% of gross income. The affordability level for moderate- and above-moderate-income households was assumed to be 35% of gross income.

The determination of housing affordability within each defined income category is based on a household’s annual income and the number of persons in that household. Table 9.3-23 provides the annual income limits for each income category for households of various sizes. Affordability of housing for each income category is typically based on income limits for a four-person household. (Note: These income levels have been established by the State Department of Housing and Community Development (HCD) as limits for qualification for certain state programs and do not reflect household incomes within the City of Williams)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely -Low	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very-Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Low	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750
Above-Moderate	\$48,650+	\$55,600+	\$62,550+	\$69,500+	\$75,050+	\$80,600+	\$86,200+	\$91,750+

Source(s): HCD, 2013

Table 9.3-33, below, provides examples of typical wages in Colusa County for several common occupations. These occupations are representative of jobs available in the City of Williams. It should be noted that mean annual earnings for each occupation are based on full-time employment and do not reflect what a part-time worker, such as those employed in the retail, restaurant, and fast food industries, would earn annually. Wage data is provided to assist in a comparison of a household’s earnings with typical housing costs in the City.

Occupation	Mean Hourly Wage	Mean Annual Earnings
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Occupation	Mean Hourly Wage	Mean Annual Earnings
Administrative Services Manager	\$37.50	\$77,986
Loan Officer	\$22.50	\$46,798
Medical Assistant	\$14.35	\$29,839
Preschool Teacher	\$10.74	\$22,335
Teacher	NA	\$39,173
Office and Administrative Support Worker	\$16.11	\$33,516
Farmworkers	\$8.81	\$18,341
Agricultural Graders and Sorter	\$9.97	\$20,746
Retail Salesperson	\$13.15	\$27,358

Source(s): State of California, Employment Development Department (2008).

Affordability

Table 9.3-24 identifies the maximum monthly housing costs affordable to households in Williams by income group. Affordability is based on a household paying up to 30% of their monthly income toward housing. Compared to the rental rates in Table 9.3-22, the median rents in Williams are not affordable to extremely-low and most of the very-low income households, but are affordable to most low-income households. Based on the 2013 Rental Market Study conducted over 90% of the apartment units surveyed in Williams were affordable to very low income households (refer to Exhibit B). This does not include a number of publically assisted housing in the City, of which are reserved for Very Low and Extremely Low Income families. Moderate and above-moderate income households can generally afford the median rent and sales prices.

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely -Low	\$304	\$348	\$391	\$434	\$469	\$504	\$539	\$574
Very-Low	\$508	\$580	\$653	\$724	\$783	\$840	\$898	\$956
Low	\$811	\$926	\$1,043	\$1,158	\$1,251	\$1,348	\$1,436	\$1,529
Moderate	\$1,216	\$1,390	\$1,564	\$1,738	\$1,876	\$2,015	\$2,155	\$2,294
Above-Moderate	\$1,216+	\$1,390+	\$1,564+	\$1,738+	\$1,876+	\$2,015+	\$2,155+	\$2,294+

Source(s): HCD-2013

Table 9.3-25 shows the maximum rents and sales prices, respectively, that are affordable to very-low, low, moderate, and above-moderate income households. Affordability is based on a household spending 30% or less of the total household income for shelter. Affordability is also based on the maximum household income levels established by HCD (Table 9.3-23). The annual income limits established by HCD are based on those used by HUD for administering the Section 8 program. Maximum affordable sales price is based on the following assumptions: 5% interest rate, 30-year fixed-rate loan, 10% down-payment for extremely-low-, very-low-, and low-income households (plus mortgage insurance), 20% down-payment for moderate- and above-moderate-income households, 1.125% property tax and assessments, and 0.2% homeowners insurance.

In order to provide an idea of affordable housing costs by income group, affordable home sales prices are estimated for one- and two-person households, and also for four- and six-person households (see Table 9.3-27). Williams' median home sales price of \$110,000 is within reach of very-low, low- and moderate-income families

Table 9.3-26 Maximum Mortgages and Monthly Housing Costs (2013)

Income Group	1 Person		2 Person		4 Person		6 Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	\$37,900	\$304	\$44,775	\$348	\$61,300	\$434	\$73,895	\$504
Very-Low	\$65,005	\$508	\$78,055	\$580	\$103,925	\$724	\$124,850	\$840
Low	\$111,005	\$811	\$131,705	\$926	\$173,325	\$1,158	\$206,845	\$1,348
Moderate	\$162,065	\$1,216	\$193,335	\$1,390	\$255,880	\$1,738	\$305,826	\$2,015
Above-Moderate	\$162,065+	\$1,216+	\$193,335+	\$1,390+	\$255,880+	\$1,738+	\$305,826+	\$2,015+

**Maximum affordable sales price is based on the following assumptions: 5% interest rate, 30-year fixed-rate loan, 10% down-payment for extremely-low-, very-low-, and low-income households (plus mortgage insurance), 20% down-payment for moderate- and above-moderate-income households, 1.125% property tax and assessments, and 0.2% homeowners insurance.*

Source(s): HCD-2013

Lower Income Households

A Housing Income Survey was conducted by Rural Community Assistance Corporation (RCAC) in 2015. The survey concluded that the City's Median Household Income was \$33,419. This is significantly lower than as estimated in the 2010 Census. Williams, is therefore, considered a severely disadvantaged community with over 50% of its households less than 60% of the State's median household income.

According to 2013 HCD housing data in Table 9.3-27, the amount of owner-occupied, lower income households was 224 (30.2%) of 741 total owner-occupied households, up from 20.7% in the year 2000. Renter-occupied lower income households accounted for 451 (82.6%) of 546 total renter-occupied households, up from 16.8% in 2000. A low percentage of owner-occupied housing units, low median household income, low education attainment, and a high unemployment rate, when compared to State averages, the County, and comparable communities, indicates the continued limited financial capacity of Williams' households to afford housing. In all, 52% of the City's households are in lower income category.

Overpayment

HCD housing data provides further insight to affordability when reviewing the number of households identified as paying more than 30% of their monthly income for shelter cost. This condition is referred to as "overpayment," which compares the total housing cost for a household to the ability of that household to pay. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the

property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the HUD 2006-2010 data, 61.4% of renters and 71.8% of owners are paying over 30% of their income on housing. Lower-income households have much higher overpayment rates than moderate- and above-moderate-income households. Collectively, low-income households, those earning between 50% and 80 % of the area median income (AMI), currently overpay at the highest rate, 74%. Of the extremely-low-income group, owner-occupied households have the highest rate of overpayment, with 66% paying more than 30% of their income for housing. Table 9.3-27 identifies overpayment by income group and by tenure, illustrating that households in the lower income categories are those that overpay the most.

Household Overpayment	Owners	Renters	Total
Extremely-Low-Income Households	97	161	258
Percent with Cost Burden >30%	66.0%	57.8%	60.9%
Very-Low-Income Households	29	225	254
Percent with Cost Burden >30%	31.0%	78.7%	73.2%
Low-Income Households	98	65	163
Percent with Cost Burden >30%	68.4%	83.1%	74.2%
Total of Extremely-Low, Very Low, and Low-Income Households / those paying >30%	224 / 62.5%	451 / 71.8%	675 / 68.7%
Moderate-Income Households	303	52	355
Percent with Cost Burden >30%	63.0%	21.2%	56.9%
Above-Moderate Income Households	214	43	257
Percent with Cost Burden >30%	41.6%	0.0%	34.6%
Total Households	741	546	1,287
Percent with Cost Burden >30%	71.8	61.4	67.4

Source(s): ACS 2007-2011; HCD Housing Element Data Package, 2013

Wages and Affordability

Table 9.3-28 demonstrates affordability issues, based upon average earnings levels for selected occupations in Colusa County, in conjunction with Williams’ median housing costs for owners (\$159,200) and for renters (\$857/month). Within this table, housing affordability (30% of monthly wages) is determined for each occupation and applied towards the respective median gross rent of \$857 and towards the cost of a median-priced home mortgage of \$159,200 at \$1,043 per month.

As referenced in the 2013 housing rental and sales market surveys, however, housing costs are actually shown to be reduced compared to the 2010 Census information, which shows that the median value house sold in 2013 to be \$110,000 and median market rent to be \$842/month.

For the Colusa County representative occupations less than half appear able to afford gross rental housing costs, and even fewer could afford to mortgage a median-priced home. Income from other household members could increase affordability they could qualify. Median home mortgages assumptions below are based on minimum parameters of the USDA home loan program.

Table 9.3-28: Wages and Housing Affordability for Williams

Occupations	Average Wages		Median Gross Rent		Median Home Mortgage		
	Hourly	Monthly	Affordability	Deficit	Cost	Affordability	Deficit
General and Operations Managers*	\$41.33	\$6613	\$1,984	\$1,127	\$1,043	\$1,984	\$941
Police and Sheriff's Patrol Officers	\$30.40	\$4,864	\$1,459	\$602	\$1,043	\$1,459	\$416
Carpenters	\$24.67	\$3,947	\$1,184	\$327	\$1,043	\$1,184	\$141
Truck Drivers	\$18.44	\$2,950	\$885	\$28	\$1,043	\$885	\$-158
Child, Family, School Social Workers	\$20.56	\$3,290	\$987	\$130	\$1,043	\$987	\$-56
Landscaping and Grounds Keeping	\$13.19	\$2,110	\$633	\$-224	\$1,043	\$633	\$-410
Secretaries non Legal, Medical, Exec.	\$15.30	\$2,448	\$734	\$-123	\$1,043	\$734	\$-309
Retail Salespersons	\$11.81	\$1,890	\$567	\$-290	\$1,043	\$567	\$-476
Cashiers	\$9.98	\$1,597	\$479	\$-378	\$1,043	\$479	\$-564
Farmworkers and Laborers	\$8.96	\$1,434	\$430	\$-427	\$1,043	\$430	\$-613
Waiters and Waitresses	\$9.08	\$1,453	\$436	\$-421	\$1,043	\$436	\$-607

Source(s): EDD Forecasted Employment Demand, EDD Occupational Wages, State of California, 2014; 2010 U.S. Census based on affordability measure of 30% of income for: 1) \$857 median gross rental costs; and 2) \$159,200 median home mortgage, for 30 years at 4.5% interest with \$0 down payment, including 1.25% property tax, 0.35% property insurance, and \$3,184 USDA loan fee.

**Households exceeding 115% of AMI may require more conventional mortgages.*

N. SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, developmentally and physically disabled persons, large-family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems. Special housing needs are projected through 2019.

Homeless

The federal definition of a homeless person per the McKinney Act is cited as follows:

“A person is considered homeless when the person or family (a) lacks a fixed, regular, nighttime residence, or (b) has a primary nighttime residence that is a supervised, publicly-operated shelter designated for providing temporary living accommodations, or (c) is residing in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.”

According to the Chief of Police and county-wide homeless advocacy representatives, there is no identifiable homeless population in Williams other than the occasional person walking or hitchhiking through town. Despite the unapparent homeless population currently, 2010-2015 Housing Element Policy 9 was created to encourage housing opportunities for the homeless. And in accordance with State Senate Bill 2, and Housing Element Policy Action Program 9.1, the City amended the Zoning Code to (Section 17.01.030. 4 to unconditionally allow homeless shelter uses on properties zoned

Business Park (BP) District. Though there appears to be no homeless population, some extremely-low-income households are most at risk of becoming homeless.

Extremely-Low Income Households

Based on 2013 HCD Housing Element Data, approximately 464 households (36.1%) in Williams pay over 30% of their income for housing (see Table 9.3-30). Extremely-low- and very-low-income households paying over 30% of their income for housing comprise 26.7% of all households in Williams. Renters (25.2%) paying over 30% of their income for housing outnumber owners (10.9% paying the same) by nearly two-and-a-half times.

Income Groups Paying Over 30%	Owners	Renters	Total
Extremely-Low-Income Households	64	93	157
Percent of all households	5.0%	7. %	12.2%
Very-Low-Income Households	9	177	186
Percent of all households	0.7%	13.8%	14.5%
Low-Income Households	67	54	121
Percent of all households	5.2%	4.2%	9.4%
Total of Lower Income Households / Percent of all Households	140 / 10.9%	324 / 25.2%	464 / 36.1%
<i>Source(s): ACS 2007-2011; HCD Housing Element Data Package, 2013</i>			

Extremely-low-income households and very-low-income households (particularly renters) experience the highest incidences of overpayment for housing and are most at risk of becoming homeless or temporarily homeless. These households can also consist of families of farmworkers/farm laborers.

Loss of a job, dissolution of a marriage or long-term relationship, onset of or increase of the severity of a disability, an increase in rental rates or other housing costs are all potential causes of a person becoming homeless. Households that would be most susceptible to these conditions are households that are experiencing severe cost burdens. Households with extremely low-income have a variety of housing situations and needs, and often receive public assistance, such as SSI or disability insurance.

Seniors

Seniors are considered persons aged 65 or older in this housing element. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

Age Ranges	2000		2010		Percent Change
	Persons	Percent	Persons	Percent	
65 to 74 years	150	4.1%	223	4.3%	48.7%
75 to 84 years	122	3.3%	125	2.4%	2.5%
85 years and over	67	1.8%	79	1.5%	17.7%
Total 65 and over	339	9.2%	427	8.3%	26.0%
<i>Source(s): U.S. Bureau of the Census, 2000 and 2010</i>					

As illustrated in Table 9.3-30, approximately 427 persons in Williams (8.3%) were 65 years and older in 2010. There were 223 aged 65 to 74 (4.3%), 125 were aged 75 to 84 (2.4%), and 79 were aged 85 or older (1.5%).

From 2000 to 2010, all three senior age groups increased as a percentage of the Williams population. The 65 to 74 age group increased by 48.7%; the 75 to 84 age group increased by 2.5%; and the 85 years and older age group increased by 17.7%. The overall senior population increased by 26% from 2000 to 2010; this rate of increase is less than that of the overall population, which increased by 39.6%.

Age Range	Owners		Renters	
	Number	Percent	Number	Percent
65 - 74 years	80	42.3%	25	13.2%
75+ years	61	32.3%	23	12.2%
Total	141	74.6%	48	25.4%
<i>Source(s): U.S. Census Bureau, 2010 Census</i>				

Table 9.3-31 summarizes senior households in Williams by age and tenure. In 2010, there were 141 owner-occupied senior households age 65 and older (74.6% of all age 65-and-older households). Additionally, there were 48 renter-occupied senior households 65 years and over (25.4% of all age 65-and-over households) in 2010.

Seniors tend to prefer affordable units in smaller single-story structures, located in close proximity to health facilities, transportation, entertainment, and other services. Pinewood Manor Apartments has served Williams' seniors and the disabled exclusively for several years with 25 affordable, 1-bedroom units. Country Manor Guest Home is also located in Williams as a 15-bed, long-term residential care facility for the elderly. Stony Creek is Williams' newest senior apartment complex, constructed in 2014, with 47 affordable units.

Large Households

Large Households are defined as those households containing five or more persons. Income is a major factor that constrains the ability of households to obtain adequate housing. Larger units are more expensive and most units with over three bedrooms are typically single-family homes, instead of multi-family rental units. Large family households are considered a special needs group because there is limited supply of adequately-sized housing to accommodate their needs. Table 9.3-33

illustrates large households in total, by tenure, and as a percentage of all households (by tenure) in Williams.

Tenure	2000		2010	
	Number	Percent	Number	Percent
Owner-Occupied	185	32.3%	256	30.8%
Renter-Occupied	102	28.9%	177	32.9%
Total	287	31.1%	433	31.6%

Source(s): U.S. Census Bureau, 2000 and 2010 Census

Between 2000 and 2010, the total number and percentage of large households in Williams increased by only 0.5%. In 2000, there were 287 (31.1%) large households in Williams and by 2010, the number increased to 433 (31.6%). Large households comprised approximately 30.8% of all owner-occupied households and approximately 32.9% of all renter-occupied households in 2010.

The more persons in a household, the more bedrooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. Table 9.3-34 indicates the number of housing units by bedrooms. Three-bedroom homes (45.5% of all homes) are by far the most common in Williams, followed by two bedroom homes comprising 26.4% of the total.

Dwellings by Number of Bedrooms	Total Units	Percent
No bedroom	17	1.4%
1 bedroom	103	8.5%
2 bedrooms	320	26.4%
3 bedrooms	552	45.5%
4 bedrooms	214	17.6%
5 or more bedrooms	7	0.6%

Source(s): 2010 U.S. Census

Since 2000, the number of four-bedroom dwellings increased from 45 to 214 in 2010 in Williams. This appears to have had a direct effect upon overcrowded housing conditions, as the total number of overcrowded households in Williams decreased by about half, from 323 in 2000 to 160 in 2010 (Table 9.3-34).

Based on the housing market study for the Green Valley Homes Project in 2013, there is an increasing need to provide larger-household units, particularly for the renter market, which has a larger number of four and five plus person households in the area. Single-parent households are households with children under the age of 18 at home and include both male and female headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent and female-headed households. Additionally, single-parent and female-headed

households have special needs involving access to daycare or childcare, healthcare and other supportive services. While the majority of households in the City of Williams are either married-couple or single-person households. To respond to the need for larger bedroom units in rental projects, the City's Zoning Code was amended in 2012 to require that at least one unit in a multiple family housing project in the RU-HD Zone have three bedrooms. However, there appears to be a greater need for these housing projects to contain more bedrooms. Action Program 2.4 has been added for the City to consider adding provisions to the Zoning Code to require units with larger than three bedroom units for larger apartment projects.

Table 9.3-35 Single-Parent Households		
Category	Number	Percent
Female Household (no husband present)	243	23.7%
- With own children	234	22.9%
- Without own children	9	0.9%
Male Household (no wife present)	31	3.0%
- With own children	13	1.3%
- Without own children	18	1.8%
<i>Source(s): ACS 2007-2011; HCD Housing Element Data Package (2013)</i>		

Table 9.3-35 identifies a total of 243 female-headed households (23% of all households) as well as 31 male-headed households (3% of all households) in Williams. All but nine of the female-headed households included children under 18 years old.

Male-headed households with children under 18 comprised 1.3% of all households in Williams; while another 1.8% of Male-Headed Households. Although the housing needs of female-headed households are usually greater than those of male-headed households, it is important to recognize the housing needs of both groups because male-headed households also have only one income. A larger percentage of female-headed households have children and females typically have lower incomes than males. The large number of single-parent households in the City- indicates a need for more daycare facilities.

Disabled Persons

A disability includes, but is not limited to, any physical or mental disability as defined in California Government Code section 12926. A mental disability involves having any mental or psychological disorder or condition, such as a mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A physical disability involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited-earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with

disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered counter tops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights space.

The 2013 ACS recognizes six types of disabilities including hearing, vision, cognitive, ambulatory, self-care, and independent living. A disability is further defined as a mental, physical, or health condition that lasts over six months and persons may have more than one disability. According to the 2013 ACS, there were 441 disabilities in the population of Williams. However, this is not to say that there were 441 disabled persons in the City, but rather 441 disabilities.

Table 9.3-36 Disabilities by Disability Type

Disability Type	Population Age 5-64		Population Age 65+		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Disability	37	0.7%	43	0.09	80	1.6%
Vision Disability	78	1.5%	31	0.6	109	2.1%
Cognitive Disability	113	2.2%	9	0.2	122	2.4%
Ambulatory Disability	185	3.6%	94	1.9%	279	5.5%
Self-Care Disability	24	0.5%	6	0.1%	30	0.6%
Independent Living Disability	29	0.6%	46	0.9%	75	1.5%
Total Disabilities	307	6.0%	134	2.7%	441	8.7%

Source(s): U.S. Census, 2009-13 ACS

As illustrated in Table 9.3-36 the 2013 ACS reports that of the 441 disabilities in Williams, well over half (279) were ambulatory disabilities. Ambulatory disabilities were most pronounced amongst those aged 5 to 64, with 185 affecting 3.6% of the total population Williams. In all, approximately 5.5% of the total population of Williams had some form or type of disability that may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Approximately 2.7% of the total Williams population is comprised of persons over 64 years old living with at least one disability. Therefore, many in this group may be in need of housing assistance.

Table 9.3-37 Developmental Disabilities

Ages	Number
0 to 9 years	7
10 to 21 years	8
22 to 31 years	2
32 to 41 years	3
42 to 51 years	2
52 to 61 years	0
62 and over	2
Total	24

Source(s): HCD Housing Element Data, 2013

Persons with a Developmental Disability

Disability categories include persons with developmental disabilities. “Developmental disability” means a disability that originates before an individual attains age eighteen years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, does not include other handicapping conditions that are solely physical in nature.

While the U.S. Census reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe life-long disabilities attributable to mental and/or physical impairments. The DDS data indicates that approximately 24 developmentally disabled persons reside in Williams, as shown in Table 9.3-37. Of these persons, only three are living independently, while 18 live with a parent or guardian.

Farm Worker Housing

The housing needs of permanent farm workers are no different from those of other employment groups. Such needs consist of housing that is affordable in relation to income, that meets acceptable housing standards, and that is reasonably accessible to the site of employment. Seasonal or part-time farm workers who do not leave the area, and seek year-round residency in the area, have similar needs; but their income is likely to be considerably less than year-round employees, and these individuals may require subsidized housing or employer-based housing. Seasonal migrant workers typically have even less income available for housing because of their need to minimize expenses to meet off-season needs. As a result, migrant farm workers may seek housing in a labor camp or may rent an available and inexpensive unit (which may be shared among several workers). If such housing is not available, migrant farm workers may resort to substandard shelters—ranging from vehicles to tents or other forms of temporary shelter. Because migrant farm workers desire to reside near the work sites, most farm worker housing should be provided in these unincorporated areas; farm workers with reliable transportation could reside within the City limits.

As noted in Table 9.3-7, the largest employment sector in Williams is Agriculture, Forestry, Fishing and Hunting and Mining, which employ approximately 28% of the labor force. As noted in the 2015 housing market study for the Green Valley Homes Farmworker Housing Project, there is a strong demand for farmworker housing in Williams. This study indicates that there is a need of over 350 rental units requiring rental subsidies, most of which are farmworkers with their families.

Agricultural Workers

There is a significant amount of crop production in Colusa County. The 2008 Crop Report prepared by the Colusa County Department of Agriculture indicated that the 2008 total value of produced crops was \$662,640,000, compared to \$351,278,000 in 1999. These figures reflect some inflation in the unit value of crops over the past 10 years. While the number of farm workers has declined since 1992, farm workers and their families represent a significant portion of the county population.

The 2015 housing market study conducted for the Green Valley Farmworkers Housing Project in Williams, referenced an enumeration study indicating that there were 24,792 migrant and seasonal farm workers in Colusa County in 2000. This equates to about 15% of California’s Farm Labor Force (Refer to Exhibit D).

There were 548 workers reported in the “Agriculture, Forestry, Fishing and Hunting, and Mining” industry group, according to the 2010 Census (Table 9.3-7). Many of these are assumed to be farm workers. This represents 27.9% of the City’s overall civilian labor force of 1,966 persons. Table 9.3-38 presents the estimated number of seasonal and permanent farm workers employed in the County as reported by the Census of Agriculture, there were 1,839 seasonal and 1,219 permanent workers employed on farms in Colusa County.

Table 9.3-38 Colusa County Farm Labor

Year	Seasonal	Permanent	Total
1992	3,831	1,525	5,356
1997	3,653	1,819	5,472
2002	2,233	1,451	3,684
2007	1,839	1,219	3,058

*Source(s): U.S. Department of Agriculture, 1992, 1997, 2002 and 2007
Census of Agriculture*

While the number of farm workers has declined since 1992, farm workers and their families still represent a significant portion of the County's population.

It is noted that approximately 60 percent of Colusa County's farm labor housing is located in Williams. With the completion of the Green Valley project, a 40 unit farmworker housing project in 2016, this will increase to over 65 percent.

As with other special needs housing, such as homelessness, the City addresses this need relating to Extremely Low Income housing needs, consistent with the Colusa County Housing Needs Assessment.

The City recognizes the need to address farmworker housing needs, but finds that Colusa County and the City of Colusa, also has a responsibility to provide their fair share of this type of housing for the area.

Disadvantaged, Unincorporated Communities

Senate Bill 244, signed into law on October 7, 2011, requires that the General Plan identify and address needs of disadvantaged communities located within the City’s Sphere of Influence, “fringe areas” outside the City’s jurisdictional boundaries (unincorporated areas). Under Local Agency Formation Commission (LAFCO) Cortese-Knox-Hertz Code Section 56033.5, a disadvantaged community is defined to mean inhabited territory (12 or more registered voters), or as determined by LAFCO policy, that constitutes all or a portion of a “disadvantaged community,” which is defined in the Water Code (§79505.5) to be “a community with an annual median household income (MHI) that is less than 80% of the statewide annual median household income.” In consultation with Colusa County LAFCO, the City was unable to find any disadvantaged communities that complied with LAFCO’s definition of a Disadvantaged Unincorporated Community within the unincorporated areas of its Sphere of Influence. Therefore, the City is not required to further



analyze or update the Housing or Land Use Elements of the General Plan as provided in SB 244.

9.4 CONSTRAINTS TO AND RESOURCES FOR HOUSING PRODUCTION

This first part of this section discusses constraints to housing conservation and production. The section part discusses what resources are available to help conserve and produce more housing in Williams.

Small and large home building organizations alike face a variety of constraints, in terms of costs and timing, in their attempt to construct new housing. Ultimately, these constraints limit the number and increase the cost of housing units which are constructed. Although constraints to residential development in Williams may be classified generally as governmental and non-governmental, there is often a strong interrelationship between these factors. And while many factors limiting housing production are market driven, jurisdictions have some control in instituting policies and programs to address the constraints or limiting factors. The City’s Housing Program includes policies and actions designed to reduce or overcome constraints for the development of housing for all income levels. In addition, this section will address what resources the City has to help in the production of this housing. A Capacity Analysis is included here that presents the amount of vacant residentially zoned land is available in Williams to demonstrate the City’s ability to comply with the Regional Housing Needs Allocation.

A. GOVERNMENTAL CONSTRAINTS

Governmental constraints, such as costs and processing time, consist of potential and actual policies, standards, requirements, fees, and/or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land-use issues. Federal and state agencies, along with their respective regulations also play a role in the imposition of governmental constraints. As is the case, they are beyond the influence of local government, and therefore cannot be effectively addressed in this document. The governmental controls unique to Williams that affect housing development are discussed further below.

Land-Use Controls

The Land Use Element sets forth City policies for guiding local land-use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. Table 9.4-1 shows the General Plan land-use districts in Williams that permit residential uses.

Land-Use District	Density (units per acre)	Character
Agriculture	0.00 to 0.08	Dominated by agricultural fields, pasturelands, and orchards, where homes are customarily an accessory to the principal agricultural use. The landscape is accented by a few farmsteads, outbuildings, and mostly an unbroken, flat horizon leading westward to the mountain range.
Estate Residential	0.35 to 0.50	Larger lots and small acreages, together with intermixed expanses of open space in the form

Land-Use District	Density (units per acre)	Character
		of pastures and orchards.
Suburban Residential	1.35 to 3.25	Increased open space, both on larger individual home sites or cumulatively throughout a development, together with preserved open space within and between buildings and developments.
Urban Residential	4.17 to 5.00 ⁹	Smaller lots, reduced dimensions around and between homes, and high building coverage and impervious ratios.
Urban Residential High Density	Min. 16.00	Intended to provide more intense higher density residential development of at least 16 units per acre.
Neighborhood Conservation	3 to 8	Envelopes all existing and planned neighborhoods generally between 5,000 to 10,000 square foot lot sizes for single-family house development.
<i>Source(s): 2012 City of Williams General Plan - Land Use and Character Element</i>		

Residential Development Standards

Generally, residential development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. By limiting the number of units that could be constructed, the per unit land costs would necessarily be higher and, all other factors being equal, result in higher development costs that could impact housing affordability.

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods by ensuring that the land uses in the community are properly situated in relation to one another, providing adequate space for each type of development. The Ordinance sets forth specific residential development standards, as summarized in Table 9.4-2, for each of the following residential districts as contained within:

- Agricultural/Rural (AR)
- Estate Residential (E)
- Suburban Residential (R-S)
- Urban Residential (R-U)
- Urban Residential High Density (R-U-HD)
- Neighborhood Conservation (NC-xx)

Table 9.4-2 Residential Development Standards							
Zoning District and Development Type	Minimum					Maximum	
	Lot Area	Lot Width (ft)	Front and Street Yard Setback¹ (ft)	Side Setback Min./ Total² (ft)	Rear Setback (ft)	Height (ft)	Building Coverage Ratio (%)
R-S, NC80-6, NC80-7 and NC87-6							
Single-Family Detached	20,000 sq. ft. (average)	75	15	10/20	40	27	40%
Single-Family Detached Cluster	10,000 sq. ft. (average)	40	15	5/10	25	35	60%
Planned Residential	N/A	35	10	3. 5/7	10	45	75%
R-U and NC61-6							
Single-Family Detached	6,000 sq. ft. (average)	70	25	5/10	35	35	50%
Single-Family Detached Cluster	4,000 sq. ft. (average)	60	20	5/10	30	35	40%
Planned Residential	2,500 sq. ft. (average)	Housing Type	5	Housing Type	Housing Type	45	75%
NC1-1							
Single-Family Detached	Table 17. 01. 020. 2	Table 17. 01. 020. 2	50	20/40	25	35	Table 17. 01. 020. 2
R-E							
Single-Family Detached	2.5 acres	200	50	30/100	50	35	10%
Single-Family Detached Cluster	1 acre	100	25	15/30	25	35	25%
AR							
Single-Family Detached Cluster	1 acre	200	50	5/10	30	35	10%

Zoning District and Development Type	Minimum					Maximum	
	Lot Area	Lot Width (ft)	Front and Street Yard Setback ¹ (ft)	Side Setback Min./ Total ² (ft)	Rear Setback (ft)	Height (ft)	Building Coverage Ratio (%)
R-U HD*							
High Density Multiple-Family	0.5 acres	35	10	5	15	50	80%
Notes:							
¹ Street yard refers to all yards on a street front, side, or rear. Garages that face a street yard shall maintain a minimum of 21” setback from the street yard property line.							
² The first number is the minimum side yard. The second number is the sum of the two side yards.							
³ The first number is the minimum interior side yard. The second number is the minimum setback from the peripheral boundaries of the development.							
* Additional design standards are provided for in the R-U HD district, such as, roof pitch, porches, balconies, dormers, and building lay-out pursuant to Section 17.02.09.9 of the Zoning Code.							
Source(s): <i>City of Williams Zoning Code Table 17. 02. 090. 1A and Table 17. 02. 090. 1C</i>							

Residential development standards for large subdivisions are set forth below in Table 9.4-3

Zoning District and Development Type/Lot Area Group	Minimum						Maximum	
	Lot Area (s. f.)	Lot Width (ft.)	Percent in Category	Front/ Street Yard Setback ¹ (ft.)	Side Setback Min. / Total ² (ft.)	Rear Setback (ft.)	Height (ft.)	Building Coverage Ratio (%)
R-S Single-Family Detached								
Small Lot	18,000	65	25%	15	5/10	35	27	32%
Average Lot	20,000	75	50%	15	5/10	40	27	40%
Large Lot	22,000	80	Remainder	25	6/16	40	27	40%
R-S Single-Family Detached Cluster								
Small Lot	9,000	35	25%	10	3. 5/7	20	35	50%
Average Lot	10,000	40	50%	15	5/10	25	35	60%
Large Lot	11,000	45	Remainder	25	5/10	25	35	60%
R-U Single-Family Detached								
Small Lot	5,000	50	25%	20	5/10	25	35	40%
Average Lot	6,000	60	50%	25	5/10	35	35	50%

Zoning District and Development Type/Lot Area Group	Minimum						Maximum	
	Lot Area (s. f.)	Lot Width (ft.)	Percent in Category	Front/ Street Yard Setback ¹ (ft.)	Side Setback Min. / Total ² (ft.)	Rear Setback (ft.)	Height (ft.)	Building Coverage Ratio (%)
Large Lot	6,500	60	Remainder	25	5/10	35	35	50%
R-U Single-Family Detached Cluster								
Small Lot	3,500	35	25%	10	3. 5/7	20	35	32%
Average Lot	4,000	40	50%	15	5/10	30	35	40%
Large Lot	4,500	45	Remainder	20	5/10	30	35	40%
Notes:								
¹ Street yard refers to all yards on a street front, side, or rear. Garages that face a street yard shall maintain a minimum of 21” setback from the street yard property line.								
² The first number is the minimum side yard. The second number is the sum of the two side yards.								
<i>Source(s): City of Williams Zoning Code Table 17.02.090.1B</i>								

The Subdivision Ordinance governs the process of converting vacant land into building sites. It allows the City to control the design of new subdivisions so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant and economical to maintain. Overly restrictive standards can result in greater land development costs and/or lack of development interest. However, well designed subdivisions can cost less to maintain and result in reduced living costs. The Subdivision Ordinance requires on- and off-site improvements that do not create any undue obstacles or constraints in the provision of any housing type. Rather, the required improvements ensure the provision of adequate utilities, efficient access for public safety services, and the ability to maintain quality, livable neighborhoods and communities. Also, design standards and guidelines in the new Zoning Code and Design Review Manual improve efficiencies and reduced living costs. For example, new multi-modal and connectivity provisions, in the City’s Design Guidelines, which provide for walking and bicycle trails and access from residential to employment centers, allow residents an alternative to automobile transportation.

General Plan and Zoning Code

Comprehensive updates were completed to the General Plan and Zoning Code in 2012. This has transformed the City’s development policies and programs to less rigid development requirements. It includes a number of policies/actions and code provisions that provide illustrations, graphic and text that describe expected development characteristics. New development that is designed according to these new standards can be approved through a facilitated non-discretionary staff review process. This program also reduces future general plan and zoning amendments by creating greater land use flexibility and creates greater opportunities for the production of higher density and more affordable housing. The new Zoning Code accomplishes the following:

- Streamlines the development review process in that it no longer requires discretionary use permits for any residential uses, including multi-family uses. Some uses may be designated “limited” uses, which are uses by right. The “limited designation indicates that there are use standards that apply, but these standards are not discretionary, and are approved at staff level.
- Eliminates the need for a lengthy, discretionary planned development district rezoning process to allow greater densities by right. The structure of the new districts include "by-right density bonus incentives" without the requirement of additional review processes.
- The current design review process is replaced with a much more streamlined staff level review of performance standards as they relate to project design.
- The discretionary language in the current ordinance is replaced by development standards that facilitate the review process in a more objective and user-friendly, straight-forward manner.
- Incorporates provisions for uses that are expressly addressed in the state statutes, including those for transitional housing, emergency shelters, farmworker housing/employee housing, senior housing, foster care homes and group homes.
- Reduces parking requirements to allow greater residential densities.

The new Code enhances affordable housing development opportunities. Existing residential neighborhoods are now designated Neighborhood Conservation Zoning District which considers Homes to be “conforming” and thus facilitates infill and repair, maintenance, and expansion of existing development. New residential development within vacant areas are zoned Estate, Suburban, or Urban Residential. Estate Residential and permits single-family homes and cottages, including cluster development of such uses. The Suburban Residential Zoned areas allow development of single-family, patio homes and duplexes, including cluster developments and mixes of such uses. Urban Residential Zoned areas allow all residential uses in the Suburban category, but will also include multiplexes and multi-family development. The new mixed use district, Commercial Downtown, permits multi-family uses that are mixed with commercial uses.

Parking Requirements

The City requires two off-street parking spaces per single-family unit. For multi-family the requirement is 1 space per studio or 1-bedroom dwelling unit 1.2 spaces per bedroom for 2+ bedroom dwelling unit. An additional parking space is required over what is provided for a secondary dwelling unit. This is not considered an excessive requirement nor a significant impediment to housing development.

B. DEVELOPMENT REVIEW AND PERMIT PROCESSING

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if these constraints place an undue burden on the developer.

The permitting and review process for residential projects can include conceptual development review and is required to include preliminary and final development review. This process provides the opportunity for review and correction of the application by the staff, and other governmental agencies. The time necessary to complete the review process is generally dependent on several factors including the complexity of the project being proposed, the various land use applications required, the timing related to the environmental review process to name a few. Table 9.4-4 outlines housing types allowed by zone either by right, which is a permitted use (Under the City’s Zoning Ordinance Permitted Uses are not discretionary permits and they are approved administratively by staff). This non-discretionary review, for example, is applied to limited to determining compliance with parking, setbacks, coverage, height regulations for emergency shelters in the Business Park zone, and transitional, farmworker, and supportive housing in all residential districts. Also, the RU-HD District allows apartment development at a minimum density of 16 units per acre. Allowed projects that comply with various zoning standards are non-discretionary.

Residential Use	Zone						
	AR	R-E	R-S	NC	RU	RU-HD	Com
Single-Family	P	P	P	P	P	P	
Second Unit	P	P	P	P	P	P	CUP
Multiple Family					P	P	P
Residential Care >6P	P	P	P	P	P	P	CUP
Residential Care <6P	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Child and Adult Day Care	P	P	P	P	P	P	CUP
Emergency Shelter							P
Single-Room Occupancy							P
Manufactured Housing	P	P	P	P	P	P	CUP
Mobile Homes		P	P	P	P	P	CUP
Transitional Housing	P	P	P	P	P	P	CUP
Supportive Housing	P	P	P	P	P	P	CUP
Farmworker/Employee Housing >6P	P	P	P	P	P	P	CUP
Farmworker Housing <6P	P						CUP

The time required for project approval is not so much a factor of the approval body (Planning Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large, residential subdivision maps, subject to the California Environmental Quality Act (CEQA compliance) and a public hearing before the Planning Commission. These larger projects can take approximately 6 to 12 months to obtain appropriate approvals. Most residential development projects in Williams are one-phase smaller projects that can typically be processed in less than six months. These residential projects typically do not create substantial environmental impacts, thereby greatly reducing the time needed for review. Table 9.4-5 outlines the typical approval timelines associated with different entitlements that projects could require. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time.

Type of Approval or Permit	Typical Processing Time	Approval Body
Zoning Clearance	1-3 weeks	Planning Director
Conditional Use Permit	8 -16 weeks	Planning Commission
Variance	6 - 8 weeks	Planning Commission
Rezone	12 - 24 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Design Review	2 - 6 weeks	Planning Commission
Final Subdivision Map	6 weeks	Planning Commission
Tentative Major Subdivision Maps	10 -16 weeks	Planning Commission
Minor Subdivision Maps	8 -12 weeks	Planning Commission
Negative Declaration	4 - 6 weeks	Planning Director or Planning Commission*
Environmental Impact Report	6-12 months	Planning Commission

If a project requires other entitlements needing Planning Commission approval, then the Negative Declaration is deferred to the Planning Commission for approval. All projects subject to City Council approval are first reviewed for recommendation by the Planning Commission. All projects subject to Planning Commission approval may be appealed to the City Council for final determination.

Household Size:

The City defines family (or household) in the Zoning Code as one person living alone, two persons related by blood, marriage, or legal adoption; or a group of unrelated persons up to *five persons* not related by blood, marriage or legal adoption; living together as a single nonprofit household unit in a dwelling unit and distinguished from a group occupying a boarding house; lodging house, motel, hotel, or fraternity or sorority house. This definition limits the number of persons living in a house which is considered a constraint to households with special needs. Restricting the number of persons in a household or family is considered a constraint to providing housing to larger households. Action Program 2.5 of this Element requires that an amendment be made to the Zoning Code in 2017 to revise this definition consistent with State Housing law.

Density Bonus

The Zoning Ordinance allows the City to grant a density bonus on a sliding scale that can exceed 35 percent depending on number of units proposed in a development. These percentages are provided in Section 17.02.110.3 of the Zoning Code and reflect the density percentage increase set by the California Government Code, Sections 65915-65918. However, the City has not received an application for a density bonus. This is partly due to the fact that, because of lower land costs in Williams, higher densities do not increase the affordability of housing as much as in more urbanized locations with higher land prices and larger minimum lot sizes.

Mobile Homes and Manufactured Homes

Manufactured housing is allowed by right in various residential districts in the City in accordance with Chapter 17.100 of the Municipal Code regulates mobile and manufactured housing. This Code complies with California Government Code Section 65852.3 which allows by right Mobile and Manufactured Housing subject to the same development standards for conventional single-family



residential dwellings limited to roof overhang, roofing and siding material restrictions. However, mobile homes which have not been built under the National Manufactured Housing Construction and Safety Standards Act of 1974 are subject to a use permit.

Allowance for Special Needs Housing

Housing Element law specifies that the City must identify adequate sites to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multiple family housing, manufactured housing, second units, mobile homes, emergency shelters, and transitional housing, among others.

Transitional and/or 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 at extremely low rent to qualified families. The City's Zoning Code allows these uses by right in all residential zoning districts under the same provisions for development of other residential uses in accordance with SB2 State-wide legislation. There are no siting or other requirements for these group homes other than those applied to other residential uses.

Farm Laborers

There are four registered private farm labor camps in Colusa County, with a capacity of 70 persons. There is also a 100-unit (eleven 4-bedroom units, eleven 2-bedroom units, and 78 3-bedroom units) County-operated camp in Williams that houses 250 people on a seasonal basis. The facility operates 180 days per year from April to October because the units are not heated. Those agricultural workers that work in the winter months transition into motels or in with relatives. The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer.

While the City Zoning Code generally accommodates farm-labor housing facilities within the A-R Agricultural/Rural Zoning District, it allows this type of housing in other zoning districts as subject to the same requirements of other residential uses in accordance with Government Code Sections 17021.5 and 17021.6. In 2015 the City-approved Green Valley Homes; a permanent farmworker housing development located on in the southeast section of Williams. This project will provide 40 single-family housing units, a community center and related improvements reserved for qualifying farmworker families. The project will be constructed sometime in 2016.

Disabled

The Colusa County Department of Health and Human Services is part of the California Children's Services, the state program which children under 21 years of age who are diagnosed with certain physically disabling medical conditions. This County Department operates the In-Home Supportive Services program, which is designed to keep disabled/aged individuals -- who are at risk of being placed in a facility -- in their own home. Individuals are able to remain in their home with the assistance of an independent provider to help with the domestic tasks and personal care needs.

There are no housing facilities for the mentally disabled in Williams. Colusa Support Services operates the Fifth Street Residence located in neighboring Colusa. This facility provides a six-bed home for the developmentally disabled population.

Emergency Shelters

The City defines emergency shelters as housing for homeless with minimal supportive services that is limited to occupancy of six months or less. This use is considered an allowed use under the Zoning Code in the B-P, Business Park Zoning District. Emergency shelters are allowed subject to specific standards regarding security, lighting, parking and operation in accordance with Government Code Section 65583(a)(4). There are over vacant acres that could for the development of new emergency shelters in Williams. There are also over 275 acres of developed BP Zoned properties in Williams that could potentially be converted to this type of housing. Figure 1, consists of a map of properties zoned for B-P that could conceivably be converted to emergency shelters or developed on vacant ground. Many of these properties, vacant, developed, or underutilized, are located in close proximity to transportation facilities, job centers and other community services. In summary, there is very little regulatory controls that would constrain the development of emergency shelters in Williams.

Secondary Dwelling Units

A secondary living unit (or second unit) is a separate dwelling unit that provides complete, independent living facilities for one or more persons. Second units are permitted by right. Under the City's Zoning Ordinance Permitted Uses are ministerial and are approved by staff. The review is limited to determining compliance with certain zoning standards, such as parking, setbacks, coverage, and height. Detached second units are only allowed on lots twice the minimum lot size, and at least 10,000 square feet in area. Second units must be located at least 10 feet away from the primary unit, and not exceed setback requirements of the zoning district. Separate kitchen and restroom facilities must be located within the unit. One, off-street parking space is required per unit, and the design of the second unit must be similar to that of the primary residence.

These restrictions on secondary living units are consistent with applicable provisions of State law. These conditions are not considered overly restrictive and do not pose a significant constraint to the production of second units.

Residential Care Facilities

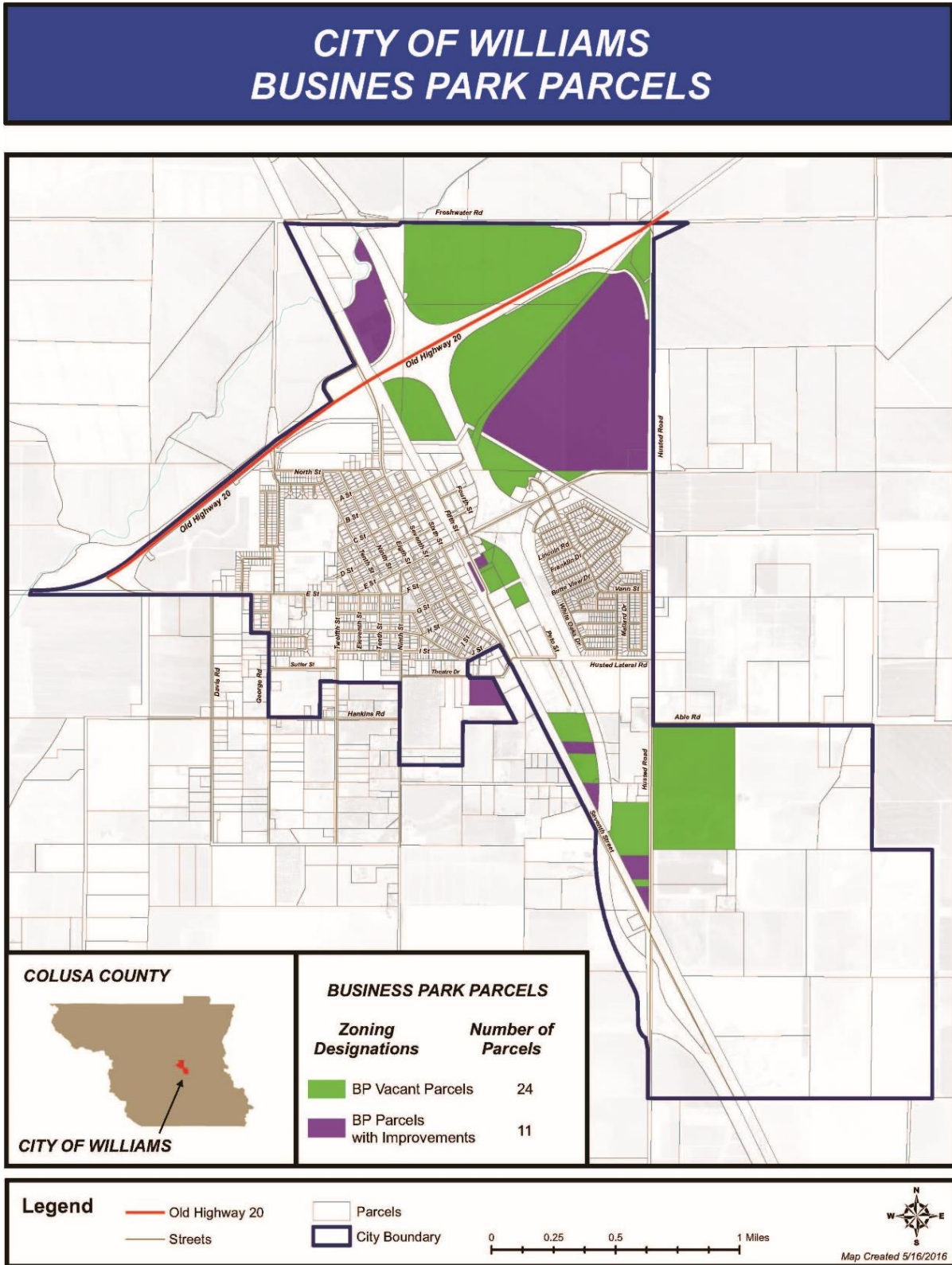
Pursuant to state law, the City allows group homes for six or fewer individuals by right in all residential zone districts. Group homes of seven individuals or more are allowed in the RU and RU-HD zone districts with issuance of a conditional use permit. There are no siting requirements for this type of groups home, and are treated the same in the Zoning Code as other residential uses. Further discussion of residential care facilities for persons with disabilities is provided below under Americans with Disabilities Act Requirements.

Reasonable Accommodations for Persons with Disabilities

The City has established procedures to addressing reasonable accommodation to comply with Senate Bill 520. However, the City plans to update the Zoning Code in 2017 to further address SB-520. The needs of persons with disabilities in accordance with the Federal Fair Housing

Amendments Act of 1988 and California Fair Employment and Housing Act, Gov. Code Section 1290. Action Program 6.3, Section 9.6 of this element includes amending the General Plan in 2016-17 to include provisions to codify reasonable accommodation in in the Zoning Code.

Figure 1 BP, Business Park Zoning



Americans with Disabilities Act Requirements

The City has adopted and enforces the current California Building Codes (CBC), including Chapter 11 pertaining to accessibility. This chapter incorporates provisions from the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.), which specifies that a number of the residential units in new multi-family construction of three or more apartments or four or more condominiums must be accessible or adaptable. The recently constructed Stony Creek multi-family apartment project provides several units both accessible and adaptable ground floor units. Building officials and Planning Department staff are encouraged to keep current with accessibility requirements for the construction and remodel of residential structures to ensure that accessibility requirements are met for all projects. The Code also requires all new multi-family development projects to incorporate project design in accordance Americans for Disabilities Act and/or the California Building Code as adopted by the City.

Fair Housing Constraints

The provision of equal housing opportunities for all persons is an important goal of the Housing Element. The City addresses complaints regarding fair housing issues through its Planning Department. City staff monitors complaints and if necessary, refers fair housing matters to California Rural Legal Assistance, U.S. Department of Housing and Urban Development (HUD) and/or the California Department of Fair Employment and Housing in order to ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status, or physical handicap and to apprise the general population regarding State and federal laws related to the provision of fair and equal housing opportunities for all. Housing discrimination is not considered a significant constraint to the availability and production of affordable housing in the City.

C. FEES

Although development fees contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. In “price sensitive” markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built.

Type of Application Fee	
General Plan Amendment (Map or Text) Application	\$3,025
Zone Change (Map or Text) Application	\$3,409
Major Use Permit-Conditional Use Permit Application (1)	\$1,752
Minor Use Permit Application (1)	\$600
Planned Unit Development Application	\$1,769
Variance	\$1,127
Appeal from Decision of Planning Commission	\$562
Environmental Reviews	
Exemption to Environmental Review	\$49
Environmental Review-Negative Declaration	\$3,029
Environmental Review-Environmental Impact Study (Report)	\$16,781 deposit

Type of Application Fee	
Design Reviews	
Minor Design Review Application (2)	\$500
Major Design Review Application (2)	\$1,833
Special or Additional Planning Commission Meeting	\$500
Land Subdivision or Map Change	
Lot Line Adjustment	\$560
Tentative Map	\$3,675
Vesting Tentative Maps	\$5,836
Review and Checking of Improvement Plans (4)	\$825
Construction Inspection (4)	128

Notes:

- 1) A “minor use permit application” means an application for permits involving:
 - (a) A structural addition of 500 square feet or less to an existing structure, or
 - (b) A temporary mobile office
- 2) A “minor design review application” means an application for design review approval involving:
 - (a) remodeling or rehabilitation of an existing structure with no increase or expansion in area, or
 - (b) a structural addition of less than 500 square feet to an existing structure, or
 - (c) installation of a new sign. A “major design review application” means all other applications for design review approval.
- 3) \$1,250 is the minimum fee to process an annexation application. If the actual costs to the city for staff, attorney, and consultant time, copying, postage and publication exceed this limit, then the applicant shall also pay such additional costs as determined by the City.

Housing Cost Component	Single-Family Home 1,400 sq. ft.	Multi-Family Unit 750 sq. ft.
Hard Costs		
a. Land Cost per Unit	\$24,000	\$7,000
b. Unit Construction Cost	\$120,000	\$85,000
Government Fees		
a. Planning Entitlement Fees	None	\$500
b. Building Permit Fees	\$2,500	\$1,200
c. City AB 1600 Fees	\$5,239.91	\$4,191.29
d. Encroachment Permit	\$300	\$500
e. Fire District Development Impact Fees	\$3,327.51	\$3,327.51
f. Additional Cost for required Fire Sprinklers	\$1,200	\$600
g. School Mitigation Fees	\$ 8,865	\$4,357.50
h. Sewer Connection Fees	\$9,828.03	\$7,862.42

Housing Cost Component	Single-Family Home 1,400 sq. ft.	Multi-Family Unit 750 sq. ft.
i. Water Connection Fees	\$2,496.56	\$1,997.48
Other Costs		
a. Marketing/Real estate	\$4,500	\$3,500
b. Building's Salary/Profit	\$18,042.99	\$7,963.80
Total Unit Cost	\$200,000	\$128,000

Source(s)/ Assumption(s): City of Williams, 2016 Fee Schedule: Includes entitlement, engineering, agency fees, and infrastructure construction. As there is a large inventory of vacant single-family housing sites available, this assumes development of a single-family house is on an existing house that has access to water and sewer lines (no planning entitlement, such as a subdivision or rezoning is required for this construction). For multi-family, assumes one building with four dwelling units on an existing vacant lot that has access to water and sewer lines. Assumes single-family housing construction costs of about \$100/sq. ft. and multi-family construction costs of about \$115/sq. ft. City AB 1600 Fees include police facilities, parks and recreation, administrative facilities traffic and storm drainage. These fees are reduced by 20% for multi-family units as compared to a single-family house. City Fee Schedule increases annually based on Consumer Price Index. School Mitigation Fees are \$5.81/sq. ft. residential based on 2015 needs analysis. There are not planning entitlement fees charged to construct a single house. Design review may or may not be required for an apartment project depending on zoning. However, for the purpose of this estimate, a proportional charge for major design review is estimated.

Infrastructure and Public Facilities Constraints

Environmental factors and a lack of necessary infrastructure or public facilities (e.g., water, sewer, roads, etc.) can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints such as flooding, sensitive biological resources, and seismicity can also affect the costs associated with the maintenance, improvement, and development of housing. Fortunately, no hazardous materials sites exist in the City that would constrain residential development. This section discusses the most relevant of these constraints to housing production in Williams. It should be noted that Senate Bill 1087 requires water and sewer providers, in this case the City of Williams, to grant priority service to developments that include housing units affordable to low income households.

Utilities and Services

The ability of the community to provide adequate infrastructure and services (roads, water, sewer, etc.) to new housing developments is an important element in meeting future housing needs. Requirements that are placed on the developer to provide utilities and municipal services may prove restrictive when weighed with other construction/property costs and the return on housing investments in today's market.

Water Supply

The City obtains its water supply from three wells that have a combined storage capacity of 3.97 million gallons per day (MGD) which exceeds the current demand of 1.7 MGD. The City has sufficient storage capacity to serve its current and projected population through the 2030 General Plan time horizon. The City is working on developing an additional well system and filtration to correct water quality problems, reduce leaks and pressure problems, and to assure sufficient back up supply. The system consists of with three active and two standby groundwater wells. The three

active wells include numbers 8, 9 and 10, which collectively pump approximately 2,800 gallons per minute (GPM). The two standby wells have a total pump capacity of 820 GPM, although they each have poor water quality and are not now permitted by the State Board of Public Health. The wells draw ground water from depths ranging from 120 feet to as deep as 500 feet. The source of groundwater is recharge from the hills to the west. Each well pumps directly to the distribution system, which largely includes 8-inch water lines. In 1995, a majority of the older four and six inch lines in the original town area were replaced, leaving a few remaining transit and cast-iron, four and six inch pipes. The average annual water flow is about 400,000 gallons per day, which increases substantially to 1.2 to 1.5 million gallons on a peak day. The month of July is usually the peak month with around 36.5 million gallons pumped. As of January 2016, the City served 1,466 Equivalent Dwelling Units (EDU) of which 1,266 provide service to residential uses.

The City received a \$1.5 million Community Development Block Grant in 2014 which is being used to replace leaking water lines with the West William's Neighborhood; the lowest income housing area in Williams. This replacement is expected to result in increased water use efficiency and assure an adequate supply of water to one of the oldest areas of town.

The City has sufficient capacity to serve an additional 544 EDUs over the General Plan timeline of 2030. Based on the 2010 Census estimate of 3.66 persons average family size, this equates to capacity to serve an additional a population increase of almost 2,000 people. Water supply and treatment facilities are not constraining factors to accommodating future development anticipated during the 2014-19 planning period. The City's future water demand will increase by approximately 6.5 gallons as a result of projected growth (between 2014 and 2019) which would be more than sufficient to accommodate development of the 307 RHNA (Regional Housing Needs Allocation for this period. In accordance with Senate Bill 1087, the City will reserve water capacity for a minimum 119 Low and Very Low Income persons (33 EDUs) during the 2014-19 planning period as identified in William's 2014-19 Regional Housing Needs Allocation (refer to Policy 2.1 in Section 9.6 of this Housing Element.

Wastewater Facilities

The City of Williams Wastewater Treatment Plant (WWTP) is owned by the City of Williams as part of a municipal wastewater collection, treatment, and disposal system that provides sewerage service to residential and commercial users within the City of Williams. The wastewater Collection System includes 0.6 miles of forced mains, 4 lift stations, 23 miles of gravity sewers, and 15 miles of laterals. Wastewater flows into the WWTP and receives tertiary level treatment before it's discharged to Salt Creek. The WWTP is designed to pump, screen, and equalize a peak flow rate of 4.5 MGD. The plant's rated treatment capacity is based on an average day max month flow rate of 1.08 million gallons per day (MGD) and a peak flow rate of 2.32 MGD. This capacity is sufficient to handle the City's current and future average daily and dry weather flows. William's future wastewater system treatment demand will increase by approximately 0.06 MGD as a result of projected growth (between 2014 and 2019) of the 307 RHNA (Regional Housing Needs) dwellings (at 210 gallons per day/dwelling unit).

Occasionally, wet weather demand exceeds the maximum treatment capacity, but not enough frequency to pose a constraint to future residential development. The City's Wastewater System Master Plan (March, 2009) provides a plan for upgrading the system to improve current capacity to

mitigate wet weather flow capacity and for a plant expansion that would increase capacity to accommodate General Plan build-out.

The City received a \$1.5 million Community Development Block Grant in 2014 which is being used to replace surcharging sewer lines with the West William's Neighborhood; the lowest income housing area in Williams. This replacement is expected to result in reduced surcharging and reduce infiltration which will improve sewer system operation efficiencies.

Wastewater facilities are not constraining factors to accommodating future development anticipated during the 2014-19 planning period. In accordance with Senate Bill 1087, the City will reserve sewer capacity for a minimum 119 Low and Very Low Income persons (33 EDUs) during the 2014-19 planning period as identified in William's 2014-19 Regional Housing Needs Allocation (refer to Policy 2.1 in Section 9. 6 of this Housing Element).

Site Improvement

Site improvements are an important component of new development and include streets, water, sewer, and other infrastructure necessary to serve new development. Site Improvement Standards are regulated by the City's Design and Construction Standards. The City can reduce the cost of the improvements by assisting affordable housing developers in obtaining state and federal financing for their projects, providing density bonuses, and by deferring or reducing fees in exchange for long-term affordability of the assisted housing units.

Street Improvements

The City of Williams does not experience the heavy traffic congestion conditions found in many of the larger urban areas in California. At present, the normal traffic flows are light and most of the tourism is transient traffic from I-5 and Highway 20. Heavier traffic is limited to a few blocks on the east side of the City near the on and off ramps and where the majority of the highway service businesses are located. This area is served by "E", 5th and 6th Streets.

Although Williams does not now experience significant traffic congestion, there is a growing maintenance problem which will become more critical with increased growth and traffic demands. Many of Williams' streets have pavement and sub-surface problems. Even streets in the commercial and industrial areas are in a state of disrepair that has left them close to complete deterioration. This problem is being addressed by the Public Works Department which attempts to repair streets as money permits. The real solution, however, is to obtain additional funding for road maintenance. As new development occurs, roads will need to be built and existing roads up graded.

Street improvement standards typically have the greatest impact on housing costs. The cost of providing streets for new residential development, in turn, is primarily influenced by the required right-of-way width, pavement width, pavement improvement, and landscaping standards.

The City's Improvement Standards identify three types of streets required for new development. Typical residential development will include provisions for Major Collectors and Collector streets, which have a right-of-way requirement of 70 feet, including pavement, curbs, gutters, and sidewalks (see Table 9/4-8). Local streets and collector streets function as neighborhood roads, providing direct access to lots that are adjacent to the paved section of a street. These streets include a pavement width of 36 feet, curb to curb. The pavement width required by the City is the generally

accepted minimum necessary to provide for one lane of vehicular traffic in each direction and on-street parking on each side. Larger developments or developments along major circulation routes may be required to construct arterials streets, which require much larger right-of-ways of between 86 to 110 feet.

Street Type	Minimum Required Right-of-Way	Required Pavement Width
Major Collector	70 ft.	48 ft.
Collector	70	49
Local Streets	60 ft.	39 ft.
<i>Source(s): City of Williams Improvement Standards</i>		

For residential subdivisions, street improvements are required. However, for infill develop (residential construction within the City’s existing subdivided lots) street improvements are not required for gravel streets. The City has a large inventory of these lots ready for immediate residential development. The cost of street improvements for infill development is not considered a significant constraint to housing production in Williams.

Storm Drainage

All storm water runoff within the City is handled by surface drainage as no major outfall piping systems are in existence. The majority of the town area, consisting of the central core north of “H” Street and east of 10th Street, drains to the northeast along “B” Street, under I-5 and then along Highway 20. An area of approximately four blocks north of “B” Street and east of 9th Street currently drains north along Old Highway 99.

The portion of the City west of 10th Street drains to the north and west along North Street and eventually into Salt Creek north of Highway 20. The southern portion of the town south of “H” Street and west of 9th Street flows to the south east along Husted Lateral Road and is piped under I-5. Drainage from the area known as the Plank Industrial Park flows generally north-east into a Glenn-Colusa Irrigation District channel at the northeast corner of Section 19.

Flooding currently occurs in the north section of the City and along the western side of I5 north of the Husted Lateral. A good portion of the City’s north side is currently in the 100 year flood plain. The reason for this flooding is due to the condition and height of the levee on Salt Creek just outside town to the west. Because of this current flooding problem, development on the west side of the City can cause increased flooding in residential and commercial districts on the City’s north side and along I-5. Development north of the City would already occur in the flood zone and would have serious flooding impacts that should be addressed before development is permitted. Areas east of I-5 and directly south of Highway 20 may have flooding and drainage problems. Some of the severity of the potential flooding in the north side of the City can be mitigated by constructing and improving levees to the west of the City along Salt Creek and Highway 20.

The City requires developers to make improvements to project sites to accommodate on-site storm drainage facilities including underground storm drain pipelines, catch basins, detention basins, and other facilities that may be needed. In certain situations, the City requires that off-site

improvements be constructed, but these may be in-lieu of the City's Drainage Impact fees collected as part of the City's AB 1600 Developer Fee Program.

Flood Zone

Approximately 1,183 acres of land in the City of Williams is located within Special Flood Hazard Area "A" according to the City's Geographic Information System (refer to Figure 2). Most of this land is in north Williams. Property located in Flood Zone "A" is subject to a 1% or greater chance of flooding (100-year flood) in any given year. Construction occurring within flood zones must be conducted in accordance with Chapter 15. 16 of the Municipal Code which states that no structure shall be constructed, located, extended, converted, or altered without full compliance with the Floodplain Management regulations. Approximately 1,183 acres of land in the City of Williams is located within Special Flood Hazard Area "A" according to the City's Geographic Information System (reference Figure 13). Most of this land is in north Williams. Property located in Flood Zone "A" is subject to a 1% or greater chance of flooding (100-year flood) in any given year. Any development within the 100-year flood zones must be in accordance with Chapter 15. 16 of the Municipal Code which states that no structure shall be constructed, located, extended, converted, or altered without full compliance with the Floodplain Management regulations.

Most of the available residential properties zoned for medium to high density development are not located in flood zone areas. This element includes Action Programs 3.1 to assist with infrastructure or other subsidies for new, affordable, residential development, where necessary. Action Programs 4.2 and 4.3 was developed to help defer initial costs associated with impact fees, such as flood mitigation fees. Action Program 2.3 was developed to specifically accomplish technical assistance, planning and engineering, as well as submit applications for construction funding from sources such as CDBG general funds and USDA Rural Development. These programs can be applicable to alleviating additional costs related to flood area mitigation measures should it become necessary in the future.

Building Codes

Building Codes regulate plumbing, electrical and mechanical improvements. The City currently enforces the Uniform Building Code (UBC) and related codes, as established by the state, and has little control over these standards. The Planning and Building Department is responsible for administering ordinances and other regulations pertaining to land and building development within the City limits. The department provides plan-checks and inspections. Building Code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Williams and maintains an acceptable standard of health and safety governance for all inhabitants.

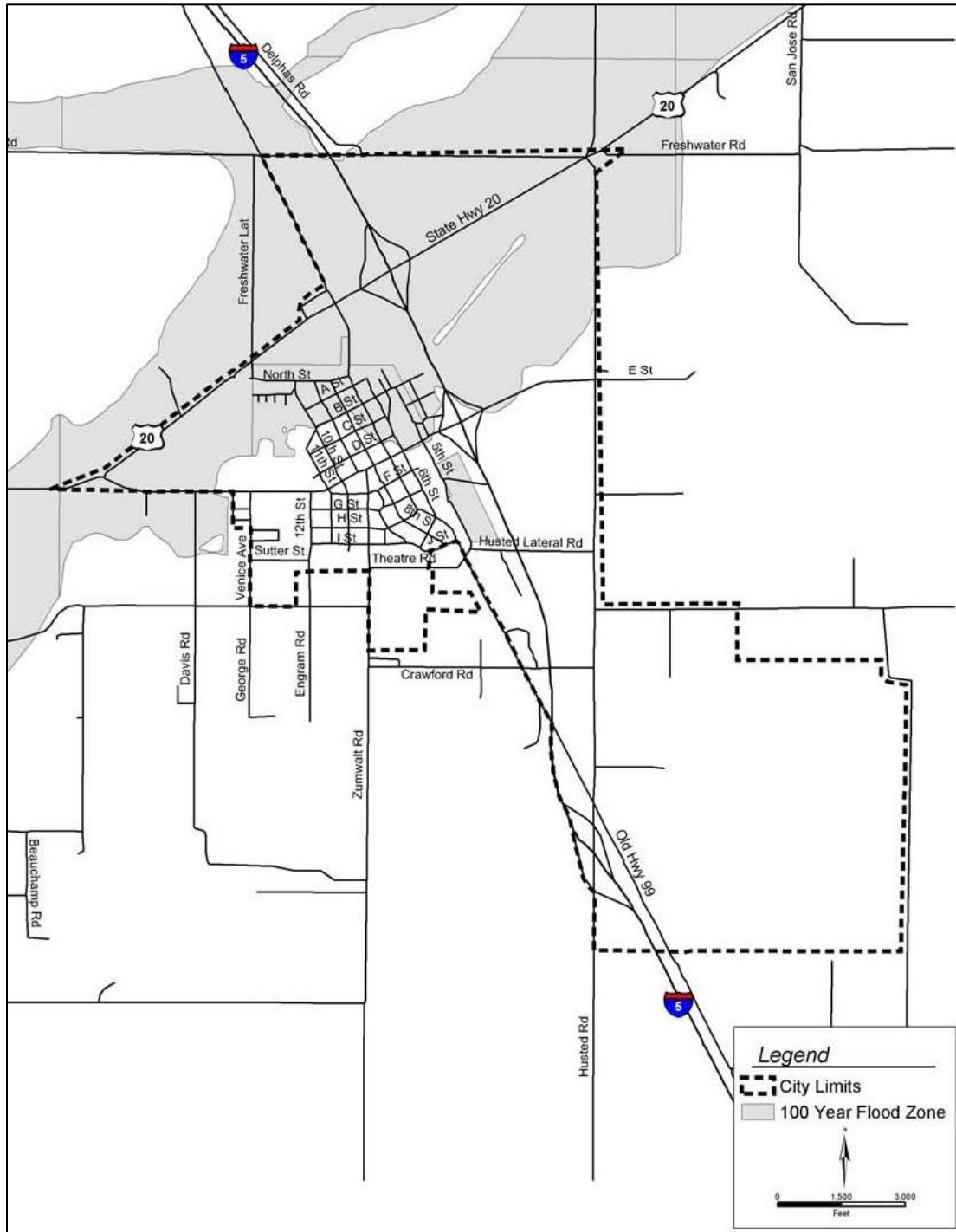
Building Code Enforcement

The City implements Title 24 of the California Code of Regulations, in which California has adopted the Uniform Building Code (UBC) and other model codes (electrical, plumbing, mechanical, etc.). The City has not adopted local amendments to the various model codes, which establish standards and requires inspections at various stages of construction to ensure code compliance. Although

these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The Building Department is responsible for enforcing both the State and City regulations governing maintenance of all buildings and property. Code enforcement complaints are generally related to housing in need of rehabilitation. Property owners who are the subject of code enforcement complaints regarding housing condition can obtain information on potential City assistance available for repairs and improvements through the Planning Department.

Figure 2 Flood Plain Delineation



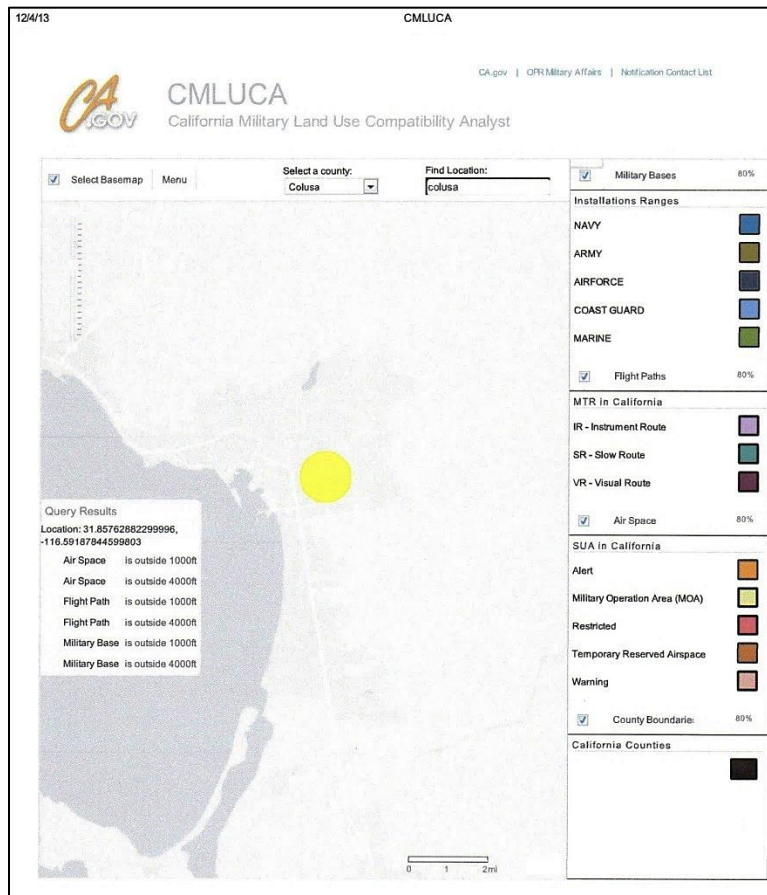
Native American Consultation

Assembly Bill AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA: "tribal cultural resources." It requires that the City undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to "tribal cultural resources." A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. The City regularly consults with local tribes concerning projects, and thus far, these consultations have not resulted in any impediments to the development review process.

Military Compatibility

Senate Bills SB 1462 and SB 1468 require that the General Plan disclose any land use conflicts with military air space, and/or training routes. In addition, the law requires disclosure of any military operations or installations within 1,000 feet of the City. Potentially, land use conflicts to these resources could constrain housing production. Based on mapping analysis conducted by the California Office of Planning and Research there are no conflicts with military land or air uses in or around Williams. Please refer to Figure 3.

Figure 3 Military Compatibility Map



D. NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those that are generated by the private sector and that are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Williams consist of three major factors: price of land, availability of financing, and cost of construction.

The City has a limited ability to influence these factors except through adequately planned annexations. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by the City.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Development costs have risen to the point where building affordable housing for low income segments of the community can be difficult to provide in Williams.

Price of Land

A key factor determining housing cost is the price of raw land and any necessary improvements. Land costs for residentially or commercially zoned properties are expected to be relatively low by California standards, depending upon location, status of subdivision, or other improvements to the property, but individual lots that are “ready to build” can cost considerably more. Property with higher values are typically those that are “ready to build” with urban services and/or zoning entitlements. However, most of these are located within tract home subdivisions where developers will not sell the lots individually, but sell an entire home built to suite. However, complete subdivision tracts are for sale in Williams that can sell at between \$25,000 and \$45,000 per lot. These are generally the most valuable properties. There are also a number of lots in Williams within the older west section of town that can be built on individually as infill development that range in price between \$15,000 and \$30,000. Larger tracts of land are available that would require subdivision and improvements that would result in similar costs once improvements are made. Properties of one to five acres generally have sold for \$60,000 to \$200,000, with an average price of \$143,000. Only two properties of more than five acres sold in in 2006 at \$100,000 for approximately 10 acres and \$410,000 for approximately 63 acres. No more recent sales have been found, but the residential land market has not significantly changed since 2006.

Construction Costs

Many factors can affect the cost of building a single-family house, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration. According to the Building Valuation Data published by the Building Safety Journal, construction costs for a single-family home range from \$102 to \$130 per square foot. Multifamily units typically cost \$94 to \$137 per square foot. A reduction in amenities and the quality of building materials can result in lower sales prices. The cost of a 1,200 square foot

single-family home would range from \$122,400 to \$156,000. These estimates do not include the cost of the land and developer impact fees.

Prefabricated factory-built or manufactured housing, which is permitted (Under the City’s Zoning Ordinance Permitted Uses) are ministerial permits. They are approved administratively by staff. The review is limited to determining compliance with parking, setbacks, coverage, height regulations in all residential districts (in accordance with State law). Based on bids in 2008 and 2009 for the City’s Housing Rehab Program, the cost ranges from \$85,000 to \$132,000 for a mobile home purchase and installation. These estimates do not include the cost of land and developer impact fees.

Although construction costs are a significant portion of the overall development cost, the City can do little to mitigate its impact. Because construction costs in Williams are similar to those in the area, the cost of construction is not considered a major constraint to housing production.

Finance Costs

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Throughout the 2000s, interest rates were less than 8% on 30-year fixed-rate mortgages, and in 2005 through the first half of 2015 they have been lower than 4% and are still trending lower.

Mortgage Lending Trends in California

Currently, the mortgage lending market is enjoying a boom in refinancing, the biggest since 1998, which encourages some to predict that lower housing costs will free up consumer dollars for other uses, including remodeling.

Table 9.4-9 Typical Loan Rates	
Typical Loan	
Home Value	\$180,000
Loan Amount	\$150,000
Down Payment	20% or more/\$30,000 on a \$150,000 loan.
Average Interest Rate	4.0%
Average Loan Fees	One and a half% plus one point. Loan fees and points are typically paid by the buyer.
Monthly Payment	\$716 a month on a \$150,000 house with 20% down, and a 30-year loan (not including insurance and property tax).

The monthly payment on a \$180,000 house with a 20% down payment, 4% interest rate, and 30-year loan would be \$716 per month. Assuming a 30% budget for housing, this monthly cost exceeds the cost of housing for low income households. Therefore, without some form of subsidy, such as home buyer’s assistance, financing an average priced home in Williams is within reach only to moderate and above moderate income families.

E. SPECIAL CONSTRAINTS

At-Risk Housing Units

California Government Code (Section 65583) requires that this element evaluate all low-income rental-housing units, which may, at some future time, be lost to the affordable inventory by the expiration of some type of affordability restrictions, typically through government housing subsidy. This analysis must address a ten-year period, which is divided into two five-year segments coinciding with the updating of the housing element. The analysis must contain the following components as required by HCD:

- A comprehensive inventory of all subsidized rental housing units;
- A cost comparison of replacing or preserving any units that will become at-risk in the ten-year period;
- Identification of non-profit entities qualified to acquire and manage rental housing;
- Identification of possible sources and potential funds for preserving housing units; and
- Inventory of existing and proposed City programs for preserving at-risk units.

All publicly assisted projects in Williams have been funded through the Low Income Housing Tax Credit Program (LIHC) through HUD. These consist of 146 rental-housing units in three developments as referenced in Table 9.4-10. The single at-risk complex, Pinewood Court, is due to expire in 2021. This means that the City is at risk of losing 25 units of affordable housing within the next ten years. However, it is anticipated that this project's agreement will be extended a second time before it expires in 2021. Action Program 5.2 has been added to provide City on-going monitoring of at risk housing so as to retain the City's existing affordable housing to the extent feasible.

Development	Units and Affordability
Pinewood Court	74 family units - very low and low income households (Mercy Housing California)
Stony Creek	47 senior apartments for very low income senior households (Central Valley Coalition for Affordable Housing)
Pinewood Manor	25 Senior units - very low and low income households (Mercy Housing California)

It is noted that the City approved a permanent farmworkers housing project in 2015, consisting of the development of 40 single-family houses and a community center in 2015. This project will be reserved for extremely-low and very low income families and is now under construction. In addition, the Williams Farm Labor Facility is discussed in more depth in the Farm Worker Housing discussion of this chapter.

Preservation of Affordable Housing - Organizations

The preservation of affordable rental housing at risk of conversion to market rate housing can be assisted by non-profit organizations with the capacity and interest in acquiring, managing, and permanently preserving such housing. The California Department of Housing and Community Development maintains a list of such interested non-profit organizations. Organizations that are active and/or have expressed interest in preserving affordable housing in the Williams area include the following:

- Central Valley Coalition for Affordable Housing, 3351 M Street, Suite 100, Merced, CA 95348, (209) 388-0782
- Eskaton Properties Inc., 5015 Manzanita Avenue, Charmingichael, CA 95608, (916) 334-0810
- Corporation for Better Housing, 5947 Varial Avenue, Woodland Hills, CA 01367, (818) 905-2430
- Christian Church Homes of Northern California, Inc., 303 Hegenburger Road, Suite 201, Oakland, CA 94621-1419, (510) 632-6714
- Rural Communities Housing Development Corporation, 499 Leslie Street, Ukiah, CA, (707) 463-1975
- Petaluma Ecumenical Properties, Inc., 306 Mountain View Avenue, Petaluma, CA 94952, (707) 762-2336
- Mercy Housing California, 2512 River Plaza Drive, Suite 200, Sacramento, CA 95833 (916) 414-4400

Preservation and Replacement

To maintain existing affordable housing units, the City can either preserve the existing housing or facilitate the development of new housing units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include transfer of the project to non-profit ownership, provision of rental assistance to tenants using non-federal funding sources, as well as purchase of affordability covenants. The most direct option to pursue replacement of the affordable units is the development of new assisted multifamily housing. The City's Housing Rehabilitation Program provides the opportunity to replace housing that is severely dilapidated.

Transfer of Ownership

One of the least costly ways to ensure that at-risk units remain affordable for the long term is through the transfer of ownership to a non-profit housing provider. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. Although Highlands Village is already owned by a non-profit corporation, it may also be acquired by another non-profit agency to maintain the affordable units.

Rental Subsidies

Maintenance of affordable units can also be achieved through rental subsidies from non-federal sources such as State, local, or other funding mechanisms that can be structured to mirror the

Section 8 assistance program. Under Section 8, HUD pays the difference between what tenants can pay, defined as 30% of the median household income, and what HUD estimates as the fair market rent (FMR) on the unit.

Purchase of Affordability Covenants

Another option to preserve the affordability of the Pinewood Manor project is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on owner’s equity in the property, debt burden, and debt payments in relation to project revenue. By providing lump sum, financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new affordable housing units could serve to replace the units within Pinewood Manor, should they be converted to market-rate rents. The costs involved in developing housing depend on a variety of factors, including density, size of units, location, land costs, and type of construction.

At-Risk 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.

Rehabilitation: The primary factors used to analyze the cost of preserving housing for lower-income households include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The following are estimated per unit preservation costs for the City, according to a market survey of similar projects within the region and private developers.

New Construction/Replacement: New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using local information and data. The construction of new housing can vary greatly depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. Table 9.4-12 describes new construction costs for a typical apartment in Williams.

Table 9.4-11 City of Williams Estimated Per-Unit Preservation Costs	
Fee Type	Cost per Unit
Acquisition	\$54,000
Rehabilitation	\$31,000
Financing/Other	\$35,000 (20-year finance period)
Total Cost per Unit	\$120,000



Fee Type	Cost per Unit
New Apartment Units	\$128,000
Financing/Other	\$40,000 (20-year finance period)
Total Cost per Unit	\$168,000

Source(s): City Williams, 2016: Includes entitlement, engineering, agency fees, and infrastructure construction. For multi-family, assumes one building with four dwelling units. The rehabilitation of existing units instead of new construction is the most cost effective approach toward the preservation of at-risk units. It should be noted however, that at-risk units may also be preserved through tenant-based rental assistance.

Tenant-based Rental Assistance (Section 8 Vouchers): This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the typical family that requires rental assistance earns \$18,450, then the family could afford approximately \$461 per month for shelter costs. The difference between the \$461 and the typical rent for an apartment rent of \$635 would result in necessary monthly assistance of \$174 a month or \$2,080 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to \$31,600 per family. The total cost of producing new and comparable units is estimated at \$128,000 per unit or \$168,000 for a 20-year period (including financing costs), while rehabilitation is estimated to be \$85,000 per unit or \$120,000 for a 20-year period (including financing).

In summary, purchase and rehabilitation of an existing housing project which has an expired agreement would be less expensive and possibly a better investment within the City, to preserve affordable units in the City.

F. FUNDING AND ADMINISTRATIVE RESOURCES

Overview

A variety of resources are available to landowners and developers seeking to provide housing within Williams. This section provides information on several of the major programs and resources available within the City for use with residential developments. Resources are grouped under local providers, private nonprofit agencies, and state or federal programs. A full listing of financial resources available to assist in the production, preservation, and maintenance of housing is found in Table 9.4-13.

Non-Profit Housing Agencies

A number of non-profit housing agencies are available that develop affordable housing. An active developer, such as Habitat for Humanity, could construct and rehabilitates houses for lower income families in Williams. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes.

Community Development Block Grant (CDBG) Program

The CDBG program provides funds for a range of community development activities. CDBG funds are administered by the State Department of Housing and Community Development (HCD) through a variety of competitive and non-competitive programs. These programs can provide funding for a range of activities. The eligible activities include, but are not limited to acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and also clearance activities. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by the City based on potential projects and competitive factors.

In 2014, the City received about \$70,000 in CDBG funds (in addition to the City's existing \$120,000 in reserved CDBG funding for this program) to expand its Housing Rehabilitation and Home Buyers Programs. The City contracts with the Regional Housing Authority of Sutter and Nevada Counties (RHASNC) to administer this program for the City (refer to Exhibit C, City's Housing Rehabilitation and Home Buyers Program Summary). Since RHASN started administering this program in June 2014, the City has experienced one housing unit rehabilitation.

Also, the City received \$1.3 in CDBG funds in 2014 for rehabilitation of water and sewer lines within the West Williams Neighborhood, the lowest income neighborhood in Williams. This project, to be completed in 2016, will improve water and sewer services to this neighborhood and, therefore, preserve over 500 currently affordable housing units in Williams.

HOME Investment Partnership Program Funds (HOME)

Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for lower-income households. HOME funds are administered by HCD, through a variety of competitive and non-competitive programs. Activities eligible to receive HOME funds include building acquisition, new construction, reconstruction, moderate/substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is preservation of the at-risk housing stock. As with CDBG funds, funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by the City based on potential projects and competitive factors.

Mortgage Credit Certificate (MCC) Program

Federally funded program administered by the State offers MCCs through an annual application process, which provides first-time homebuyers a credit on their federal income taxes up to 20% of the mortgage interest paid for the year. The credit can be deducted from the income tax owed, while the remaining 80% of the interest paid on the mortgage remains available as an income tax deduction. This program can be used in conjunction with the City's Homebuyer Program.

Cal Home Program

Authorized by SB 1656 in 2002, the Cal Home Program offers financial assistance to cities and non-profits for first-time homebuyer assistance, rehabilitation programs, or homeownership development projects. Specialized components of the Program assist owners of manufactured housing units and shared housing operators.

Project-Based Section 8

Project-Based Section 8 is a rent subsidy program in which tenants pay no more than 30% of their income for rent with HUD paying the difference up to the contract rent amount. Project-Based Section 8 provides for contracts that have terms of up to 20 years, except for those financed by the California Housing Finance Agency, which have terms of 30 years.

Section 515

The USDA Rural Development administered direct mortgage program provides loans for rental housing in rural communities. Loans have terms of up to 50 years with an interest of 1%.

Section 202 Supportive Housing for the Elderly

This section helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment, that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

Section 811 Supportive Housing for Persons with Disabilities

This program allows persons with disabilities the opportunity to live as independently as possible by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent. The program is similar to Supportive Housing for the Elderly (Section 202).

Low-Income Housing Tax Credits

This program (LIHTC) encourages the construction and rehabilitation of low-income rental housing by providing a federal income tax credit as an incentive to investors. Investors receive tax credits for a specified number of years in return for investing equity capital. This program requires a 55-year affordability period.

The new Stoney Creek Senior Complex was developed using LIHTCs. The Green Valley Farmworker Housing project that is undergoing construction is also an LIHTC project.

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the State's allocation process	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
HOME	Grant program available to the City on a competitive basis for housing activities. City competes for funds through the State's allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance

Table 9.4-13 Financial Resources		
Program Name	Description	Eligible Activities
Low-income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. County Housing Authority does not currently participate in the Program, but would be the implementing agency.	- Home Buyer Assistance
Housing Choice Voucher Program	Rental assistance payments from County Housing Authority to owners of private market rate units on behalf of very low-income tenants.	- Rental Assistance - Home Buyer Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs (Sections 514/516)	Below market-rate loans and grants for farmworker rental housing.	- New Construction - Rehabilitation
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance
CalHOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction

Table 9.4-13 Financial Resources		
Program Name	Description	Eligible Activities
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation
Joe Serna Jr. Farmworker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction
3. Local Programs		
CDBG Revolving Loan Funds	The City offers housing rehabilitation loans using program income from CDBG grants. This program also offers low-income families to obtain low interest loans for down payment assistance when purchasing a home.	- Rehabilitation - Home Buyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

Energy Conservation

This section addresses residential energy conservation as one of the ways housing can be made more affordable. Section 65583(a)(7) of the State’s Housing Element Law requires that housing elements contain an “analysis of opportunities for energy conservation with respect to residential development.”

Utility-related costs can directly affect the affordability of housing in Northern California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an “energy budget.” In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet state energy standards:

- The use of passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- The use of higher insulation levels in place of thermal mass or energy conserving window orientation.
- The use of active solar water heating in exchange for less insulation and/or energy conserving window treatments.

Other examples of energy saving construction techniques are:

- Locating homes on the northern portion of the sunniest location of building sites.
- Designing structures to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face.
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior.
- Orienting the entrance away from winds or using a windbreak to reduce the wind velocity against the entrance.

Site planning techniques, the use of landscaping, and the layout of new developments can also reduce energy consumption associated with residential development through reductions in heating and cooling needs, opportunities to use non-motorized methods of transportation, and reductions in energy inputs to the development of housing.

PG&E provides a variety of energy conservation services for residents and PG&E also participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The California Alternate Rates for Energy Program (CARE) provides a 15% monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

Retrofit

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of “retrofit.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating

air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The City of Williams monitors such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

The U.S. Department of Housing and Urban Development (HUD) offers grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

On September 6, 2000, the Legislature responded to the California Energy Crisis by passing AB970. The statute known as the California Energy and Reliability Act of 2000, found that there has been significant growth in the demand for electricity and that new power plant construction and energy conservation have seriously lagged. The Act provides significant investment in conservation and demand-side management programs.

Funding Sources

Finally, housing element law states that the analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs, which can be used to preserve assisted housing developments for lower income households. The following funding sources are available in the City of Williams for this purpose as replacement housing becomes necessary:

Conventional Financing: Financing costs are subject to fluctuations of national economic policies and conditions. The cost for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the homebuyer and on the cost of constructing rental units. Interest rates are ultimately passed on to the renter by the apartment owner. Interest rates for new house construction and purchase of new homes in 2015 ranged between 3% and 5%. Generally, a 14% interest rate is the level at which most buyers are expected to drop out of the market. Fluctuating interest rates can have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. It is anticipated that since 6.25% interest rates are currently available, home buying will continue to increase provided other recessionary factors are overcome.

Obtaining permanent financing for qualified homebuyers does not pose irreconcilable constraints, with the availability of various home loan programs requiring zero to 5% down payments. Interest rates on these financing vehicles average around 6.25%. Assistance is available through the Down

Payment Assistance program to eligible and qualified buyers. Community Development Block Grant (CDBG) and HOME programs: The City of Williams is eligible to compete each year for CDBG funds through the State Small Cities and Counties program. These funds can be utilized for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80% of median income. It can also be used to offset infrastructure costs in support of affordable housing development. HOME funds are also obtained through a competitive application process to HCD. Funds may be used for rehabilitation, acquisition and/or new construction of affordable housing. At least 90% of the households assisted must be at or below 60% of median income. These programs also offer financing to low-income families for down-payments for housing. Low-Income Housing Tax Credits. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9% per year for 10 years and a state credit of 30% over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4% federal credit each year for 10 years and a 13% state credit over 4 years. Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA). LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects “at risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an 8% annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12-month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

G. LAND AVAILABILITY AND CAPACITY ANALYSIS

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. State law requires that the City provide an adequate number of sites to allow for and facilitate production of the City’s regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify “adequate sites.” Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. The California Department of Housing and Community Development, in its guidelines that interpret State law (Housing Element Questions and Answers, Question #23) states that:

The locality’s sites are adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community’s share of the regional housing need by income level. A two-part analysis is necessary to make this determination:

The locality’s sites are adequate if the land inventory demonstrates:

- There is realistic development capacity of suitable land, which is or will be served by facilities and infrastructure, accommodate the locality’s total new construction need by income group over the next five years;

- That these available sites appropriately zoned (considering local development standards and land costs) for a variety of housing types (single-family, multifamily, mobile homes, etc.) and at appropriate densities to facilitate the development of housing to meet the locality’s regional housing need by income level category, including the need for very low- and low-income households.

Residential sites identified in this section meet the criteria listed above, and are within the definition of “adequate sites,” in accordance with State law as discussed below.

The projected Regional Housing Needs Allocation (RHNA) for the City identified a need for potentially producing 307 dwelling units between January 1, 2014 to July 1, 2019. This is further broken down as 69 units for very-low, 50 units for low, 58 for moderate, and 130 units for above-moderate income households. This land has access to adequate water, sewer and storm drain infrastructure. Based on the City’s General Plan and Zoning Code, the City has the potential Realistic Development Capacity to create over 1,090 new dwelling units. Realistic Development Capacity consists of 80% of maximum density in all residential zoning districts except for U-R-HD-Urban Residential High Density, which is calculated at 16 units per acre when minimum density for this district is 16 units per acre (refer to Table 9-4.14). Relative to higher density multiple family development, which currently provides for much of the City’s existing lower-income family housing needs, the City has the ability to produce over 380 potentially higher density housing units (for the 23.86 acres zoned U-R-HD at an assumed density of 16 units per acre). This exceeds the 119 units of Low and Very Low Income housing units identified in the 2014-19 Regional Housing Needs Plan for the City. All of these identified residential high density zoned vacant parcels are located adjacent to available utilities, such as sewer and water. To further extend the City’s commitment to producing these high density units, Action Policy 2.1 of Section 9.6 of this Element provides that that the City reserve sewer and water capacity for at least 119 low and very low income equivalent dwelling units. In addition, the City has capacity for development of over 650 lower density units that exceeds the 58 Moderate and 130 Above Moderate Housing units identified in the Regional Housing Needs Plan. Figure 4 consists of a map of all the residentially zoned vacant or underutilized properties in the City that coincide with Table 9.4-14. Table 9.4-15 summarizes how the City fully exceeds the land capacity requirements of the Regional Housing Needs for Colusa County.

Zone	Current APN	Acres	Parcel Status	General Plan	Density Range	Likely Capacity
R-E	016-320-007	10.52		Estate Residential	0.35 - 0.50	4.2
R-E	016-320-008	6.23			0.35 - 0.50	2.5
	TOTAL:	16.75			0.35 - 0.50	6.7
R-S	016-220-066-000	5.68	(Full)	Suburban Residential	1.35 - 3.25	14.8
R-S	016-220-067-000	5.37	(Full)	Suburban Residential	1.35 - 3.25	14.0
R-S	016-220-091-000	22.11	(Full)	Suburban Residential	1.35 - 3.25	57.5
R-S	016-320-007-000	19.35	(Full)	Suburban Residential	1.35 - 3.25	50.1
R-S	016-320-008-000	6.49	(Full)	Suburban Residential	1.35 - 3.25	16.9
R-S	016-320-009-000	2.23	(Full)	Suburban Residential	1.35 - 3.25	5.8
R-S	016-320-013-000	19.84	(Full)	Suburban Residential	1.35 - 3.25	51.6
R-S	016-320-015-000	10.73	(Full)	Suburban Residential	1.35 - 3.25	27.9
R-S	016-320-064-000	14.02	(Full)	Suburban Residential	1.35 - 3.25	36.4

Table 9.4-14 Vacant Residential Parcels						
Zone	Current APN	Acres	Parcel Status	General Plan	Density Range	Likely Capacity
	TOTAL:	105.80			1.35 - 3.25	275
R-U	005-111-014-000	4.42	(Full)	Urban Residential	4.17 - 5	17.7
R-U	005-201-025-000	38.98	(Portion)	Urban Residential	4.17 - 5	155.0
R-U	005-201-028-000	0.82	(Full)	Urban Residential	4.17 - 5	3.3
R-U	005-270-022-000	21.25	(Portion)	Urban Residential	4.17 - 5	85.0
	TOTALS:	65.47			4.17 - 5	261
N-C	005-024-002-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	005-024-005-000	0.34	(Full)	Urban Residential	4.17 - 5	1
N-C	005-043-007-000	0.34	(Full)	Urban Residential	4.17 - 5	1
N-C	005-043-017-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	005-055-015-000	0.23	(Full)	Urban Residential	4.17 - 5	1
N-C	005-071-028-000	0.63	(Full)	Urban Residential	4.17 - 5	1
N-C	005-091-004-000	0.26	(Full)	Urban Residential	4.17 - 5	1
N-C	005-091-006-000	0.09	(Full)	Urban Residential	4.17 - 5	1
N-C	005-122-001-000	0.21	(Full)	Urban Residential	4.17 - 5	1
N-C	005-123-010-000	0.26	(Full)	Urban Residential	4.17 - 5	1
N-C	005-123-011-000	0.20	(Full)	Urban Residential	4.17 - 5	1
N-C	005-181-014-000	0.09	(Full)	Urban Residential	4.17 - 5	1
N-C	005-350-044-000	1.27	(Full)	Urban Residential	4.17 - 5	5
N-C	005-390-001-000	0.19	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-002-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-003-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-004-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-005-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-018-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-019-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-020-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-021-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-022-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-023-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-024-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-025-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-026-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-027-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-034-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-040-000	0.21	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-041-000	0.31	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-042-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-043-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-044-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-045-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-046-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-047-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-048-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-049-000	0.30	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-050-000	0.19	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-051-000	0.15	(Full)	Urban Residential	4.17 - 5	1

Table 9.4-14 Vacant Residential Parcels

Zone	Current APN	Acres	Parcel Status	General Plan	Density Range	Likely Capacity
N-C	005-390-052-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-053-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-054-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-055-000	0.19	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-056-000	0.18	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-057-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	005-390-058-000	0.04	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-001-000	0.18	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-002-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-003-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-004-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-005-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-006-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-007-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-008-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-009-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-010-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-011-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-012-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-013-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-014-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-015-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-016-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-017-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-018-000	0.19	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-019-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-020-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-021-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-022-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-023-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-024-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-025-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-026-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-027-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-028-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-029-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-030-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-031-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-032-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-033-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-034-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-035-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-036-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-037-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-038-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-039-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-040-000	0.16	(Full)	Urban Residential	4.17 - 5	1

Table 9.4-14 Vacant Residential Parcels

Zone	Current APN	Acres	Parcel Status	General Plan	Density Range	Likely Capacity
N-C	005-400-041-000	1.78	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-042-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-043-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-044-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-045-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-046-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-047-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-048-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-049-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-050-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-051-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-052-000	0.22	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-053-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-054-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-055-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-056-000	0.18	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-057-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-058-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-059-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-060-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-061-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-062-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-063-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-064-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-065-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-066-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-400-067-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-001-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-002-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-003-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-004-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-005-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-006-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-007-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-008-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-009-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-010-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-011-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-012-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-013-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-014-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-018-000	0.18	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-019-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-020-000	0.18	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-021-000	0.15	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-022-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-023-000	0.16	(Full)	Urban Residential	4.17 - 5	1

Table 9.4-14 Vacant Residential Parcels

Zone	Current APN	Acres	Parcel Status	General Plan	Density Range	Likely Capacity
N-C	005-410-024-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-025-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-026-000	0.16	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-027-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-028-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	005-410-029-000	0.17	(Full)	Urban Residential	4.17 - 5	1
N-C	016-220-021-000	1.02	(Full)	Urban Residential	4.17 - 5	4
N-C	016-243-011-000	0.14	(Full)	Urban Residential	4.17 - 5	1
N-C	016-250-024-000	0.36	(Full)	Urban Residential	4.17 - 5	1
N-C	016-250-031-000	0.24	(Full)	Urban Residential	4.17 - 5	1
N-C	016-250-036-000	0.34	(Full)	Urban Residential	4.17 - 5	1
	TOTAL:	27.93				167
R-U HD	005-056-014-000	1.05	(Full)	High Density	16 - 20	16.8
R-U HD	005-201-037-000	12.80	(Full)	High Density	16 - 20	204.3
R-U HD	005-201-025-000	5.09	(Portion)	High Density	16 - 20	81.4
R-U HD	005-201-032-000	4.91	(Full)	High Density	16 - 20	78.5
	TOTAL:	23.86			16 - 20	381
	CUMULATIVE:	233.58				1,090.7

Table Column Descriptions

Zones and Density Allowances by General Plan and Zoning Regulations:

- **R-E (Residential Estate):** Maximum 0.50 units per acre
- **R-S (Residential Suburban):** Maximum 3.5 units per acre
- **R-U (Residential Urban):** Maximum 5.0 units per acre
- **N-C (Neighborhood Conservation):** Density varies by sub-district. However, each lot identified in the table can be built to at least one unit.

(Note: The four Residential Zoning Districts above do not consider the potential addition of secondary dwelling units.)

- **R-U-HD (Residential Urban High Density):** Minimum 16 units per acre

Current APN: Assessor’s Parcel Number identified according to Colusa County Assessor’s Records on May 10, 2016.

Acres: Size of properties by APN.

Parcel Status: *Full* means parcel is vacant and can be developed at the total parcel size. *Portion* means the area of the portion of the parcel that is vacant that can be developed, but can share another zoning that has a different development capacity.

General Plan: Land use designation are identified in the City of Williams 2010-30 General Plan

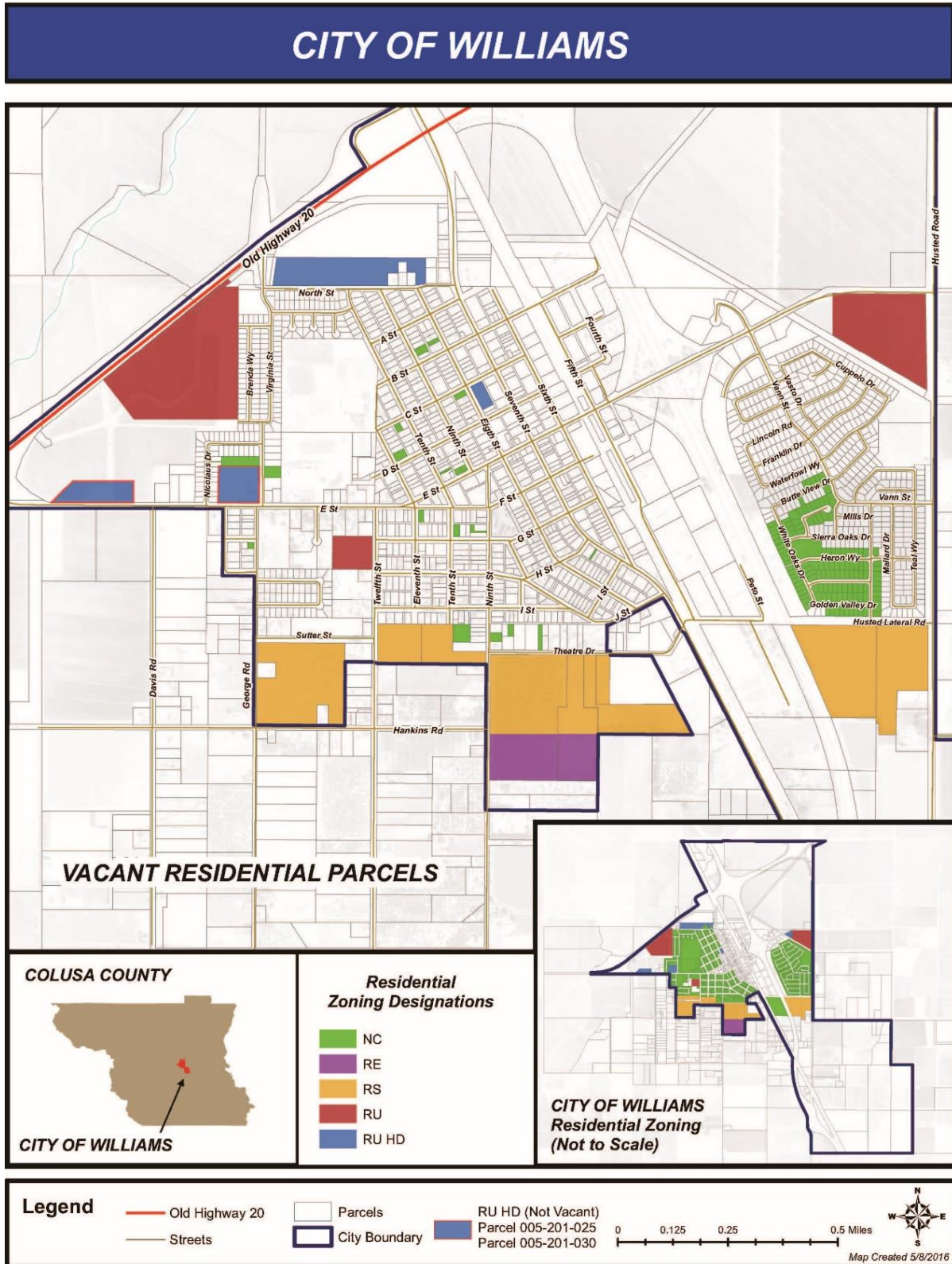
Density Range: The range of residential units per acre allowed by the General Plan and Zoning Code

Likely Capacity: The expected future development in units for each property zoning category. For R-U-HD, the Likely Capacity is 16 units per acre, even though over 20 units could be developed per acre.

Table 9.4-14 Vacant Residential Parcels

Zone	Current APN	Acres	Parcel Status	General Plan	Density Range	Likely Capacity
All other Zones, the Likely Capacity is 80% of the maximum allowed density by the General Plan and Zoning Code. Likely Capacity does not consider secondary dwelling unit production, mixed use residential, which is allowed in several commercial zones, or density bonuses as provided for the City's Zoning Code.						

Figure 4 Vacant Lands Capacity Map



Income Category	New Construction Needs	Vacant Land Inventory Accommodation
Very low (0 to 50% of median income)	69	10 acres RUHD (160 units)
Other lower (50 to 80%)	50	13.86 acres RUHD (221 units)
Moderate (80 to 120%)	58	65.47 acres RU (261 units)
Above-Moderate (120% +)	130	146.25 acres (RE, RS, NC (342.7 units)
Total Units	307	233.58 acres (1,034 units)

9.5 HOUSING ACHIEVEMENTS DURING THE 2009-14 PLANNING CYCLE

A. OVERVIEW

State law (California Government Code section 65588 (a)) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress of the City in implementation of the housing element.

According to the California Department of Housing and Community Development (HCD), *Housing Element Questions and Answers: A Guide to the Preparation of Housing Elements*, the review is a three-step process:

1. Review the results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
3. Based on the above analysis, describe how the goals, objectives, policies and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

This chapter documents the City's achievements under the 2009-14 Housing Element with respect to the actions and objectives contained in the Element and describes the relative success of the City's efforts to implement the 2009-14 programs. It also contains recommendations for program changes to address current and projected needs and state requirements between 2009 and 2014.

B. SUMMARY OF ACHIEVEMENT

Since the adoption of the last housing element update, the City of Williams implemented a number of actions to plan for, accommodate, and facilitate the construction, rehabilitation, and preservation of affordable housing. The accomplishments from this time are provided in Table 9.5-1. It identifies all residential units that have been approved and/or constructed to date in Williams that contribute to meeting the regional housing needs.

Income Level	Housing Units Needed	Units Provided
Very Low	103	47
Low	77	0
Moderate	92	0
Above Moderate	196	5
Total	468	42

Very Low and Low: *Very Low Income units included one single-family home built by Habitat for Humanity and a secondary unit. Low-Income units included new mobile homes installed within mobile home parks and manufactured houses built on lots.*

Moderate and Above: *The number is based on the number of building permits issued for single-family dwellings since January 1, 2009. Moderate Income Houses were newly constructed stick built single-family houses on separate lots.*

Policies / Programs	Accomplishments / Results Status
<p>POLICY 1: Involve Housing Assistance Program:</p> <p>To become actively involved in federal and state housing assistance programs directed toward new construction, renter assistance, rehabilitation and infrastructure, when there is a reasonable probability of success in obtaining the funds.</p>	
<p>Action Program 1.1: The City will periodically make application to the Small Cities Community Development Block Grant (CDBG), HOME, CHRP-R, FmHA or other appropriate funds to aid development of affordable housing for all income groups through infrastructure and first-time homebuyer subsidies when such funding sources are available.</p> <p>Quantifier: One application per year; funding obtained/10 units assisted annually</p>	<p>Accomplishments: Awarded CDBG funds in 2014 that includes housing rehabilitation and home buyer’s assistance programs.</p> <p>Results: City has contracted with Regional Housing Authority of Sutter and Yuba Counties to administer program. The City has completed one rehabilitation of a house under this program.</p> <p>Status: Maintain program.</p>
<p>Action Program 1.2: The City will continue to utilize non-profit-housing provider organizations to assist City staff with the development of grant and loan proposals dedicated to the provision of housing for low-income and special-needs residents (the elderly, female-headed households, people with disabilities, farm workers and the homeless). Organizations such as the Rural California Housing Corporation and/or Mercy Housing may provide extended staffing to the City-sponsored applications by obtaining documentation of need, site acquisition, and structuring project financing, and providing application preparation and administration.</p>	<p>Accomplishments: The City collaborated with the Central Valley Coalition for Affordable Housing to develop Stony Creek Senior Apartments completed in 2014. The City is also currently collaborating with Corporation for Better Housing to develop 40 single-family houses reserved for 40 Farmworker families. The project was approved in 2015 and is anticipated to be constructed in 2016.</p> <p>Results: Created 47 very low income housing units.</p> <p>Status: Maintain program.</p>

Table 9.5-2 Description of Achievements from Previous 2009-14 Housing Element Summary of Achievements

Policies / Programs	Accomplishments / Results Status
<p>POLICY 2: Promote adequate supply of housing sites for all segments of the community.</p>	
<p>To promote orderly growth, and assure an adequate supply of housing sites for all economic segments of the community.</p>	
<p>Action Program 2.1: Revise general plan and zoning ordinance</p> <p>Review and revise the City’s General Plan and Zoning Ordinances to bring them in compliance with each other and current state law. Zoning ordinance revisions will specifically include, but not be limited to the following:</p> <ul style="list-style-type: none"> • Adopt formal procedures for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws; • Treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses pursuant to Health and Safety Code Section 1267. 8, 1566. 3, 1568. 08; • Pursuant to SB2 amend zoning code to permit transitional and supportive residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone; • Pursuant to SB2 amend zoning to allow emergency shelters in the Business Professional District without a CUP or other discretionary action; • Continue to allow second units in SF zones ministerially without discretionary review or a hearing; • Adopt a density bonus ordinance in compliance with current State law and use as an incentive for promoting open space preservation, more efficient, clustered development and housing choice; • Amend the zoning code to comply with the requirements of Health and Safety Code Sections 17021. 5 and 17021. 6 related to the approval of farmworker housing; and • Continue to allow by right through ministerial review by planning staff, Mobile and Manufactured Housing subject to the same development standards for conventional single-family residential dwellings limited to roof overhang, roofing and siding material 	<p>Accomplishments: The City updated the general plan and zoning ordinance in 2012.</p> <p>Results: Housing requirements identified in program met. Zoning revised to provide over 30 acres of high density housing (exceeding 16 units per acre) created to accommodate about 480 future high density housing units.</p> <p>Status: Program completed</p>

Table 9.5-2 Description of Achievements from Previous 2009-14 Housing Element Summary of Achievements

Policies / Programs	Accomplishments / Results Status
<p>restrictions.</p> <p>In addition, to accommodating the City’s regional housing need for lower-income households of 180 units, the zoning ordinance will be amended to create a new Zoning District, Urban Residential High Density (U-R-HD), allowing for exclusively residential uses at minimum required density of 16 dwelling units per acre. A total of 30 acres as identified in Table 43 will be rezoned to the newly created U-R-HD zone for the production of at least 480 units. The zone will allow for multifamily development by-right without a conditional use permit, planned unit development permit or other discretionary action pursuant to Government Code Section 65583. 2 (h) and (i).</p> <p>Quantifier: General Plan and Zoning Ordinance Compliance</p>	
<p>Action Program 2.2: Rezoning for multi-family development</p> <p>The City wants to provide enough multi-family zoned property to allow location choice and keep costs competitive. The City has identified specific sites to be rezoned for higher density housing to exceed the State’s Regional Housing Needs Allocation in Williams to 2014 (see Action Program 2.1). The new General Plan and Zoning Ordinance will re-zone all properties in the City and create more flexible zoning standards to allow a wider variety of housing development and choices. Appendix A in this document includes a list of policies and actions and an analysis as to how the General Plan Update will reduce constraints to housing production in Williams. The City will also recruit and provide incentives for qualified development of mobile home parks and multi-family development through infrastructure improvement assistance. A list of interested developers will be maintained by the Planning Department.</p> <p>Quantifier: Rezoned land, recruitment of affordable multi-family developer, infrastructure assistance to at least 30 affordable units.</p>	<p>Accomplishments: The City updated the general plan and zoning ordinance in 2012.</p> <p>Results: Housing requirements identified in program met. Zoning revised to provide over 30 acres of high density housing (exceeding 16 units per acre) created to accommodate about 480 future high density housing units. 47 low income senior housing units were produced in the City exceeding the goal outlined in this program.</p> <p>Status: Program completed. Program 1.1 retains City efforts to recruit developers of affordable housing.</p>
<p>Action Program 2.3: Design review program</p> <p>To alleviate potential constraints to housing, particularly for the development of housing for lower-income households, the City is completing a new Zoning Code that will include a facilitated design review which</p>	<p>Accomplishments: The City updated the general plan and zoning ordinance in 2012 to incorporate design review into the City’s development review program.</p> <p>Results: Facilitated review process and new</p>

Table 9.5-2 Description of Achievements from Previous 2009-14 Housing Element Summary of Achievements	
Policies / Programs	Accomplishments / Results Status
<p>transforms the current discretionary review process into a ministerial review process for affordable housing units, such as High Density residential units.</p> <p>Quantifier: Adopted policies and development standards</p>	<p>ministerial review for multiple family developments exceeding 16 units per acre.</p> <p>Status: Program completed</p>
<p>Action Program 2.4: Secondary Dwelling Unit Program</p> <p>To alleviate potential constraints to the development of affordable secondary dwelling units, the City will include in its update to the Zoning Code provisions to eliminate use permits for the creation of secondary dwelling units in residential zones. In accordance with California Government Code Section 65852, this is expected to create an additional 45 affordable dwelling units over the housing element time horizon.</p> <p>Quantifier: Adopted policies and development standards</p>	<p>Accomplishments: Zoning Code updated to allow secondary dwellings by right.</p> <p>Results: The City has not received any applications for secondary dwelling unit, but the opportunity to create these units is now provided.</p> <p>Status: Outreach to the community regarding the City's Secondary Dwelling Unit Program by adding a page on the City's Website in 2016.</p>
<p>Action Program 2.5: Large Site Affordable Housing Development Incentives</p> <p>To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and/or specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., 2-10 acre units). The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including, but not limited to:</p> <ul style="list-style-type: none"> • Streamlining and expediting the approval process for land divisions for projects that include affordable housing units. • Ministerial review of lot line adjustments. • Deferral or waiver of fees related to the subdivision for projects affordable to lower income households. • Providing technical assistance to acquire funding, and • Modification of development requirements. 	<p>Accomplishments: The City updated the General Plan and Zoning Code in 2012 to accommodate this program. The City has also worked with two non-profit developers to create new affordable housing units.</p> <p>Results: Streamlined review program established in 2012. Stony Creek Senior Apartments (47 very low income units completed in 2012) and Green Valley Homes (40 farm worker housing units for very low income families approved in 2015 to be constructed in 2016). The City needs to update the Capital Improvement Program and AB 1600 Developer Fee a program that allows deferment of development impact fees to dwelling unit occupancy.</p> <p>Status: Revise Program to include a provisions for development impact fee deferment for low income housing project in an updated Capital Improvement Program and AB 1600 Developer Fee Program in 2017.</p>
<p>POLICY 3: Resolve flooding problems</p>	

Table 9.5-2 Description of Achievements from Previous 2009-14 Housing Element Summary of Achievements	
Policies / Programs	Accomplishments / Results Status
To resolve the flooding problem in the northern part of the City.	
<p>Action Program 3.1: Seek funding for flood management projects</p> <p>Apply for funds to address infrastructure improvements for areas of the City constantly plagued by flooding. Such applications will include CDBG Technical Assistance funds to provide appropriate studies, planning and preliminary engineering. General Allocation or Economic Development CDBG and/or Economic Development Administration, or USDA – Rural Development funds will also be applied for as appropriate.</p> <p>Quantifier: Improved infrastructure in flood prone areas</p>	<p>Accomplishments: The City has been seeking funding for this through these programs.</p> <p>Results: No funding received for flood management projects due to higher priorities, such as improving sewer and water delivery infrastructure to the West Williams Neighborhood; the lowest income area in the City.</p> <p>Status: Maintain this program, reapplying for funding in 2017.</p>
POLICY 4: Support efforts to provide affordable housing	
To support the efforts of for- and non-profit housing developers in providing affordable housing opportunities for extremely low-, low- and moderate-income households and special needs households (the elderly, female-headed households, people with disabilities, farm workers and the homeless).	
<p>Action Program 4.1: Map vacant sites and provide housing program funding information</p> <p>Distribute City mapping to provide general information to interested parties on vacant residential sites and information about state and federal housing programs through the Housing Element planning period. The availability of the vacant residential parcel maps and housing program funds will be distributed to area realtors and made available to developers contacting the City directly. A flyer regarding Programs 4-2 and 4-3 will be included in the package.</p> <p>Quantifier: Maps produced</p>	<p>Accomplishments: General Plan and Zoning Code/Maps were updated in 2012. Vacant mapping was developed as part of the 2009-14 Housing Element Update. This mapping is included on the City’s Website.</p> <p>Results: Stony Creek Senior Apartments (47 very low income units completed in 2012) and Green Valley Homes (40 farm worker housing units for very low income families approved in 2015 to be constructed in 2016). Vacant mapping has been updated with current Assessor Parcel information.</p> <p>Status: Maintain program with updated maps from the 2014-19 Housing Element Update starting in 2016</p>
<p>Action Program 4.2: Guidelines for deferral of off-site improvements</p> <p>Develop guidelines for deferment of City requirements (such as curb, gutter and sidewalks) on a case-by-case basis, to enhance affordability of new development.</p> <p>Quantifier: Affordable new development</p>	<p>Accomplishments: Program was not implemented.</p> <p>Results: NA</p> <p>Status: Maintain Program by adding as part of the City’s Capital Improvement Program and AB 1600 Developer Fee Program Update in 2017.</p>

Table 9.5-2 Description of Achievements from Previous 2009-14 Housing Element Summary of Achievements

Policies / Programs	Accomplishments / Results Status
<p>Action Program 4.3: Defer development fees in exchange for below market rate commitments</p> <p>Defer City-imposed development fees on low-income housing projects in exchange for the development of 20-year below market-rate (BMR) housing units.</p> <p>Quantifier: 5 BMR Housing Units per year</p>	<p>Accomplishments: Program was not implemented.</p> <p>Results: No units produced as a result of this program</p> <p>Status: Maintain Program by adding as part of the City’s Capital Improvement Program and AB 1600 Developer Fee Program Update in 2017.</p>
<p>Action Program 4.4: Recruit multi-family rental developer</p> <p>The City will actively recruit a developer of multi-family rental housing to provide 50 affordable units (at least 15 of which would be 3 and 4 bedroom units suitable for large families) and 25 rental units with daycare facilities to accommodate low-income Single Head of Household families by 2014.</p> <p>Quantifier: 40 units completed in phase 1</p>	<p>Accomplishments: New low income housing was developed in 2012</p> <p>Results: 47 new rental housing units for very low income seniors (Stony Creek Apartments) was developed (none with larger number of bedrooms or with child day care facilities, however).</p> <p>Status: Maintain program with objective of creating 10 more units with larger bedroom sizes.</p>
<p>POLICY 5: Preserve existing affordable housing stock</p>	
<p>To preserve and increase the life of the City’s existing affordable housing stock.</p>	
<p>Action Program 5.1: Apply for CDBG/ HOME grants</p> <p>Apply for CDBG and HOME funds for housing rehabilitation resources when available.</p> <p>Quantifier: One demolished and replaced housing unit, 2 substantial and 7 moderate rehabilitations annually</p>	<p>Accomplishments: City received CDBG funding for housing rehabilitation program.</p> <p>Results: City contracted with Regional Housing Authority of Sutter and Yuba Counties to administer program. Since June 2014, the program provided one rehabilitated housing unit.</p> <p>Status: Maintain program by re-applying for CDBG and/or HOME funds in 2017 to replace one housing unit, rehabilitate 7 units by 2019.</p>
<p><u>Action Program 5. 2 – Update housing condition survey</u></p> <p>The City will complete a housing conditions survey in 2014 to determine how many housing units are in need of rehabilitation, and to what extent.</p> <p>Quantifier: Completed Existing Housing Conditions Survey</p>	<p>Accomplishments: Due to funding limitations and lack of funding opportunities (HCD no longer funds these surveys with CDBG)</p> <p>Results: No survey conducted. However, the City received a CDBG Grant in 2014 for housing rehabilitation. 2010 Census includes housing conditions information. Housing</p>

Table 9.5-2 Description of Achievements from Previous 2009-14 Housing Element Summary of Achievements	
Policies / Programs	Accomplishments / Results Status
	survey is no longer necessary. Status: Omit program.
POLICY6: Accommodation of manufactured housing	
To accommodate manufactured housing within existing community fabric and ensure conformance with design standards.	
<p>Action Program 6.1: Accommodate manufactured housing</p> <p>Revise the zoning code to accommodate manufactured units on single-family lots in accordance with State law.</p> <p>Quantifier: New manufactured units</p>	<p>Accomplishments: The City updated zoning ordinance in 2012 to accommodate manufactured units on single-family lots.</p> <p>Results: No new manufactured units created.</p> <p>Status: Program completed.</p>
POLICY 7: Promote equal housing opportunities	
To promote equal housing opportunities and provide housing free from discrimination.	
<p>Action Program 7.1: Provide for reasonable accommodation</p> <p>The City will revise its permit approval process through the Zoning Code update to streamline processing and to provide reasonable accommodation. Additionally, the City will analyze and determine on an annual basis whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to the City Council. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. Regardless of constraints found, the City will initiate actions within six months of the completion of the evaluation to address them, including removing the constraints and providing reasonable accommodation for housing intended for persons with disabilities.</p> <p>Quantifier: Updated, state compliant Zoning Ordinance</p>	<p>Accomplishments: The City revised its approval process to provide reasonable accommodation.</p> <p>Results: The permit approval process was revised, but the Zoning Code needs to be amended to also include reasonable accommodation in accordance with SB 520.</p> <p>Status: Revise program to include amending the Zoning Code to include reasonable accommodation in 2016.</p>
<p>Action Program 7.2: Post EESC information</p> <p>The City Administrator and Building Department will post Equal Employment Opportunity Commission (EEOC)-generated brochures and leaflets at City offices, the public library and police stations for discrimination complaints. The brochures and leaflets shall also be distributed to property owners, apartment managers and apartment house tenants every two years. The City shall</p>	<p>Accomplishments: The City regularly posts EEOC brochures at City offices, but due to budget limitations, the City has not made any public service announcements, and conduct public presentations on this matter.</p> <p>Results: The City should continue posting EEOC brochures. If there is adequate budget, the City will expand program to include public</p>

Table 9.5-2 Description of Achievements from Previous 2009-14 Housing Element Summary of Achievements	
Policies / Programs	Accomplishments / Results Status
also make public service announcements through different media (e.g., newspaper ads and local radio at least two times a year. The City shall also conduct public presentations with different community groups regarding fair housing. Complaints requiring intercession will be referred to the EEOC Sacramento offices. City staff will log all complaints referred.	service announcements and conduct public presentations on matter. Status: Maintain program
POLICY 8: Ensure affordability through energy conservation	
To ensure affordability of housing through appropriate cost-effective energy conservation methods.	
<p>Action Program 8.1: Solar rights</p> <p>Adopt a Solar Rights ordinance and enact ordinances which, as a condition of tentative map approval, provide for the dedication of solar easements which will allow each parcel or unit in a subdivision access to sunlight. The ordinances must contain specific standards for determining the exact dimensions and location of easements and any restrictions on vegetation, buildings and other structures which would obstruct the passage of sunlight through the easement.</p> <p>In reference to the Solar Rights Ordinance adoption process, the City Council will review the fees currently charged for solar permits and consider fee reduction incentives to encourage solar use.</p> <p>Quantifier: Solar Rights ordinance</p>	<p>Accomplishments: Solar rights ordinance was not adopted</p> <p>Results: NA</p> <p>Status: Maintain program for completion in 2016</p>
<p>Action Program 8.2: Weatherization</p> <p>Encourage and assist in the weatherization of special population (low-income, disabled, farm worker and elderly) housing units by aiding PG&E in the promotion and marketing of their weatherization program.</p> <p>Quantifier: Assisted marketing program</p>	<p>Accomplishments: City promotes and markets PG&E weatherization programs.</p> <p>Results: City is working with Green Valley Homes Farmworker Housing Developer to create a LEED Platinum project which will exceed weatherization objectives.</p> <p>Status: Maintain program</p>
POLICY 9: Provide opportunities for adequate sites for emergency shelters	
To encourage housing opportunities to the homeless.	
<p>Action Program 9.1: Homeless Shelters, Transitional and Supportive Housing Programs</p> <p>The City will identify potential land that can be used for homeless shelters and actively support efforts of providers who establish short-term bed facilities for segments of the homeless population including</p>	<p>Accomplishments: The City updated the Zoning Code in 2012 to address homeless shelters and transitional and supportive housing programs in accordance with California Housing Law.</p> <p>Results: The City identified a number of sites,</p>

Table 9.5-2 Description of Achievements from Previous 2009-14 Housing Element Summary of Achievements	
Policies / Programs	Accomplishments / Results Status
<p>specialized groups such as the mentally ill, and chronically disabled. The new Zoning Code will be developed in compliance with SB2 to identify the M-L Light Manufacturing district (or equivalent district) to allow emergency shelters by right.</p> <p>The City will also identify potential land that can be used for transitional and supportive housing projects and also include provisions in the new Zoning Code to address these types of housing projects in compliance with SB2. These too, will be allowed by right in the M-L Light Manufacturing district (or equivalent district) subject to those restrictions applicable to other residential uses of the same type in the same zone and the same type of structure.</p> <p>Quantifier: Updated, state compliant Zoning Ordinance.</p>	<p>close to public services and employment that allows homeless shelters by right.</p> <p>Status: Program completed.</p>
POLICY 10: Single Room Occupancy Facilities	
Provide Housing Opportunities to Extremely Low Income Households by providing facilitated permitting for Single Room Occupancy facilities.	
<p>Action Program 10.1: Single Room Occupancy (SRO's) housing projects shall be defined and a process developed to allow these types of projects for extremely low income households in the new Zoning Code</p> <p>Quantifier: Updated, state compliant Zoning Ordinance.</p>	<p>Accomplishments: At the time the Zoning Code was updated in 2012, the City chose not to develop single room occupancy standards.</p> <p>Results: No standards were developed for this type of housing.</p> <p>Status: Continue program to have City again consider amending the Zoning Code to include single room occupancy housing in 2016.</p>

9.6 FUTURE HOUSING NEEDS STRATEGY

A. OVERVIEW

This section of the Housing Element contains the City's strategy for meeting housing needs. As required by State law, this chapter contains quantified (numerical) objectives for housing construction, housing rehabilitation, and the preservation of affordable housing, with a six-year program of actions that:

- Provides regulatory concessions and incentives and uses local, federal, and state financing and subsidy programs to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of types of housing for all income levels;
- Assists in the development of adequate housing to meet the needs of low- and moderate-income households;
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Conserves and improves the condition of the existing affordable housing stock;
- Promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserves assisted housing developments for lower-income households.

Williams has traditionally provided a substantial amount of Colusa County's affordable housing. The income of Williams residents is generally low, requiring a focus in housing strategy aimed at ensuring adequate provision of affordable housing. Rising housing prices have also significantly increased the number and percent of homeowners paying more than 30% of their incomes for housing, as well as a high number of mobile homes and rate of substandard housing. Although the City has accommodated residential development for all population segments through subsidies and other methods, its ability to meet future housing needs will be affected by environmental conditions and rising costs of water and sewer services from local providers.

For these reasons, Williams housing strategy relies on reducing regulatory constraints, re-use of underutilized properties, improvement of existing housing stock, and promotion of mixed-use developments to meet future housing needs. The City also seeks to achieve a greater balance in housing development so that greater opportunities for market-rate housing are provided and affordable housing is integrated with market-rate units in new residential developments.

To calculate the projected housing needs for extremely low-income households, the City assumed 50% of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of 69 units, the City has a projected need of 34 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could have disabilities, including those with developmental

disabilities and other special needs. A summary of the City’s extremely low-income population is included in the Community Profile Section of the General Plan.

Policies and programs of the 2014-19 Housing Element are presented in Table 9.6-1.

Income Category	RHNP Housing Units Needed	
	Number of Units	Percent
Very Low	69	22. 450
Low	50	16. 3
Moderate	58	18. 9
Above Moderate	130	42. 5
Totals	307	100

Source(s): Regional Housing Needs Plan, September 2013

2014-19 Housing Element	
Goals / Objectives / Policies / Programs	Responsibility / Funding / Timing
<p>POLICY 1: Involve Housing Assistance Program:</p> <p>To become actively involved in federal and state housing assistance programs directed toward new construction, renter assistance, rehabilitation and infrastructure, when there is a reasonable probability of success in obtaining the funds.</p>	
<p>Action Program 1.1: The City will periodically make application to the Small Cities Community Development Block Grant (CDBG), HOME, CHRP-R, FmHA or other appropriate funds to aid development of affordable housing for all income groups through infrastructure and first-time homebuyer subsidies when such funding sources are available.</p> <p>Quantifier: One application per year; funding obtained/10 units assisted annually.</p>	<p>Responsibility: Planning Department and City Council</p> <p>Funding: General Fund</p> <p>Timeframe: Make applications by 2018</p>
<p>Action Program 1.2: The City will continue to utilize non-profit-housing provider organizations to assist City staff with the development of grant and loan proposals dedicated to the provision of housing for low-income and special-needs residents (the elderly, female-headed households, people with disabilities, farm workers and the homeless). Organizations such as the Rural California Housing Corporation and/or Mercy Housing may provide extended staffing to the City-sponsored applications by obtaining documentation of need, site acquisition, and structuring project financing, and providing application preparation and administration.</p>	<p>Responsibility: Planning and Finance Departments and the City Manager</p> <p>Funding: General Fund</p> <p>Timeframe: Subject to grant availability at least once every two years.</p>
<p>Action Program 1.3: The City will provide priority development review processing for housing projects for</p>	<p>Responsibility: Planning Department</p>

Table 9.6-2 Goals, Objectives, Policies and Programs	
2014-19 Housing Element	
Goals / Objectives / Policies / Programs	Responsibility / Funding / Timing
Extremely Low Income families, such as for homeless and farmworkers.	Funding: General Fund Timeframe: Immediately and ongoing
POLICY 2: Promote adequate supply of housing sites for all segments of the community. To promote orderly growth, and assure an adequate supply of housing sites for all economic segments of the community.	
Action Program 2.1: Pursuant to SB 1087, the City shall reserve sewer and water capacity for 119 Very Low and Low Income Housing Units during the 2014-19 Housing Cycle.	Responsibility: Planning and Public Works Departments Funding: General Fund Timeframe: Upon adoption of 2014-19 Housing Element. until June, 2019
Action Program 2.2: Secondary Dwelling Unit Program Promote the use of secondary dwelling units within the City as provided for in the Zoning Code as an allowed use. Quantifier: Add secondary dwelling unit provisions on the City's Website	Responsibility: Planning Department, Planning Commission and City Council. Funding: General Fund Timeframe: Review options with Planning Commission and City Council in 2017. Add secondary dwelling unit provisions on the Website in 2017.
Action Program 2.3: Large Site Affordable Housing Development Incentives To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and/or specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., 2-10 acre units). The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including, but not limited to: <ul style="list-style-type: none">• Streamlining and expediting the approval process for land divisions for projects that include affordable housing units.• Ministerial review of lot line adjustments.• Deferral or waiver of fees related to the subdivision for projects affordable to lower income households.• Providing technical assistance to acquire funding, and	Responsibility: Planning and Building Departments and Planning Commission Funding: General Fund Timeframe: Ongoing

Table 9.6-2 Goals, Objectives, Policies and Programs	
2014-19 Housing Element	
Goals / Objectives / Policies / Programs	Responsibility / Funding / Timing
<ul style="list-style-type: none"> Modification of development requirements. 	
<p>Action Program 2.4: Promote development of four or more bedroom units.</p> <p>There is an increasing need to provide larger-household units, particularly for the renter market, which has a larger number of four and five plus person households in the area. The City shall consider requiring new affordable multiple-family developments, exceeding 20 units to include at least 10 percent of the units to consist of four or more bedroom units.</p>	<p>Responsibility: Planning Department and City Manager</p> <p>Funding: General Fund</p> <p>Timeframe: 2017</p>
<p>Action Program 2.5: Remove constraints to household sizes.</p> <p>The City's Zoning Code definition for family/household restricts maximum size to five persons in violation with State Housing Law. During the City's update of the Zoning Code in 2017, the definition will be amended to not place size restrictions on household/family size.</p>	<p>Responsibility: Planning Department and City Manager</p> <p>Funding: General Fund</p> <p>Timeframe: 2017</p>
<p>POLICY 3: Resolve flooding problems</p> <p>To resolve the flooding problem in the northern part of the City.</p>	
<p>Action Program 3.1: Seek funding for flood management projects</p> <p>Apply for funds to address infrastructure improvements for areas of the City constantly plagued by flooding. Such applications will include CDBG Technical Assistance funds to provide appropriate studies, planning and preliminary engineering. General Allocation or Economic Development CDBG and/or Economic Development Administration, or USDA -- Rural Development funds will also be applied for as appropriate.</p> <p>Quantifier: Improved infrastructure in flood prone areas</p>	<p>Responsibility: Engineering and Public Works Departments and City Council</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p>
<p>POLICY 4: Support efforts to provide affordable housing.</p> <p>To support the efforts of for- and non-profit housing developers in providing affordable housing opportunities for extremely low-, low- and moderate-income households and special needs households (the elderly, female-headed households, people with disabilities, farm workers and the homeless).</p>	

Table 9.6-2 Goals, Objectives, Policies and Programs	
2014-19 Housing Element	
Goals / Objectives / Policies / Programs	Responsibility / Funding / Timing
<p>Action Program 4.1: Map vacant sites and provide housing program funding information</p> <p>Distribute City mapping to provide general information to interested parties on vacant residential sites and information about state and federal housing programs through the Housing Element planning period. The availability of the vacant residential parcel maps and housing program funds will be posted on the City's Website.</p> <p>Quantifier: Maps produced</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Immediately</p>
<p>Action Program 4.2: The City shall consider development of Guidelines for deferral of off-site improvements</p> <p>Develop guidelines for deferment of City requirements (such as curb, gutter and sidewalks) on a case-by-case basis, to enhance affordability of new development.</p> <p>Quantifier: Affordable new development</p>	<p>Responsibility: Planning and Engineering Departments, City Engineer and City Council</p> <p>Funding: General Fund</p> <p>Timeframe: 2017 when CIP is updated</p>
<p>Action Program 4.3: The City shall consider deferral of development fees in exchange for below market rate housing development commitments.</p> <p>Defer City-imposed development fees on low-income housing projects in exchange for the development of 20-year below market-rate (BMR) housing units.</p> <p>Quantifier: 5 BMR Housing Units per year</p>	<p>Responsibility: Planning and Engineering Departments, City Engineer and City Council</p> <p>Funding: General Fund</p> <p>Timeframe: 2017 when CIP is updated</p>
<p>Action Program 4.4: Recruit multi-family rental developer</p> <p>The City will actively recruit a developer of multi-family rental housing to provide 50 affordable units (at least 15 of which would be 3 and 4 bedroom units suitable for large families) and 25 rental units with daycare facilities to accommodate low-income Single Head of Household.</p> <p>Quantifier: 20 units completed by 2019</p>	<p>Responsibility: Planning Department, City Manager and City Council</p> <p>Funding: General Fund</p> <p>Timeframe: Outreach every two years, starting in 2017</p>
<p>POLICY5: Preserve existing affordable housing stock.</p> <p>Preserve existing affordable housing stock</p>	
<p>Action Program 5.1: Apply for CDBG/HOME grants</p> <p>Apply for CDBG and HOME funds for housing rehabilitation resources when available. The City will continue to seek opportunities to expand the Housing</p>	<p>Responsibility: Planning Department, City Manager and City Council</p> <p>Funding: General Fund and CDBG/HOME</p> <p>Timeframe: One demolished and replaced</p>

Table 9.6-2 Goals, Objectives, Policies and Programs	
2014-19 Housing Element	
Goals / Objectives / Policies / Programs	Responsibility / Funding / Timing
<p>Rehabilitation Loan and Home Buyers Programs:</p> <p>The City will continue to operate the Housing Rehabilitation Loan Program to promote housing rehabilitation for low, very low, and extremely low-income households. To improve the quality of rental housing.</p> <p>The City has maintained a Housing Rehabilitation Loan Program to provide financing for the rehabilitation of dwelling units owned or occupied by lower-income households (including rental housing). The City provides financial assistance in the form of low-interest loans, deferred when necessary to maintain the affordability of rehabilitated housing. This program is a valuable resource for community residents and will be continued into the future.</p> <p>Quantifier: 5 rehab units and 4 buyer's assistance loans made.</p>	<p>housing unit and 4 substantial low and moderate rehabilitations by 2018 and 4 Buyers Assistance Loans made by 2019</p>
<p>Action Program 5.2: Monitor At Risk Housing</p> <p>The City has identified 25 affordable rental units being at risk of converting to market rate housing over the next twenty years. These units are listed in Table 9.4-10 and consist of the Pinewood Court Apartments. The City will work with property owners, other public agencies, and non-profit housing organizations to preserve existing subsidized rental housing in which the owner could potentially increase rents to market rates within the next twenty years. The City will encourage existing owners to maintain the affordability of such rental housing. Furthermore, pending available resources, the City will help owners of at risk units to obtain funding for improvements to these units to extend affordable housing contracts. Also, to the extent the City has available resources, the City will provide ongoing preservation technical assistance and education to affected tenants and the community at-large, regarding the need to preserve the existing affordable housing stock.</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Monitor yearly</p>
<p>POLICY 6: Promote equal housing opportunities.</p> <p>To promote equal housing opportunities and provide housing free from discrimination.</p>	
<p>Action Program 6.1: Assistance to public regarding housing discrimination.</p> <p>The City will continue to serve as liaison between the public and appropriate agencies in matters concerning</p>	<p>Responsibility: Planning Department and City Manager</p> <p>Funding: General Fund</p>

Table 9.6-2 Goals, Objectives, Policies and Programs	
2014-19 Housing Element	
Goals / Objectives / Policies / Programs	Responsibility / Funding / Timing
<p>housing discrimination. The City will promote equal housing opportunities through the posting of information and distribution of literature at City buildings. The City will refer discrimination complaints to California Rural Legal Assistance, Inc. and the State Fair Employment and Housing Commission. The City will also train staff on how to receive and refer fair housing complaints. The City will work with California Rural Legal Assistance, Inc. to provide public workshops in the City regarding housing discrimination.</p> <p>Quantifier: Reduction in housing discrimination</p>	<p>Timeframe: Ongoing. Workshops in 2017 and annually thereafter.</p>
<p>Action Program 6.2: Post EESC information</p> <p>The City will maintain posting of Equal Employment Opportunity Commission (EEOC)-generated brochures and leaflets at City offices, the public library and police stations for discrimination complaints.</p>	<p>Responsibility: Planning Department and City Manager and all City Departments</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p>
<p>Action Program 6.3: Codify Reasonable Accommodation provisions in the Zoning Code</p> <p>The City currently has procedures for addressing reasonable accommodation provisions consistent with Senate Bill 520. However, the City will amend the municipal code through the Zoning Code update to add reasonable accommodations consistent with Senate Bill 520. The City shall also provide details of the reasonable accommodation procedures on the City's Website and provide public information regarding this at the City Hall.</p> <p>Quantifier: Updated, state compliant Zoning Ordinance</p>	<p>Responsibility: Planning Department and City Manager</p> <p>Funding: General Fund</p> <p>Timeframe: 2017</p>
<p>POLICY 7: Single Room Occupancy facilities.</p> <p>Provide Housing Opportunities to Extremely Low Income Households by providing facilitated permitting for Single Room Occupancy facilities.</p>	
<p>Action Program 7.1: Single Room Occupancy (SRO's) housing projects shall be defined and a process developed to allow these types of projects for extremely low income households in the new Zoning Code.</p> <p>Quantifier: Updated, state compliant Zoning Ordinance.</p>	<p>Responsibility: Planning Department, Planning Commission, and City Council</p> <p>Funding: General Fund</p> <p>Timeframe: 2017</p>

Table 9.6-2 Goals, Objectives, Policies and Programs	
2014-19 Housing Element	
Goals / Objectives / Policies / Programs	Responsibility / Funding / Timing
<p>POLICY 8: Ensure affordability through energy conservation.</p> <p>To ensure affordability of housing through appropriate cost-effective energy conservation methods.</p>	
<p>Action Program 8.1: Support residential energy conservation programs offered by Pacific Gas and Electric Company and others. This support will include referrals to these programs for homeowners expressing interest in energy conservation, as well as placement of brochures (if available) for such programs at City offices.</p>	<p>Responsibility: Planning and Building Departments</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p>
<p>POLICY 9: Expand Public Outreach Opportunities</p>	
<p>Action Program 9.1: Provide Spanish language public hearing information, including noticing, regarding City housing programs shall be provided, such as future updates of the General Plan..</p> <p>The City will expand its efforts for meaningful public outreach by providing Spanish language notices regarding future housing programs, such as update of the Housing Element.</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p>

B. QUANTIFIED OBJECTIVES

The purpose of this section is to establish quantified objectives to meet the City’s share of the Colusa County Regional Housing Need Allocation Plan (RHNP). It is important to recognize the quantified objectives do not represent a ceiling on development, but rather a target goal based on needs, resources, and constraints.

The housing element process begins with the California Department of Housing and Community Development (HCD) allocating a region’s share of the statewide housing need to Colusa County and the two incorporated jurisdictions of Williams and Colusa through what is known as the Regional Housing Need Determination. This determination is based on Department of Finance population projections. The RHNP identifies the number of dwelling units, including the number of affordable dwelling units, by income group, that each jurisdiction in Colusa County must accommodate for between June 1, 2014 and June 30, 2019. According to the RHNP Plan, 307 new housing units are allocated to the City of Williams (Table 9.6-3). Approximately 39% of the City of Williams housing allocation, or 119 units, are intended to be developed at densities and prices affordable to very low- and low-income households.

Williams’ Housing Element must demonstrate how it will accommodate the production of these units -- the City must show that there is adequate land properly zoned to accommodate its allocation of units and that barriers to the production of dwelling units are minimized or eliminated. The

quantified objectives are shown below in Table 9-6. 3 and they are based on what is financially feasible. The City of Williams has established quantified (numerical) objectives for several program categories to provide measurable standards for monitoring and evaluating program achievements. The quantified objectives for the City’s share of Colusa County’s future housing needs and housing construction differ because the housing objective is based on the City’s estimate of the number homes that will actually be constructed, rehabilitated, etc. and affordable to each income group. The future housing needs objective addresses the City’s ability to accommodate housing based on the availability of appropriately zoned vacant and underutilized land, with public services and facilities. These homes may or may not be built depending on market trends and the availability of funding assistance to developers of affordable housing.

The “New Construction” row represents the number of new housing units that potentially may be built using public and/or private sources. The “Rehabilitation” row represents the number of existing units expected to be rehabilitated. The Conservation of Rental Units row does not include any units of very-low income units at risk, since the only project anticipated to be at risk, Pinewood Manor, 25 units, does not expire until 2021. However, the City would expect that Pinewood Manor to be identified as units targeted for conservation in the next housing cycle.

Table 9.6-3 City of Williams - Quantified Housing Production Objectives (2014-2019)

Production Method	Household Income Affordability Levels					Totals
	Extremely Low ⁶	Very Low	Low	Moderate	Above Moderate	
Regional Share ¹	34 ¹	35	50	58	130	307
New Construction	5	5	10	15	20	55
Major Rehabilitation (Estimate some CDBG rehab and major remodels)	1	3	3	3	6	13
Minor Rehabilitation (Estimate some CDBG rehab and minor remodels)	2	5	3	10	15	35
Weatherization	5	7				12
Conservation Rentals		0				0
Total Units to Meet Objective	0	0				115

1 Quantified Objectives are for the 2014-2019 Colusa County Regional Housing Need Allocation Plan (RHNP) assumes approximately 1/2 of very low income need will be allocated to extremely low-income households. The City has capacity to provide development opportunity for at least this many housing units. However, the plan cannot realistically expect that this many housing units will be built within this planning period.

Quantified Objectives cover 2014-2019, based on anticipated market rate housing production (for moderate-and above moderate-income), availability of financial resources to assist in the construction of very low- and low-income housing, and the City’s past track record of producing affordable housing. Also assumes an annual population growth rate of 0.7% (refer to population projections).



EXHIBIT A
PUBLIC PARTICIPATION PROGRAM

Public participation in preparation of the Housing Element is required under Government Code Section 65588(c). This housing element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultant. Public input was received through workshops conducted on October 21, 2013, September 22, 2014 and July 25, 2016 with the Planning Commission. Public hearings for consideration of the Housing Element were conducted by the Planning Commission on August 22, 2016 and with the City Council on September 21, 2016. Notices were both e-mailed and sent through the U.S. mail to public agencies. Notices were published in the Colusa County Sun Herald. For the July 25, 2016 Workshop and the subsequent public hearings with the Planning Commission and City Council, notices and flyers were developed in both English and Spanish and a Spanish language interpreter was made available at these meetings. Flyers were also distributed to the library, post office and various businesses throughout Williams at least ten days before the meetings were held. In addition, organizations that represent the interests of low-income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element as specified above.

To comply with Senate Bill 18, and Assembly Bill 52, the City consulted the Native American Heritage Commission and various Native American Tribes on the City's list. No substantive comments were received by the contacted tribes.

The draft Housing Element has been available in City Hall and was posted on the City's website for review and comments. During various City Council/Planning Commission meetings, public comments were received. However, none of these people indicated concerns regarding housing issues. The only written comments received during this public outreach program were from California Rural Legal Assistance Inc. (CRLA). Responses to comments by the City were made to CRLA in the form of the staff report to the Planning Commission, which was also distributed to CRLA separately before the workshop. Included in this Exhibit are the comments and City responses.

Details of the public participation process, including letters, notices and public agency information are referenced in the following pages of this Appendix.

The City will actively engage the community in the progress of the housing element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

**LIST OF AGENCIES/GROUPS CONTACTED FOR PUBLIC PARTICIPATION
2014-19 HOUSING ELEMENT UPDATE
MAY 2016**

Angela Breining
Community Worker
California Rural Legal Assistance, Inc. - CRLA
511 "D" Street
Marysville, CA 95901
abreining@crla.org

Director of Planning and Building
County of Colusa
220 12th Street
Colusa, CA 95932

Director of Planning
City of Colusa
425 Webster Street
Colusa, CA 95932

Executive Director
Colusa First 5
320 5th Street, Suite A
Colusa, CA 95932

Colusa County One Stop Center
144 and 146 Market Street
Colusa, CA 95932

Colusa-Glenn-Trinity Community Action Partnership
420 East Laurel Street
Willows, CA, 95988

Colusa County Chamber of Commerce
2963 Davison Court
Colusa, Ca 95932

Colusa County Farm Bureau
520 Market Street, Suite 2
Colusa, CA 95932

Williams Unified School District
802 South 6th Street
Williams, CA 95987

Planning & Community Development
Regional Housing Authority of Sutter and Nevada
Counties
1455 Butte House Road
Yuba City, CA 95993

Executive Director
Colusa County Local Agency Formation
Commission
P.O. Box 2694
Granite Bay, CA 95746

Passages, Adult Resource Center
Area 3, California Association of Area Agencies on
Aging
25 Main Street
Chico, CA 95929

**Native American Tribes (consulted pursuant
to SB18 and AB52)**

Grindstone Rancheria of Winuri-Waluki
P.O. Box 63
Elk Creek, CA 95939

Colusa Indian Community Council
3730 Highway 45
Colusa, CA 95932

Paskenta Band of Nomlaki Indians
P.O. Box 18
Brooks, CA 95606

Cortina Band of Indians
P.O. Box 1630
Williams, CA 95987

Enterprise Rancheria of Maidu Indians
2133 Mona Vista Avenue
Oroville, CA 95966

SAMPLE TRIBE CONSULTATION LETTER

May 23, 2016

Re: *City of Williams Housing Element Update 2014-19*
Consultation Pursuant to State Senate Bill 18
Consultation Pursuant to Assembly Bill 52

The City of Williams has prepared an update to the City's General Plan Housing Element and is seeking your comments. This request is being made in accordance with California Government Code Sections 65352.3 (SB 18) and California Resources Code 21080.1AB 52 which requests tribe government consultation.

The Housing Element is a policy document that provides an assessment of housing characteristics and needs in the community and establishes programs to improve housing to meet these needs within the City. The document can be downloaded for review and printing (<http://cityofwilliams.org/>). Also, I would be happy to send you a copy of draft document upon request.

Should the City either not receive a request for consultation or not hear back from you by June 23, 2016, we will assume that your tribe government has declined consultation.

Please submit your responses and/or comments in writing or via email to:

City Planner
City of Williams
P.O. Box 310
Williams CA 95987
Email: city.administrator@Williams.ca.us

Please contact me (530-473-2955, Ext. 103) should you have any questions.

Sincerely,

CITY OF WILLIAMS

Monica Stegall
City Planner

**CITY OF WILLIAMS
HOUSING ELEMENT WORKSHOP
2014-19 DRAFT HOUSING ELEMENT UPDATE**

NOTICE IS HEREBY GIVEN that the City of Williams is updating the Housing Element of the General Plan and will hold a public workshop on Monday, July 25, 2016 from 6:00 P.M. – 8:00 P.M. at Williams City Hall Council Chambers. This workshop will provide the public with an opportunity to share thoughts and ideas on the challenges and opportunities of Williams housing issues. The Housing Element will serve as a blueprint for meeting the community's housing needs. City of Williams has prepared an initial public review draft of the 2014-19 Housing Element. The Housing Element, part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Williams residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years.

The draft document is available for review during normal business hours at the City of Williams Public Counter at 810 E Street, Williams, CA 95987 and at the Williams Library at 901 E Street, Williams, CA 95987. You can also download a copy of the document off the City's website at <http://cityofwilliams.org/> Join us to collaborate on Williams's future! For more information, please contact Monica Stegall, City Planner, at 530-473-2955. A Spanish interpreter will be at the meeting to facilitate communication.

**CIUDAD de WILLIAMS
Taller de Elemento de Vivienda
2014-19 Proyecto para Vivienda Elemento**

POR ESTE MEDIO SE NOTIFICA que la Ciudad de Williams está actualizando el elemento de vivienda de el Plan General y realizará un taller público en Lunes, 25 de Julio del 2016 de 6:00 a 8:00 de la tarde en el ayuntamiento de la Cuidad de Williams. Este taller ofrecerá la oportunidad para compartir ideas y reflexiones del público sobre los retos y oportunidades en cuestión en Williams. El elemento de vivienda servirá como un plan de acción para satisfacer las necesidades de vivienda en la comunidad. La Ciudad de Williams ha preparado una revisión pública inicial para el elemento de vivienda del 2014-19. El elemento de vivienda, es parte del Plan General de la ciudad, es un documento de póliza que se ocupa de las necesidades de vivienda existentes y futuras para todos los residentes de Williams y grupos económicos. El estado de California requiere por ley que el elemento de vivienda sea actualizado periódicamente, generalmente cada cuatro a cinco años.

El documento está disponible para revisión durante el horario normal del ayuntamiento de la Ciudad de Williams en el 810 E Street, Williams, CA 95987 y en la biblioteca de Williams en el 901 calle E, Williams, CA 95987. También puede obtener una copia de este documento en la página web de la ciudad en <http://cityofwilliams.org/> ¡Únete a nosotros para colaborar en el futuro de Williams! Para obtener más información, póngase en contacto con Monica Stegall, planificadora de la ciudad, al (530) 473-2955. Un intérprete español en la reunión para facilitar la comunicación.

PUBLIC HEARING NOTICE

2014-19 HOUSING ELEMENT UPDATE

PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the City of Williams will hold a public hearing on has prepared a the 2014-15 Housing Element. The Housing Elem that the City of Clearlake Planning Commission will hold a Monday, August 22, 2016, at 6:00 pm in the City Council Chambers at 810 E Street, Williams, CA, to consider the following:

Final Draft of the 1014-19 Housing Element. The Housing Element is part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Williams residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years.

The draft document is available for review during normal business hours at the City of Williams Public Counter at 810 E Street, Williams, CA 95987 and at the Williams Library at 901 E Street, Williams, CA 95987. You can also download a copy of the document off the WEB at <http://cityofwilliams.org/>

The City welcomes your comments on the draft plan and is soliciting additional comments that can help improve housing conditions in the City for the future. Please submit any comments you have on the document in writing before the meeting to:

City Planner
City of Williams
P.O. Box 310
Williams, CA 95987

Or by e-mail at: mstegall@cityofwilliams.org

You are also most welcome to come to the Planning Commission meeting and voice your comments at the public hearing.

In compliance with the Americans with Disabilities Act, the City of Williams encourages those with disabilities to participate fully in the public hearing process. If you require special accommodations in order for you to attend or participate in this public meeting process, please contact the City (530) 473-2955 well in advance of the public hearing so that we may make every reasonable effort to accommodate you.

POSTED: August 12, 2016
By: Monica Stegall, Planning Director

**LIST OF AGENCIES/GROUPS CONTACTED FOR COMMENT
HOUSING ELEMENT UPDATE REVIEW OF DRAFT
MAY 2016**

Angela Breining
Community Worker
California Rural Legal Assistance, Inc. - CRLA
511 "D" Street
Marysville, CA 95901
abreining@crla.org

Director of Planning and Building
County of Colusa
220 12th Street
Colusa, CA 95932

Director of Planning
City of Colusa
425 Webster Street
Colusa, CA 95932

Executive Director
Colusa First 5
320 5th Street, Suite A
Colusa, CA 95932

Colusa County One Stop Center
144 & 146 Market Street
Colusa, CA 95932

Colusa-Glenn-Trinity Community Action
Partnership
420 East Laurel Street
Willows, CA, 95988

Colusa County Chamber of Commerce
2963 Davison Court
Colusa, Ca 95932

Colusa County Farm Bureau
520 Market Street, Suite 2
Colusa, CA 95932

Williams Unified School District
802 South 6th Street
Williams, CA 95987

Planning & Community Development
Regional Housing Authority of Sutter and Nevada
Counties
1455 Butte House Road
Yuba City, CA 95993

Executive Director
Colusa County Local Agency Formation Commission
P.O. Box 2694
Granite Bay, CA 95746

Passages, Adult Resource Center
Area 3, California Association of Area Agencies on
Aging
25 Main Street
Chico, CA 95929

**Native American Tribes (consulted pursuant to
SB18 and AB52)**

Grindstone Rancheria of Winuri-Waluki
P.O. Box 63
Elk Creek, CA 95939

Colusa Indian Community Council
3730 Highway 45
Colusa, CA 95932

Paskenta Band of Nomlaki Indians
P.O. Box 18
Brooks, CA 95606

Cortina Band of Indians
P.O. Box 1630
Williams, CA 95987

Enterprise Rancheria of Maidu Indians
2133 Mona Vista Avenue
Oroville, CA 95966

**WEBSITE ANNOUNCEMENT OF THE
2014-19 DRAFT HOUSING ELEMENT FOR PUBLIC COMMENT
POSTED MAY TO JULY 2016**

The City of Williams is conducting an update to the 2009-14 Housing Element. The Housing Element, part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Williams residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the City is updating the document for the 2014-2019 period.

The City prepared a public review draft of the 2014-19 Housing Element which is now available for review and comment. We are requesting any comments that you have on the draft plan and soliciting additional comments that can help improve housing conditions in the City for the future.

Please feel welcome to review the Draft Public Review Draft of the 2014-19 Housing Element Document at <http://cityofwilliams.org/>.

Please submit any comments you have on the current Housing Element document to the City Planner at mstegall@cityofwilliams.org or by mail to City of Williams, P.O. Box 310, Williams CA 95987. You may also contact the City Planner, Monica Stegall, at the same e-mail or by phone (530-473-2955, Ext. 103), if you have any questions.

SAMPLE LETTER TO AGENCIES
Public Review of Draft 2014-19 Housing Element Update

May 23, 2016

Re: Draft Housing Element Update 2014-19 for the City of Williams

The City of Williams is preparing an update to the City's Housing Element and is seeking your comments on housing issues for the City. The City has prepared a Public Draft of the document that can be reviewed at <http://cityofwilliams.org/>.

Upon request, the City would be happy to supply you with a hard copy of the document for the cost of staff copying, which is \$50. The City will be notifying you of future meetings on the Housing Element Update process, which is anticipated to include public hearing with the Planning Commission and City Council.

We would like any comments from you on the Draft document by June 23, 2016. Please submit your comments in writing or via email to:

City Planner
City of Williams
P.O. Box 310
Williams CA 95987
Email: mstegall@cityofwilliams.org

Please contact me (530-473-2955, Ext. 103) should you have any questions.

Sincerely,

CITY OF WILLIAMS

Monica Stegall
City Planner

CITY OF WILLIAMS – CITY COUNCIL
PUBLIC HEARING NOTICE

CITY OF WILLIAMS
PUBLIC HEARING NOTICE
2014-19 HOUSING ELEMENT UPDATE
CITY COUNCIL

NOTICE IS HEREBY GIVEN that the Williams City Council will hold a public hearing on Wednesday, September 21, 2016, at 6:00 pm in the City Council Chambers at 810 E Street, Williams, CA, to consider the following:

Final Draft of the 2014-19 Housing Element. The Housing Element is part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Williams residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years.

The draft document is available for review during normal business hours at the City of Williams Public Counter at 810 E Street, Williams, CA 95987 and at the Williams Library at 901 E Street, Williams, CA 95987. You can also download a copy of the document off the WEB at <http://cityofwilliams.org/>

The City welcomes your comments on the draft plan and is soliciting additional comments that can help improve housing conditions in the City for the future. Please submit any comments you have on the document in writing before the meeting to:

City Planner
City of Williams
P.O. Box 310
Williams, CA 95987

Or by e-mail at: mstegall@cityofwilliams.org

You are also most welcome to come to the City Council meeting and voice your comments at the public hearing.

In compliance with the Americans with Disabilities Act, the City of Williams encourages those with disabilities to participate fully in the public hearing process. If you require special accommodations in order for you to attend or participate in this public meeting process, please contact the City (530) 473-2955 well in advance of the public hearing so that we may make every reasonable effort to accommodate you.

POSTED: September 10, 2016
By: Monica Stegall, Planning Director

Comments from California Rural Legal Assistance
And City Responses



CALIFORNIA RURAL LEGAL ASSISTANCE, INC
FIGHTING FOR JUSTICE, CHANGING LIVES
SINCE 1966

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Advocacy and Training

William G. Hoerger
Emeritus Attorney

Regional Offices

Arvin	Oceanside
Coachella	Oxnard
Delano	Salinas
El Centro	San Luis Obispo
Fresno	Santa Cruz
Madera	Santa Maria
Marysville	Santa Rosa
Modesto	Stockton
Monterey	

Sent via USPS & email (mstegall@cityofwilliams.org & gary@plannerprice.com)

July 8, 2016

Monica Stegall, City Planner
Gary Price, Price Consulting Services
City of Williams
P.O. Box 310
Williams, CA 95987

Re: City of Williams 2014-2019 Housing Element Update

Dear Ms. Stegall and Mr. Price:

California Rural Legal Assistance, Inc. (CRLA) is a non-profit legal services organization that seeks to ensure that all low-income rural communities have access to justice and affordable and decent housing. We submit the following comments regarding the City of Williams 2014-2019 Housing Element update following the City's written invitation.

CRLA values the efforts made by the City of Williams to prepare this draft Housing Element and its efforts to increase affordable housing. The current draft, however, presents deficiencies that need to be remedied in order for the Housing Element to comply with State housing element law, Federal and State fair housing law and other applicable laws and regulations. We have identified the following deficiencies in the proposed draft: (1) lack of public participation; (2) unmet previous goals and objectives; and (3) inadequate or unquantifiable current goals.

I. LACK OF PUBLIC PARTICIPATION

Pursuant to Government Code Section 65583(c)(7) "*the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort*"

Local jurisdictions must take affirmative steps to engage, and receive input from, the community while developing a Housing Element. These actions include, but are not limited to, circulating the initial drafts to interested persons and groups, holding public meetings, and conducting public service announcements about the Element as it is being drafted. Such actions also include conducting targeted outreach to community groups – such as outreach to low income communities and their representatives – in order to ensure

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that their housing needs are adequately addressed in the Element. The City of Williams has failed to take the necessary steps to inform, involve, and solicit input from the public.¹

The draft Housing Element contains blanks to be filled in later in the section describing public workshops and hearings. According to the draft, the City plans to hold a public workshop, two Planning Commission hearings and a City Council Hearing. Mr. Price advised that there was a single workshop nearly two years ago. We have not received minutes from that meeting and it apparently occurred long before this draft Element was prepared. No information about that workshop is contained in the draft Housing Element. There are only two types of outreach clearly indicated in the Element. The first is the posting of the Element on the City of Williams Planning Department website with a note soliciting persons to contact Monica Stegall. The second is letters sent to various organizations on May 23, 2016, indicating that responses to the draft were to be returned by June 23, 2016. This comment period was extended two weeks at the request of CRLA.

Furthermore, comments from the community should be sought, received, and considered by the County while the Element is being drafted and before it is sent to the Department of Housing and Community Development (HCD) for review. The City sent the draft Element to HCD for review and approval without having engaging in a diligent effort to engage public participation as required by Section 65588(c)(7).

Finally, there is no indication that the public notice issued was published in any language other than English. The data supplied in the draft Element indicates that the Latino population is the largest ethnic group in Williams, comprising 76% of the City's population. Although the Element contains no information on language preference of the city's residents, it is reasonable to assume that a significant part of this population is monolingual Spanish-speaking. As such, the absence of language accessibility coupled with failure to hold workshops and very short deadline for the public to respond with comments has resulted in inadequate opportunity for public comment. HCD should not approve the City's housing element until meaningful public participation occurs.²

¹ This was an issue raised by HCD in its January 26, 2011 letter. HCD stated that: "The element should be revised to specifically describe the City's effort to circulate it among low-and moderate-income households and organizations that represent them and to involve such groups and persons in the development of the element." The City must do that to comply with state housing element law.

II. REVIEW OF PREVIOUS ELEMENT

A. Progress in Meeting RHNA for 2009 to 2014

The City of Williams deserves recognition for increasing the number of very low income units, but the City did not meet its full allocation of very low income housing, nor were any additional low income units constructed. The city completed: 47/103 units for very low income individuals, but 0/77 units for low incomes. Although these deficiencies are recognized in the draft Element, there are no measurable goals or programs in the Element that address the steps necessary to make progress to meet the City's last RHNA allocation, which is indicative of unmet existing needs for decent, affordable housing.

B. Policies 2 & 4 – “Promote adequate supply of housing sites for all segments of the community” and “Support efforts to provide affordable housing”

The City met its goals to update its general plan and zoning ordinances to comply with various Action Programs, including zoning thirty acres for high density housing that will allow a minimum of 16 units per acre. The City, however, failed to meet other Programs designed to increase affordable housing. Action Program 2.5 committed to streamline the approval process for housing projects containing affordable housing units, including deferral or waiver of fees related to units constructed for lower income households. The City has not made those changes. Likewise, the City has not accomplished the goal set forth in Action Program 4.2 to develop guidelines for deferment of City requirements that increase the costs of affordable housing. The City has also not implemented Action Program 4.3 and deferred development fees in exchange for below market rate commitments. There should be specific programs to address these omissions, especially since there is a significant unmet affordable housing need. Constraints on developing affordable housing should be analyzed and addressed in the draft Element.

D. Policy 7 – “Promote equal housing opportunities”

The City of Williams has not amended its zoning code to comply with SB 520's reasonable accommodation requirements for individuals with disabilities. This legal requirement must be met.

E. Policy 10 – “Single Room Occupancy Facilities”

The City has apparently not amended its zoning code to comply with SB2's requirements regarding SROs. It does not appear to have identified a zone where SROs are allowed without a obtaining a permit or other discretionary approval. This legal requirement also must be met.

III. PROPOSED PROGRAMS, GOALS, AND POLICIES IN DRAFT ELEMENT

A. Action Program 2.1 -- “Reserve Sewer and Water Capacity”

State law requires that a Housing Element address how each entity providing water or sewer services shall grant a priority to proposed developments that include affordable housing to lower income households. Additionally an Element must address Government Code Section 65589.7(b) which states that a water or sewer provider may not deny service to an affordable housing development unless one of five instances occur. Last, water and sewer providers are required to adopt written policies and procedures with specific objective standards for the provision of services in conformance with Government Code Section 65589.7.

Action Program 2.1 falls short of these legal requirements. Although reserving sewer and water capacity for 119 very low and low income housing units facially meets the City’s current RHNA allocation of very low and low income units, Action Program 2.1 must be revised to explain it will do so. The draft Element notes that the City has limited water supply and total capacity of 544 EDUs through 2030. The Program must include more detail regarding how the City will ensure that priority is granted, what steps the City will take to ensure that no denial of services occur, and what the City will do to ensure that it has written policies and procedures with specific objective standards. Accordingly, the City needs significantly more detailed policies and should not approve above moderate housing proposals until there is certainty regarding capacity for very low and low income units.

B. Policy 4 -- “Support Efforts to Provide Affordable Housing”

a. *Farmworkers*

Policy 4 fails to address the housing needs of farmworkers, the largest employment demographic found in the City (Table 9.3-7, at page 11). Farmworkers have unique characteristics and farmworker households often are comprised of extended family members or single unaccompanied workers, have language barriers, support more than one household, have lower incomes and other issues that result in special housing needs for this population. Farmworker households tend to have difficulties securing safe, decent and affordable housing and often live in overcrowded situations. Farmworker households also need different types of housing depending on whether they are unaccompanied, migrant or seasonal farmworkers. There is a significant need for housing specifically for farmworkers and their families, especially considering the City’s central location in an agricultural county. This specific need has not been addressed in the current draft of the Housing Element.

We recognize that the City has existing farmworker housing and is currently working to bring an additional 40 units of farmworker housing to the City, but this is insufficient to satisfy demand. Farmworkers in Colusa County earn approximately \$18,000 per year (Table 9.3-24, at page 22-23) and cannot afford the median market rent of \$857 per month. As noted, 74% of very low-income workers overpay their rent. The recent housing study commissioned by Green Valley Homes indicated a need for 350 farmworker units with rental subsidies. As the lowest paid

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 LSC

classification of worker in the City of Williams, there is huge need to build additional farmworker housing and no Program addresses this significant need.

The draft also must demonstrate that the adequate sites inventory identifies sites that are suitable for the development of farmworker housing. The draft Element will not comply with State Housing Element Law until the analysis of and programs to address farmworker housing needs are complete.

b. *Female Heads of Household*

The draft Element fails to address policies, goals, and programs to meet the needs of Female Head of Household homes. This group is at a greater risk of falling below poverty line, and as such need more housing support and options. Although the Element provides no data on the exact number of female head of households in the City, 2015 U.S. Census Bureau data shows that approximately 19% of all family households in Williams are categorized as female head of households. Given this percentage of the population, specific steps and policies must be added to this Element in order to address how to ensure that these households are given adequate opportunities to find decent affordable housing. There also appears to have been no analysis of large households requiring larger units. The draft must include a proper analysis and program to address housing needs in this special population.

c. *Homeless population*

The draft Element maintains that there are no homeless individuals in Williams. This is highly unlikely to be accurate given the prevalence of homeless individuals in every community in this country. Colusa County belongs to a Continuum of Care (COC) with Glen and Trinity Counties. According to the 2014 point-in-time count of homeless individuals (when it was part of a slightly larger COC), there were more than 500 homeless individuals in the five counties then comprising the COC. The homeless population consists of more than the obvious individual who might be seen on the street and it is certain that the City, like all other jurisdictions in the area, has a significant number of families who are doubled up, tripled up, staying in garages, back houses, trailers or illegal structures and who have no home of their own.

Although the draft Element states that Policy 9 was created to encourage housing opportunities for the homeless, Policy 9 addresses a different issue. No policies in the draft Element address the need for emergency shelters in Colusa County. The lack of a program to meet the needs of the homeless population renders the draft Element out of compliance with housing element law. The City has a duty to analyze the need and address it in a specific program, with a timeline and identifiable tasks and activities designed to meet shelter and affordable housing needs.

d. *Persons with Disabilities*

The draft Element also fails to adequately address policies, goals, and programs to meet the housing needs of persons with disabilities. Policy 4 acknowledges that persons with disabilities are a special needs population, however, no program specifically addresses what steps will be

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taken to ensure safe, decent and affordable housing is available for this population. Therefore the City must address the housing needs of this population and advise what the City will do to ensure that disabled residents have access to emergency shelter, transitional housing and affordable housing. Related zoning and government constraint issues also must be addressed.

D. Action Program 4.4 -- "Recruit Multi-Family Rental Developer"

Despite creating 47 new rental units for very low income seniors, the City of Williams failed to adequately complete Action Program 4.4 found in the 2009-14 Housing Element. The stated program was to "recruit a developer of multi-family rental housing which was to provide 50 affordable units (15 of which would be 3 and 4 bedroom units suitable for large families) and 25 rental units with daycare facilities." No units with a larger number of bedrooms open to non-seniors were created nor were any child daycare facilities created.

The city adopted the same Action Program for the current Housing Element with the same stated goal of recruiting "a developer of multi-family rental housing which was to provide 50 affordable unites (15 of which would be 3 and 4 bedroom unites suitable for large families) and 25 rental units with daycare facilities." The quantifier for this Action Program is 20 units completed by 2019 with a timeframe of "ongoing." This Program lacks specificity and does not address how it will solve the issues that the previous Program faced.

Additionally, the City has failed to specially address family housing needs. Williams has a high percentage of family households in comparison to Colusa County as a whole (Table 9.3-10, at page 13) and the City saw an increase in the percentage of family households between 2000 and 2010 (Table 9.3-9 at page 13). It identified a growth pattern in household size attributed to more children in a family or teenage parents living at home. Therefore, reenactment of a Program that failed in the past is insufficient. The City must include specific steps that will be taken to encourage the development of three and four bedroom housing units for large families, units with daycare facilities, and other housing units for families in general.

E. Policy 6 -- "Promote equal housing opportunities"

a. *Action Program 6.1 "Assistance to Public regarding Housing Discrimination"*

We appreciate the City's agreement to refer discrimination complaints to the Department of Fair Employment and Housing and to CRLA. Please note that "Rural Legal Assistance" should be changed to "California Rural Legal Assistance, Inc." Referrals, alone, are insufficient to meet the requirements to promote equal housing opportunities. The deficiencies noted above, i.e. the absence of clear assurance of sewer and water preference for affordable housing, the failure to properly analyze and have specific programs to meet the affordable housing needs of special populations included people with disabilities, the homeless population, farmworkers, large households, female headed households, implicate fair housing concerns. The City has a duty to comply with federal and state fair housing law and cannot discriminate by intent or effect against groups protected by those laws. The housing element should contain a thorough analysis of the above issues and specific programs to promote fair housing.

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b. *Action Program 6.2 "Post EESC Information"*

The 2009-14 Housing Element included Action Program 7.2 regarding the city posting Equal Employment Opportunity Commission (EEOC) generated brochures and leaflets at City offices, the public library and police stations for discrimination complaints. This Action Program was included in the current draft of the element labeled Action Program 6.2. CRLA fully supports the City's commitment to equal employment opportunities, but the Housing Element should provide brochures and postings regarding equal housing opportunities. In order for individuals to be informed about equal housing rights, brochures and leaflets from the U.S. Department of Housing and Urban Development (HUD) and the California Department of Fair Employment and Housing (DFEH) should be utilized.

F. Action Program 7.1 -- "Provide For Reasonable Accommodation"

In order to conform with Government Code Section 65583 (c)(3), and to encourage development of housing that is accommodating and affordable to persons with disabilities, Action Program 7.1 should be revised to include an amendment of the municipal code providing clear rules, policies and procedures to ensure that persons with disabilities have equal access to housing. Specific timeframes for decisionmaking and timelines for monitoring implementation of this program must also be included. Additionally, a description of the local government's role and specific actions and steps the City will take along with proposed measurable outcomes must be added to the Action Program. The City's zoning code must provide a policy and procedures for reasonable accommodation of disabilities.

G. Policy 8 -- "Single Room Occupancy facilities"

It appears that the City of Williams zoning code does not comply with SB2's requirement to allow and promote Single Room Occupancy units (SROs). The Zoning code must be updated to comply with state law regarding SROs. This was an objective in the prior Housing Element, which was not achieved.

IV. CONCLUSION

The City deserves recognition for increasing the number of low-income units in Williams by 47 during 2007 to 2014. The City also should be commended for working with the Corporation for Better Housing to develop 40 additional units for farmworkers. Nevertheless, the City of Williams is not in compliance with State housing element law. Failure to adopt a Housing Element in compliance with the State housing law raises concerns of violations of fair housing law (Government Code Section 65008), the California Fair Employment and Housing Act (Government Code Sections 12900 *et seq.*), the Federal Fair Housing Act (42 U.S.C Section 3402 *et seq.*) and the Americans with Disability Act (942 U.S.C Sections 1231 *et seq.*) because the lack of decent, safe and affordable housing has a differential effect on groups protected under these laws.

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The City of Williams should take appropriate steps to bring its draft Housing Element into compliance with State housing element Law. Thank you for your consideration of our comments.

Sincerely,



Laura Clauson Ferree
Directing Attorney

cc: Ilene J. Jacobs, CRLA Director of Litigation and Training
Robin Huntley, Department of Housing and Community Development

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Sent via USPS & email (mstegall@cityofwilliams.org & gary@plannerprice.com)

July 25, 2016

Monica Stegall, City Planner
Gary Price, Price Consulting Services
City of Williams
P.O. Box 310
Williams, CA 95987

Re: City of Williams 2014-2019 Housing Element Update

Dear Ms. Stegall and Mr. Price:

Thank you again for the opportunity to comment on the City's draft Housing Element. We appreciate the City's consideration of our original comments provided on July 8, 2016. This letter supplements CRLA's July 8th comments, addressing more specifically the need for additional units of year-round farmworker housing.

Because Williams' largest industry is agriculture, the draft Element's housing needs assessment must be viewed through the prism of farmworker housing needs. As the draft Element notes, the housing needs of permanent farmworkers (in terms of affordable and safe housing) are no different from those of other employment groups.¹ Overcrowded households are usually a reflection of the lack of affordable housing. In 2010, 15% of City residents were living in overcrowded households, with a majority living in severely overcrowded conditions. Studies show that overcrowded conditions result in deteriorating housing conditions and lead to significant health risks. In 2010, 25% of the City's housing was rated as substandard and in need of minor to major rehabilitation. According to HUD data for Williams, more than 60% of renters and 70% of owners overpay for housing. Seventy-four percent of low-income residents pay more than 30% of their income for housing costs. Given the very low salaries of agricultural and other workers in Williams, there is a significant need for affordable housing in addition to the Green Valley project.

¹ Page 10 of the draft Element states that studies suggest that certain racial and ethnic groups have greater tolerance for housing problems, including overcrowding and housing cost burden, implying that overcrowding and higher cost burden may be acceptable for Hispanic (Latino) residents. Instead, studies show that immigrant populations, including Latino, often live in overcrowded conditions due to the lower incomes earned by immigrants. Lower income populations of all races and ethnic backgrounds face greater housing burdens, including substandard housing conditions and overcrowding, because there is inadequate supply of subsidized housing and because they often cannot afford safe, uncrowded market rate housing.

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In addition to farmworkers fortunate enough to find permanent year-round employment, Williams has a significant population of seasonal or part-time farmworkers who live year round in Williams. These individuals have an even greater need for subsidized or employer-based housing because they earn less than year-round farmworkers. Existing migrant housing fails to meet the housing need for farmworkers who reside *permanently* in Williams because such housing is limited to 180 days per year. Single farmworkers do not qualify for migrant housing at all.

The great need for additional safe, affordable farmworker housing for full-time, part-time, and seasonal farmworkers is consistent with Green Valley Farmworkers Housing study. The draft Element and that study found that *there is a need for more than 350 rental units requiring rental subsidies*. The Green Valley project, once completed, will result in only 39 of those 350 additional subsidized units. As set forth in Action Program 4.4, Williams should actively seek other affordable housing partners to construct the more than 300 units still needed to meet demand. CRLA supports Williams' efforts to comply with housing element and fair housing laws by recruiting a new multi-family rental developer of safe affordable housing as set forth in Action Program 4.4.

Thank you for your consideration of our comments. I look forward to meeting both of you in person at the Planning Commission meeting this evening.

Sincerely,



Laura Clauson Ferree
Directing Attorney

cc: Ilene J. Jacobs, CRLA Director of Litigation, Advocacy, and Training
Robin Huntley, Department of Housing and Community Development

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City Staff Responses to CRLA Comments:

CRLA Comment:	Response
<p>1. The draft Housing Element contains blanks to be filled in later in the section describing public workshops and hearings. According to the draft, the City plans to hold a public workshop, two Planning Commission hearings and a City Council Hearing. Mr. Price advised that there was a single workshop nearly two years ago. We have not received minutes from that meeting and it apparently occurred long before this draft Element was prepared. No information about that workshop is contained in the draft Housing Element. There are only two types of outreach clearly indicated in the Element. The first is the posting of the Element on the City of Williams Planning Department website with a note soliciting persons to contact Monica Stegall. The second is letters sent to various organizations on May 23, 2016, indicating that responses to the draft were to be returned by June 23, 2016. This comment period was extended two weeks at the request of CRLA.</p> <p>Furthermore, comments from the community should be sought, received, and considered by the County while the Element is being drafted and before it is sent to the Department of Housing and Community Development (HCD) for review. The City sent the draft Element to HCD for review and approval without having engaging in a diligent effort to engage public participation as required by Section 65588(c)(7).</p>	<p>The Draft Housing Element has been revised to incorporate much of this information with some place holders for the earlier public workshops held in 2013 and 2014. Staff was in transition during this time with a temporary City Planner managing this effort and current staff is attempting to obtain additional information on public noticing and minutes to these workshops with the Planning Commission. The City is now holding a workshop with the Planning Commission on July 25, 2016, for additional public outreach.</p> <p>The City did extend the timeline for public comment per CRLA’s request and the City has been coordinating review with HCD. The City expects further opportunity for public comment during the Draft Element’s further public hearing review with the Planning Commission in August, 2016 and with the City Council in September 2016.</p>
<p>2. ...there is no indication that the public notice issued was published in any language other than English. The data supplied in the draft Element indicates that the Latino population is the largest ethnic group in Williams, comprising 76% of the City’s population. Although the Element contains</p>	<p>The City acknowledges that it is reasonable to assume significant portions of the Williams community is Spanish-speaking. However, the Housing Element, along with all other projects the City is engaged with that involve public outreach, have not involved Spanish noticing.</p>

CRLA Comment:	Response
<p>no information on language preference of the city’s residents, it is reasonable to assume that a significant part of this population is monolingual Spanish-speaking. As such, the absence of language accessibility coupled with failure to hold workshops and very short deadline for the public to respond with comments has resulted in inadequate opportunity for public comment. HCD should not approve the City’s housing element until meaningful public participation occurs.</p>	<p>The City published the public notices and public outreach flyers for the July 25, 2016, public workshop in Spanish and English and an interpreter will be made available at this meeting. Also the City will publish the next Planning Commission and City Council public hearings concerning this Housing Element Update in Spanish and in English. Also, new Policy 9, and Action Policy 9.1 have been added to the Housing Element regarding expanding public outreach to Spanish-speakers for housing programs. This new program has been implemented with Spanish for the July 25, 2016, public workshop and will be applied to further Planning Commission and City Council meetings for this project.</p>
<p>3. The City of Williams deserves recognition for increasing the number of very low income units, but the City did not meet its full allocation of very low income housing, nor were any additional low income units constructed. The city completed: 47/103 units for very low income individuals, but 0/77 units for low incomes. Although these deficiencies are recognized in the draft Element, there are no measurable goals or programs in the Element that address the steps necessary to make progress to meet the City’s last RHNA allocation, which is indicative of unmet existing needs for decent, affordable housing.</p>	<p>In compliance with State Housing law, future housing needs objective addresses the City’s ability to accommodate housing based on the availability of appropriately zoned vacant and underutilized land, with public services and facilities. These homes may or may not be built depending on market trends and the availability of funding assistance to developers of affordable housing. Measurable goals are identified in the Quantified Objectives section of the document and per Table 9.6-3. This housing law compliance was confirmed with HCD.</p>
<p>4. The City met its goals to update its general plan and zoning ordinances to comply with various Action Programs, including zoning thirty acres for high density housing that will allow a minimum of 16 units per acre. The City, however, failed to meet other Programs designed to increase affordable housing. Action Program 2.5 committed to streamline the approval process for housing projects containing affordable housing units, including deferral or waiver of fees related</p>	<p>City has acknowledged that it did not meet other programs identified. However, it plans to in the next housing cycle as per policies and programs. The City has had very limited resources to meet all goals identified. However, the City does plan on making more significant progress in the next housing cycle. For example, Action Program 4.3, regarding deferments, will be made as part of the City’s update to the CIP in 2017.</p>

CRLA Comment:	Response
<p>to units constructed for lower income households. The City has not made those changes. Likewise, the City has not accomplished the goal set forth in Action Program 4.2 to develop guidelines for deferment of City requirements that increase the costs of affordable housing. The City has also not implemented Action Program 4.3 and deferred development fees in exchange for below market rate commitments. There should be specific programs to address these omissions, especially since there is a significant unmet affordable housing need. Constraints on developing affordable housing should be analyzed and addressed in the draft Element.</p>	
<p>5. The City of Williams has not amended its zoning code to comply with SB 520's reasonable accommodation requirements for individuals with disabilities. This legal requirement must be met.</p>	<p>The City does comply with SB 520 by developing procedures to address reasonable accommodation. However to formalize this, Action Program 6.3, includes codifying this procedure in the Zoning Code in 2017 which far exceeds statutory requirements of SB 520. This compliance with State Housing law was confirmed with HCD.</p>
<p>6. Action Program 2.1 falls short of these legal requirements. Although reserving sewer and water capacity for 119 very low and low income housing units facially meets the City's current RHNA allocation of very low and low income units, Action Program 2.1 must be revised to explain it will do so. The draft Element notes that the City has limited water supply and total capacity of 544 EDUs through 2030. The Program must include more detail regarding how the City will ensure that priority is granted, what steps the City will take to ensure that no denial of services occur, and what the City will do to ensure that it has written policies and procedures with specific objective standards. Accordingly, the City needs significantly more detailed policies and should not approve above moderate housing proposals until there is certainty</p>	<p>Action Program 2.1 does meet the minimum requirements of State Housing Law. This was confirmed with HCD.</p>

CRLA Comment:	Response
regarding capacity for very low and low income units.	
<p>7. Policy 4 fails to address the housing needs of farmworkers, the largest employment demographic found in the City (Table 9.3-7, at page 11). Farmworkers have unique characteristics and farmworker households often are comprised of extended family members or single unaccompanied workers, have language barriers, support more than one household, have lower incomes and other issues that result in special housing needs for this population. Farmworker households tend to have difficulties securing safe, decent and affordable housing and often live in overcrowded situations. Farmworker households also need different types of housing depending on whether they are unaccompanied, migrant or seasonal farmworkers. There is a significant need for housing specifically for farmworkers and their families, especially considering the City’s central location in an agricultural county. This specific need has not been addressed in the current draft of the Housing Element.</p> <p>We recognize that the City has existing farmworker housing and is currently working to bring an additional 40 units of farmworker housing to the City, but this is insufficient to satisfy demand. Farmworkers in Colusa County earn approximately \$18,000 per year (Table 9.3-24, at page 22-23) and cannot afford the median market rent of \$857 per month. As noted, 74% of very low-income workers overpay their rent. The recent housing study commissioned by Green Valley Homes indicated a need for 350 farmworker units with rental subsidies. As the lowest paid classification of worker in the City of Williams, there is huge need to build</p>	<p>The California Department of Housing and Community Development (HCD) determines the City’s share of the statewide housing need for the City (RHNA). This includes low income housing that also applies to farmworker housing. Although State Housing law does define farmworker housing as a specific need, it does not differentiate this type of housing need from Very Low and Extremely Low Income housing. This was confirmed with HCD. Therefore, policies and programs in the Housing Element for these two income categories also addresses farmworker housing needs. The Housing Element Draft was revised as a result on this in Section 9.3, Extremely Low Income Housing, and Farmworker Housing portions of the document.</p>

CRLA Comment:	Response
<p>additional farmworker housing and no Program addresses this significant need.</p> <p>The draft also must demonstrate that the adequate sites inventory identifies sites that are suitable for the development of farmworker housing. The draft Element will not comply with State Housing Element Law until the analysis of and programs to address farmworker housing needs are complete.</p>	
<p>8. The draft Element fails to address policies, goals, and programs to meet the needs of Female Head of Household homes. This group is at a greater risk of falling below poverty line, and as such need more housing support and options. Although the Element provides no data on the exact number of female head of households in the City, 2015 U.S. Census Bureau data shows that approximately 19% of all family households in Williams are categorized as female head of households. Given this percentage of the population, specific steps and policies must be added to this Element in order to address how to ensure that these households are given adequate opportunities to find decent affordable housing. There also appears to have been no analysis of large households requiring larger units. The draft must include a proper analysis and program to address housing needs in this special population.</p>	<p>Section 9.3, Large Households section of the draft Element does adequately address this topic. HCD has confirmed that the Housing Element, as drafted, complies with minimum State Housing law without further analysis of this topic.</p>
<p>9. The draft Element maintains that there are no homeless individuals in Williams. This is highly unlikely to be accurate given the prevalence of homeless individuals in every community in this country. Colusa County belongs to a Continuum of Care (COC) with Glen and Trinity Counties. According to the 2014 point-in-time count of homeless</p>	<p>The City is unaware of other information regarding homelessness in Williams. We have found that most of the homeless in Colusa County are located outside of Williams. However, the City acknowledges that there is a need to address homelessness in the Housing Element. Action Program 9.1 does address the need for the City to support the development of</p>

CRLA Comment:	Response
<p>individuals (when it was part of a slightly larger COC), there were more than 500 homeless individuals in the five counties then comprising the COC. The homeless population consists of more than the obvious individual who might be seen on the street and it is certain that the City, like all other jurisdictions in the area, has a significant number of families who are doubled up, tripled up, staying in garages, back houses, trailers or illegal structures and who have no home of their own.</p> <p>Although the draft Element states that Policy 9 was created to encourage housing opportunities for the homeless, Policy 9 addresses a different issue. No policies in the draft Element address the need for emergency shelters in Colusa County. The lack of a program to meet the needs of the homeless population renders the draft Element out of compliance with housing element law. The City has a duty to analyze the need and address it in a specific program, with a timeline and identifiable tasks and activities designed to meet shelter and affordable housing needs.</p>	<p>homeless shelters, even though there is very limited supporting information of actual need in Williams. HCD has confirmed that the Housing Element, as drafted, complies with minimum State Housing law without further analysis of this topic.</p>
<p>10. Despite creating 47 new rental units for very low income seniors, the City of Williams failed to adequately complete Action Program 4.4 found in the 2009-14 Housing Element. The stated program was to “recruit a developer of multi-family rental housing which was to provide 50 affordable units (15 of which would be 3 and 4 bedroom units suitable for large families) and 25 rental units with daycare facilities.” No units with a larger number of bedrooms open to non-seniors were created nor were any child daycare facilities created.</p> <p>The city adopted the same Action Program for the current Housing Element with the same stated goal of recruiting “a developer of multi-family rental housing which was to</p>	<p>When the Zoning Code was updated in 2012, a requirement was established to provide three bedroom units in multiple family rental housing projects to address this need. Action Program 2.4 has been added to the Housing Element for the City to further consider amending the Zoning Code in 2017 to consider requiring new affordable multiple-family developments, exceeding 20 units to include at least 10 percent of the units to consist of four or more bedroom units. HCD has confirmed that the Housing Element, as drafted, complies with minimum State Housing law without further analysis of this topic.</p>

CRLA Comment:	Response
<p>provide 50 affordable unites (15 of which would be 3 and 4 bedroom unites suitable for large families) and 25 rental units with daycare facilities.” The quantifier for this Action Program is 20 units completed by 2019 with a timeframe of “ongoing.” This Program lacks specificity and does not address how it will solve the issues that the previous Program faced.</p> <p>Additionally, the City has failed to specially address family housing needs. Williams has a high percentage of family households in comparison to Colusa County as a whole (Table 9.3-10, at page 13) and the City saw an increase in the percentage of family households between 2000 and 2010 (Table 9.3-9 at page 13). It identified a growth pattern in household size attributed to more children in a family or teenage parents living at home. Therefore, reenactment of a Program that failed in the past is insufficient. The City must include specific steps that will be taken to encourage the development of three and four bedroom housing units for large families, units with daycare facilities, and other housing units for families in general.</p>	
<p>11. We appreciate the City’s agreement to refer discrimination complaints to the Department of Fair Employment and Housing and to CRLA. Please note that “Rural Legal Assistance” should be changed to “California Rural Legal Assistance, Inc.” Referrals, alone, are insufficient to meet the requirements to promote equal housing opportunities. The deficiencies noted above, i.e. the absence of clear assurance of sewer and water preference for affordable housing, the failure to properly analyze and have specific programs to meet the affordable housing needs of special populations included people with disabilities, the homeless population,</p>	<p>The name “Rural Legal Assistance” has been revised to “California Rural Legal Assistance, Inc.” HCD has confirmed that the Housing Element, as drafted, complies with minimum State Housing law without further analysis of these topics.</p>

CRLA Comment:	Response
<p>farmworkers, large households, female headed households, implicate fair housing concerns. The City has a duty to comply with federal and state fair housing law and cannot discriminate by intent or effect against groups protected by those laws. The housing element should contain a thorough analysis of the above issues and specific programs to promote fair housing.</p>	
<p>12. The 2009-14 Housing Element included Action Program 7.2 regarding the city posting Equal Employment Opportunity Commission (EEOC) generated brochures and leaflets at City offices, the public library and police stations for discrimination complaints. This Action Program was included in the current draft of the element labeled Action Program 6.2. CRLA fully supports the City’s commitment to equal employment opportunities, but the Housing Element should provide brochures and postings regarding equal housing opportunities. In order for individuals to be informed about equal housing rights, brochures and leaflets from the U.S. Department of Housing and Urban Development (HUD) and the California Department of Fair Employment and Housing (DFEH) should be utilized.</p>	<p>No response needed.</p>
<p>13. In order to conform with Government Code Section 65583 (c)(3), and to encourage development of housing that is accommodating and affordable to persons with disabilities, Action Program 7.1 should be revised to include an amendment of the municipal code providing clear rules, policies and procedures to ensure that persons with disabilities have equal access to housing. Specific timeframes for decision making and timelines for monitoring implementation of this program must also be included. Additionally, a description of the local government’s role and specific actions and steps the City will</p>	<p>Refer to Response to Question No. 5.</p>

CRLA Comment:	Response
<p>take along with proposed measurable outcomes must be added to the Action Program. The City's zoning code must provide a policy and procedures for reasonable accommodation of disabilities.</p>	
<p>14. It appears that the City of Williams zoning code does not comply with SB2's requirement to allow and promote Single Room Occupancy units (SROs). The Zoning code must be updated to comply with state law regarding SROs. This was an objective in the prior Housing Element, which was not achieved.</p>	<p>SROs are not required to be addressed in the Zoning Code under Senate Bill 2. However, Action Program 7.1 does provide that the City amend the Zoning Code in 2017 to address SROs. This was confirmed with HCD.</p>

CRLA Comment:	Response
<p>1. The draft Housing Element contains blanks to be filled in later in the section describing public workshops and hearings. According to the draft, the City plans to hold a public workshop, two Planning Commission hearings and a City Council Hearing. Mr. Price advised that there was a single workshop nearly two years ago. We have not received minutes from that meeting and it apparently occurred long before this draft Element was prepared. No information about that workshop is contained in the draft Housing Element. There are only two types of outreach clearly indicated in the Element. The first is the posting of the Element on the City of Williams Planning Department website with a note soliciting persons to contact Monica Stegall. The second is letters sent to various organizations on May 23, 2016, indicating that responses to the draft were to be returned by June 23, 2016. This comment period was extended two weeks at the request of CRLA.</p> <p>Furthermore, comments from the community should be sought, received, and considered by the County while the Element is being drafted and before it is sent to the Department of Housing and Community Development (HCD) for review. The City sent the draft Element to HCD for review and approval without having engaging in a diligent effort to engage public participation as required by Section 65588(c)(7).</p>	<p>The Draft Housing Element has been revised to incorporate much of this information with some place holders for the earlier public workshops held in 2013 and 2014. Staff was in transition during this time with a temporary City Planner managing this effort and current staff is attempting to obtain additional information on public noticing and minutes to these workshops with the Planning Commission. The City is now holding a workshop with the Planning Commission on July 25, 2016, for additional public outreach.</p> <p>The City did extend the timeline for public comment per CRLA’s request and the City has been coordinating review with HCD. The City expects further opportunity for public comment during the Draft Element’s further public hearing review with the Planning Commission in August, 2016 and with the City Council in September 2016.</p>
<p>2. ...there is no indication that the public notice issued was published in any language other than English. The data supplied in the draft Element indicates that the Latino population is the largest ethnic group in Williams, comprising 76% of the City’s population. Although the Element contains no information on language preference of the city’s residents, it is reasonable to</p>	<p>The City acknowledges that it is reasonable to assume significant portions of the Williams community is Spanish-speaking. However, the Housing Element, along with all other projects the City is engaged with that involve public outreach, have not involved Spanish noticing.</p> <p>The City published the public notices and public outreach flyers for the July 25, 2016, public</p>



EXHIBIT B

HOUSING MARKET SUMMARY (2013)

Prepared by Price Consulting Services

City of Williams - Residential Rental Properties (2013)								
Dwelling Unit Type ²	Address	Rent	Comments	VL	L	Mod	>Mod	Qualifying Income
Single-Family	555 Butte View Drive	1250					1	\$45,000
	658 Venice Blvd	795				1		\$28,620
	664 8th Street	975				1		\$35,100
	Virginia Street	995				1		\$35,820
	Virginia Street	995				1		\$35,820
	2979 Almer Road	900				1		\$32,400
	421 8th Street	895				1		\$32,220
	885 Redinger Way	950				1		\$34,200
	653 Waterfowl Drive	1050				1		\$37,800
	442 Cupello	1200				1		\$43,200
	1160 E Street	655			1			\$23,580
	1495 E Street	875				1		\$31,500
	610 C Street	775				1		\$27,900
	11 Fremont Street	1025				1		\$27,900
	346 8th Street	500		1				\$18,000
	769 11th Street	650			1			\$23,400
	657 Waterfowl Drive	1050				1		\$37,800
	655 Sunset Road	1050				1		\$37,800
	931 Sierra Oaks Drive	1100				1		\$39,600
	444 Cupello	1050				1		\$37,800
	2557 Venice Boulevard	1000				1		\$36,000
	617 Lincoln Road	1100				1		\$39,600
	673 Franklin Drive	1150				1		\$37,800
	855 I Street	895				1		\$32,220
	1191 Ware Road	800				1		\$28,800
	828 White Oak Drive	1000				1		\$36,000
Vacant	664 8th Street	975	2 br house			1		\$35,100
	442 Cupello Drive	1200	2 br house			1		\$43,200
	4496 Freshwater Road	1000	3 br house			1		\$36,000
Apartments	I Street	500	Duplex	1				\$18,000
	I Street	500	"	1				\$18,000
	335 Virginia Street	995	Duplex			1		\$35,820
	341 Virginia Street	995	"			1		\$35,820
	122 7th Street	650	4-Plex			1		\$23,400
	"	600	"	1				\$21,600
	"	645	"	1				\$23,220
	"	645	"	1				\$23,220

City of Williams - Residential Rental Properties (2013)								
Dwelling Unit Type ²	Address	Rent	Comments	VL	L	Mod	>Mod	Qualifying Income
	1184 E Street	655	"	1				\$23,580
	"	655	"	1				\$23,580
	"	700	"	1				\$25,200
	"	700	"	1				\$25,200
	1160 E Street	655	4-Plex	1				\$23,580
	"	655		1				\$23,500
	"	625		1				\$23,500
	"	625		1				\$23,500
	1113 E Street	700	4-Plex	1				\$25,200
	"	700		1				\$25,200
	"	700		1				\$25,200
	"	700		1				\$25,200
	260 10th Street	700		1				\$25,200
	"	700		1				\$25,200
	"	700		1				\$25,200
	"	700		1				\$25,200
	567 8th Street	725	Apartment Building	1				\$26,100
	"	725		1				\$26,100
	"	725		1				\$26,100
	"	725		1				\$26,100
	"	725		1				\$26,100
	"	725		1				\$26,100
			Median Mkt Rent: \$842					
Total:				29	2	28	1	

Data Reference/Summary

Based on average occupied rental housing unit of 3.68 persons per household according to the State of California.

Department of Finance Estimates (Median Household Size.

State Income Limits for Colusa County: 2013; Annual Income for 3 person household

Extremely Low Income: Less than \$15,650

Very Low Income: \$15,651-\$26,100

Low Income: \$26,101-\$41,700

Below Median Income: \$41,701-\$52,100

Above Median Income: \$52,101-\$62,550

City of Williams - Residential For-Sale Properties (2013)

Sutter Yuba MLS

CMA Report

1-1-12 to 10-24-13

Sorted by Status (asc), Area (asc), Price (asc)

Listings as of 10/24/2013 11:24:47 AM

Property Type: Residential Include Property Subtype: 1 House on Lot Area: Williams Status: Sold (1/1/2012 to 10/24/2013)

Page 1

Residential

Sold

Address	City	Map	Bd	Bth	SqFt	LotSz	YearWA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
358 9th St	Williams		2-3	1(1000)	968	0.170 ac	1915 SR	03/09/12	41.22	3/3	39,900	39,900	39,900	100.00
210 N Seventh	Williams		3	1(1000)	1265	0.260 ac	1895 SR	01/11/13	33.20	40/40	49,900	49,900	42,000	84.17
669 8th	Williams		2-3	1(1000)	989	7405 sf	1900 SR	08/23/12	55.11	36/36	69,900	69,900	54,500	77.97
639 8th St	Williams		2	1(1000)	758	0.1700 ac	1905 S	09/17/13	75.20	16/16	70,000	70,000	57,000	81.43
860-1/2 Theater Rd	Williams		2	1(1000)	888	0.2300 ac	1959 S	06/28/13	67.57	1/1	70,000	70,000	60,000	85.71
216 Brenda Way	Williams		3	1(1000)	990	0.140 ac	1992 SR	10/25/12	64.65	17/17	64,900	64,900	64,000	98.61
766 6th St	Williams		2	1(1000)	732	0.1700 ac	Unkn S	05/08/13	88.80	26/26	75,000	75,000	65,000	86.67
1110 Belle Way	Williams		3	2(1010)	1124	0.160 ac	1990 SR	12/17/12	58.72	15/15	62,000	62,000	66,000	106.45
1115 North St	Williams		2	1(1000)	960	0.1600 ac	Unkn S	03/27/13	72.92	0/0	70,000	70,000	70,000	100.00
148 Westgate	Williams		3	1(1000)	1400	0.190 ac	1963 S	02/08/12	52.50	3/3	65,000	65,000	73,500	113.08
885 Redinger Way	Williams		3	2(2000)	1364	0.170 ac	1973 SR	01/31/12	54.69	11/11	78,500	74,600	74,600	100.00
995 North St	Williams		3	2(2000)	1343	0.220 ac	1972 SR	06/15/12	55.85	11/11	81,000	81,000	75,000	92.59
147 Virginia St	Williams		5	2(2000)	1370	0.140 ac	Unkn SR	12/20/12	55.33	32/32	83,000	77,000	75,799	98.44
119 Aaron Ct	Williams		3	2(1010)	1124	0.2200 ac	1991 SR	04/10/13	70.28	12/12	78,885,000	78,885	79,000	100.15
1092 Belle Way	Williams		3	2(1010)	1170	0.1600 ac	Unkn S	08/23/13	68.38	0/0	80,000	80,000	80,000	100.00
798 B	Williams		3	2(2000)	1386	0.3400 ac	1977 SR	03/21/13	63.41	11/11	87,900	87,890	87,890	100.00
5526 Hankins Rd	Williams		3	1(1000)	1440	4.780 ac	1943 SR	09/17/12	68.06	26/26	98,000	98,000	98,000	100.00
192 Westgate Dr	Williams		3	2(2000)	1464	0.1800 ac	1969 SR	06/26/13	68.31	10/10	95,000	95,000	100,000	105.26
2438 George Rd	Williams		2-3	1(1000)	1573	6.010 ac	1937 SR	02/06/13	68.02	24/24	94,500	94,500	107,000	113.23
664 Ninth St	Williams		2-3	3(2010)	1312	0.2600 ac	1900 SR	09/04/13	83.84	49/49	99,900	99,900	110,000	110.11
142 Ninth St	Williams		3	2(1010)	1533	0.260 ac	1975 SR	12/07/12	77.30	30/72	118,500	118,500	118,500	100.00
410 vasto Dr	Williams		3	2(2000)	1470	0.190 ac	2001 S	07/19/12	85.03	219/219	125,000	125,000	125,000	100.00
414 Padre Pio Dr	Williams		3	2(2000)	1167	0.180 ac	2001 S	08/27/12	110.54	9/9	129,000	129,000	129,000	100.00
1042 Nicolaus	Williams		3	2(2000)	1516	6600 sf	2005 S	11/16/12	85.75	51/51	135,000	130,000	130,000	100.00
427 Franklin	Williams		3	2(2000)	1510	0.160 ac	2003 S	02/10/12	86.09	81/81	130,000	130,000	130,000	100.00
645 Waterfowl Way	Williams		3	2(2000)	1510	0.160 ac	2004 SR	05/31/12	89.40	18/18	126,000	126,000	135,000	107.14
418 Padre Pio Dr	Williams		3	2(2000)	1536	0.150 ac	2002 SR	08/16/12	89.19	10/10	125,000	125,000	137,000	109.60
484 San Antonio Dr	Williams		3	2(2000)	1800	0.2000 ac	1998 SR	03/27/13	76.83	17/17	160,000	140,000	138,299	98.78
434 Padre Pio	Williams		3	2(2000)	1510	0.150 ac	2002 S	07/23/12	92.05	6/6	140,000	140,000	139,000	99.29
233 9th St	Williams		4	3(3000)	2054	0.210 ac	1963 SR	02/28/12	68.16	52/52	144,900	144,900	140,000	96.62
1012 Nicolaus	Williams		3	2(2000)	1517	0.150 ac	2005 SR	08/31/12	92.35	22/22	48,900	139,900	140,100	100.14
1034 Nicolaus Dr	Williams		4	3(3000)	1710	0.150 ac	2005 SR	01/06/12	82.16	11/11	163,500	163,500	140,500	85.93
459 Franklin Dr	Williams	163,	3	2(2000)	1715	0.160 ac	2003 SR	01/13/12	82.22	23/23	135,900	135,900	141,000	103.75
608 Lincoln Rd	Williams		3	2(2000)	1510	0.150 ac	2004 S	03/20/12	94.04	3/3	144,900	144,900	142,000	98.00
751 Egret	Williams		3	2(2000)	1715	0.150 ac	2005 SR	04/27/12	83.38	3/3	164,900	164,900	143,000	86.72
1042 Widgeon Way	Williams		3	2(2000)	1250	6415 sf	New S	03/21/13	115.20	38/38	140,000	144,000	144,000	100.00
425 Padre Pio Dr.	Williams		3	2(2000)	1715	0.170 ac	2003 SR	05/04/12	83.97	17/17	139,900	139,900	144,000	102.93
535 Butte View Dr	Williams		3	2(2000)	1510	0.1700 ac	2003 S	03/29/13	96.03	16/16	140,000	140,000	145,000	103.57
728 Mallard Dr	Williams		3	2(2000)	1715	ac	2005 SR	03/09/12	85.13	4/4	155,000	155,000	146,000	94.19
1040 Widgeon	Williams		3	2(2000)	1250	0.147 ac	2012 S	01/20/12	118.80	204/204	148,500	148,500	148,500	100.00
945 Sierra Oaks	Williams		4	2(2000)	1719	ac	2007 SR	04/09/12	87.26	3/3	159,900	159,900	150,000	93.81
1007 Nicolaus Dr	Williams		4	3(3000)	1709	0.170 ac	2005 S	09/08/12	87.77	0/0	150,000	150,000	150,000	100.00
616 Lincoln Rd	Williams		3	2(2000)	1715	0.150 ac	2004 SR	08/07/12	87.46	25/25	159,900	159,900	150,000	93.81
403 San Antonio	Williams		3-4	2(2000)	1626	8712 sf	1997 S	12/28/12	94.10	13/13	159,900	159,900	153,000	95.68
941 Sierra Oaks	Williams		3	2(2000)	1476	0.1300 ac	2007 SR	07/12/13	103.66	10/10	144,900	144,900	153,000	105.59
665 Franklin Dr	Williams		3	2(2000)	1715	8276 sf	2004 S	11/19/12	90.96	9/9	159,900	159,900	156,000	97.56
902 Mills Dr	Williams		3	2(2000)	1719	0.140 ac	2007 SR	12/18/12	93.08	24/24	169,900	167,750	160,000	95.38
733 Mallard St	Williams		3	2(2000)	1715	0.150 ac	2005 S	03/13/13	93.29	0/0	160,000	160,000	160,000	100.00
700 Mallard Dr	Williams		3	2(2000)	1798	0.1500 ac	2005 SR	08/30/13	88.99	10/10	160,000	160,000	160,000	100.00
679 Franklin Dr	Williams		3	2(2000)	1510	0.1600 ac	2004 S	08/08/13	109.21	7/7	164,900	164,900	164,900	100.00
Listing Count	50	Averages			1431				79.91	26/26	1,692,472	117,509	115,840	98.45
Property Type Count	50	Averages			1431	High 164,900		Low	39,900	26/26	1,692,472	117,509	115,839	

Presented By: Melvina Tarr Lic: 01252224 / Pearson Realty Phone: Lic: 01075796

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EXHIBIT C
HOUSING REHABILITATION PROGRAM
HOME BUYER'S PROGRAM

*Owner-Occupied
Housing Rehabilitation*

The City of Williams currently has Federal Government funds available to help income-eligible homeowners fix up their homes. Maximum loan amounts vary. The following types of repairs are permitted:

- Health & Safety Repairs
- Energy & Water Conservation
- Extension of Useful Life
- Update to Current Building Codes
- External Repairs

Property must be located in the Williams city limits and can include the following:

- Single Family Homes
- Modular Units on Permanent Foundation



FINANCING TERMS

Terms and conditions for each loan are based on the applicant's income and household budget. Interest rates are currently at 3% percent. Monthly payments are deferred for a minimum of 5 years and a maximum term of 20 years depending on individual circumstances.

- NO application fees**
- NO out-of-pocket expenses**
- All escrow/loan fees are paid from the loan**

LOAN SECURITY

The City can loan up to 110% of your property's appraised value. Loans are secured by a recorded Deed of Trust and Promissory Note. Loans not in first position require a Request for Notice of Default to be recorded.

*Owner-Investor
Housing Rehabilitation*

Housing Funds are also available to owner-investors seeking funds to make repairs to rental properties. Owner-Investor loans require a rent limitation agreement.

*Current Income Limits
CDBG 2015*

<i>1 Person</i>	<i>\$32,900</i>
<i>2 Persons</i>	<i>\$37,600</i>
<i>3 Persons</i>	<i>\$42,300</i>
<i>4 Persons</i>	<i>\$46,950</i>
<i>5 Persons</i>	<i>\$50,750</i>
<i>6 Persons</i>	<i>\$54,500</i>
<i>7 Persons</i>	<i>\$58,250</i>
<i>8 Persons</i>	<i>\$62,000</i>

If your annual household income falls within these limits, you may qualify for the program. Call us today!

(530) 671-0220, ext. 128
Toll Free (888) 671-0220, ext. 128

How to Apply

To find out if your household qualifies for low-income housing rehabilitation assistance, contact:

Regional Housing Authority of Sutter and Nevada Counties
1455 Butte House Road
Yuba City, CA 95993
(530) 671-0220, ext. 128
Toll Free (888) 671-0220, ext. 128

The Housing Authority manages all phases of the rehabilitation process for you, from beginning to end. All rehab work is based on housing standards established by HUD (Department of Housing and Urban Development).



The City of Williams
is an equal opportunity
fair housing lender.

Regional Housing Authority of Sutter
and Nevada Counties
1455 Butte House Road
Yuba City, CA 95993

Regional Housing Authority of Sutter
and Nevada Counties

CITY OF WILLIAMS HOUSING REHAB PROGRAM



Tel: 530-671-0220, ext. 128
Toll Free: 1-888-671-0220
Fax: 530-674-8505

City of Williams Homebuyer Assistance Loan Program

The City of Williams has funds available to help income-eligible homebuyers purchase a home located in the City limits.



- ◆ City loan will be a “silent” second mortgage to assist in the purchase of your first home.
- ◆ City will loan up to \$35,000 or 49% of the purchase price, whichever is less, at 3% simple interest.
- ◆ Payments on the loan are deferred for 30 years.
- ◆ No loan or application fees.
- ◆ Minimum 3% down payment required.

Frequently Asked Questions...

Who is eligible?

Homebuyers purchasing in the City limits must meet the income guidelines listed in the Income Eligibility table.

What homes are eligible?

At the time of sale, the home must meet minimum housing quality standards, be free of lead-based paint hazards, and be able to pass a pest inspection. The home must also be located within the City limits.

How long does loan approval take?

Once your loan is approved by your first mortgage lender, you can apply for the City’s homebuyer assistance loan program. We will take approximately 3-4 weeks to process your application for approval.



Income Eligibility

Household Size	Maximum Annual Income
1	\$32,900
2	\$37,600
3	\$42,300
4	\$46,950
5	\$50,750
6	\$54,500
7	\$58,250
8	\$62,000



You will need to complete a homeownership education class to qualify for the City’s program. More information will be provided upon receipt of your application.

How to Apply

1. Contact a mortgage lender to apply for a first mortgage and determine the price of a home you can afford.
2. Find the home you would like to purchase in the City limits.
3. Submit an application to Regional Housing Authority of Sutter and Nevada Counties for underwriting of second City mortgage.
4. Complete a homeownership education course.

FOR MORE INFORMATION,

Regional Housing Authority
of Sutter and Nevada Counties
1455 Butte House Road
Yuba City, CA 95993

Phone: 530-671-0220, ext. 121
Fax: 530-674-8505
Toll Free: 888-671-0220, ext. 121

The City of Williams is an Equal Opportunity Fair Housing Lender. Funding provided by grants received through the State Department of Housing and Community Development. Programs administered on behalf of the City of Williams by Regional Housing Authority of Sutter and Nevada Counties.



REGIONAL HOUSING AUTHORITY OF SUTTER
AND NEVADA COUNTIES
1455 BUTTE HOUSE ROAD
YUBA CITY, CA 95993

City of Williams Homebuyer Assistance Loan Program



CITY OF WILLIAMS AND
REGIONAL HOUSING
AUTHORITY OF SUTTER
AND NEVADA COUNTIES

Tel: 530-671-0220, ext. 121
Fax: 530-674-8505
Toll Free: 888-671-0220, ext. 121

EXHIBIT D
GREEN VALLEY HOME MARKET STUDY

(attached hereto and made a part hereof)