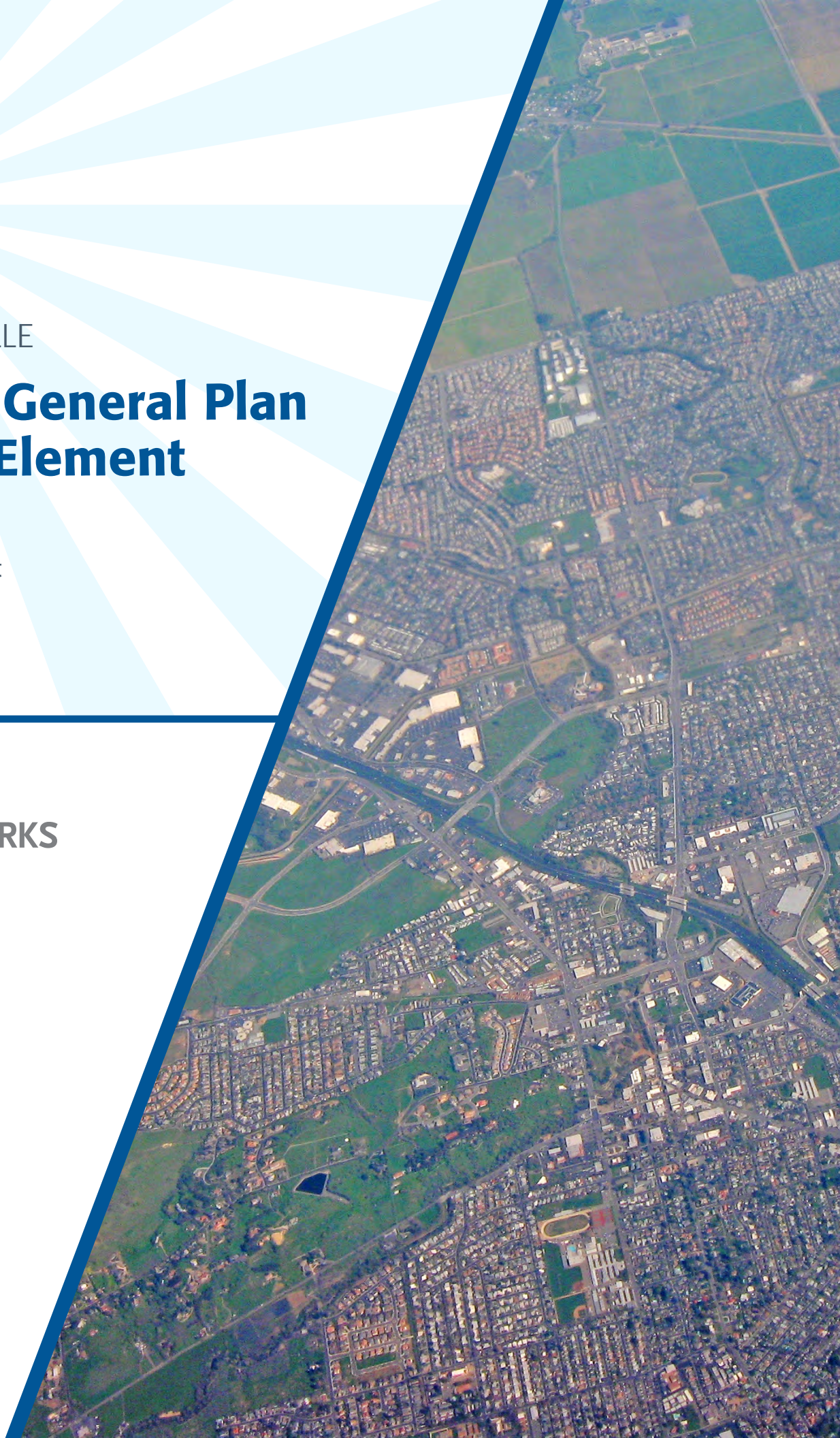




CITY OF VACAVILLE

Vacaville General Plan Housing Element

Public Review Draft
August 2022







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1 INTRODUCTION

The Housing Element establishes goals, policies, and programs to facilitate and encourage the provision of safe, adequate housing for its current and future residents of all income levels. This chapter addresses the relationship of the Housing Element to the General Plan, regional housing needs, State of California requirements for Housing Elements, data sources for the document, and the City of Vacaville's (City's) efforts to engage the public.

The purposes of the Housing Element are to:

1. Provide adequate housing sites;
2. Assist in the development of affordable housing;
3. Remove governmental and other constraints to housing development;
4. Promote equal housing opportunities; and
5. Encourage efficient use of land and energy resources in residential development.

Community Context

The City of Vacaville is in Solano County in Northern California. Vacaville was incorporated in 1892. Located approximately 35 miles from Sacramento and 55 miles from San Francisco, it is within the Sacramento Valley but is also considered to be part of the San Francisco Bay Area. Interstate 80, which is a major transportation corridor, bisects the city. The city is approximately 30 square miles. According to the California Department of Finance, in 2021, Vacaville was the third-most populous city in Solano County with 101,286 residents. The historically agriculture-based community is rapidly growing and emerging as a hub for life-science companies. With access to job markets in the Bay Area and the Sacramento Valley and a growing local life-science sector, the City is well-positioned for continued growth. The City of Vacaville recognizes the importance of adequate and diverse housing stock for the continued growth and success of the city.

Relationship to the General Plan

California law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element has been a required element of cities' General Plans since 1969. Unlike the other mandatory General Plan elements, the Housing Element, required to be updated every eight years, is subject to detailed statutory requirements and mandatory review and certification by the California Department of Housing and Community Development (HCD).

Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The State Legislature has found that “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian family, including farmworkers, is a priority of the highest order” (Government Code Section 65580(a)).

For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent. This Housing Element builds on the existing General Plan and is consistent with its policies. Consistency between the Housing Element and the General Plan will continue to be evaluated whenever an element of the General Plan is amended. During this process, the City must ensure any amendments maintain consistency throughout the General Plan. In the future, the City will continue to ensure that the Housing Element’s goals and policies are consistent with—and supported by—goals and policies in the other elements, amending the Housing Element or other elements as necessary to maintain consistency. The City is concurrently updating the Safety Element and the Environmental Justice Element of the General Plan, and they will be consistent with the Housing Element Update. In compliance with Senate Bill (SB) 244, the City is also completing a Disadvantaged Unincorporated Communities (DUC) analysis concurrently with the Housing Element Update. The other elements of the City’s General Plan were last updated in 2015.

2015-2023 Housing Element

This Housing Element updates the 2015-2023 Vacaville Housing Element, which was adopted on May 12, 2015. Policies from the 2015-2023 Housing Element were reviewed and evaluated during the preparation of the new housing programs. The City’s success in implementing the goals of the 2015-2023 Housing Element has been evaluated in **Chapter 7**.

Housing Element Requirements

To a greater extent than any other part of the General Plan, the contents of the Housing Element are mandated by State law. The cornerstone of the State-mandated requirements is the allocation of Statewide housing needs on a regional basis and the adoption by each community of its share of the projected regional need. The State requires that the Housing Element contain identification and analysis of existing and projected housing needs for individuals of all levels of income; a statement of goals, policies, and quantified objectives; programs to address identified housing needs; and identification of an adequate number of sites for all types of housing (including rental, factory built, and mobile homes). Government Code Sections 65580 through 65589 set forth requirements relating to the preparation and content of Housing Elements. By law, a Housing Element must contain:

1. An analysis of population and employment trends and documentation of projections and quantification of the locality’s existing and projected housing needs for all income levels, including extremely low-income households.

2. An assessment of fair housing including an analysis of the conditions that historically limited the range of housing choices or limited a person’s access to housing and programs the City will implement to mitigate or remove such impediments and affirmatively further fair housing.
3. An analysis and documentation of household characteristics, including the level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
4. An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality’s housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction’s duty to affirmatively further fair housing.
5. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels.
6. An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
7. An analysis of opportunities for energy conservation to concerning residential development.
8. A statement of the community’s goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing.
9. A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

Regional Housing Needs

State Housing Element law (Government Code Section 65580 et seq.) requires regional councils of government (COGs) to identify for each city and county its “fair share” of the Regional Housing Needs Allocation (RHNA) provided by HCD. The Association of Bay Area Governments (ABAG) is the COG for the nine-county Bay Area, which includes Solano County. ABAG adopted the RHNA in December 2021 for the period of June 30, 2022, to December 15, 2030. ABAG considered several factors in preparing the RHNA, including projected households, job growth, regional income distribution, and location of public transit. Solano Subregion’s 6th Cycle RHNA covers the projection period beginning June 30, 2022, and ending December 31, 2030 and assigns housing need allocations to the Cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun, Vacaville, and Vallejo, and unincorporated Solano County.

The RHNA for Vacaville is shown in **Table 1-1**, whereby Vacaville must have the appropriate zoning in place to allow 2,595 new housing units to be built. As shown in **Table 1-1**, the 2,595 units are distributed to four income categories, above moderate-, moderate-, low- and very low-

income. HCD directs local agencies to calculate the projected housing need for extremely low-income households by applying one of the following two methodologies to the RHNA for very low-income households:

- Use available U.S. Census data to calculate the percentage/number of very low-income households that qualify as extremely low-income households. OR
- Presume that 50 percent of very low-income households qualify as extremely low-income households. (As shown in **Table 1-1**, this is the method used in this Housing Element.)

The term “lower income” is commonly used and refers to all households earning 80 percent or less of the area median income (AMI). It combines the categories of low, very low, and extremely low incomes. Income limits for all counties in California are calculated by HCD for Solano County (see **Table 1-2**). According to HCD, the AMI for a four-person household in Solano County was \$99,300 in 2021. This increased to \$108,700 in 2022. When the RHNA was developed, it was based on 2021 AMI, which was the most recently available data at that time. Wherever possible, this report uses 2022 AMI, which was the most recently available data at the time of drafting this report.

While not responsible for the actual construction of these units, Vacaville is responsible for creating a regulatory environment in which the private market could build these additional homes. This includes the creation, adoption, and implementation of citywide goals, policies, programs, and zoning standards, along with development and possible economic incentives to facilitate the construction of a wide range of housing types.

TABLE 1-1 CITY OF VACAVILLE REGIONAL HOUSING NEEDS ALLOCATION, 2023-2031

Income Categories	Units	Percentage
Extremely Low Income (<30% AMI*)	338**	13%
Very Low Income (30% - 49% AMI)	339**	13%
Low Income (50% - 79% AMI)	404	16%
Moderate Income (80% - 120% AMI)	409	16%
Above Moderate Income (Above 120% AMI)	1,105	43%
Total	2,595	100%

*AMI = Area Median Income

**It is assumed that 50 percent of very low-income units will be for extremely low-income households.

Source: Solano County Subregion 6th Cycle Methodology, 2021.

TABLE 1-2 SOLANO COUNTY 2022 INCOME LIMITS

Income Categories	Persons Per Household				
	1	2	3	4	5
Extremely Low Income (<30% AMI*)	\$11,400	\$13,050	\$14,650	\$16,300	\$17,600
Very Low Income (30% - 49% AMI)	\$22,850	\$26,100	\$29,350	\$32,600	\$35,250
Low Income (50% - 79% AMI)	\$38,050	\$43,450	\$48,900	\$54,300	\$58,650
Moderate Income (80%-120% AMI)	\$60,800	\$69,450	\$78,150	\$86,800	\$93,750
Above-Moderate Income (Above 120% AMI)	\$76,100	\$86,950	\$97,850	\$108,700	\$117,400

*AMI = Area Median Income

Source: HCD State Income Limits 2022

Solano County Housing Element Collaborative

The Solano County Housing Element Collaborative is made up of the Cities of Benicia, Dixon, Rio Vista, Suisun City, Vacaville, Vallejo, and the County of Solano. With funding from the Regional Early Action Planning Grant Program (REAP), administered by HCD, the Solano County Housing Element Collaborative conducted regional Housing Element outreach and prepared housing needs assessments and fair housing assessments at the regional scale. As listed at the end of this chapter, under the subsection Housing Element Organization, three appendices are included with this Housing Element that capture these regional efforts, including **Appendix 1, Collaborative Outreach Summary; Appendix 2, Regional Housing Needs Assessment; and Appendix 3, Regional Assessment of Fair Housing.**

Comprehensive Housing Strategy

Ahead of preparing this Housing Element, the City prepared a Comprehensive Housing Strategy to identify and address current and future housing needs in the city and to inform the Housing Element Update process. It is included as **Appendix 5.** The housing strategy’s success relied on meaningful engagement with the community and stakeholders. From November 2021 to February 2022, the City worked closely with community members and stakeholders to learn about the community’s housing needs and to study issues surrounding the production of housing. Activities included community and developer workshop, a survey, and public meetings. These are described in greater detail in **Appendix 4, Vacaville Outreach Summary.** The Comprehensive Housing Strategy was adopted by the City Council on June 28, 2022.

The Comprehensive Housing Strategy examines existing socioeconomic and housing conditions, projected housing needs issues, gaps in housing supply, and the City’s current policies. The Comprehensive Housing Strategy contains recommendations and implementation strategies to ensure that the City can meet its housing needs over the long term. The Comprehensive Housing Strategy resulted in three overarching goals with multiple strategic actions that the City will implement to help achieve each goal. The goals are:

- **Goal 1:** Encourage a diversity of housing choices.

- **Goal 2:** Address regulatory and financial barriers to needed housing production.
- **Goal 3:** Create new initiatives and programs to address housing needs.

Strategies to achieve each goal from the Comprehensive Housing Strategy have been incorporated into the housing programs in **Chapter 2** of this Housing Element Update.

The Comprehensive Housing Strategy is available on the City’s website, through the Housing Department page and on the dedicated Housing Element page: <https://www.ci.vacaville.ca.us/home/showpublisheddocument/20574/637896903444770000>.

Public Participation

The City is making diligent efforts to educate the public and gather information regarding housing needs, issues, and preferences in the community. Throughout the Housing Element Update process, input will be considered and incorporated into the document and the process. Outreach activities included the participation efforts tied to the Comprehensive Housing Strategy (**Appendix 5**), the regional outreach activities of the Solano County Housing Element Collaborative, and additional public meetings with Vacaville’s Planning Commission and City Council. Based on the input the City received, the housing programs in **Chapter 2** were tailored to address the local housing market and community needs.

The City provided information regarding the Housing Element Update and advertised activities and opportunities for input on the City’s website, through flyer distribution, posters displayed in local businesses, and via direct email to people who previously signed up for the City’s housing strategy email notification list and stakeholders, including local property managers, developers, community groups, nonprofit service organizations, residents, and elected officials.

The Draft Housing Element was posted on the websites of the City and the Solano County Housing Element Collaborative during the public review period August 30, 2022 – September 29, 2022 and people were able to submit comments electronically through an email address on the websites. A summary of comments received is included in **Appendix 4, Vacaville Outreach Summary**.

Vacaville-specific activities and the input that was received are described in greater detail in **Appendix 4, Vacaville Outreach Summary**. Regionwide activities and the input that was received are described in greater detail in **Appendix 1, Collaborative Outreach Summary**, and in the Outreach subsection of **Appendix 3, Regional Assessment of Fair Housing**.

Vacaville-specific outreach activities included:

- Dedicated Website: <https://www.ci.vacaville.ca.us/government/housing-element-2023-2031>
- Planning Commission and City Council Joint Study Session
 - March 29, 2022

- Planning Commission and City Council Meetings/Hearings [edit/add dates later, add a summary to Appendix 4]
- Community Workshops
 - November 30, 2021, and February 2, 2022
- Developer Workshop
 - November 18, 2021
- Online Survey
 - November 17, 2021, to February 6, 2022

Regionwide outreach activities with the Solano County Housing Element Collaborative:

- Housing Element Collaborative Website: <https://solhousingelements.com/>
- Stakeholder Consultations
 - December 2021 through April 2022
- Housing Element Introduction Workshops
 - January 26 and 27, 2022
- Housing Needs Assessment Workshops
 - March 30, 2022 (one mid-day and one evening)
- Fair Housing Workshops
 - June 1, 2022 (one mid-day and one evening)
- Developer Workshops
 - [add dates later]
- Community Survey
 - March 17, 2022, to June 16, 2022

Summary of How Input is Incorporated

Throughout the Housing Element update process, the input that was gathered during the outreach activities described above was considered and incorporated into the document and the process. Highlights of public input and the programs that address it include:

The lack of diversity of housing types such as “missing middle housing”, multi-generational housing, smaller homeownership units, workforce housing and multifamily (including mixed-use) in a community with a predominance of single-family detached homes was noted throughout the public outreach activities. To address this need Program **HE-1** implements density bonus provisions for an increased share of affordable units; and Program **HE-3** encourages the development of housing in a range of sizes and types, particularly “missing middle” housing and housing affordable to lower- and moderate-income households,

- The shortage of affordable rental and homeownership housing opportunities is an issue identified at every outreach engagement and survey. To address this need **Program HE-5** includes several strategies to facilitate the construction of affordable housing; **Program HE-4** encourages the production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU); **Program HE-11** seeks to expedite affordable housing through streamlined permitting; **Program HE-16** commits the City to consider adopting an inclusionary housing ordinance that requires a certain percentage of housing to meet very low-, low-, and moderate-income levels to be included in every housing project.
- The need for increased homeownership opportunities is a housing issue repeatedly identified at outreach engagements and surveys. To address this need, **Program HE-24** commits the City to continue to provide First Time Homebuyer opportunities through various funding mechanisms, including down payment loans and homebuyers' education activities and, **Program HE-33** commits the City to continue to implement its Section 8 Homeownership Program.
- The need to assist developers in navigating, identifying, and applying for federal and state funding opportunities, including assistance with the cost of site improvements, was cited as a housing constraint to building affordable housing. To address this need, through **Program HE-12** the City will consider establishing a new position for a centralized housing services coordinator to further the production of needed housing types.
- The desire to see affordable housing integrated into the neighborhood fabric cohesively was expressed. To address this issue, **Program HE-3** commits the City to consider amending the Land Use and Development Code to require new subdivisions to include two-, three-, and four-plexes or other targeted missing housing types that are designed to look cohesive with adjacent single-family homes; **Program HE-16** directs the City to consider adopting an inclusionary housing ordinance that requires a certain percentage of housing to meet very low-, low-, and moderate-income levels to be included in every housing project; and **Program HE-4** commits to amending its ADU/JADU ordinance as needed to remain compliant with recent and future changes to state law and promote ADU/JADU development through a range of strategies.
- An overall shortage of rental housing to meet demand, particularly for households with special housing needs, including very low-income households, single-parent households, people living with disabilities, large families, seniors, and people experiencing homelessness were repeatedly identified. To address this need, **Program HE-2** commits the City to: partner with the North Bay Regional Center and other relevant agencies to provide support and access to resources to meet needs of residents with disabilities; encourage all new units to be universally designed; consider creating programs or establishing partnerships to address the high number of seniors living in single-family homes and their desire to age in place, including ensuring adequate licensed home care, opportunities for shared housing arrangements, and other related programs and explore the potential to restart the Senior Home Improvement Program to aid seniors in living independently; identify sites that are appropriate for military households and continue to participate in the Travis Regional Armed Forces Committee (TR AFC); encourage the

development of multifamily and affordable units in moderate and high resource areas (**Appendix 3, Figure 3-7**) to meet the needs of multiple groups with special housing needs and to promote housing choice and mobility and access to jobs and neighborhood-serving amenities.

- The need for local funding sources to subsidize the cost of constructing affordable units and other forms of assistance was a housing issue that was frequently identified. To address this need, **Program HE-5** stipulates that the City will help facilitate the construction of affordable housing through these strategies: partner with a nonprofit organization to offer a program based on the Community Land Trust model; evaluate the feasibility of enacting new measures that would raise local funding resources such as a housing trust fund, an affordable housing commercial linkage fee, an increase in the City’s sales tax or transient occupancy tax rate, a General Obligation bond, or other identified dedicated funding source; work with developers to identify suitable sites and funding sources for affordable rental housing projects to increase affordability to levels below 50 percent of the median; encourage and incentivize the development of affordable housing units, particularly in moderate and high resource areas (**Appendix 3, Figure 3-7**); continue applying on an ongoing basis for appropriate housing funds from available sources.
- The need for more permanent supportive housing programs with wrap-around services to support unhoused individuals, populations with mental illness, and the growing number of low-income families at risk of displacement was an issue service providers identified. To address this need, **Program HE-6** is identified in which the City will encourage the provision of supportive services with new and rehabilitated affordable units, in particular multifamily units, with services such as childcare, healthcare, case management, English as a second language, and job training, nearby or as a component of the development.
- The need for a coordinated countywide central agency to provide full-time services to address the needs of the homeless, was an identified need. To address this need, **Program HE-7** encourages the construction of a low-barrier navigation center and coordinating with other Solano County jurisdictions to increase the availability of emergency shelters, transitional housing, and homelessness services and to collaborate on the development of targeted assistance and outreach; **Program HE-29** commits the City to provide technical and/or support services to nonprofit agencies and other entities serving the homeless; **Program HE-30** directs the City to continue to support and expand the Vacaville Community Welfare Association's (CWA) emergency voucher and other emergency housing related programs; **Program HE-31** directs the City to continue to participate in the Community Action Partnership of Solano Joint Powers Authority (CAP Solano, JPA) to oversee safety net services and grants to address poverty a homelessness ; and **Program HE-32** commits the City to reach out to and collaborate with local faith-based organizations and partners to develop appropriate housing and support services to implement a “low-barrier housing” or similar program.
- The need for landlord education and enforcement regarding fair housing laws and rental discrimination practices, in combination with jurisdictions contracting with fair housing providers for a comprehensive system to identify affordable housing resources and tenant

protection, particularly for seniors, the disabled, gender equality/familial status, and communities of color is a housing issue identified. To address this need, **Program HE-28** commits the City to work to ensure that individuals seeking housing in Vacaville are not discriminated against based on age, race, disability, gender, familial status, national origin, or other protected categories and will affirmatively further fair housing through: workshops on fair housing laws for residents and housing providers to inform housing providers on their rights and responsibilities under fair housing laws and provide education on discrimination; access to legal assistance to prevent displacement due to harassment or wrongful eviction.

- The need for more rental assistance programs for housing mobility is a housing issue identified. To address this need, **Program HE-33** positions the City to: continue to operate and expand the HUD Housing Choice Voucher Program and other rent subsidy programs; continue to apply for additional Housing Choice Vouchers as additional federal funding becomes available; provide referral services and information to the city's residents on housing choice voucher programs, ensuring that all information is offered digitally and physically and in languages as needed in accordance with the Housing Authority Language Assistance Plan; coordinate with community-based organizations that serve special-needs populations to reach households that would qualify for housing choice voucher programs; increase voucher acceptance in high and moderate resource areas; consider the feasibility of a landlord incentive program for landlords that rent to voucher holding tenants; provide annual training to landlords regarding fair-housing requirements; educate property owners in high and moderate resource areas about the benefits of voucher-holding tenants, encouraging them to market available units to voucher holders.
- Neighborhood housing conditions, particularly rental units, were a housing issue identified. To address this issue **Program HE-25** addresses the habitability of homes in neighborhoods identified as having the greatest rehabilitation needs with code enforcement as feasible, homeowner education, and financial resources; and **Program HE-23** which positions to the City to continue to operate and expand below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.
- The need to protect vulnerable populations and tenants of multifamily rental properties from displacement due to market pressures or the habitability of their homes is an issue that was identified. To address this need, **Program HE-25** addresses rehabilitation needs; **Program HE-26** directs the City to continue to enforce and update the Condominium Conversion Ordinance by accepting applications for conversions only when the citywide apartment vacancy rate is above three percent; **Program HE-27** commits the City to taking steps to prevent the conversion of affordable rental units to market-rate or providing assistance to residents if the affordability of the units is removed; **Program HE-34** directs the City to develop a program to connect lower-income households with housing opportunities and continue to implement the relocation plan for households displaced as a result of local public, and action; and **Program HE-35** directs the City to continue to provide housing counseling assistance to residents to help preserve homeownership and rental success.

- Community opposition was cited as a substantial barrier to lower-income and special needs populations' housing production and site identification. To address this opposition, **Program HE-13** commits the City to providing information to the public that could help bolster community support related to the range of missing housing types in the City. This information sharing could include City Council working sessions; social media content; information available on the City website; and outreach to local journalists, media outlets, and community organizations; and **Program HE-4** has been included to promote ADUs/JADUs to property owners as a viable option for providing additional housing opportunities that could include affordable housing for lower-income seniors, single persons, or small households within existing neighborhoods.
- The need to alleviate barriers to the provision of housing such as lack of funding or restrictive development standards was identified. To address this need, **Program HE-10** has been included to promote infill development by: convening a working group of residential developers to discuss and resolve impediments to construction; leveraging available State and federal funding sources to conduct infrastructure analyses and targeted studies; and adoption of flexible standards or incentives that promote infill development; **Program HE-15** directs the City to continue to monitor and initiate amendments to the Land Use and Development Code regulations as needed to ensure consistency of local ordinances with State Law to alleviate constraints to the production of housing, including the production of housing for special needs populations; **Program HE-18** is included to amend the General Plan and Zoning Code to rezone properties to promote increased densities in appropriate zones and enable cost-effective development; and **Program HE-19** directs the City to consider allowing developers to provide creative solutions, that could result in reductions in parking requirements, as appropriate.
- The lack of land available for developing affordable housing at densities appropriate for multifamily and affordable housing to meet the RHNA was a housing issue identified. To address this need, **Program HE-17** commits the City to consider increasing minimum and maximum allowable densities in the residential zones, particularly in the downtown, in mixed-use nodes of the city, and for alternatives to single-family units for residential infill, by amending the General Plan and the Zoning Code; adjust zoning requirements for height limits, buffers and ADUS; and streamlining processes; **Program HE-18** commits the City to increase the maximum density to 30 units per acre in the RH Zoning District in accordance with the default density by HCD; rezone one site from RM to RH; identify additional sites for rezone to meet the RHNA; and ensuring that rezoned land meets the requirements of Government Code Section 65583.2(h); and **Program HE-20** which directs the City to work with the Nut Tree Airport Land Use Commission to consider whether the permitted uses and boundaries of the Nut Tree Airport compatibility zones can be re-evaluated to accommodate additional housing.
- The need to remove impediments to the provision of affordable, missing middle and workforce housing types imposed by processing requirements, fees, and infrastructure constraints is an issue identified by developers. To address this need, **Program HE-11** commits the City to: allow a shortened process to help expedite affordable housing projects; work with applicants to combine stages of the review process to help facilitate an expedited

review; prioritize fast-track processing of special needs housing and residential care facilities submittals; continue to implement the adopted Objective Development Standards; **Program HE-14** commits the City to consider updating the development impact fee structure for residential projects; and **Program HE-22** stipulates that the City of Vacaville, in its capacity as the water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

- CEQA requirements as an impediment to developing needed housing in the city was cited as a housing issue. To address the need to remove this barrier, **Program HE-39** is included for the City to consider creating an inventory of available sites and conducting a CEQA review of preliminary designs to pre-clear sites for development of housing that addresses the current housing gaps.

Information Sources

Various sources of information contribute to the Housing Element. ABAG provides a data package that has been pre-approved by HCD and serves as the primary data source for population and household characteristics. Dates for data included in the ABAG data package may vary depending on the selection of data that was made to provide the best data on the topic. The pre-approved data package uses several data sources, including the 2015-2019 American Community Survey (ACS) and data from the California Department of Finance (DOF). Other sources of information include the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), Comprehensive Housing Affordability Strategy (CHAS), and local and regional economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. It should be noted that when comparing specific information, the timeframe for the ACS (2015-2019) data and the timeframe for the CHAS data (2015-2017) slightly differ and therefore totals will vary slightly. Information on available services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Vacaville comes from City staff, other public agencies, and a number of private sources, which are cited alongside the information.

Housing Element Organization

The chapters that follow this introduction are:

Chapter 2. Goals, Policies, and Programs – A housing plan with goals, policies, and programs to address Vacaville’s housing needs for the 2023–2031 planning period.

Chapter 3. Local Housing Needs – A profile of locally significant identified housing needs to supplement the regionwide Housing Needs Assessment in **Appendix 2**.

Chapter 4. Housing Sites Inventory – An evaluation of the land resources available to meet Vacaville’s housing needs and description of the City’s strategy for meeting its RHNA.

Chapter 5. Administrative and Financial Resources – A description of the administrative and financial resources available to meet Vacaville’s housing needs.

Chapter 6. Constraints – A review of potential governmental, market, and environmental constraints that may inhibit housing development.

Chapter 7. Review of the 2015-2023 Housing Element – A summary of measures taken to implement policies and programs from the 2015-2023 Housing Element and the impact of these actions.

Appendix 1. Collaborative Outreach Summary – Details about the Solano County Housing Element Collaborative’s regionwide outreach activities and the input that was received as a result.

Appendix 2. Regional Housing Needs Assessment – A countywide profile with analyses of population and household characteristics, employment and income trends, housing stock characteristics, and special housing needs for all Solano County cities and the unincorporated County.

Appendix 3. Regional Assessment of Fair Housing – An analysis of segregation, integration, disparities in access to opportunity, and disproportionate housing needs, including displacement risk at the regional and local levels.

Appendix 4. Vacaville Outreach Summary – Details about the Vacaville-specific outreach activities and the input that was received as a result.

Appendix 5. Comprehensive Housing Strategy – A report that examines existing socioeconomic and housing conditions, projected housing needs issues, gaps in housing supply, and the City’s current policies and contains recommendations and implementation strategies.

2 GOALS, POLICIES AND PROGRAMS

Introduction

The California Government Code requires the Housing Element to contain “a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing” (Section 65583(b)(1)). This chapter fulfills that requirement. It builds on information in other chapters to provide direction on key housing issues in Vacaville. This chapter describes the strategies that the City will implement during the sixth round of the Housing Element Update, from January 31, 2023, to January 31, 2031, to meet Vacaville’s housing needs.

The policies and programs listed in this chapter concentrate on providing affordable housing for extremely low-, very low-, low-, and moderate-income households and individuals. The City’s affordable housing plan is to provide a wide range of housing services to benefit households with incomes at or below 120 percent of the Solano County median (moderate-income) but to concentrate on helping those in the very low- and low-income categories. The City strives to provide a full continuum of housing services, such as support services to entities serving the homeless, rental assistance, assistance for first-time homebuyers, housing counseling, and fair housing assistance.

The Housing Element goals, policies, and programs are based on the City’s commitment to affordable housing, available resources, past experience, evaluation of the past Housing Element, and understanding of the market forces which drive housing development. Existing successful programs have been carried over from the prior Housing Element, and new programs have been identified to comply with new State statutes, address new housing challenges based on the current housing market, and address the housing needs that were identified during the drafting of this Housing Element. Public outreach activities included the regional outreach activities of the Solano County Housing Element Collaborative (see **Appendix 1. Collaborative Outreach Summary**) and activities that were specific to the development of Vacaville’s Comprehensive Housing Strategy and this Housing Element (**Appendix 4. Vacaville Outreach Summary**). The programs included herein are based on the input that the City received.

In compliance with AB 686, the City has included several implementing programs to affirmatively further fair housing in **Program HE-28**, Fair Housing, and in various other programs. As summarized in Table 2-1, these implementing programs support the four categories of AFFH actions as specified by HCD.

TABLE 2-1 PROGRAMS AND AFFH CATEGORIES

Programs	Enhancing mobility strategies and promoting inclusion for protected classes	Encouraging development of new affordable housing in high-resource areas	Implementing place-based strategies to encourage community revitalization, including preservation of existing affordable housing	Protecting existing residents from displacement
Program HE-1. Density Bonuses		X		
Program HE-2. Special Housing Needs and Underserved Populations	X	X		
Program HE-3. Variety of Housing Types	X	X		
Program HE-4. Accessory Dwelling Units/Junior Accessory Dwelling Units (ADU/JADU)		X		
Program HE-5. Affordable Housing Construction	X			
Program HE-6. Supportive Housing	X			X
Program HE-7. Emergency Shelters				X
Program HE-8. Adequate Sites		X		
Program HE-9. Sites Included in Previous Cycles		X		
Program HE-10. Infill Development		X		
Program HE-11. Streamlining Housing	X			
Program HE-12. Centralized Housing Services Coordinator	X	X		
Program HE-13. Community Support	X	X		X
Program HE-14. Development Impact Fees		X		
Program HE-15. Planning Regulation Amendments	X			
Program HE-16. Inclusionary Housing Ordinance	X	X		
Program HE-17. Citywide Densities and Zoning		X		
Program HE-18. Site Inventory Rezone Program		X		
Program HE-19. Alternative Parking Standards		X		

CITY OF VACAVILLE
VACAVILLE GENERAL PLAN
HOUSING ELEMENT

Programs	Enhancing mobility strategies and promoting inclusion for protected classes	Encouraging development of new affordable housing in high-resource areas	Implementing place-based strategies to encourage community revitalization, including preservation of existing affordable housing	Protecting existing residents from displacement
Program HE-20. Nut Tree Airport			X	
Program HE-21. Energy Conservation			X	
Program HE-22. Water and Sewer Prioritization for Affordable Housing		X		
Program HE-23. Below-Market-Rate Loan Programs	X		X	
Program HE-24. First Time Homebuyer	X			
Program HE-25. Housing Rehabilitation			X	
Program HE-26. Condominium Conversion Ordinance			X	
Program HE-27. At-Risk Units			X	X
Program HE-28. Fair Housing	X			X
Program HE-29. Support for Agencies Serving the Homeless				X
Program HE-30. Emergency Housing				X
Program HE-31. Homelessness Continuum of Care				X
Program HE-32. Low Barrier Housing				X
Program HE-33. Housing Choice Voucher Program	X			X
Program HE-34. Demolitions, Replacement Housing and Displacement				X
Program HE-35. Housing Counseling Assistance				X
Program HE-36. Educational Opportunities	X			
Program HE-37. Housing Needs Data	X			
Program HE-38. Nongovernmental Constraints		X		
Program HE-39. California Environmental Quality Act (CEQA)		X		

The Housing Element’s goals define the major topic areas covered. These topics are:

1. New Construction
2. Rehabilitation and Conservation
3. Housing Support Services
4. Constraints
5. Fair Housing

In accordance with state law, measurable objectives have been developed for specific implementing programs. These objectives represent targets for the number of housing units to be preserved, improved, or developed during the 2023-2031 planning period. Each of the Housing Element’s five goals is supported by policies and implementing programs. The policies are intended to guide day-to-day decisions on housing, and the implementing programs identify the specific steps the City will take after the element is adopted to achieve its housing objectives. The implementing programs lay the groundwork for future housing development through the establishment and administration of land use and development controls, concessions and incentives, and the use of available federal and state financing and subsidy programs.

Goals and Policies

Goal HE.1: New Construction

To meet existing and projected housing needs, facilitate the construction of a wide variety of housing types, for various income levels, in a manner that promotes environmental responsibility and long-term sustainability.

HE.1 Guiding Policies

- | | |
|-------------|--|
| HE.1 - GP 1 | Ensure a supply of housing of differing type, size, and affordability in order to meet Vacaville's housing needs for the current and future residents within the community. |
| HE.1 - GP 2 | In conjunction with policies in the Land Use Element of the Vacaville General Plan, ensure that an adequate supply of developable land is available to meet Vacaville's housing need, particularly for affordable housing. |
| HE.1 - GP 3 | Remove constraints to the production and availability of housing to the extent consistent with other General Plan policies. |
| HE.1 - GP 4 | Ensure policies encourage the development and availability of housing appropriate for special needs groups, including but not limited to: young adults, young families, seniors, people with physical and developmental disabilities, and homeless people. |

- HE.1 - GP 5 Support the development of permanent, affordable, and accessible housing along transit lines and near services that allows people with disabilities to live independent lives integrated within the larger community.
- HE.1 - GP 6 Encourage universal design in new housing developments to support accessibility for residents with disabilities and the “visitability” of such residents’ friends and neighbors.
- HE.1 - GP 7 Establish development and construction standards that encourage energy conservation in residential areas.
- HE.1 - GP 8 Actively participate in all programs—state and federal, private and public—suitable for maintaining and increasing the supply of affordable housing.
- HE.1 - GP 9 Ensure the viability of Travis Air Force Base through the provision of an adequate supply of affordable housing for military households.

Goal HE.2: Rehabilitation and Conservation

Conserve and improve the condition of the existing housing stock to enhance the livability of neighborhood(s) for all residents.

HE.2 Guiding Policies

- HE.2 - GP 1 Facilitate the rehabilitation of the existing housing stock to correct housing deficiencies, increase the useful life of housing, and increase accessibility for all residents.
- HE.2 - GP 2 Support energy-conserving programs in the rehabilitation of affordable housing to reduce household energy costs, improve air quality, and mitigate potential impacts of climate change in the region.
- HE.2 - GP 3 Preserve and protect historical and architectural resources.
- HE.2 - GP 4 Maintain the total number of affordable units with agreements with the City, present and future, at price levels affordable to the intended income groups. Preserve “at-risk” affordable rental units in Vacaville through monitoring, required tenant noticing, coordinating with property owners and entities qualified to preserve at-risk units, and exploring available funding sources to preserve affordability
- HE.2 – GP 5 Support current homeowners in retaining their homeownership status.

Goal HE.3: Housing Support Services

Ensure housing is accessible and affordable to very low-, low-, and moderate-income residents, with a priority for those with special needs.

HE.3 Guiding Policies

- HE.3 - GP 1 Support and promote the programs that ensure housing and services are accessible to residents with special needs, including seniors, disabled households, large families, homeless persons, and transitional foster youth through measures such as transitional supportive housing, ensuring reasonable accommodation, and the provision of emergency shelters.
- HE.3 - GP 2 Assist in providing direct assistance to households in need of housing.
- HE.3 - GP 3 Provide affordable housing homeownership opportunities
- HE.3 - GP 4 Collaborate with Solano County and other jurisdictions in the region, nonprofit organizations, developers, and other relevant entities to address the housing-related needs of very low-, low-, and moderate-income residents, with a priority for those with special needs.
- HE.3 - GP 5 Support collaborative efforts to connect low-income residents with financial empowerment resources, homeownership programs, small business assistance, living wage jobs, affordable childcare, and workforce training resources and services.

Goal HE.4: Address Constraints

Identify and address governmental and nongovernmental constraints to the production, improvement and preservation of housing in Vacaville.

HE.4 Guiding Policies

- HE.4 – GP 1 Monitor the City’s planning regulations, policies, and practices to ensure that the City does not inappropriately constrain housing development and affordability. Monitor state and federal housing-related legislation and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.
- HE.4 - GP 2 Monitor nongovernmental constraints such as interest rates, construction costs, availability of materials and labor through consultation with developers, lenders, and other entities directly involved in the provision of housing.

- HE.4 – GP 3 Ensure that public services, particularly for wastewater treatment and water supply, are adequate to accommodate potential housing increases.
- HE.4 – GP 4 Actively evaluate, on a regular basis, the success of housing programs in meeting Vacaville’s housing needs. Modify approaches, as needed, so that anticipated results are realized.

Goal HE.5: Fair Housing

Affirmatively further fair housing to foster inclusive neighborhoods and remove barriers to housing for vulnerable communities. Promote equal housing opportunities for existing and future Vacaville residents, regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability and any other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law.

HE.5 Guiding Policies

- HE.5 – GP 1 Take meaningful action toward the goal of eliminating housing discrimination and provide current and future residents fair access to housing opportunities.
- HE.5 – GP 2 Facilitate transparent decision-making processes through public engagement and participation, supported by the development of clear and inclusive outreach materials, and the expanded and innovative use of a variety of public engagement tools. Provide housing-related information to the public and involve the public in determining policies and programs.
- HE.5 - GP 3 Prevent and mitigate displacement.
- HE.5 – GP 4 Promote mixed-income neighborhoods with an equitable distribution of housing types for people of all incomes throughout the city by encouraging new affordable housing in high resource areas.
- HE.5 – GP 5 Maintain and enhance the quality of life within neighborhoods, including those identified as low resource and/or disadvantaged, by providing adequate maintenance to streets, sidewalks, parks, and other community facilities.

Implementing Programs

Program HE-1. Density Bonuses. The City will continue to use the Density Bonus provisions in the Land Use and Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units. The Community Development and Housing and Community Services Departments will continue to make developers aware of the provisions in the Density Bonus ordinance.

Per Program HE-15, Planning Regulations Amendments, the City will continue to comply with California Government Code Section 65915, as revised, and amend Planning Regulations to be consistent with State density bonus law, as necessary

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 - GP 1, and HE.4 – GP 1.

Responsible Department/Review Authority: Community Development; Housing and Community Services.

Time Frame: Make zoning amendments by December 2024 if determined to be needed for consistency with state law and then assess and amend as needed every two years if updates to state law occur.

Funding Source: General Fund; new General or other City Fund appropriation (if additional staffing or consulting resources are warranted).

Quantified Objective: 300 lower income units.

Program HE-2. Special Housing Needs and Underserved Populations. The City will address the special housing needs of individuals with disabilities and developmental disabilities; extremely low-, very low-, and low-income households; large families; seniors; homeless individuals; farmworkers and their families; female-headed households with children; military families; and others with special needs by taking the following actions:

- a. To meet the needs of residents in Vacaville living with disabilities, including developmental disabilities, the City will partner with the North Bay Regional Center and other relevant agencies to provide support and access to resources.
- b. To meet the needs of seniors and persons with disabilities, the City will encourage all new units to be universally designed so they are accessible for both occupants and visitors.
- c. To meet the needs of seniors, the City will consider creating programs or establishing partnerships to address the high number of seniors living in single-family homes and their desire to age in place, such as: ensuring adequate licensed home care, opportunities for shared housing arrangements, and other related programs. The City will explore the potential to restart the Senior Home Improvement Program to aid seniors and persons with disabilities in living independently.
- d. To meet the needs of local military personnel and their households, the City will identify sites that are appropriate for military households based at Travis Air Force base and work with Air Force housing officials and nonprofit housing groups to build off-base housing units that are affordable to active military households at

Travis Air Force Base. The City Manager's Office will also continue to participate in the Travis Regional Armed Forces Committee (TR AFC) to discuss the needs of military personnel and their households.

- e. To meet the needs of multiple groups with special housing needs and to promote housing choice and mobility and access to jobs and neighborhood-serving amenities, the City will encourage the development of multifamily and affordable units in moderate and high resource areas (**Appendix 3, Figure 3-7**).

Implements Goals and Policies: Goals HE.1 and HE.3; Policies HE.1 - GP 4, HE.1 - GP 9, HE.3 – GP 1, HE.3 – GP 2, and HE.3 – GP 4.

Responsible Department/Review Authority: Community Development; Housing and Community Services; other departments as appropriate.

Time Frame: Conduct an initial assessment of how the City is addressing the actions above following adoption of the Housing Element and by January 2026 establish plan for implementation of each action in program in an ongoing manner.

Funding Source: General Fund; new General or other City Fund appropriation (if additional staffing or consulting resources are warranted).

Quantified Objective: 50 units for special needs groups.

Program HE-3. Variety of Housing Types. The City will encourage or require the development of housing in a range of sizes and types to meet a variety of needs throughout Vacaville, particularly "missing middle" housing and housing affordable to lower- and moderate-income households, through the following actions.

- a. The City will pursue providing incentives to support the development of missing housing types in the City including "missing middle," affordable, supportive, transitional, homeless shelters, and executive housing. Examples of incentives include proactively identifying sites in the City; securing direct funding through federal, State, and regional grants; donating or allowing deferred payment to purchase City owned land to private developers to address feasibility challenges; expediting permit review; implementing fee reductions and waivers or offering fee deferrals; and other incentives identified by the City for projects containing targeted missing housing types. The City will clearly publicize existing incentives available for development, including the incentives in the Downtown Specific Plan and the City's Density Bonus ordinance.
- b. The City will consider amending the Land Use and Development Code, in accordance with the City's Housing Strategy, to require new subdivisions to include two-, three-, and four-plexes or other targeted missing housing types that are designed to look cohesive with adjacent single-family homes.

- c. The City will explore the option of working with private and nonprofit developers to offer unique tenure and financing arrangements, including shared housing, cooperative housing, build-to-rent (single-family rentals), and rent-to-own, in accordance with the City's Housing Strategy.
- d. The City will work with private and nonprofit developers to expand the supply of three-bedroom apartments to provide affordable multifamily housing for large households and young adult households.
- e. To ensure that the multifamily component of specific plans are constructed, in partnership with the development community, the City will require that multifamily units be constructed on pace with or ahead of single-family units as part of development agreements.

See also Program HE-4. Accessory Dwelling Units/Junior Accessory Dwelling Units (ADU/JADU)

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 - GP 1, HE.1 - GP 3, and HE.4 – GP 1;

Responsible Department/Review Authority: Community Development; Housing and Community Services; other departments as appropriate.

Time Frame: Determine if the City will amend the Land Use and Development Code by December 2024; work with private and nonprofit developers at least annually.

Funding Source: General Fund; new General or other City Fund appropriation (if additional staffing or consulting resources are warranted).

Quantified Objective: 1,081 lower-income units, 409 moderate-income units, 1,105 above moderate-income units, for a total of 2,595 units.

Program HE-4. Accessory Dwelling Units/Junior Accessory Dwelling Units (ADU/JADU). The City will continue to amend its ADU/JADU ordinance as needed to remain compliant with recent and future changes to state law. The City will also promote ADUs/JADUs to property owners as a viable option for providing additional housing opportunities that could include affordable housing for lower-income seniors, single persons, or small households within existing neighborhoods.

The City will also consider the following efforts to promote ADU/JADUs development and select the most feasible actions for implementation:

- a. In accordance with State law, the City will allow ADUs in all zones where single-family and multifamily are permitted.

- b. Collaborate with the Napa Sonoma ADU Center to create a similar resource program and services to property owners in Vacaville who may be interested in adding an ADU to their property.
- c. Work with local lending organizations to create an ADU/JADU construction loan program—similar to Napa Sonoma ADU Center’s loan program through Redwood Credit Union—that will help fund construction of these units.
- d. Encourage the construction of ADUs, particularly in moderate and high resource areas (**Appendix 3, Figure 3-7**).
- e. Research and coordinate with nonprofit organizations, builders, and banks regarding funding/assisting with construction costs and connect ADU/JADU owners and renters with that information. This will include encouraging financial institutions to appoint an “ADU/JADU Ambassador” who will be the local representative within the financial institution. The City would provide training and educational materials in multiple languages to the ambassadors. The City will maintain a list of ADU/JADU Ambassadors and distribute the list to interested homeowners seeking information about finding loans for ADU/JADU development.
- f. Market ADU/JADU development opportunities to residents, who may not be aware of the development potential on their property.
- g. Market financial assistance programs available through CalHFA and CalHOME and other programs that could provide the funding needed for households to proceed with construction.
- h. Reach out to local homeowners that have added an ADU/JADU to involve them in supporting other homeowners who are considering adding these type of units to their property. Hold a community “ADU/JADU Open House” to share ideas and inspire homeowners to build these type of units.
- i. Streamline permitting and reduce permitting fees for this particular housing type.
- j. Offer design templates or local- or State-approved templates to save money otherwise spent creating designs from scratch.
- k. Create a user-friendly page on the City’s website to convey the incentives and resources available to support the construction of ADUs/JADUs.
- l. Create short flyers and brochures (digital and print). Distribute through social media promotions, direct mailings to property owners, water bill inserts, and the dedicated City webpage.
- m. Establish an ADU/JADU point person at the City to serve as a central point of information and a resource for enhancing awareness.

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 - GP 1, HE.1 - GP 3, HE.1 - GP 8 and HE.4 – GP 1.

Responsible Department/Review Authority: Community Development; Housing and Community Services.

Timeframe: Conduct an initial assessment of how the City is addressing the actions above following adoption of the Housing Element and ensure implementation of each program by January 2027.

Funding Source: General Fund; new General or other City Fund appropriation (if additional staffing or consulting resources are warranted).

Quantified Objective: 37 lower-income units, 18 moderate-income units, 6 above moderate-income units, for a total of 61 units.

Program HE-5. Affordable Housing Construction. The City will help facilitate the construction of affordable housing through the following strategies:

- a. The City will explore the potential to partner with a nonprofit organization to offer a program based on the Community Land Trust model, where a community-controlled organization retains ownership of the land and sells or rents the housing on that land to lower-income household development projects aimed at providing homeownership opportunities for lower income families and individuals.
- b. The City will evaluate the feasibility of enacting new measures that would raise local funding for the construction of affordable and other needed housing types, in accordance with the City's Housing Strategy. Funding sources to be evaluated could include a housing trust fund, an affordable housing commercial linkage fee, an increase in the City's sales tax or transient occupancy tax rate, a General Obligation bond, or other identified dedicated funding source/s.
- c. The City will work with developers to identify suitable sites and funding sources for affordable rental housing projects, particularly for very low and extremely low income households, as well as for low and moderate income households.
- d. The City will encourage and incentivize development of affordable housing units, particularly in moderate and high resource areas (**Appendix 3, Figure 3-7**). Incentives may include the streamlining described in **Program HE-11**, Streamlining Housing, or alternatives to parking requirements described in **Program HE-19**, Alternate Parking Standards or greater flexibility of outdoor recreation space standards for flexibility for multifamily, mixed-use, and affordable housing projects described in **Program HE-17**.

- e. The City will partner with developers,, as feasible, on applications for funding for housing construction. The City will pursue becoming a HOME entitlement community. Funds received from this grant will be allocated to the development of housing affordable to extremely low-, very low-, and low-income households. The City also intends to continue applying on an ongoing basis for housing funds from available sources.
- f. The City will work with local nonprofit entities to mobilize a wide variety of funding, negotiate long-term affordability agreements, participate in project design, assist with planning and building approvals, monitor the affordability agreements, and report to funding sources.

See also Program HE-12. Centralized Housing Services Coordinator.

Implements Goals and Policies: Goal HE.1 and HE.3; Policies HE.1 - GP 1, HE.1 - GP 2, HE.1 - GP 3, HE.1 - GP 4, HE.1 - GP 8, and HE.3 - GP 3.

Responsible Department/Review Authority: Housing and Community Services and Community Development Department

Time Frame: Conduct an initial assessment of how the City is addressing the actions above following adoption of the Housing Element and ensure implementation of each program by January 2026.

Funding Source: New General or other City Fund appropriation (if additional staffing or consulting resources are warranted), tax credits, and tax exempt bonds.

Quantified Objective: 1,081 lower-income units.

Program HE-6. Supportive Housing. The City will encourage the provision of supportive services with new and rehabilitated affordable units, in particular multifamily units, including services such as childcare, healthcare, case management, English as a second language, and job training, nearby or as a component of the development. The City will help facilitate or provide referral resources for the provision of childcare and job training, in conjunction with multifamily housing developments, to better serve the residents and improve a parents' ability to find and access employment and reduce vehicle trips.

Implements Goals and Policies: Goal HE.3; Policies HE.3 – GP 1 and HE.3 – GP 2.

Responsible Department/Review Authority: Housing and Community Services.

Time Frame: Ongoing, as needed.

Funding Source: General Fund; new General or other City Fund appropriation (if additional staffing or consulting resources are warranted).

Quantified Objective: n/a.

Program HE-7. Emergency Shelters. The City will continue to activate and operate emergency cooling and warming centers at the City’s community centers during times of extreme weather that are available to all City residents. In addition, the City will activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents. The City will encourage the construction of a low-barrier navigation center. The City will coordinate with other Solano County jurisdictions to increase the availability of emergency shelters, transitional housing, and homelessness services and to collaborate on the development of targeted assistance and outreach countywide.

See also Program HE-15. Planning Regulations Amendments.

Implements Goals and Policies: Goal HE.3; Policies HE.3 – GP 1 and HE.3 – GP 2.

Responsible Department/Review Authority: Community Development; Housing and Community Services; other departments as appropriate.

Time Frame: Ongoing, as needed.

Funding Source: General Fund; new General or other City Fund appropriation (if additional staffing or consulting resources are warranted).

Quantified Objective: n/a.

Program HE-8. Adequate Sites. The City will maintain an inventory of sites available and appropriate for residential development for households of all income levels. This program will implement a land monitoring program to ensure that the city has enough land to meet its RHNA throughout the planning period and comply with no net loss requirements (Government Code Section 65863). To ensure the City maintains adequate sites to meet the RHNA, the City will implement the following:

- a. Update the site inventory list on an annual basis and post it on the City's website.
- b. Evaluate residential development proposals for consistency with goals and policies of the 2023-2031 Housing Element and the Sites Inventory List calculations. If there is a reduction in project density from what is shown in the site inventory list, the City will make written findings that the remaining sites identified are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the Sites Inventory List failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to

accommodate its share of housing need by income level within 180 days of approving the reduced-density project.

Implements Goals and Policies: Goal HE.1 and HE.4; Policy HE.1 – GP 2 and HE.4 – GP 4

Responsible Department/Review Authority: Community Development; Housing and Community Services; other departments as appropriate.

Time Frame: Update the site inventory list on an annual basis; evaluate development proposals as they arise.

Funding Source: General Fund; new General or other City Fund appropriation (if additional staffing or consulting resources are warranted).

Quantified Objective: n/a.

Program HE-9. Sites Included in Previous Cycles. Pursuant to Government Code Section 65583.2(c), any nonvacant sites identified in the fifth cycle or vacant sites identified in two or more consecutive planning periods shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

See subsection **Sites Identified in Previous Housing Elements in Chapter 4, Housing Sites Inventory**, for applicable sites.

Implements Goals and Policies: Goal HE.1 and Policy HE.1 – GP 2.

Responsible Department/Review Authority: Community Development; Housing and Community Services; other departments as appropriate.

Time Frame: Immediately after adoption of the Housing Element.

Funding Source: General Fund; new General or other City Fund appropriation (if additional staffing or consulting resources are warranted).

Quantified Objective: 301 new housing units (290 units for lower-income households and 11 units for moderate-income households).

Program HE-10. Infill Development. The City will encourage infill development in the City through the preparation of specific plans, as appropriate, for housing projects, in accordance with the City's Housing Strategy. To promote infill development, the City will:

- a. Convene a working group of residential developers to discuss and resolve impediments to construction.

- b. Leverage available State and federal funding sources to conduct infrastructure analyses and targeted studies to understand existing capacity and conditions in infill areas to identify and prioritize needed improvements to support infill development.
- c. Adopt flexible standards or incentives that promote infill development (e.g., reduced parking requirements, reduced development and permitting fees, streamlined permitting).

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 - GP 5 and HE.4 – GP 1.

Responsible Department/Review Authority: Community Development.

Time Frame: Convene a working group of residential developers annually; revise the Land Use and Development Code as needed.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-11. Streamlining Housing. The City is committed to allowing a shortened process to help expedite housing projects and will work with applicants to combine stages of the review process to help facilitate an expedited review. The City will process submittals for housing projects as quickly as possible and prioritize the processing of special needs housing and residential care facilities submittals. Streamlining housing projects may take the form of prioritizing these projects and/or granting concurrent Planning and Building Permit review, as appropriate. The City will also continue to implement the adopted Objective Development Standards. In addition, the City will do the following:

- a. Continue to review the design of proposed multifamily development, and streamline the process to approve housing projects that include an affordable component.
- b. Give priority to special needs housing and residential care facilities by allowing for reduced processing time and streamlined procedures for special needs housing land-use applications.
- c. Add a preliminary application process that allows applicants to submit a formal preliminary application for new residential projects, in accordance with Senate Bill 330.
- d. In addition to the already adopted Objective Development Standards, by September 2023, the City will establish a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects, in accordance with Senate Bill 35 (Government Code Section 65913.4).

- e. In accordance with the City’s Housing Strategy, the City will continue to explore ways to increase the production of all housing types through expediting the planning approval process, reducing housing project costs, and reducing development risk. The City will continue to reduce the time and expense of the planning approval process by offering ministerial- and/or staff-level review of infill or other targeted housing types and optimizing the electronic plan review and online permitting processes. The City will strive to streamline and simplify the building permit process using best practices from other cities to improve aspects of the process, including coordination with departments, consistency, and timeliness, to make the development experience as efficient and certain as possible.

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 - GP 1, HE.1 - GP 3 and HE.4 – GP 1.

Responsible Department/Review Authority: Community Development.

Time Frame: Conduct an initial assessment of how the City is addressing the actions above following adoption of the Housing Element and ensure implementation of each program by January 2025.

Funding Source: General Fund; Senate Bill 2.

Quantified Objective: n/a.

Program HE-12. Centralized Housing Services Coordinator. In accordance with the City’s Housing Strategy, the City will consider establishing a new position for a centralized housing services coordinator to further the production of affordable, infill, senior, ADU/JADU, missing middle, executive, and other needed housing types. Duties of the housing services coordinator would include evaluating infrastructure, financial feasibility, and other challenges facing development of needed housing; advancing solutions to overcome these challenges; maintaining an inventory of available sites for each needed housing type; recruiting developers; packaging funding for affordable housing projects; and providing technical assistance to homeowners and landowners who seek to build needed housing types. This position would also lobby for state and federal changes that would promote production.

Implements Goals and Policies: Goals HE.1, and HE.3; Policies HE.1 - GP 1, HE.1 - GP 4, HE.1 - GP 8, HE.3- GP 1, HE.3 – GP 2 and HE.3 – GP 3.

Responsible Department/Review Authority: Housing and Community Services.

Time Frame: Determine if the City will establish a new position by January 2023.

Funding Source: New General or other City Fund appropriation.

Quantified Objective: n/a.

Program HE-13. Community Support. The City will provide information to the public that could help bolster community support related to the range of missing housing types in the City, in accordance with the City’s Housing Strategy. These information sessions could provide a forum for discussion regarding residential development costs and the cost of operating affordable housing, as well as addressing housing projects in light of housing needs. This campaign could include City Council working sessions; social media content; information available on the City website; and outreach to local journalists, media outlets, and community organizations. Information sessions could provide a forum for

Implements Goals and Policies: Goal HE.1; Policy HE.1 - GP 3.

Responsible Department/Review Authority: Housing and Community Services; City Manager; Public Relations.

Timeframe: Hold working sessions with City Council annually. Provide information to the public approximately semi-annually and conduct outreach activities each year.

Funding Source: General Fund; new General or other City Fund appropriation (if additional staffing or consulting resources are warranted).

Quantified Objective: n/a.

Program HE-14. Development Impact Fees. The City will consider updating the development impact fee structure for affordable and infill residential projects in accordance with the City’s Housing Strategy.

On June 28, 2022 the City approved the Development Impact Fee Nexus Study and a new fee schedule that takes into consideration new development that is forecasted in the City and the need for additional public facility improvements as a result of this new development. In the previous fee schedule, houses of any size paid the same impact fee. With the new updated fee schedule, impact fees are differentiated by single-family home size. Under this approach, for most fee categories smaller single-family homes will pay lower fees (for many of the fee categories) than the average home size, while larger homes will pay higher fees.

In addition to the recently approved revisions to the fee schedule, the City could consider developing a lower fee structure or waiving fees for projects containing affordable housing, infill projects, and other targeted missing housing types to improve project feasibility. Building on the City’s OpenCounter platform, which allows the public to easily access critical information about the development process, the City could also consider ensuring all development-related fee requirements are posted on the City’s website. For example,

based on input from the development community, the Community Benefit Contribution Fee and the Benefit District Fee are not clearly shown on the City's typical fee schedule.

Implements Goals and Policies: Goal HE.1; Policy HE.1 - GP 3.

Responsible Department/Review Authority: Public Works; Community Development.

Timeframe: Adjust the fees as recommended in the Development Impact Fee Update report by December 2025.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-15. Planning Regulation Amendments. The City will continue to monitor changes in State law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.

The City will implement the following specific Planning regulation amendments to alleviate constraints to the production of housing, including the production of housing for special needs populations.

- a. *Employee Housing.* The City will amend the Land Use and Development Code to allow employee housing in accordance with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8.
- b. *Single Room Occupancy (SRO).* The City will ensure compliance with Government Code Section 65583 by allowing SROs and/or congregate residences (rental housing with communal dining and/or bathroom facilities) (other than those for seniors) to facilitate extremely low-income housing in at least one zoning district in the city.
- c. *Mobile Homes.* The City currently classifies manufactured housing the same as single family detached dwelling units. The City will ensure compliance with Government Code Section 65852.3 by also defining mobile homes as residential uses and allowing them in all zones where single-family homes are allowed with the same approval process that is used with single-family homes.
- d. *Low-Barrier Navigation Centers.* The City will ensure compliance with Government Code Section 65662 by allowing low-barrier navigation centers by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing.
- e. *Emergency Shelters.* In accordance with Government Code section 65583(a)(4), the City will

- Remove the Conditional Use Permit requirement for emergency shelters in one or more zones where they are allowed or add a new overlay zone that allows emergency shelters by right, so that a sufficient amount of vacant or underutilized land is available.
 - Allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
- f. *Residential Care Facilities.* The City will allow residential care facilities for seven or more persons only subject to the restrictions that apply to other residential uses of the same type in the same zone.
- g. *Density Bonus.* The City will continue to comply with California Government Code Section 65915, as revised, and amend Planning Regulations to be consistent with State density bonus law.
- h. *Planned Growth Ordinance.* On March 10, 2020, the City Council adopted a resolution that suspends the implementation of its planned growth ordinance until December 31, 2024. To help facilitate housing production, the City will adopt a new resolution to extend the suspension of the ordinance since the General Plan and Municipal Code set policies and standards to ensure development is adequately serviced by public utilities and infrastructure.
- i. *Reasonable Accommodations.* Periodically review and update the findings in the Municipal Code for a reasonable accommodation request, as needed to continue to comply with State law.
- j. *Family.* To ensure the City does not have any practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals, or discriminate based on familial status, the City will define family in accordance with Federal and State fair housing standards, such as, “A Family is one or more individuals who live together. Members of the family do not need to be related by blood, marriage or in any other legal capacity.”

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 - GP 1, HE.1 - GP 3 and HE.4 – GP 1.

Responsible Department/Review Authority: Community Development Department.

Time Frame: Complete the amendments to the Land Use and Development Code described above by January 2024.

Funding Source: General Fund; new General or other City Fund appropriation (if additional staffing or consulting resources are warranted).

Quantified Objective: n/a.

Program HE-16. Inclusionary Housing Ordinance. In accordance with the City's Housing Strategy, the City will consider adopting an inclusionary housing ordinance that requires a certain percentage of housing to meet very low-, low-, and moderate-income levels to be included in every housing project, or be permitted to pay an in-lieu payment option

Implements Goals and Policies: Goal HE.1 and HE.3; Policies HE.1 - GP 1, HE.1 - GP 4, HE.1 - GP 8, and HE.3 - GP 1.

Responsible Department/Review Authority: Community Development; Housing and Community Services.

Timeframe: Determine if the City will adopt an Inclusionary Housing Ordinance by December 2023.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-17. Citywide Densities and Zoning. The City will consider increasing minimum and maximum allowable densities and zoning requirements in accordance with the City's Housing Strategy. To implement this program, the City will consider the following:

- a. Increase maximum densities in the higher density residential zones (i.e., Residential Medium High, Residential High, and Mixed-Use zones), particularly in the downtown or mixed-use nodes of the city. The City will consider maximum densities of 60 to 100 units per acre in downtown and mixed-use areas and up to 40 units per acre in high-density areas that are not intended to be high-activity areas.
- b. Increase minimum and maximum densities in lower density zones, such as the Residential Rural, Residential Estates, Residential Low, and Residential Low Medium density zones, to allow for townhomes, duplexes, or other creative housing solutions that can be sold at a lower cost than detached, single-family homes to the populations in need of housing.
- c. Adjust zoning requirements to increase height limits to allow taller buildings and reduced setbacks in moderate- and high-density zones.
- d. Prioritize infill residential development by allowing an increase in densities and a streamlined development review process.

- e. Change the City’s existing regulations, which already do a good job of encouraging ADUs/JADUs, to lessen setback and parking requirements for ADUs/JADUs in some areas.
- f. Review of the outdoor recreation space standards to see if there is an opportunity to lessen the requirements or allow flexibility for multifamily, mixed-use, and affordable housing projects throughout the city.
- g. Consider revising General Plan Policy LU-P11.4 to lower the buffer requirement between residential and industrial uses from 200 feet to 50 feet. The zoning code could then be amended to include provisions that require an industrial buffer yard between residential and industrial uses. Typical minimum widths of industrial buffer yards are 25 feet within a 50-foot minimum setback area. As part of this effort, to promote fair housing, the City will carefully evaluate the transitional buffers or screening between residential and heavy industrial uses to help ensure sensitive receptors are not negatively affected by heavy industrial uses.

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 - GP 1, HE.1 - GP 3, and HE.4 – GP 1.

Responsible Department/Review Authority: Community Development.

Time Frame: Conduct an initial review of the actions above by December 2024 and complete any applicable amendments to the Land Use and Development Code by December 2027.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-18. Site Inventory Rezone Program.

- a. The City will increase the maximum density from 24 to 30 units per acre for the Residential High (RH) Density Zoning District citywide, in accordance with the default density by Department of Housing and Community Development (HCD) for development suitable for lower income households in Vacaville. The upzoning will affect parcels citywide, including nine parcels in the Housing Element site inventory. These nine parcels include the site of Peabody Road Apartments and Southtown Apartments, two pipeline projects shown in **Table 4-4** and seven vacant parcels (sites 27, 28, 38, 39, 53, 71 and 73) shown in **Table 4-5**.
- b. Additionally, the City will rezone site 78 (also known as the Vanden Town Home site) from Residential Medium (RM) to Residential High (RH). The City owns the site and intends to construct a high-density development on it during the planning period.

- c. To further facilitate residential development, as shown in **Table 4-5**, the City identified 22 of the vacant sites to consider rezoning from a mixture of commercial and residential uses to exclusively residential uses. The sites already allow residential uses at densities sufficient for meeting the State-mandated default density of 30 units per acre to be counted towards the City's lower-income RHNA. The sites are 15, 62, 63 and 64 in the CG zone, 65 and 67 in the CH zone, 2, 59, 60, 61 and 70 in the CO zone and 3, 4, 5, 6, 40, 41, 42, 43, 80, 81 and 82 in the DC zone

The City has a surplus of suitably zoned sites to meet its RHNA without considering the sites proposed for upzoning/rezoning. Therefore, the upzoning/rezoning is not proposed to address a shortfall of sites and upzoned/rezoned sites are not subject to the requirements of Government Code Section 65583.2(h).

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 - GP 1, HE.1 - GP 3 and HE.4 – GP 1.

Responsible Department/Review Authority: Community Development;

Time Frame: Complete amendments to the Zoning Code by December 2023.

Funding Source: General Fund.

Quantified Objective: Differential of 167 additional units allowed (gross yield) on parcels in the inventory due to upzoning/rezoning described in program (163 lower income units and 4 moderate-income units).

Program HE-19. Alternative Parking Standards. The City will consider allowing developers the opportunity to provide creative solutions, where feasible, that could result in reductions in parking requirements.

During the developers meeting, a few of the developers identified parking requirements as a barrier to housing production; however, not all agreed the City's parking standards are an impediment. If a new housing development project needs reduced parking to develop, the City could consider allowing developers to provide creative solutions, where feasible, to reduce parking requirements. Creative solutions may include supplemental transit passes, increased bicycle parking, a shared vehicles program, or other solutions agreed on by the City and the developer.

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 - GP 3 and HE.4 – GP 1.

Responsible Department/Review Authority: Residential developers and Community Development .

Time Frame: Determine if the City will allow supplemental transit passes, increased bicycle parking, a shared vehicles program, or other parking alternatives by December 2025. Complete an applicable amendments to the Code by December 2027.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-20. Nut Tree Airport. In partnership with the Nut Tree Airport Land Use Commission, the City will consider whether the permitted uses and boundaries of the Nut Tree Airport compatibility zones can be re-evaluated to accommodate additional housing.

The Nut Tree Airport is northeast of the downtown and is guided by the County Airport Land Use Plan, which establishes six compatibility zones around the airport that guide the acceptable and normally not acceptable uses based on the proximity of the zone to the airport. The majority of Vacaville is in zone D, which does not place any restrictions on the types of land uses allowed, with the exception of land uses that could cause a hazard to flights. Residential uses are prohibited in zones A, B, and C. The City could consider working with the Airport Land Use Commission to study whether the boundaries can be revised or if the residential uses permitted in each zone can be restudied.

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 - GP 3 and HE.4 – GP 1.

Responsible Department/Review Authority: Community Development

Time Frame: Review the Nut Tree Airport compatibility zones and meet with the Airport Land Use Commission by January 2028.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-21. Energy Conservation. The City will encourage energy conservation in development by:

- a. Implementing the California energy conservation standards, including the California Green Building Standards Building Code.
- b. Assisting in the development of active transportation infrastructure to reduce automobile traffic and the resulting emissions.
- c. Encouraging energy conservation through energy-reducing landscaping, orientation and configuration of buildings, siting, and other factors affecting energy use.

- d. Continuing to evaluate energy efficiency and apply appropriate mitigation measures through the environmental review process.
- e. Continuing to implement the Energy and Conservation Action Strategy (ECAS), which includes policies that address energy conservation.

Implements Goals and Policies: Goals HE.1 and HE.2; Policies HE.1 - GP 7 and HE.2 - GP 2.

Responsible Department/Review Authority: Community Development Department; Public Works Department.

Time Frame: Ongoing, as needed.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-22. Water and Sewer Prioritization for Affordable Housing. The City of Vacaville, in its capacity as the water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

During the review of development entitlements for proposed residential projects affordable to extremely-low- very low- and low-income households, the Community Development Department, in conjunction with the Utilities Department, will evaluate wastewater treatment capacity and water allocations required to serve the project and give priority for allocations except where capacity has already been granted to other approved projects. There are no known treatment capacity or water allocation shortfalls that would impede residential development during the time frame of this Housing Element.

Implements Goals and Policies: Goal HE.4 and Policy HE.4 - GP 3.

Responsible Department/Review Authority: Community Development Department; Utilities Department.

Time Frame: Ongoing, as applications arise.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-23. Below-Market-Rate Loan Programs. The City will pursue funding to operate below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.

Implements Goals and Policies: Goal HE.2; Policies HE.2 – GP 2 and HE.2 - GP 3.

Responsible Department/Review Authority: Housing and Community Services.

Time Frame: Ongoing, as needed by community members.

Funding Source: General Fund.

Quantified Objective: Assistance to 300 households (15 extremely-low, 60 very-low, and 225 low income).

Program HE-24. First Time Homebuyer. The City will continue to provide First Time Homebuyer opportunities through various funding mechanisms, including down payment loans and homebuyers' education activities.

The City will continue to provide a down payment assistance program based on the availability of funding. It is estimated that the City will be able to assist up to 35 first-time homebuyers during the reporting period using a variety of funding sources for Down Payment Assistance loans.

The City will also continue to provide homebuyer education through the HUD-certified Housing Counseling Center.

Implements Goals and Policies: Goal HE.3 and Policy HE.3 - GP 3.

Responsible Department/Review Authority: Housing and Community Services.

Time Frame: Ongoing, as needed by community members.

Funding Source: General Fund.

Quantified Objective: 35 first-time homebuyers.

Program HE-25. Housing Rehabilitation. To facilitate the habitability of homeowners' homes in Vacaville—including homes in neighborhoods identified as having the greatest rehabilitation needs and homes owned by low-income households—the City will consider the creation of rehabilitation assistance programs and explore the actions listed below to educate homeowners and pursue financial resources to aid in the repair or rehabilitation of their homes. The City will continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities. The City will evaluate its procedures in implementing the PNO to identify the potential for displacement of lower income households and the potential for any protected classes to be disproportionately impacted

through enforcement actions. The City will adjust procedures accordingly if any are identified as a barrier to fair housing.

- a. The City will advertise rehabilitation assistance programs for lower-income households to alleviate substandard conditions before they reach the point of inhabitability.
- b. The City will work with property owners and developers to identify ways to improve the quality of rental housing in alignment with HUD fair housing objectives.
- c. The City will explore financial opportunities to fund additional staff to identify and inspect vacant buildings for the purpose of requiring violations be corrected in a timely manner to ensure that vacant properties, especially units in the foreclosure process, do not become blighted and undermine neighborhood stability.
- d. The City will also explore financial opportunities to fund additional staff to conduct strict enforcement of bank-owned properties and other foreclosed homes as funding allows to ensure they are properly maintained and do not negatively impact their neighborhoods. This will include the monitoring of foreclosed properties.
- e. The City will explore financial opportunities to fund additional staff to implement a proactive code enforcement program, as feasible, for owners of affordable units.
- f. The City will work with owners of deed-restricted affordable apartment complexes to identify funding to improve conditions.
- g. The City will consider identifying funding and designing a rental rehabilitation program where the City will provide low interest rate loans to existing rental property owners to improve the habitable condition(s) of their rental units occupied by very low-, low-, and moderate-income tenants.

Implements Goals and Policies: Goal HE.2; Policies HE.2 - GP 1 and HE.2 – GP 3.

Responsible Department/Review Authority: Fire Department Code Enforcement Division, Housing and Community Services.

Time Frame: Conduct an initial assessment of how the City is addressing the actions above following adoption of the Housing Element and ensure implementation of each program by January 2026.

Funding Source: General Fund.

Quantified Objective: Assist 80 units with rehabilitation in the planning period.

Program HE-26. Condominium Conversion Ordinance. The City will continue to enforce and update the Condominium Conversion Ordinance.

On an ongoing basis, the Community Development Department enforces the Condominium Conversion Ordinance by accepting applications for conversions only when the citywide apartment vacancy rate is above 3 percent. In February 2013, the City Council approved an amendment to the Condominium Conversion ordinance that prevents the conversion of senior apartments if the senior-restricted vacancy rate falls below 3 percent and requires the applicant to fund the vacancy survey.

Implements Goals and Policies: Goal HE.2 and Policy HE.2 – GP 4.

Responsible Department/Review Authority: Community Development Department.

Time Frame: Ongoing, as applications arise.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-27. At-Risk Units. The City will continue to maintain a directory of all below-market-rate units in Vacaville and when their regulatory restrictions expire. The City will assist in maintaining the affordability of units produced through federal and State programs to the extent possible by working with appropriate organizations to identify units that may convert to market-rate units, analyzing the cost of keeping the units affordable, and taking measures to ensure continued affordability, as feasible, or providing assistance to residents if the affordability of the units is removed.

In addition, the City will continue to enforce housing affordability agreements between the owners and the City.

If there are any units at risk of converting to market rate, the City shall:

- a. Contact property owners of units at risk of converting to market-rate housing within three years of affordability expiration to discuss the City's desire to preserve complexes/units as affordable housing.
- b. Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at three years, 12 months, and six months.
- c. Reach out to agencies interested in purchasing and/or managing at-risk units.
- d. Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

If any of the owners indicate that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve

the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units.

Implements Goals and Policies: Goal HE.2 and Policy HE.2 - GP 4.

Responsible Department/Review Authority: Community Development; Housing and Community Services; other departments as appropriate.

Time Frame: Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis, in particular at the time of change of ownership.

Funding Source: General Fund.

Quantified Objective: Preserve the 10 at-risk affordable units scheduled to expire in 2029 (The Sycamores Apartments).

Program HE-28. Fair Housing. The City will work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories and will affirmatively further fair housing through the following actions:

- a. Implement the future strategies identified in the City of Vacaville's Analysis of Impediments to Fair Housing by the Housing and Community Services Department (2020).
- b. Provide annual training to landlords on fair housing rights and responsibilities with the intent of reducing or eliminating discrimination. (*See also Program HE-33. Housing Choice Voucher Program.*)
- c. Ensure residents and housing providers are aware of fair housing laws, rights, and requirements as well as resources available to residents should they experience discrimination.
- d. Work with local and regional fair housing providers to facilitate training for housing providers in moderate and high resource areas (**Appendix 3, Figure 3-7**) to prevent discriminatory actions and behaviors.
- e. Make fair housing information available and update annually or as needed on the City's website and through annual distribution of printed materials at government buildings and community meetings.
- f. Work with legal service providers to ensure all residents have access to legal counseling and representation in cases of discriminatory lending practices and other fair housing issues.

- g. Provide translation services for public meetings and materials based on the assessment performed by the Vacaville Housing Authority to determine which translation services are needed to serve the community
- h. Implement targeted and multilingual outreach strategies to encourage underrepresented groups to participate in homeownership programs and consider work with community-based organizations to provide homebuyer education, financial counseling, and foreclosure prevention when the City is not able to provide these services.
- i. Provide education to landlords and property managers on requirements to address reasonable accommodation requests.
- j. Ensure that residents throughout the city continue to have access to improved transit service; the City will conduct a survey of unmet needs at least once during the planning period and will identify funding for route changes or expansions based on results of the survey.
- k. Continue to celebrate Fair Housing Month each April by promoting youth and adult education and outreach activities; public service announcements and features on the local television cable channel; newspaper articles and editorials; and public forums and workshops. Other education and outreach activities may include distributing handouts at the Senior Center, apartment complexes, and to Section 8 participants and displaying posters and handouts in City offices and Community in both Spanish and English. and Community
- l. Continue to prepare an Analysis of Impediments to Fair Housing Choice in the City of Vacaville, in accordance with 24 CFR 91.225(a)(1) regulations as required by the US HUD Community Development Block Grant (CDBG) Entitlement program.

Implements Goals and Policies: Goal HE.5; Policies HE.5 - GP 1, HE.5 - GP 2, HE.5 - GP 3, HE.5 - GP 4, and HE.5 - GP 5.

Responsible Department/Review Authority: Community Development; Housing and Community Services; other departments as appropriate.

Time Frame: Conduct an initial assessment of how the City is addressing the actions above following adoption of the Housing Element and ensure implementation of each program by January 2026.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-29. Support for Agencies Serving the Homeless. The City will provide technical and/or support services to nonprofit agencies and other entities serving the homeless, in addition to the following:

- a. The Vacaville Police Department will continue to collaborate with Homeless Roundtable members through the Police Department Community Response Unit, as appropriate and feasible.
- b. Continue to participate in the regional homeless subcommittee.
- c. Continue to assist the Vacaville Solano Services Corporation and the Vacaville Community Welfare Association, the Community Action Partnership of Solano (CAP Solano), and others who provide homeless services through the provision of technical and/or support assistance, as funding allows.
- d. Continue participating on the Community Action Partnership of Solano (CAP Solano) Joint Powers Authority to oversee safety net services and grants to address poverty and homelessness.

Implements Goals and Policies: Goal HE.3; Policies HE.3 - GP 1, HE.3 - GP 2 and HE.3 - GP 4.

Responsible Department/Review Authority: Police Department; Housing and Community Services.

Time Frame: Ongoing, following adoption of Housing Element.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-30. Emergency Housing. The City will continue to support and expand, as feasible, the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.

The City will continue to provide support for other emergency housing related programs and activities through the Vacaville Family Resource Center (FRC), as feasible, such as the VCWA program which is under the police department and receives funds from the VCWA to continue to provide funding for food and gas vouchers and other subsistence needs and to conduct screening for the Season of Sharing program. The privately funded Season of Sharing program provides emergency rental assistance to eligible lower-income Vacaville households each year. In addition, staff will screen for eligibility for utilities assistance on behalf of PG&E.

Implements Goals and Policies: Goal HE.3; Policies HE.3 - GP 1, HE.3 - GP 2, and HE.3 - GP 4.

Responsible Department/Review Authority: Police Department; Housing and Community Services.

Time Frame: Ongoing, following adoption of Housing Element.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-31. Homelessness Continuum of Care. The City will continue to participate on the Community Action Partnership of Solano, Joint Powers Authority (CAP Solano JPA) to oversee safety net services and grants to address poverty and homelessness and oversee the Homelessness Continuum of Care.

Implements Goals and Policies: Goal HE.3; Policies HE.3 - GP 1, HE.3 - GP 2, and HE.3 - GP 4.

Responsible Department/Review Authority: Housing and Community Services.

Time Frame: Ongoing, following adoption of Housing Element.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-32. Low Barrier Housing. The City will continue to reach out to and collaborate with local faith-based organizations and partners to develop appropriate housing with support services to implement a “Low Barrier Housing” or similar program such as: supporting an organization’s application for Veterans Housing and Homelessness Prevention funding. The City will also continue to support local faith-based and other organizations’ programs to engage homeless persons and assist in placing them in shelters or locating resources by contacting the local Coordinated Entry System and other resources.

Implements Goals and Policies: Goal HE.3; Policies HE.3 - GP 1, HE.3 - GP 2, and HE.3 - GP 4

Responsible Department/Review Authority: Housing and Community Services, Police Department.

Time Frame: Reach out to and collaborate with local faith-based organizations twice a year, upon adoption of the Housing Element. Collaborate on funding applications as opportunities arise.

Funding Source: General Fund.

Quantified Objective: n/a

Program HE-33. Housing Choice Voucher Program. To promote housing mobility in high-resource neighborhoods, the City will:

- a. Continue to operate and expand the HUD Housing Choice Voucher Program and other rent subsidy programs.
- b. Continue to apply for additional Housing Choice Vouchers as additional federal funding becomes available.
- c. Continue to implement the Section 8 Homeownership Program, which provides homeownership opportunities for eligible lower-income households.
- d. Provide referral services and information to the city's residents on housing choice voucher programs, ensuring that all information is offered digitally and physically and in languages as appropriate per the Housing Authority Language Assistance Plan.
- e. Coordinate with community-based organizations that serve Vacaville's' special-needs populations to reach households that would qualify for housing choice voucher programs.
- f. Increase voucher acceptance in high and moderate resource areas to increase opportunities for housing mobility, (see **Figure 3-7**) . Consider the feasibility of a landlord incentive program for landlords that accept voucher holding tenants.
- g. Provide annual training to landlords regarding fair-housing requirements, including the requirement that they accept vouchers, and the requirements to address reasonable accommodation requests. Educate property owners in high and moderate resource areas, as defined by TCAC, about the benefits of voucher-holding tenants, encouraging them to market available units at their rental properties to voucher holders.

Implements Goals and Policies: Goals HE.2 and HE.3; Policies HE.2 - GP 4 and HE.3 - GP 3.

Responsible Department/Review Authority: Housing and Community Services.

Time Frame: Annual training to landlords following adoption of Housing Element. Coordinate with community-based organizations on an annual basis. Operate the Housing Voucher program on an ongoing basis, when eligible.

Funding Source: General Fund.

Quantified Objective: Manage the 1,366 vouchers currently allocated to the Vacaville Housing Authority.

Program HE-34. Demolitions, Replacement Housing and Displacement. To reduce displacement risk, the City will consider developing a program to connect lower-income households with housing opportunities and continue to create relocation plans for households facing displacement as a result of local government action.

In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to nonvacant sites and vacant sites whose previous residential uses have been vacated or demolished.

The City's policy is to make every effort to avoid displacing households as a result of local government action. However, if households have to be relocated, the City will strive to make the relocation a positive experience for the household being relocated. In most cases, the purpose of the relocation will be to remove blight and dilapidated structures, and to assist households to move from substandard housing to decent, safe, and sanitary housing. Staff will meet with each household facing relocation to determine their needs and housing preferences. If appropriate, the household will be offered assistance through the Housing Choice Voucher program or relocation benefits provided in accordance with State Relocation Law. The assistance will include referrals to available housing and payments for moving expenses and relocation, as applicable.

Implements Goals and Policies: Goal HE.3 and Policy HE.3 - GP 2.

Responsible Department/Review Authority: Public Works, Utilities, Housing and Community Services.

Time Frame: Consider developing a program to connect lower-income households with housing opportunities by December 2027. Create relocation plans for households facing displacement as a result of local government action on an ongoing basis as needed.

Funding Source: General Fund.

Quantified Objective: n/a

Program HE-35. Housing Counseling Assistance. The City will continue to provide housing counseling assistance to residents to help preserve homeownership. and continue to as needed

Implements Goals and Policies: Goal HE.3 and Policy HE.3 - GP 3.

Responsible Department/Review Authority: Housing and Community Services.

Time Frame: Provide housing counseling assistance on an ongoing basis and seek funding as needed/appropriate.

Funding Source: General Fund, HUD.

Quantified Objective: n/a.

Program HE-36. Educational Opportunities. The City will support efforts to ensure students have access to educational opportunities regardless of where they reside within the city.

- a. The City will support applications by Vacaville Unified School District or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.
- b. The City will continue to work with nonprofit organizations and social service agencies that provide after-school programs/childcare in low-income neighborhoods.

Implements Goals and Policies: Goal HE.3 and Policy HE.3 – GP 1.

Responsible Department/Review Authority: Community Development, City Manager's Office, and Housing and Community Services.

Time Frame: Support applications on an ongoing basis as they arise; work with nonprofit organizations and social service agencies on an annual basis following the adoption the Housing Element.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-37. Housing Needs Data. The City will regularly compile and analyze data relevant to housing need and affordability.

Annually, as feasible, the Housing and Community Services Department will conduct a rent and vacancy survey of local apartments to better understand the rental market.

The Community Development Department and the Housing and Community Services Department will provide an annual report to the Planning Commission and City Council on the annual review of the Housing Element. This report will be prepared each January and forwarded to the State Department of Housing and Community Development by April 1, as mandated by State Law.

Implements Goals and Policies: Goal HE.4 and Policy HE.4 - GP 4.

Responsible Department/Review Authority: Community Development
Department and Housing and Community Services.

Time Frame: Compile/analyze data and conduct a rent and vacancy survey annually, following Housing Element adoption. Prepare the annual review report each January and forward to the State Department of Housing and Community Development by April 1.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-38. Nongovernmental Constraints. If nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, are constraining multifamily and/or affordable residential development to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints. Additionally, the City will proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing in Vacaville and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.

Implements Goals and Policies: Goal HE.4 and Policy HE.4 - GP 2.

Responsible Department/Review Authority: Community Development
Department and Housing and Community Services.

Time Frame: Conduct an initial review of nongovernmental constraints by December 2024 and then assess constraints every two years. Meet with stakeholders annually to identify constraints and create strategies.

Funding Source: General Fund.

Quantified Objective: n/a.

Program HE-39. California Environmental Quality Act (CEQA). The City will consider completing a City-sponsored and -funded CEQA analysis to clear desired infill sites, in accordance with the City's Housing Strategy. The City could consider initiating its own CEQA analysis of affordable housing sites by creating an inventory of available sites and conducting a CEQA review of preliminary designs to pre-clear sites for affordable housing development.

Implements Goals and Policies: Goals HE.1 and HE.4; Policies HE.1 – GP 3 and HE.4 - GP 2.

Responsible Department/Review Authority: Community Development;
Housing and Community Services.

Time Frame: Determine if the City will complete a CEQA analysis by December 2026.

Funding Source: General Fund

Quantified Objective: n/a.

TABLE 2-2 QUANTIFIED OBJECTIVES

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
New Construction						
Program HE-1	75	75	150	0	0	300
Program HE-2	10	10	10	10	10	50
Programs HE-3 and HE-5	338	339	404	409	1,105	2,595
Program HE-4	0	18	19	18	6	61
Program HE-9	72	73	145	11	0	301
Program HE-18	40	41	82	4	0	167
Rehabilitation						
Program HE-24	15	60	225	0	0	300
Program HE-25	20	20	40	0	0	80
Preservation						
Programs HE-27	0	0	10	0	0	10
Program HE-33	341	341	684	0	0	1,366

3 LOCAL HOUSING NEEDS

Housing Elements must include a quantification and descriptive analysis of the specific nature and extent of unmet housing needs and the resources available to address these needs. This analysis is typically referred to as a Housing Needs Assessment and consists of the following components: (1) Population Characteristics, (2) Household Characteristics, (3) Employment Characteristics, (4) Housing Stock Characteristics, and (5) Special-Needs Populations. As a part of the 2023–2031 Housing Element update, the Cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, and Unincorporated Solano County participated in a collaborative effort to complete a regional Housing Needs Assessment. This is included as **Appendix 2, Regional Housing Needs Assessment**. To supplement the findings of **Appendix 2**, the City has included the analysis herein, which provides a profile of unique, locally significant identified housing needs.

Groups with Special Housing Needs

Certain groups have greater difficulty in finding acceptable, affordable housing because of special circumstances relating to employment and income, household characteristics, and disabilities, among other challenges. The “special-needs” groups that are described in **Appendix 2, Regional Housing Needs Assessment**, include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and farmworkers. In addition to these groups, the City has identified the following groups with special housing needs with local significance:

Travis Air Force Base Families

The availability of decent and affordable housing is also a special need for those military families based at nearby Travis Air Force Base (AFB). Travis AFB is vital to the local economy. In the past, Travis AFB was rated poorly for availability of off-base affordable housing. This makes the AFB vulnerable during Base Realignments and Closure (BRAC) procedures. Affordable housing is a key component to the long-term viability of the base as well as the local economy. Active service members receive a Basic Allowance for Housing (BAH), which allows them to choose to live in off-base housing or in privatized on-base housing. Active military members who reside in on-base governmental quarters without dependents (dorms) receive partial BAH.

To meet the needs of local military personnel and their households, **Program HE-2d** is included which commits the City to identifying sites that are appropriate for military households based at Travis Air Force base and work with Air Force housing officials and nonprofit housing groups to build off-base housing units that are affordable to active military households at Travis Air Force Base. The City Manager’s Office will also continue to participate in the Travis Regional Armed Forces Committee (TR AFC) to discuss the needs of military personnel and their households.

Persons with Family and Friends in Prison

Families sometimes move to Vacaville to be nearer to incarcerated relatives for daily visitation. The size of this population, however, is elusive because the California Department of Corrections will not release data concerning the location of inmates' families. This makes it difficult for the City to address this potential low-income housing need.

Vacaville Residents with High-Paying Jobs in Vacaville

Residents who work within the community are another special-needs group. The number of professional and higher-skilled jobs available within Vacaville continues to increase. These jobs include those at the Kaiser Medical Center, Genentech, Designerx Pharmaceuticals, Travis Federal Credit Union, California State Prison Solano, California Medical Facility, and State Compensation Insurance Fund. Economic development is a primary goal for the City and the City is proactive in attracting development with higher-paying jobs, which provide greater opportunity for Vacaville residents and an ability to afford a wider range of housing. A housing gap identified in the City's Housing Strategy is a lack of executive-style housing needed to attract executive workers at both existing and future companies located in the City. Typically, executive housing is characterized by large custom-built homes with at least 4 bedrooms, high-quality finishes and architectural detail, and situated on large lots offering privacy and, often, a premium location and/or view.

To meet this housing need, **Program HE-3** is included which commits the City to encouraging the development of housing in a range of sizes and types to meet a variety of needs throughout Vacaville. Additionally, **Program HE-10** encourages infill development. The City also identified several project areas in the Housing Strategy that could accommodate approximately 230 custom home lots on an estimated 370 acres. These project areas include:

- **Spring Lane Phase 2** comprises about 50 gross acres of land with 10 net developable acres for an estimated 15-25 lots.
- **McMurtry Creek Estates** includes 19 half-acre custom lots.
- **Browns Valley Area** has the potential for 130-155 custom home lots.
- **Vine Trees Estates, Vine Meadows, and 102 Vine Street** can provide 20 halfacre lots.
- **Gibson Canyon Road Area** has the potential for about 15 lots.

Young Adult Residents

As shown in **Appendix 2, Regional Housing Needs Assessment**, according to the 2015-2019 American Community Survey (ACS), nearly one-third of Vacaville's residents are aged 15 to 35. A high proportion of young adults generally indicates a need for rental units, Accessory Dwelling Units/Junior Accessory Dwelling Units (ADU/JADUs), and entry-level homebuyer opportunities, including condominiums, town homes, or small single-family homes. Residents have indicated a concern regarding the inability for their young adult children to reside in Vacaville after graduating from high school, vocational schools, or college. Studios or small one-bedroom units and rental housing is needed for young singles or families starting out on their own, as well as for aging

seniors looking to downsize. To the extent that young adults are primarily low-income residents, their housing needs are similar to other low-income households.

To meet this housing need, the following Programs are included:

Program HE-3 is included which commits the City to encouraging the development of housing in a range of sizes and types to meet a variety of needs throughout Vacaville;

Program HE-4, which encourages the production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU);

Program HE-5, which commits the City to helping facilitate the construction of affordable housing through a number of strategies, including incentivizing affordable housing units and evaluating the feasibility of enacting new measures that would raise local funding for the construction of affordable and other needed housing types;

Program HE-24 commits the City to continue to provide First Time Homebuyer opportunities through various funding mechanisms.

Gaps in Housing Types

The following gaps in the types of housing available were identified during the joint outreach effort for the Comprehensive Housing Strategy and Housing Element.

Smaller and Attached Housing Types, “Missing Middle” Housing

These types can include attached townhomes, condominiums, duplexes, fourplexes, and courtyard buildings, which tend to be more affordable by design than a single-family house and can provide both ownership and rental opportunities. The majority of Missing Middle housing types, such as a duplex, fourplex, or a courtyard building, tend to have two to eight units in a building or on a lot. Denser Missing Middle housing types, such as a multiplex, typically have up to 12 units per building. Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) are not considered a Missing Middle housing type. Conversions of existing housing stock, including historic homes, could serve as a Missing Middle housing type.

To meet this housing need, **Program HE-3** is included which commits the City to encouraging the development of housing in a range of sizes and types to meet a variety of needs throughout Vacaville, particularly “missing middle” housing and housing affordable to lower- and moderate-income households, through a number of actions. This program includes consideration of a Code amendment that would require new subdivisions to include two-, three-, and four-plexes or other targeted missing housing types that are designed to look cohesive with adjacent single-family homes.

Mixed-Use Developments

Mixed-use developments incorporate two or more compatible uses in the same general area (vertical) or within the same building (horizontal). Typically, mixed use includes residential units combined with a commercial component, which could include retail, restaurants, and neighborhood-serving uses. This type of land use is generally found in downtown or main street-type areas. Mixed-use development can help increase the housing supply by providing more units at higher densities, as well as meet City and State goals of reducing vehicle miles driven and greenhouse gas emissions, while increasing walkable access to neighborhood retail outlets, services, and alternative modes of transportation. Mixed use tends to work well in downtown areas where buildings can be taller and denser. This housing type could also work well in new subdivisions since it includes space where nonresidential uses are planned as part of the new neighborhood.

To meet this housing need, **Program HE-17** is included which includes recommended changes to the City's zoning and density requirements which may help entice mixed use development, in addition to multifamily and affordable housing.

Creative Solutions for Seniors

For seniors desiring to age in place, including those that cannot afford to downsize and/or who may benefit from intergenerational housing (discussed below), several creative solutions should be explored. These include building ADUs and/or a JADU and either renting the primary dwelling unit and moving into the ADU/JADU or vice versa. Other creative solutions include shared housing programs and providing access to different levels of care and assistance as needed. Senior housing needs and resources are also described in **Appendix 2, Regional Housing Needs Assessment**. Senior housing can be deed-restricted to seniors, and it can meet criteria for affordable housing, but it can also include market-rate housing and housing that is oriented toward all ages but still fits the needs of seniors.

To meet this housing need, the following Programs are included:

Program HE-4, which commits the City to remaining compliant with recent and future changes to state law related to ADU/JADUs. The program also commits the City to engaging in efforts that will help promote ADU/JADUs to property owners as a viable option for providing additional housing opportunities.

Program HE-2, which commits the City to considering creating programs or establishing partnerships to address the high number of seniors living in single-family homes and their desire to age in place, including ensuring adequate licensed home care, opportunities for shared housing arrangements, and other related programs and explore the potential to restart the Senior Home Improvement Program to aid seniors in living independently.

Transitional and Supportive Housing and Homeless Services

Another area of housing need is housing that includes supportive case management services and life-improving services, such as health care and workforce development or transitional housing (temporary housing to bridge the gap from homelessness to permanent housing) and homeless shelters or other housing for the homeless.

To meet this housing need, the following Programs are included:

Program HE-6 commits the City to encouraging the provision of supportive services with new and rehabilitated affordable units, in particular multifamily units, including services such as childcare, healthcare, case management, English as a second language, and job training, nearby or as a component of the development;

Program HE-7 to address the need for emergency cooling and warming centers, a low-barrier navigation center and homelessness services and to collaborate on the development of targeted assistance and outreach;

Program HE-29 which commits the City to providing technical and/or support services to nonprofit agencies and other entities serving the homeless;

Program HE-30 which commits the City to continuing to support and expand the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs;

Program HE-31 which commits the City to continuing to participate on the Community Action Partnership of Solano, Joint Powers Authority (CAP Solano JPA) to oversee safety net services and grants to address poverty and homelessness; **Program HE-32** which commits the City to collaborating with local faith-based and other organizations and partners to develop appropriate housing and support services to implement a “Low Barrier Housing” or similar program.

Intergenerational Housing/Neighborhoods

This type of housing includes housing that is large and/or diverse enough to accommodate more than one generation. This may take the form of ADUs/JADUs, home-sharing agreements, or neighborhoods with a variety of housing types affordable to different income levels that can help families provide housing for young adults and aging parents, help downsize, and stay in the same community. To meet this housing need, **Program HE-3** is included which commits the City to encouraging the development of housing in a range of sizes and types to meet a variety of needs throughout Vacaville, particularly “missing middle” housing and housing affordable to lower- and moderate-income households, through a number of actions. This program includes consideration of a Code amendment that would require new subdivisions to include two-, three-, and four-plexes or other targeted missing housing types that are designed to look cohesive with adjacent single-family homes. **Program HE-4** is also included and encourages the production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU).

Executive Housing

As noted previously, as higher-wage jobs are created in Vacaville, it is important that housing is available for those employees. Executive housing is needed to attract high-wage earners at both existing and future companies in the city. Typically, executive housing is characterized by large, custom-built homes with at least four bedrooms, high-quality finishes and architectural detail, situated on large lots offering privacy, and often a premium location and/or view. To meet this housing need, **Program HE-3** is included which commits the City to encouraging the development of housing in a range of sizes and types to meet a variety of needs throughout Vacaville. *See Appendix 2, Regional Housing Needs Assessment for the full housing needs analysis.*

Housing Conditions Survey

As noted in **Appendix 2, Regional Housing Needs Assessment**, less than 10 percent of the housing stock citywide needs rehabilitation. However, when looking at certain neighborhoods, the rehabilitation needs skew much higher. On April 14, 15, and 21, 2022, the City conducted a windshield survey of housing conditions across five general areas: the Rocky/Hill Markham neighborhood; the Fairmont neighborhood on the west side and east side of Peabody Road; the neighborhood around Beard Street; the neighborhood west of City Hall; and the northwest area of the city, including the area between North Alamo Drive and North Orchard Avenue, the duplexes located along Fir Street and south of Hemlock Street, and the single-family homes along the “ABC” streets. There were a wide variety of homes surveyed, including affordable apartments, small single-family homes, and duplex units. The survey assessed the physical condition of the home, yard, and the overall condition of the neighborhood.

As shown in **Table 3-1**, the majority of homes surveyed were rated fair to good; however, the homes in the Rocky Hill/Markham area at Markham Avenue and Gable Avenue were rated poor to fair. The homes in the Beard Street area were rated poor to fair. Of all the neighborhoods surveyed, none received a score greater than fair to good. To meet this housing need, **Program HE-25** is included which commits the City to educating homeowners and making financial resources available to aid in the repair or rehabilitation of their homes.

TABLE 3-1 HOUSING CONDITIONS SURVEY RESULTS

Area or Neighborhood	General Location	Decade(s) of Construction	General Characteristics	Overall Condition of Homes	Overall Condition of Yards	Overall Condition of Neighborhood
Beard Street Area	Beard Street, Beard Court, El Cerrito Way, Silvey Acres Drive	1950s-1960s	Very small, single-story, starter homes, T-111 Siding	Poor to Fair	Poor to Fair	Poor to Fair
Area located west of City Hall	Albacete, S. Orchard, Walnut, Camellia Way	1940s-1970s	Very small, single-story, starter homes, many with single-car garages	Fair to Good	Fair to Good	Fair to Good
"ABC" Streets	Buckeye, Cottonwood, Deodora, Elder Fir, and Hemlock	1970s	Small, single-story, starter homes	Fair to Good	Fair to Good	Fair to Good
Hemlock and Fir Streets	Hemlock and Fir Street	1960s	Small duplex units with single-car carports and garages	Fair to Good	Fair to Good	Fair to Good
Fairmont Neighborhood - West	South of Will C. Wood High School - Wilmington Way, Burlington Drive, Manchester Way	1970s-1980s	Small, primarily single-story homes	Fair to Good	Fair to Good	Fair to Good
Fairmont Neighborhood – East	South of Marshall, east of Peabody, west of Beelard	1960s-1980s	Small, primarily single-story homes	Fair to Good	Fair to Good	Fair to Good
Northwest Vacaville	W. Monte Vista Avenue between North Alamo Drive and N. Orchard Drive	1960s-1970s	Small, primarily single-story homes	Fair to Good	Fair to Good	Fair to Good
Rocky Hill Rd. / Markham Avenue Area	Rocky Hill Road, Markham Avenue	1950s-1970s	Apartments and small, single-story homes	Fair to Good	Fair to Good	Fair to Good
Rocky Hill Rd./ Markham Avenue Area	Markham Avenue at Gable Avenue	1960s	Apartments and small, single-story homes	Poor	Fair	Fair

Notes: The Housing Conditions Survey was completed by City Staff on April 14, 15, and 21, 2022.
Source: City of Vacaville Staff, April 2022.

4 HOUSING SITES INVENTORY

Introduction

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning, potential environmental hazards, and infrastructure available to these sites.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the State of California-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into the following three steps.

1. **Regional Determination:** The California Department of Housing and Community Development (HCD) provides each region a regional determination of housing need, which includes a total number of units split into four income categories, above moderate-, moderate-, low- and very low-income. The City of Vacaville is within the region covered by the Association of Bay Area Governments (ABAG). HCD provided ABAG a Regional Determination of 441,176 units for the 6th Cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the ABAG region must collectively plan to accommodate. The ABAG region includes nine counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.
2. **RHNA Methodology:** Councils of Governments (COG), including ABAG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in the COG's region. This methodology must further specific state objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County. Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction. Solano County's methodology and unit allocations were approved by HCD and the Solano County City County Coordinating Council in 2021.
3. **Housing Element Updates:** Each city and county must then adopt a Housing Element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction's Housing Element for compliance with state law. This Housing Element covers the 6th Cycle Planning Period, which is from January 31, 2023 – January 31, 2031. HCD directs local agencies to calculate the projected housing need for

extremely low-income households by applying one of the following two methodologies to the RHNA for very low-income households: use available U.S. Census data to calculate the percentage/number of very low-income households that qualify as extremely low-income households; or (as used herein) presume that 50 percent of very low-income households qualify as extremely low-income households. As shown in **Table 4-1** the City’s total RHNA for 2023-2031 is 2,595 units. Of the 2,595 total units, the City must plan to accommodate 677 units for very low-income households of which 50% are assumed to be affordable to extremely low-income households (<30% of Median Income), 404 units for low-income households, 409 units for moderate-income households, and 1,105 units for above moderate-income households.

TABLE 4-1 VACAVILLE’S 2023-2031 RHNA BY INCOME CATEGORY

Income Category	RHNA Units	RHNA Percent
Very Low Income* (<50% of Median Income)	677	26%
Low Income (50-79% of Median Income)	404	16%
Moderate Income (80-120% of Median Income)	409	16%
Above Moderate Income (>120% of Median Income)	1,105	43%
Total	2,595	100%

*It is assumed that 50 percent of very low-income units will be for extremely low-income households.

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology

Availability of Land

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element “...identify adequate sites... to facilitate and encourage the development of a variety of housing types for all income levels...” (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the City’s capacity to meet its RHNA, an adequate sites inventory was conducted. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

The sites in the City's inventory are currently available. These sites will allow for the development of a variety of housing types that will meet the needs of all income groups, per the City's RHNA for the 2023-2031 planning period.

Sites Suitably Zoned for Residential Uses at Appropriate Densities

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified to accommodate the RHNA at each income level allow appropriate housing types at appropriate densities sufficient to encourage development to meet the needs of all households. To meet the lower-income RHNA, law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to state law (California Government Code Section 65583.2(c)(3)(B)), the default density standard for Vacaville was increased from 20 dwelling units per acre to 30 dwelling units per acre in Spring 2022. As such, the City will increase the maximum density from 24 to 30 units per acre for the entire Residential High (RH) Density Zoning District (**Programs HE-17 and HE-18**). The upzoning will affect parcels citywide, including nine parcels in the Housing Element site inventory. These nine parcels include the site of Peabody Road Apartments, and Southtown Apartments, two pipeline projects shown in **Table 4-4** and seven vacant parcels (sites 27, 28, 38, 39, 53, 71 and 73) shown in **Table 4-5**.

Additionally, the City will rezone site 78 (also known as the Vanden Town Home site) from Residential Medium (RM) to Residential High (RH) (**Program HE-18**). The City owns the site and intends to construct a high-density development on it during the planning period. As shown in **Table 4-5**, site 78 is 8.4 acres with a realistic unit capacity of 188 units.

To further facilitate residential development, as shown in **Table 4-5**, the City identified 22 of the vacant sites to consider rezoning from a mixture of commercial and residential uses to exclusively residential uses (**Program HE-18**). The sites already allow residential uses at densities sufficient for meeting the State-mandated default density of 30 units per acre to be counted towards the City's lower-income RHNA. The sites are 15, 62, 63 and 64 in the CG zone, 65 and 67 in the CH zone, 2, 59, 60, 61 and 70 in the CO zone and 3, 4, 5, 6, 40, 41, 42, 43, 80, 81 and 82 in the DC zone.

The City has a surplus of suitably zoned sites to meet its RHNA without considering the sites proposed for upzoning/rezoning. Therefore, the upzoning/rezoning is not proposed to address a shortfall of sites and upzoned/rezoned sites are not subject to the requirements of Government Code Section 65583.2(h).

Sites Identified in Previous Housing Elements

Pursuant to Government Code Section 65583.2(c), any nonvacant sites identified in the fifth Housing Element cycle or vacant sites identified in two or more consecutive Housing Element planning periods shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households. Sites 28, 71, 73 and 78 (also known respectively as Markham Area Apartments 1, Leisure Town Apartments 1, Leisure Town Apartments 2, and the Vanden Town Home site) are vacant, have been included in the past two Housing Element cycles and therefore, are subject to California Government Code Section 65583.2(c). However, multifamily housing is already permitted by-right in the zones where these sites are located (RM and RH). None of the nonvacant sites in the inventory have been included in previous Housing Elements. (See **Program HE-9**.)

Realistic Capacity

For the pipeline projects listed in **Table 4-4**, the realistic capacity is based on the project design as approved by the City of Vacaville or as submitted by the applicant. Development capacity for vacant and underutilized sites listed in **Tables 4-5 and 4-6** is based on allowed density and historic residential and mixed-use development trends in the city.

- For the sites in the RH and RM zones, the assumed realistic capacity is 80 percent of the maximum allowed units, with the exception of sites 38 and 39 (also known respectively as Markham Site East and Markham Site West). Sites 38 (0.79 acres) and 39 (0.51 acres) are zoned RH. Due to the presence of hillsides, their assumed realistic capacity is 50 percent of the maximum allowed units.
- For the sites in the RE zone, the assumed realistic capacity is 50 percent of the maximum allowed units.
- For the sites in the CG, CH, CN, CO, DC and MX zones, the assumed realistic capacity is 50 percent of the maximum allowed units. A mixture of commercial and residential uses is expected.
- For site 50 (also known as Former SID Headquarters), the assumed realistic capacity is 33 percent of the maximum allowed units. The 11.41 acre site is zoned RLM, which allowed up to 8 units per acre. It is subject to a General Plan Policy that prohibits attached housing. As shown on **Figure 4-6**, the site is long and skinny, which may constrain the number of units that are feasible on the site.
- For site 66 (also known as Orange Drive North), the assumed realistic capacity is 38 percent of the maximum allowed units to account for a new car wash business on part of the site that would likely remain if the rest of the 3.92-acre site were developed. Other than the car wash, the site is vacant. Future development with a mixture of commercial and residential uses is expected.

These assumed realistic capacities are feasible given current development standards and on-site improvement requirements (e.g., setbacks, building height, parking, density requirements, land use controls, water and wastewater access, and open space requirements)

Project Example

As shown in **Table 4-2**, several recent projects support the viability of the sites in the inventory and the assumed realistic capacities. In addition to the more recent projects shown in **Table 4-2**, the City facilitated the Callen Street Rehabilitation Project (phase one approved in 2013; phase two approved in 2014). The Callen Street Rehabilitation Project evidences the City’s ability and willingness to facilitate redevelopment of previously developed sites. In the Callen Street Rehabilitation Project, the City of Vacaville Redevelopment Agency acquired multi-family residential complexes (including 18 four-plexes, three duplexes, and one eight-plex). These properties were rehabilitated and resulted in new permanently affordable housing.

TABLE 4-2 PROJECT EXAMPLES

Project Name	APN	General Plan	Zoning	Acreage	Units	Density (units per acre)	Notes
Pony Express Senior Apartments	131020110	General Commercial	CG (RO)	1.82	60	33	Completion of construction expected in February 2023. 100% affordable to lower incomes. Density Bonus.
Rocky Hill Veterans Housing	129181120	Residential High Density	RH	1.42	39	27	Completed. 100% affordable to lower income. Density Bonus.
Allison Apartments	131030950	Commercial Office	CO (RO)	3.08	135	50.3	Approved pipeline project. 100% affordable lower incomes. Density Bonus.
Oak Grove Senior Apartments	126160150 126150050	Commercial Neighborhood	CN (RO)	2.12	60	28.4	Approved pipeline project. 100% affordable lower incomes. Density Bonus.
Vasquez Deli	130202100	Commercial General	DC	0.14	3	21.4	Completed. Mixed-use.
DeBartolo Jewelers (528 Main St.)	130192030 130192040	Commercial General	DC	0.14	2	14.3	Completed. Mixed-use.
Solano Mortgage (520 Main St.)	130192050	Commercial General	DC	0.14	2	14.3	Approved (applicant withdrew application). Mixed-use.
Harbison Townhomes (Rentals)		Commercial Office	CO (RO)	8.86	160	18.1	Under Construction. Market-rate Apartments.
Casa Dei Venti (Strada 1200)		Residential High Density	RH	14.41	245	17.0	Completed. Market-rate Apartments.

Source: City of Vacaville, 2022.

Summary of Approach to Meeting RHNA

As shown in **Table 4-3**, the City's approach to meeting its RHNA relies on pipeline projects, vacant sites, underutilized sites, and anticipated ADU/JADU development. Using this approach, the City has a surplus of sites available to meet its 2023-2031 RHNA by income category. **Tables 4-4, 4-5 and 4-6** provide the characteristics of each site, including zoning, general plan designation, acreage, and realistic capacity for the sites currently zoned for housing or that will be rezoned. These sites are all likely to be developed with residences during the planning period. Maps of the pipeline projects, vacant sites, and underutilized sites are provided as **Figures 4-1 through 4-9**. Anticipated ADU/JADU construction could occur in neighborhoods throughout the city. Therefore it's considered a non-site specific approach to meeting RHNA and is not mapped, with the exception of the approved pipeline project referred to as Habitat for Humanity. This project will include five ADUs. The Habitat for Humanity pipeline project is shown on **Figure 4-3**.

To ensure that the City has sufficient capacity to accommodate the RHNA throughout the planning period, HCD recommends in their Housing Element Site Inventory Guidebook (Government Code Section 65583.2) that the City create a buffer in the sites inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower income RHNA. As shown in **Table 4-3** the city has taken this approach and assumed a 25 percent buffer across all income categories.

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TABLE 4-3 APPROACH TO MEETING 2023-2031 RHNA

Income Category	RHNA	RHNA with 25% cushion	Pipeline Projects	Vacant Sites Adequately Zoned	Vacant Sites with Proposed Rezoning*	Underutilized Sites	Anticipated ADUs	Total Capacity	Surplus of RHNA	Surplus of RHNA with 25% cushion
Extremely Low Income	338	423	-	299	109	46	-	454	116	32
Very Low Income	339	424	59	298	109	46	18	530	191	106
Low Income	404	505	143	298	109	45	24**	619	215	114
Moderate Income	409	511	186	419	16	199	18	838	429	327
Above Moderate Income	1,105	1,381	5,471	303	-	67	6	5,847	4,742	4,466
Total	2,595	3,244	5,859	1,617	343	403	66	8,288	5,693	5,044

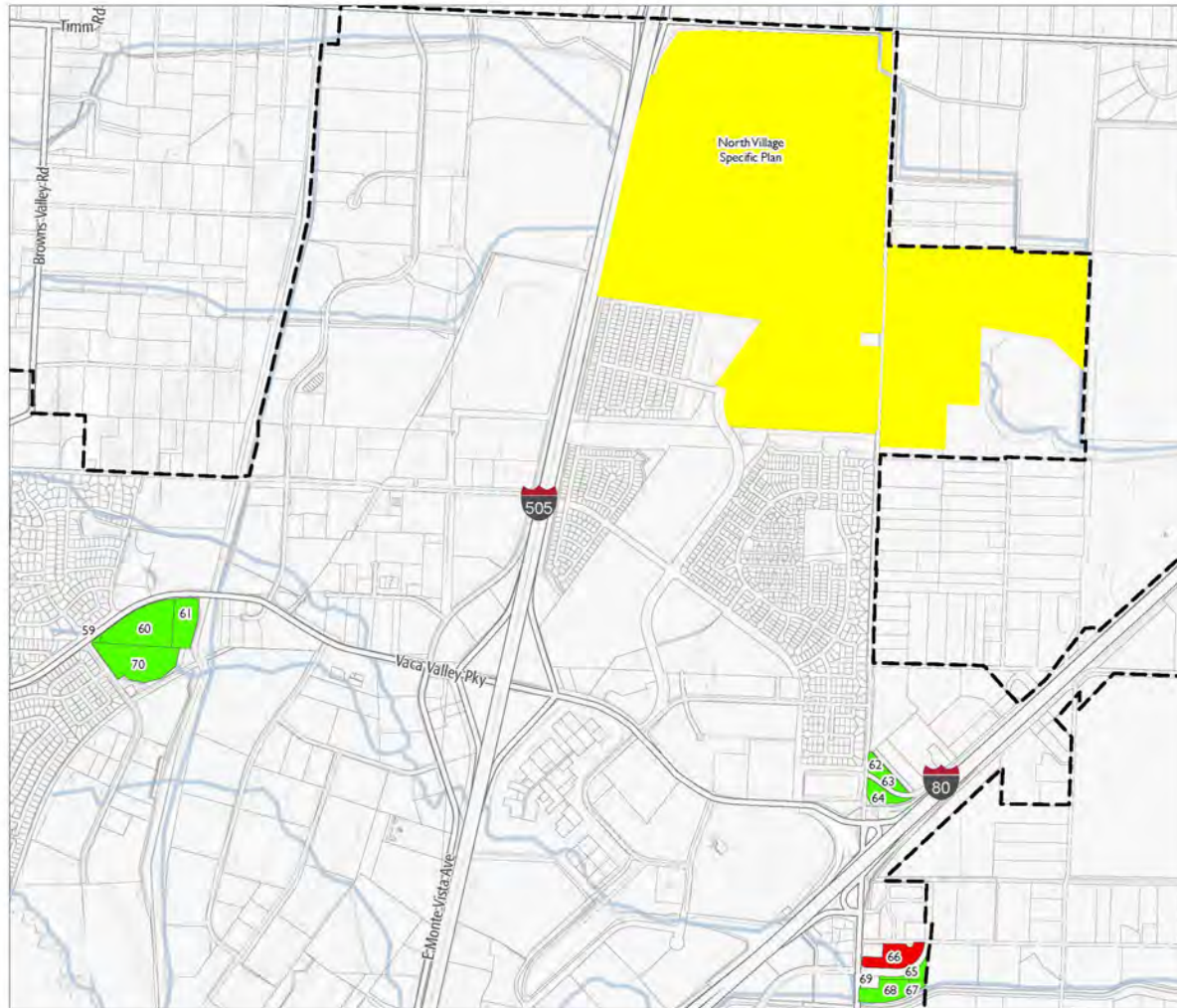
*Refers to proposed increase to allow density up to 30 units per acre on sites 27, 28, 38, 39, 53, 71, 73 and 78.

**Includes five ADUs, approved in the Habitat for Humanity pipeline project.

Source: City of Vacaville, 2022.

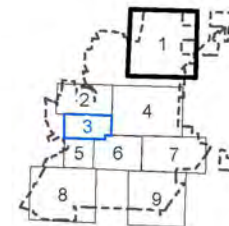
Figure 4-1 Housing Element Sites Inventory Map (1 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



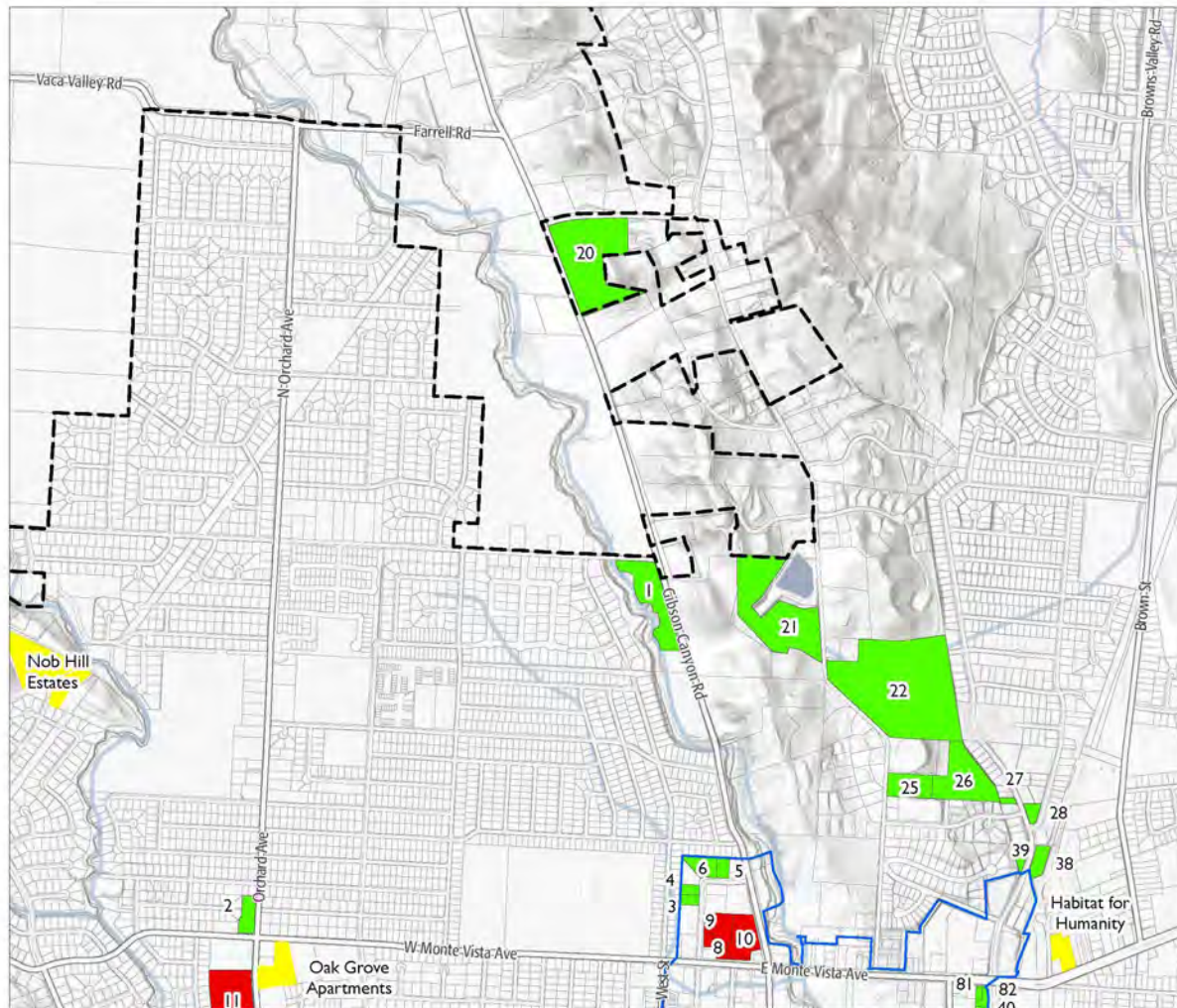
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 HOUSING ELEMENT

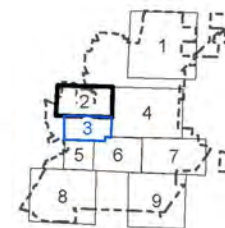
Figure 4-2 Housing Element Sites Inventory Map (2 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

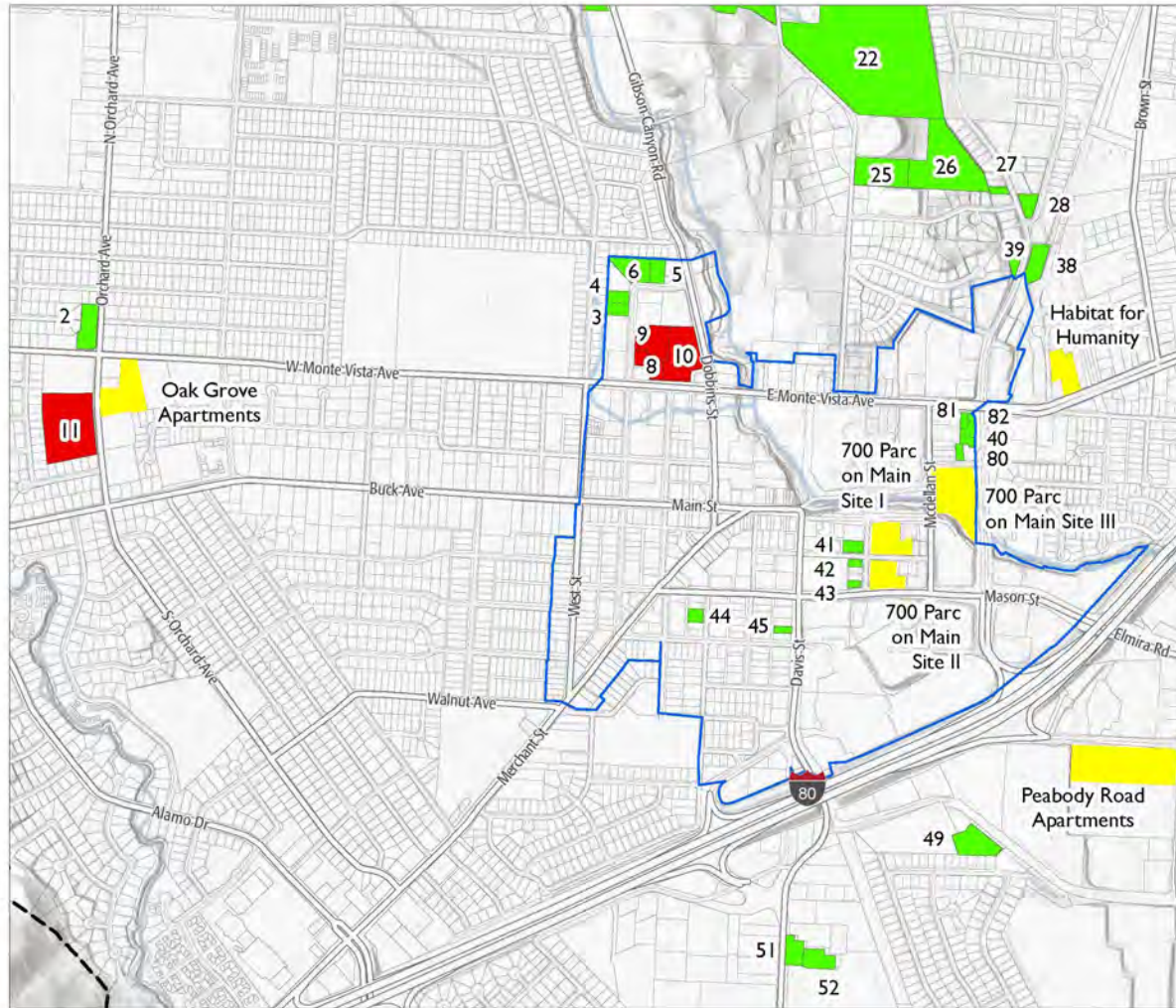
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



Revision Date: 8/29/2022

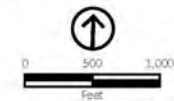
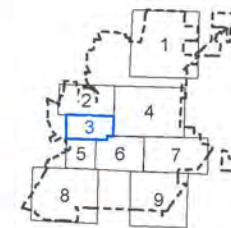
Figure 4-3 Housing Element Sites Inventory Map (3 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site

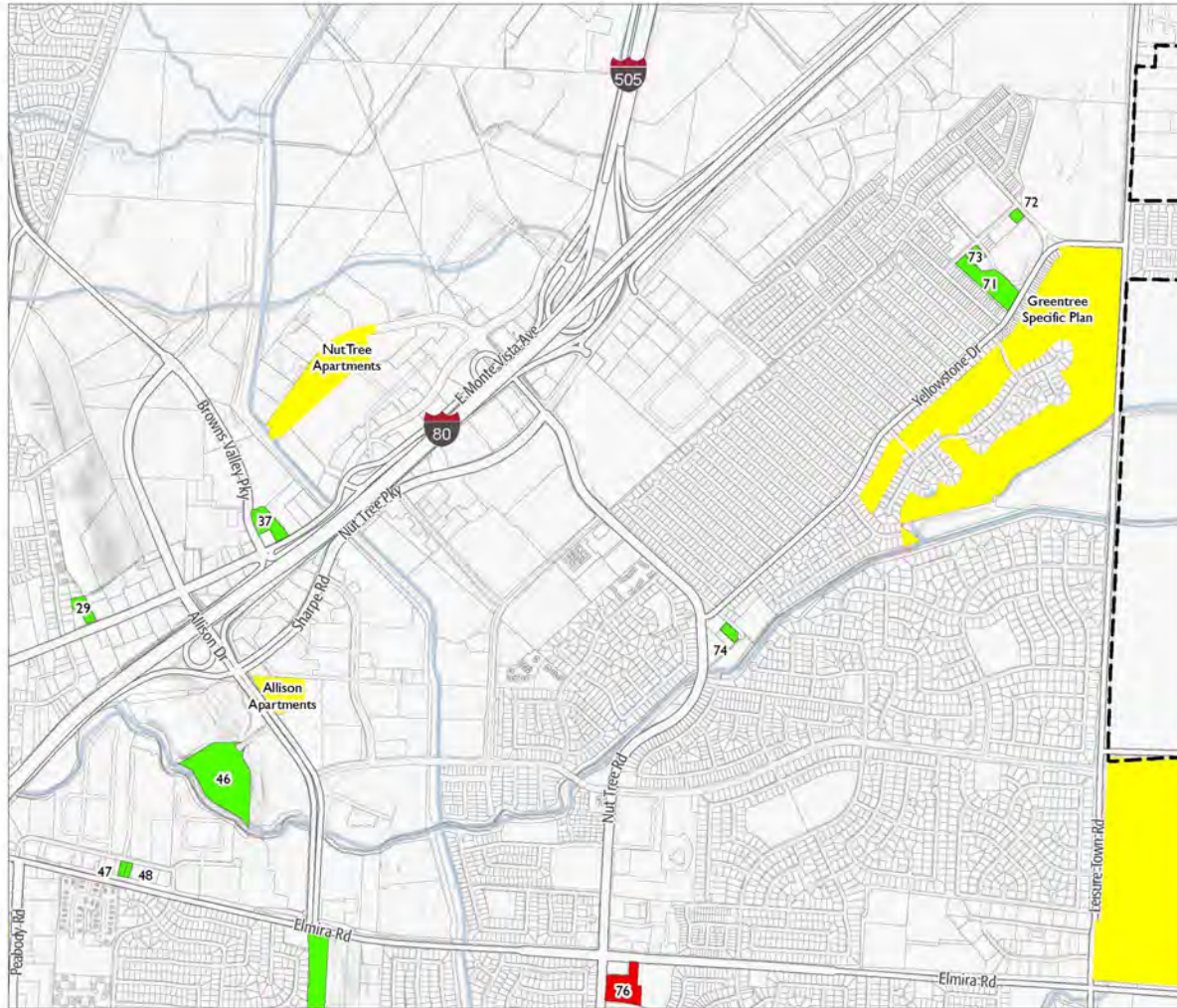


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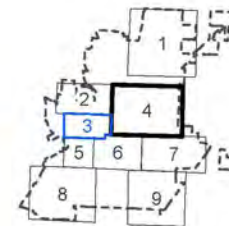
Figure 4-4 Housing Element Sites Inventory Map (4 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites
 Inventory

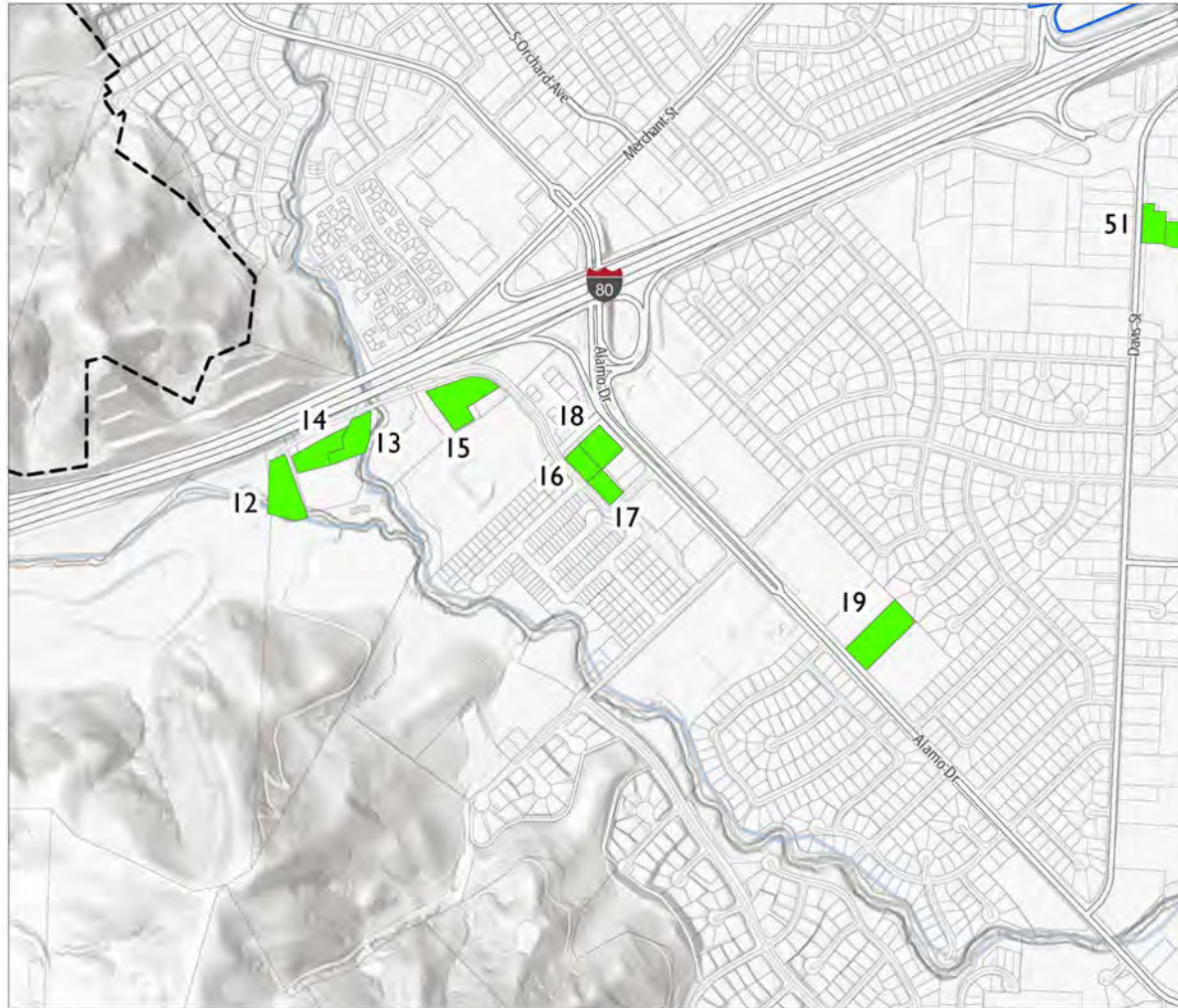
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- Parcels
- Downtown Specific Plan (DTSP) area
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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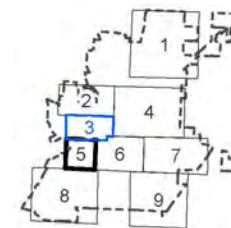
Figure 4-5 Housing Element Sites Inventory Map (5 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

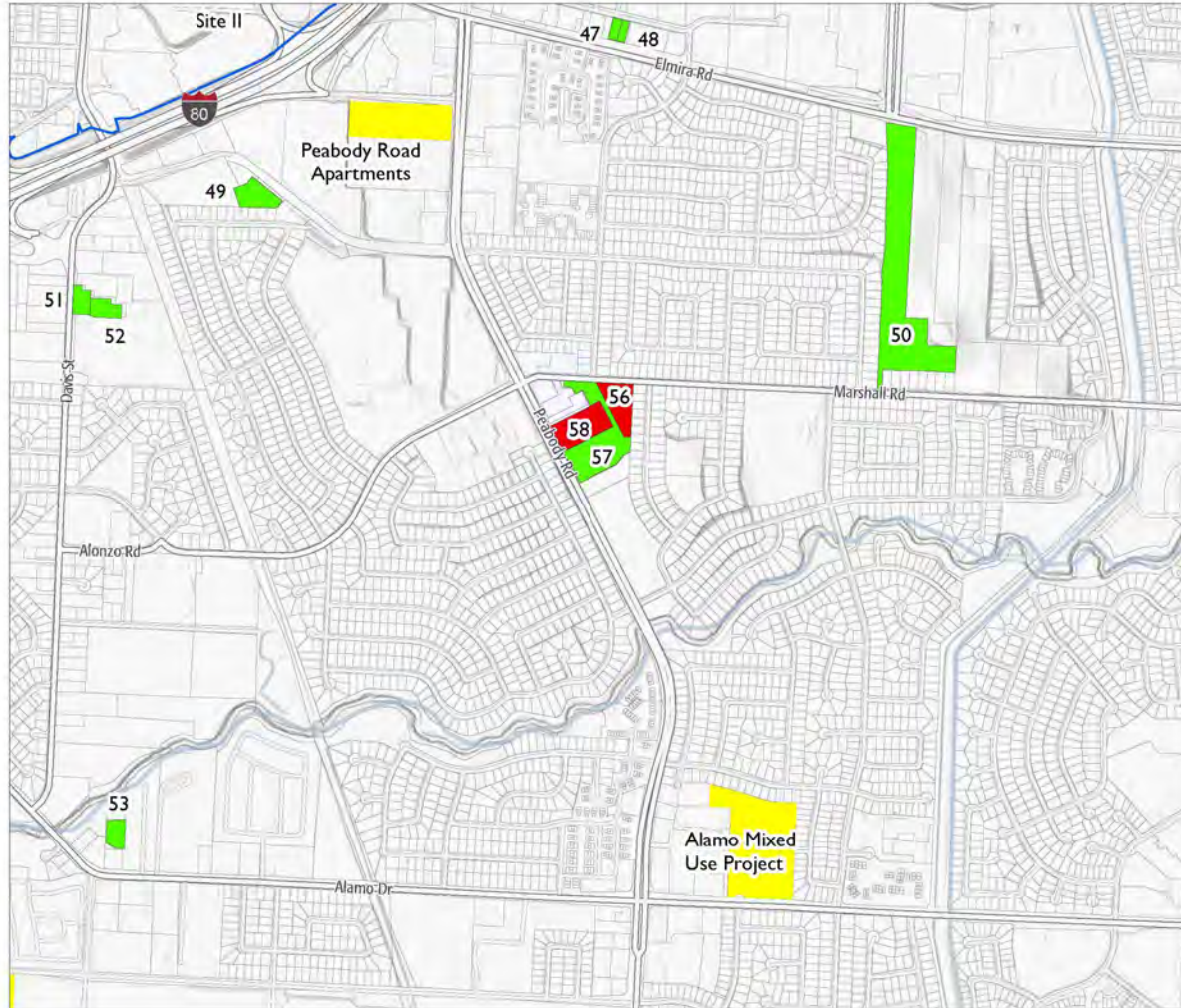
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- Parcels
- Downtown Specific Plan (DTSP) area
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



Revision Date: 8/29/2022

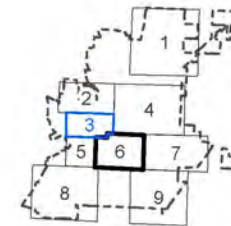
Figure 4-6 Housing Element Sites Inventory Map (6 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

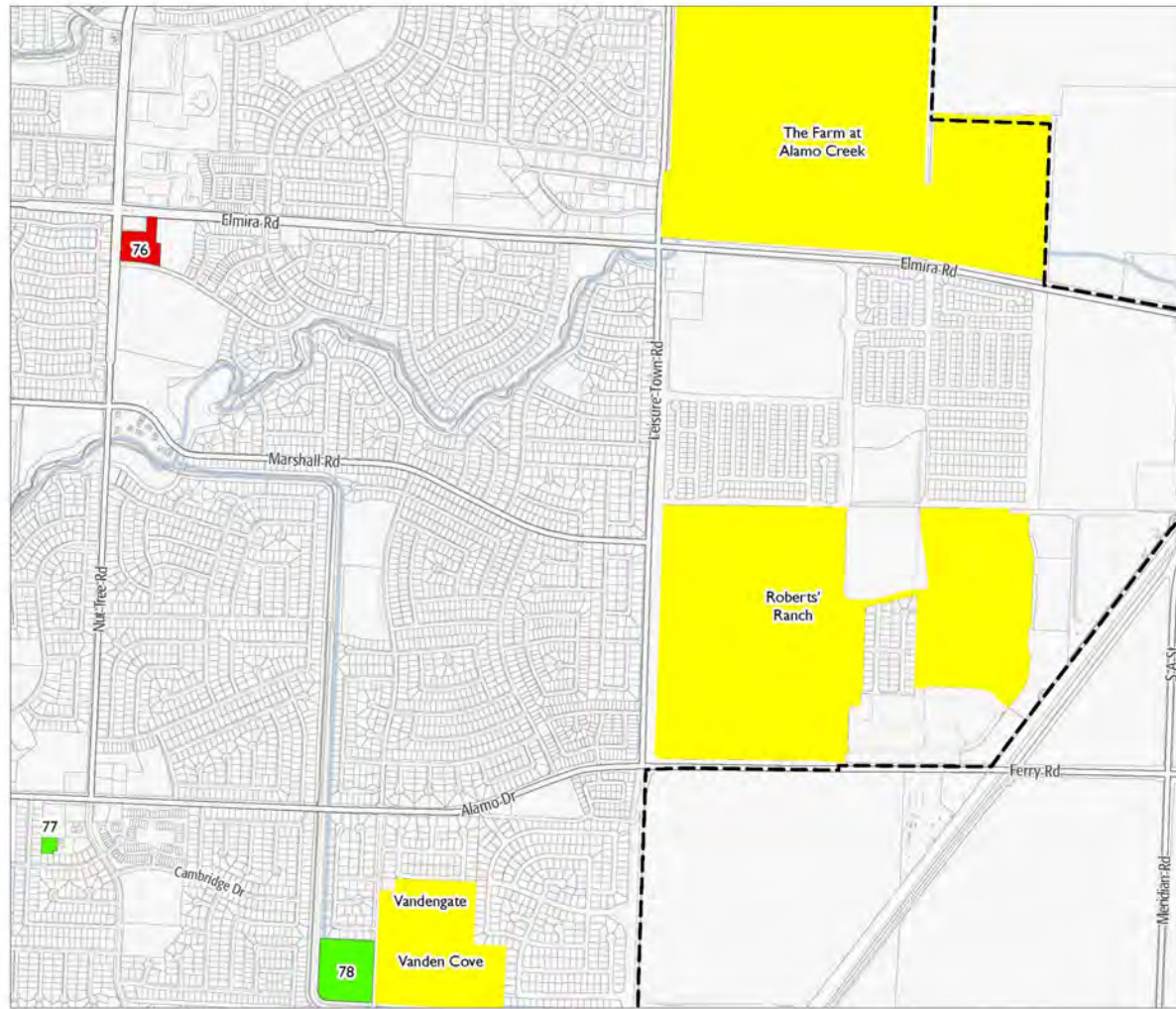
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



Revision Date: 8/29/2022

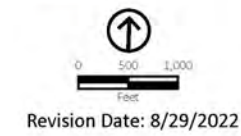
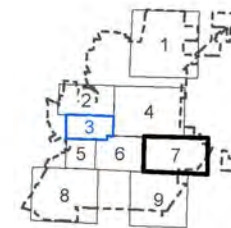
Figure 4-7 Housing Element Sites Inventory Map (7 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

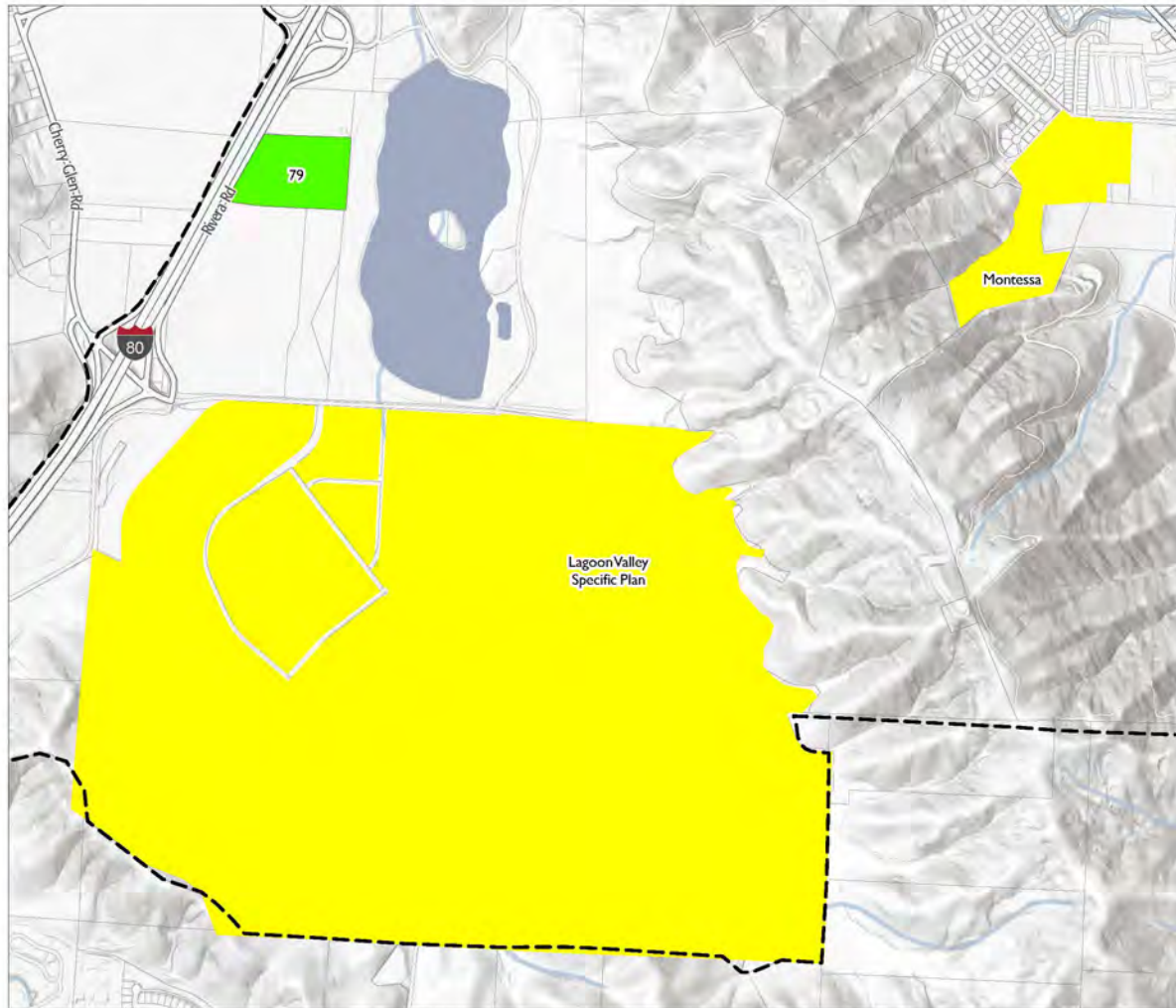
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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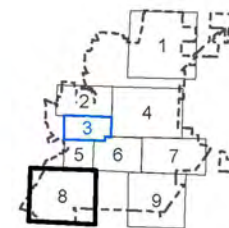
Figure 4-8 Housing Element Sites Inventory Map (8 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

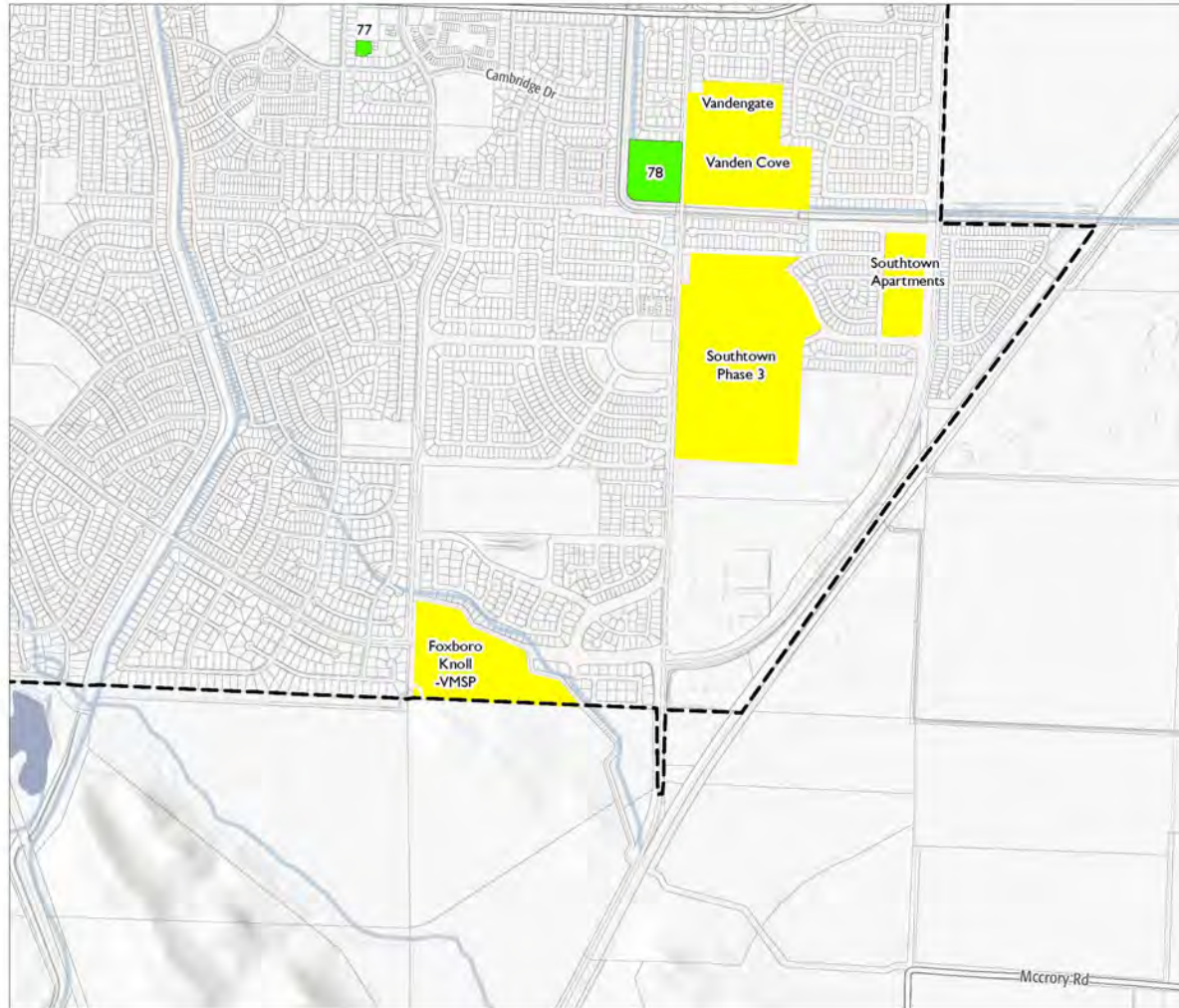
-  City Limit
-  Parcels
-  Downtown Specific Plan (DTSP) area
- Housing Element Site Type**
-  Pipeline Project
-  Underutilized Site
-  Vacant Site



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 Revision Date: 8/29/2022

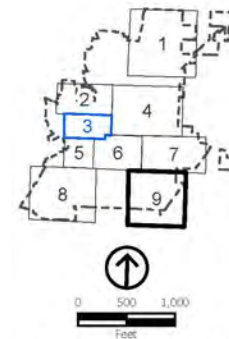
Figure 4-9 Housing Element Sites Inventory Map (9 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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Pipeline Projects

The City currently has 21 approved pipeline projects, including 18 market rate projects and 3 affordable projects, for a total of 5,859 units that can be counted towards the City's RHNA. Anticipated units are based on the project design as approved by the City of Vacaville or as submitted by the applicant. Of the 5,859 units, 202 are in the lower-income category, 186 are in the moderate-income category and the remaining 5,471 are in the above moderate-income category. **Table 4-4** provides parcel-level data on the pipeline project sites. A brief description of each pipeline project follows **Table 4-4**. Maps of the pipeline projects, vacant sites and underutilized sites are provided as **Figures 4-1** through **4-9**.

TABLE 4-4 PIPELINE PROJECTS

Pipeline Project	Assessor Parcel Numbers	General Plan Designations	Zoning Designations	Acres	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Alamo Mixed Use Project	0132320170	Mixed Use	MX	9.34	0	0	73	73
Allison Apartments	0131030950	Commercial Office	CO/RO	2.68	134	1	0	135
700 Parc on Main Site I (formerly East Main District - SITE 1)	0130203150 0130203160	Commercial General	DC	1.37	0	0	25	25
700 Parc on Main Site II (formerly East Main District - SITE 2)	0130206110	Commercial General	DC	1.06	0	0	21	21
700 Parc on Main Site III (formerly East Main District - SITE 3)	0130123050 0130123060 0130123140 0130123150 0130123160 0130123170 0130123180	Commercial General	DC	2.83	0	0	35	35
Foxboro Knoll - VMSP	0137050010 0137050020	Residential Estate	RE	23.75	0	0	58	58
Greentree Specific Plan	0134020180 0134020290 0134020310 0134020360 0134020380 0134020450 0134020460 0134180030 0134180040 0134181130 0134181140 0134183140 0134183150	Private Recreation Residential Low Density Undesignated	CH, PR, RL, RLM	74.05	0	0	1,149	1,149

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Pipeline Project	Assessor Parcel Numbers	General Plan Designations	Zoning Designations	Acres	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Lagoon Valley Specific Plan	0128040330							
	0128040340							
	0128040350							
	0128040360							
	0128040370							
	0128040380							
	0128040400							
	0128040410							
	0128050110	Business Park						
	0128050120	Hillside Agriculture						
	0128050140	Public Open Space	AH, RE, BP, OS	884.18	0	0	1,015	1,015
	0128080010	Public Park						
	0128080020	Residential Golf Course						
	0128080030							
	0128080050							
	0128080060							
0128090010								
0128090040								
0128090050								
0128090070								
0128090080								
Montessa	0128060110	Hillside Agriculture	AH, RL	38.41	0	0	59	59
	0128070020	Residential Low Density						
Nob Hill Estates	0125450010	Residential Estate	RE	19.4	0	0	6	6
	0125450020							
	0125450040							
	0125450050							
	0125450060							
0125450070								

Pipeline Project	Assessor Parcel Numbers	General Plan Designations	Zoning Designations	Acres	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
North Village Specific Plan	0106240100 0106240290 0106240300 0106240330 0106270220 0106280060	Public/Institutional Public Park Public Open Space Residential High Density Residential Low Density Residential Medium Density Undesignated	NVSP	419.78	0	0	1,151	1,151
Nut Tree Apartments	0129240570 0129240580 0129240590	Commercial Highway	CH	11.90	0	0	216	216
Oak Grove Apartments	0126150050 0126160150	Commercial Neighborhood	CN/RO	2.12	59	1	0	59
Peabody Road Apartments	0131060310	Residential High Density	RH	4.80	0	0	120	120
Roberts' Ranch	0138030170 0138030190 0138030260 0138030250 0138030240 0138030230 0138030150 0138030140 0138030160 0138030180	Agricultural Buffer Residential Low Density Residential Low Medium Density Schools	RLM, RL	163.33	0	0	647	647
Southtown Apartments	0137030160	Residential High Density	RH	9.93	0	0	236	236
Southtown Phase 3	0137030040 (Parent Parcel)	Commercial Neighborhood Public Park Residential Low Density Residential Medium Density	PR, RL, RLM, CN	61.49	0	0	242	242

CITY OF VACAVILLE
VACAVILLE GENERAL PLAN
HOUSING ELEMENT

Pipeline Project	Assessor Parcel Numbers	General Plan Designations	Zoning Designations	Acres	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
The Farm at Alamo Creek	0138010010 0138010030 0138010020	Commercial Neighborhood Public Open Space Public Park Public/Institutional Residential Low Density Residential Low Medium Density Residential Medium High Density	CN, OS, PR	195.84	0	184	262	446
Vanden Cove	0137001070 0137010050 0137010060	Residential Low Density	AG	24.05	0	0	114	114
Vandengate	0137001140	Residential Low Density	RL	8.66	0	0	42	42
Habitat for Humanity	129310230 129310240 129310250	Commercial General	CG	1.12	9	0	0	9*
TOTAL				1,957.41	202	186	5,471	5,859

*Nine single-family primary dwelling units counted here. An additional five ADUs are counted in Table 5-3 under Anticipated ADUs.

Source: City of Vacaville, 2022.

Alamo Mixed Use Project

The project was approved as a mixed use project on a vacant 9.34-acre site located on Alamo Drive, across from Raleigh Drive, and adjoining the existing shopping center. The project consists of: (1) residential development of 73 townhomes; (2) approximately 6,500 square feet commercial building; and (3) 3.15-acre detention basin. The project site is currently zoned for residential development of 4,500 square foot lots. The application was submitted on February 20, 2019 and approved on February 25, 2022. The City anticipates that all 73 townhomes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Allison Apartments

The project was approved as a 135-unit affordable apartment project on a portion of a vacant 2.68-acre site, located at the southeast corner of Allison Drive and Nut Tree Parkway adjacent to the Vacaville Transit Center. The housing mixtures includes 21 studio units, 82 one-bedroom units, and 32 two-bedroom units, with floor areas ranging from 494 square feet to 984 square feet. All units would be available to low-income households with incomes that are 80 percent or less of the Area Median Income, with the exception of two manager units. The proposal also includes a Density Bonus request to increase the allowable density from 24 units per acre to 50 units per acre, with the following exceptions to development standards: (1) reduce required parking from 212 spaces to 139 spaces; (2) increase the building height from 48 feet to 60 feet; (3) reduce building setbacks; (4) reduce the proportionate amount of common open space; and (5) eliminate private open space areas (balcony or porch). The project's application was submitted on September 14, 2021 and approved on February 8, 2022. The City anticipates that 135-unit apartment project will be constructed during the planning period. One hundred and thirty-four units will be affordable to households with low incomes and one manager's unit will be affordable to a moderate-income household.

700 Parc on Main (formerly East Main District Sites 1-3)

The 700 Parc on Main Mixed-use Development Project is an in-fill, mixed-use residential and commercial/retail development on three sites, totaling 5.26 acres. The project's application was submitted on February 16, 2022 and approved on June 21, 2022. The City anticipates that all 114 homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Site 1 (1.37 acres) – Site 1 is located at the corner of East Main Street and Wilson Street and extends from East Main to Catherine Street. Site 1 will have two mixed-use flex space buildings of approximately 1,976 square feet and 2,085 square feet (total of 4,061 square feet), and a total of 25 residential condominium units. The condominium units will be three-story format with one and two-car direct access garages tucked under two floors of living space. There will be 14-units of three bedrooms and three bathrooms and one car garage and 11-units of three bedrooms and three bathrooms and two car garage. Project density is approximately 20.4 units per acre.

Site 2 (1.06 acres) – Site 2 is located at the southeast corner of Catherine Street and Wilson Street. Site 2 will have a total of 21 residential condominium units. There will be four-unit types of three bedroom and three bathroom and one car garage and 17-unit types of three bedrooms and three bathrooms and two car garages, along with two elevation styles.

Site 3 (2.25) – Site 3 is located along McClellan Street and Depot Street, between Bush Street and Ulatis Creek. Site 3 will have a total of 35 residential condominium units. The condominium units will be three-story format, and all will have two-car direct access garages tucked under two floors of living space.

Foxboro Knoll - VMSP

The development contains four housing plans consisting of 58 single-story and two-story detached single family homes ranging from 2851 S.F. – 4088 S.F. The site is approximately 28.5 acres. The City anticipates that all 58 homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Greentree

The Greentree Project is a residential development that would include 1,149 dwelling units, with approximately 950 units of higher density housing types located north of Sequoia and 199 units of detached, single- family senior housing located south of Sequoia. The developer is proposing to construct the Greentree Apartments, consisting of 240 garden-style apartments at the northern end of the project boundary. The project is located on a 10.77-acre parcel along Gilley Way (Residential Area 7 in the proposed Greentree Specific Plan). The proposed project includes eleven three-story buildings with 240 rental units.

. The proposed project includes a range of amenities, such as parks, a trail network, open space, and infrastructure features including dedication of additional land for the City’s sewer pump station site, dedication of two water well sites, and improvement of storm water detention facilities. The City anticipates that all 1,149 homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Lagoon Valley Specific Plan

The Lower Lagoon Valley Project is an approved development of privately-owned property on and adjacent to the former Hines Nursery site in Vacaville. Approximately 323 acres of residential development to include 1,015 homes with a variety of housing types, organized in three villages with an integrated golf course and club house with recreational amenities. Approximately 458 acres of open space and recreational uses including a golf course, neighborhood and linear parks, and riparian and hillside open space; Business Village and Town Center on approximately 60 acres; and approximately 23 acres of public uses and roadways including an approximately 1.5 acres fire station site.. The City anticipates that all 1,015 homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Montessa

Montessa consists of 59 single-family lots on a 40-acre site located south of California Drive at Araquipa Court. The house plans consist of two (2) single-story and two (2) two-story models ranging in floor area from 2,265 square feet to 2,758 square feet. Exterior elevations reflect Bay Area Modern, French Country and Craftsman design themes. The proposed floor plans include 4-5 bedrooms, 2½-4 bathrooms with two-car and three-car garages. The subdivision consists of lots from 6,500 square feet to 21,125 square feet in area. Approximately 23 acres of the 40-acre site is significantly steep and currently zoned Agricultural Hillside. The project was approved on July 23, 2021. The City anticipates that all 59 homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Nob Hill Estates

The 19.4-acre Nob Hill Estates project is a nine-lot, single-family home subdivision. Lots range in size from 18,489 sq. ft. to 71,210 square feet. 6.01-acres of the 19.4-acre site was dedicated to the City as permanent open space. The City anticipates that six homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

North Village

North Village is a master-planned development in the City of Vacaville consisting of a variety of uses including residential, commercial, business park, public (college), school (elementary), park, and open space. It encompasses approximately 880 acres in the northeast part of the City. It is bounded by Midway Rd to the north, Leisure Town Rd to the east, Vaca Valley Pkwy to the south, and I-505 to the west. The development is generally divided into two major areas separated by Gibson Canyon Creek, Area Plan (AP) 1 and Area Plan (AP) 2. AP 1 is south of Gibson Canyon Creek and its original land uses includes single-family detached and multi-family residential, public/institutional site, public school site, commercial, business park, public park, and public open space. Except Commercial and Business Park, AP 1 is nearly built out with ownerships by homeowners, Solano Community College District, and the City. AP 2 is north of Gibson Canyon Creek and its original land uses includes single-family detached, multi-family residential, private recreation for a swim club, public park, and public open space. AP 2 is currently used for agricultural purposes (including a caretaker residence) and as a staging area in support of AP 1 construction. The City anticipates that all 1,151 homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Nut Tree Apartments

The Nut Tree Apartments was approved on December 18, 2018, and received an extension for development until June 18, 2022. This project includes 216 market rate units.

Oak Grove Apartments

The project includes a residential multifamily senior affordable housing and related community uses, including property management offices, supportive resident services offices, and a community room. The project will include 60 units, at 31.75 units per acre. Fifty-eight units will

be reserved for seniors with very low incomes and one unit will be a manager's unit. It will include two three-story buildings. The project is located across two contiguous, adjacent properties, which total 2.11 acres. The project approvals included a zone change to convert the site from Commercial Neighborhood to Residential High Density. The project is also utilizing the state affordable housing density bonus to achieve the proposed density and is receiving subsidy funds from the City.

Peabody Road Apartments

The project is located at the Southwest corner of Peabody Road and Cliffside Drive. The total resultant density was established at 120 residential garden-style apartment homes (24 units/net acre based on 5.0 acres) of mixed sizes and configurations in 1, 2 & 3 bedroom opportunities. The General Plan designation is High Density Residential (RH) and the zoning is also High Density Residential (RH). The Project will have six (6) - three (3) story buildings that are comprised of three (3) different building configurations, which will result in a total of 120 rentable units. The project will also include approximately 17,450 square feet of common area open space and amenities including internal paseos and sitting areas, a fully accessible single-story 2,700 +/- square feet Community Building, a generous sized pool & spa, a BBQ/picnic area, dog park and tot-lot. Parking shall be provided at the ratios required for each bedroom type as well as guest parking under the Vacaville Zoning Ordinance with a total of 238 parking spaces for residents and guests. The City anticipates that all 120 homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Roberts' Ranch

The Roberts Ranch Specific Plan is a 248-acre master planned community within the East of Leisure Town Growth Area in the City at the northeast corner of Leisure Town Road (future Jepson Parkway) and Fry Road. The Specific Plan includes 785 single-family homes, neighborhood parks, and a 16.5-acre public school parcel, with open space and public trails a City well site, and various off-site utility or roadway improvements. The Specific Plan was approved by Vacaville City Council on March 28, 2017. Construction of the homes in this community began in 2019. The City anticipates that all 647 of the remaining unbuilt homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Southtown Apartments

This development's, also known as Leisure Town Road Apartments, application was submitted on April 12, 2022, and is currently in the entitlement phase. The property's General Plan designation of Residential High Density and is also zoned Residential High Density. The project consists of 84 2-3 bedroom Townhouse Style apartment units and 152 1-2 bedroom Traditional Apartment Style units. There will be a total of 458 parking stalls. The City anticipates that all 236 of the remaining unbuilt homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Southtown Phase 3

An application was submitted on March 14, 2022 for the Southtown Phase 3 project. It requests to construct seven house plans with three elevations each on 167 lots with 63 Cluster single family dwellings (SFD) and 104 traditional SFD in Southtown Phase 3, located at the southeast corner of Vanden Road and Redstone Parkway. Cluster SFD consist of three house plan types and the Traditional SFD consist of four (4) house plan types. The elevations will reflect Americana, French Country, and Prairie design themes. The City anticipates that 242 homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

The Farm at Alamo Creek

The Farm at Alamo Creek comprises 210.5 acres of land located at the northeast corner of Leisure Town Road (future Jepson Parkway) and Elmira Road. The 446-unit development was approved by Vacaville City Council on November 13, 2018. The specific plan includes 262 detached single-family homes, 184 duet homes, 19.4 acres of community park with an 8.2 acre Play-4-All park, 7.4 acres for neighborhood commercial use, and many acres of open space and trails. The project's application was submitted on March 14, 2017 and was approved on November 13, 2018. The City anticipated that the market price of the 184 duet homes will be affordable to households with moderate incomes. The 262 single family homes are counted towards the above moderate income RHNA.

Vanden Cove

Planned Development and Environmental Assessment requests to construct a 114-unit subdivision for single-family development on a 25.5-acre site located on Vanden Road, south of Alamo Drive. The Zone Change request is to change the site from Agriculture (AG) to Residential Low Density - Minimum 6,000 square foot lot size (RL-6). The proposed subdivision would create 114 lots ranging in size from 6,000 square feet to 10,910 sq. ft., with primary access from two new driveways fronting on Vanden Road. The development includes four house plans models ranging in size from 2,056 square feet to 3,357 square feet in floor area, with architectural styles reflecting Tuscan, Craftsman and French Cottage themes. The City anticipates that 114 homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Vandengate

The project submitted its application on January 15, 2022, and approved on April 12, 2022. The Vandengate project proposes a rezoning of 9.3 acres from Agriculture (AG) to Residential Low-Density (RL-6), a vesting tentative subdivision map of the property into 42 single-family parcels and one remainder lot for the existing house on the property, and a development agreement. At a future time, the remainder lot could be subdivided into two single-family lots. The Vandengate site is south of the existing Sterling Chateau 4 subdivision. It is an infill project in a recently developed residential area. Access to the project will be from Vanden Road and from an extension of Maverick Drive in the Sterling Chateau 4 neighborhood. The project's lots will front on a new internal street, on the extension of Maverick Drive, and on the existing Joyce Drive in the Sterling

Chateau 4 neighborhood. The City anticipates that 42 homes will be constructed during the planning period and that they will be affordable to households with above moderate incomes.

Habitat for Humanity

In July 2022, the City approved a Disposition, Development, and Loan Agreement with Solano-Napa Habitat for Humanity for 14 affordable homes on City property at Scroggins Court and East Monte Vista Avenue. The project will include eight single family attached residences, one single family detached residence, and five ADUs. Completion of the formal project entitlement process is pending. To serve larger households, five of the nine single-family homes will be three-bedroom units and the other four will be four-bedroom units. All 14 units are counted towards the City's lower-income RHNA, nine in the pipeline projects category and five in the anticipated ADU category.

Vacant and Underutilized Sites

Tables 4-5 and **4-6** provide the characteristics of each site, including zoning, general plan designation, acreage, and realistic capacity for the sites currently zoned for housing or that will be rezoned. These sites are all likely to be developed with residences during the planning period. Maps of the pipeline projects, vacant sites, and underutilized sites are provided as **Figures 4-1** through **4-9**.

The inventory includes 61 vacant parcels, with a realistic capacity for 1,960 units. Of the 1,960 units, 1,222 are in the lower-income category, 437 are in the moderate-income category and the remaining 303 are in the above moderate-income category. The inventory includes 8 nonvacant (underutilized) parcels, with a realistic capacity for 403 units. Of the 403 units, 137 are in the lower-income category, 199 are in the moderate-income category and 67 are in the above moderate-income category.

The assumptions that informed the realistic capacity modifiers shown in **Tables 4-5** and **4-6** are described earlier in this chapter under the subheading "Realistic Capacity." Steps that the City will take to encourage the redevelopment of underutilized sites and a brief description of each underutilized site follows **Table 4-6**.

Suitably Sized Sites for Lower-Income RHNA

Sites identified to meet the lower income RHNA that are between a half-acre and 10 acres are generally considered more suitable than smaller or larger sites. All vacant and nonvacant parcels identified to meet the lower-income RHNA are between a half-acre and 10 acres, with one exception. Site 59 is 0.15 acres, however it adjacent to other vacant sites, including site 60 which is 8.74 acres and site 70 which is 8.56 acres. See **Figure 4-1**.

TABLE 4-5 VACANT SITES

Map ID	Alternate Site ID	Address	Assessor Parcel Number	Consolidated Sites	Council District	General Plan Designations	Zoning Designations	Consider for Rezoning Exclusively for Housing	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Realistic Capacity Modifier	Acres	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
1	Arroyo Vista		125050090		1	Residential Estate	RE		0.5	3	0.5	3.89	-	-	6	6
2	NWC W Monte Vista/N Orchard		125235430		5	Commercial Office	CO	Yes ³	8.1	30	0.5	0.99	15	-	-	15
3	Cernon Street		125272110	Yes, 3 and 4	1	Commercial General - RUHD 1	DC	Yes ³	18	65	0.5	0.35	-	12	-	12
4	Cernon Street		125272120	Yes, 3 and 4	1	Commercial General - RUHD 1	DC	Yes ³	18	65	0.5	0.35	-	12	-	12
5	Cernon Street		125272180	Yes, 5 and 6	1	Commercial General - RUHD 1	DC	Yes ³	18	65	0.5	0.46	-	16	-	16
6	Cernon Street		125272190	Yes, 5 and 6	1	Commercial General - RUHD 1	DC	Yes ³	18	65	0.5	1	33	-	-	33
12	Butcher Road		127070010	Yes, 12, 13, and 14	5	Commercial General	CG		8.1	30	0.5	1.29	20	-	-	20
13	Butcher Road	350 Butcher Road	127070030	Yes, 12, 13, and 14	5	Commercial General	CG		8.1	30	0.5	0.85	13	-	-	13
14	Butcher Road		127070300	Yes, 12, 13, and 14	5	Commercial General	CG		8.1	30	0.5	0.84	13	-	-	13
15	Butcher Road Proposed Palms MF Site		127070500		5	Commercial General	CG	Yes ³	8.1	30	0.5	1.46	-	22	-	22
16	Butcher Road NW	151 Butcher Road	127080090	Yes, 16, 17 and 18	5	Commercial General	CG		8.1	30	0.5	0.49	-	8	-	8
17	Butcher Road SE	121 Butcher Road	127080410	Yes, 16, 17 and 18	5	Commercial General	CG		8.1	30	0.5	0.45	-	7	-	7
18	Butcher Road/Alamo Drive	950 Alamo Drive	127080440	Yes, 16, 17 and 18	5	Commercial General	CG		8.1	30	0.5	0.73	11	-	-	11
19	1241 Alamo Drive	1241 Alamo Drive	127090250		5	Commercial Office	CO		8.1	30	0.5	1.56	24	-	-	24
20	Gibson/Vine Estates		129020090		1	Residential Estate	RE		0.5	3	0.5	9.49	-	-	15	15
21	Vine Meadows		129110040		1	Residential Estate	RE		0.5	3	0.5	8.78	-	-	14	14

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22	Vine Trees		129140060		1	Residential Estate	RE		0.5	3	0.5	18.46	-	-	28	28
25	Vine Glen (Breese)	58 Vine Street	129170010		1	Residential Low Density	RE		0.5	3	0.5	1.9	-	-	3	3
26	Vine Glen (Breese)		129170050		1	Residential Low Density	RE		0.5	3	0.5	4.4	-	-	7	7
27 ¹	Markham Ave. north of Wesley Ave	Markham Ave. north of Wesley Ave	129201050		1	Residential High Density	RH		20.1	30	0.8	0.17	-	5	-	5
28 ¹	681 Markham Ave	681 Markham Ave	129202010		3	Residential High Density	RH		20.1	30	0.8	0.44	-	11	-	11
29	1312 Callen Street	1312 Callen Street	129280460		3	Commercial General	CG		8.1	30	0.5	1.01	16	-	-	16
37	1521 E. Monte Vista	1521 E. Monte Vista	129350260		3	Commercial General	CG		8.1	30	0.5	1.95	30	-	-	30
38 ¹	719 Markham Ave	719 Markham Avenue	130010070		3	Residential High Density	RH		20.1	30	0.5	0.79	12	-	-	12
39 ¹	Markham Site West		130010250		3	Residential High Density	RH		20.1	30	0.5	0.51	8	-	-	8
40	140 Depot Street	140 Depot Street	130122070	Yes, 40, 81 and 82	3	Commercial General	DC	Yes ³	18	65	0.5	0.16	-	6	-	6
41	NWC Wilson Street and Catherine Street		130202130		3	Commercial General - RUHD 3	DC	Yes ³	18	65	0.5	0.31	-	11	-	11
42	324 Wilson Street	324 Wilson Street	130205040		3	Commercial General - RUHD 3	DC	Yes ³	18	65	0.5	0.13	-	5	-	5
43	342 Wilson Street	342 Wilson Street	130205160		3	Commercial General - RUHD 3	DC	Yes ³	18	65	0.5	0.12	-	4	-	4
44	409 Boyd Street	409 Boyd Street	130234030		3	Commercial General	DC		18	65	0.5	0.26	-	9	-	9
45	424 Davis Street	424 Davis Street	130241050		3	Commercial Office - RUHD 1	DC		18	65	0.5	0.15	-	6	-	6
46	Travis Credit Union Headquarters remainder		131020600		3	Commercial Office, Residential High Density	CO		8.1	30	0.5	9.56	144	-	-	144

Map ID	Alternate Site ID	Address	Assessor Parcel Number	Consolidated Sites	Council District	General Plan Designations	Zoning Designations	Consider for Rezoning Exclusively for Housing	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Realistic Capacity Modifier	Acres	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
47	Elmira Road and Aegean Way		131051080		3	Commercial General	CG		8.1	30	0.5	0.27	-	5	-	5
48	Elmira Road and Aegean Way		131051090		3	Commercial General	CG		8.1	30	0.5	0.23	-	4	-	4
49	Hume Way (Next to Meeks Hardware)		131060400		4	Commercial General	CG		8.1	30	0.5	1.26	19	-	-	19
50	Former SID Headquarters	508 Elmira Road	131240220		3	Residential Low Medium Density	RLM		5.1	8	0.33	11.41	-	28	-	28
51	Davis Street (Next to Quick Quack Car Wash)	#N/A	131500030		5	Commercial General	CG		8.1	30	0.5	0.63	10	-	-	10
52	Davis Street (Next to Quick Quack Car Wash)		131500050		5	Commercial General	CG		8.1	30	0.5	0.73	11	-	-	11
53 ¹	Alamo Drive (Next to Mobile Home Park)		132050020		4	Residential High Density	RH		20.1	30	0.8	0.7	17	-	-	17
57	Adjacent to 99 cent store site	561 Peabody Road	132210220	Yes, 56-58	4	Mixed Use	MX		10	30	0.5	3.76	57	-	-	57
59	Southeast Corner Vaca Valley Pkwy and Allison Pkwy		133014010	Yes, 59, 60, 61, 70	1	Commercial Office	CO	Yes ³	8.1	30	0.5	0.15	3	-	-	3
60	Southeast Corner Vaca Valley Pkwy and Allison Pkwy		133014020	Yes, 59, 60, 61, 70	1	Commercial Office	CO	Yes ³	8.1	30	0.5	8.74	132	-	-	132
61	Southeast Corner Vaca Valley Pkwy and Allison Pkwy		133014030	Yes, 59, 60, 61, 70	1	Commercial Office	CO	Yes ³	8.1	30	0.5	4.13	62	-	-	62
62	830 Leisure Town Road	830 Leisure Town Road	133100030	Yes 62 and 63	2	Commercial Highway	CG	Yes ³	8.1	30	0.5	0.82	13	-	-	13
63	Quinn Road		133100110	Yes 62 and 63	1	Commercial Highway	CG	Yes ³	8.1	30	0.5	1.28	20	-	-	20
64	Quinn Road		133100120		1	Commercial Highway	CG	Yes ³	8.1	30	0.5	1.94	30	-	-	30
65	Orange Drive South		133140290	Yes, 65, 67-69	2	Commercial Highway	CH	Yes ³	N/A	30	0.5	0.84	13	-	-	13
67	Orange Drive South		133150220	Yes, 65, 67-69	2	Commercial Highway	CH	Yes ³	N/A	30	0.5	0.64	10	-	-	10

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68	Orange Drive South		133150240	Yes, 65, 67-69	2	Commercial Highway	CH		N/A	30	0.5	3.3	50	-	-	50
69	Orange Drive South		133150250	Yes, 65, 67-69	2	Commercial Highway	CH		N/A	30	0.5	0.36	-	6	-	6
70	Southeast Corner Vaca Valley Pkwy and Allison Pkwy		133580010	Yes, 60, 61, 70	1	Commercial Office	CO	Yes ³	8.1	30	0.5	8.56	129	-	-	129
71 ¹	Leisure Town Apts. (1)		134020210		2	Residential High Density	RH		20.1	30	0.8	3.56	86	-	-	86
72	SEC Sequoia Dr and Leisure Way		134043030		2	Commercial Neighborhood	CN		8.1	30	0.5	0.36	-	6	-	6
73 ¹	Leisure Town Apts. (2)		134056010		2	Residential High Density	RH		20.1	30	0.8	0.65	16	-	-	16
74	Nut Tree Court	#N/A	134240840		2	Commercial Office	CO		8.1	30	0.5	0.51	8	-	-	8
77	2624 Nut Tree Road	2621 Nut Tree Road	136070180		6	Commercial Office	CO		8.1	30	0.5	0.55	9	-	-	9
78 ²	Vanden Town Home site	5763 Vanden Road	136080040		6	Residential Medium Density	RM		8.1	30	0.8	8.4	188	-	-	188
79	Lagoon Valley Business Park Site		128020130		5	Business Park	BP		8.1	N/A	0.8	19.15	-	230	230	460
80	133 Bush Street	133 Bush Street	130122090	Yes, 40, 81 and 82	3	Commercial General	DC	Yes ³	18	65	0.5	0.16	-	6	-	6
81	E. Monte Vista Ave near Depot Street	818 East Monte Vista Avenue	130122040	Yes, 40, 81 and 82	3	Commercial General	DC	Yes ³	18	65	0.5	0.16	-	6	-	6
82	Corner of Depot Street and E. Monte Vista Ave	150 Depot Street	130122210	Yes, 40, 81 and 82	3	Commercial General	DC	Yes ³	18	65	0.5	0.29	-	10	-	10
Total												156.8447	1222	435	303	1960

¹ Proposed maximum density of 30 units per acre is shown and used for calculating unit capacity. Current maximum density in the RH zone is 24 units per acre. Per **Program HE-18**, the City will increase the maximum density on all RH sites, citywide to 30 units per acre.

² Proposed maximum density of 30 units per acre is shown and used for calculating unit capacity. Site currently zoned as RM, which has a maximum density of 14 units per acre. Per **Program HE-18**, the City will rezone this site to RH and increase the maximum density on all RH sites, citywide to 30 units per acre. Site is City-owned.

³ See **Program HE-18**.

Source: City of Vacaville, 2022.

TABLE 4-6 UNDERUTILIZED SITES

Map ID	Alternate Site ID	Address	Assessor Parcel Number	Consolidated Sites	Council District	General Plan Designations	Zoning Designations	Consider for Rezoning Exclusively for Housing	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Realistic Capacity Modifier	Acres	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
8	Old CVS		125283020	Yes, 8-10	1	Mixed Use	DMU		18	65	0.5	0.61	-	10	10	20
9	Old CVS	377 East Monte Vista Avenue	125283030	Yes, 8-10	1	Mixed Use	DMU		18	65	0.5	1.34	-	22	22	44
10	Furniture store	395 East Monte Vista Avenue	125283040	Yes, 8-10	1	Mixed Use	DMU		18	65	0.5	2.11	-	34	35	69
11	Glenbrook Shopping Center	120 South Orchard Avenue	126150020		5	Mixed Use	MX		10	40	0.5	4.24	43	42	-	85
56	Old Theater on Marshall Rd	1201 Marshall Road	132210160	Yes, 56-58	4	Mixed Use	MX		10	40	0.5	1.59	16	16	-	32
58	99 cents store site	551 Peabody Road	132210230	Yes, 56-58	4	Mixed Use	MX		10	40	0.5	2.22	23	22	-	45
66	Orange Drive North		133140330		2	Commercial Highway	CH		N/A	30	0.375	3.92	23	22	-	45
76	Elmira Square Strip Mall	2018 Nut Tree Road	135421240		2	Mixed Use - Elmira Cap	MX		10	40	0.5	3.11	32	31	-	63
Total												19.14	137	199	67	403

Source: City of Vacaville, 2022.

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Underutilized Sites

The City will encourage the redevelopment of nonvacant sites through several actions including:

- Continue to offer and promote the use of density bonuses (**Program HE-1 Density Bonuses**).
- Promote infill development by convening a working group of residential developers, leveraging available State and federal funding sources for infrastructure, capacity and existing conditions studies and adopting flexible standards or incentives that promote infill development (e.g., reduced parking requirements, reduced development and permitting fees, streamlined permitting).(**Program HE-10 Infill Development**).
- Consider establishing a new position for a centralized housing services coordinator to further the production of infill development and other needed housing types. (**Program HE-12 Centralized Housing Services Coordinator**).

A brief description of each underutilized site is included herein.

Sites 8, 9 and 10; Old CVS and Furniture Store

These three parcels collectively form a 4.06-acre shopping center with parking lots, a vacant CVS store (sites 8 and 9) and a furniture store (site 10). These sites are identified in the City's 2022 Downtown Specific Plan (DTSP) as a key development node. As stated in the DTSP, "The former CVS shopping center on the northwest corner of East Monte Vista Avenue and Dobbins Street presents a prime opportunity for development. All parcels on the site of the former CVS are privately owned and a public-private partnership will be important to spur development of this site. The former CVS site would effectively support a higher density, mixed-use residential project given its many advantages, which include:

- Convenient roadway access via East Monte Vista Avenue.
- Close proximity to the Downtown Transit Plaza.
- Larger parcel sizes than those in the Downtown Center subarea.
- Mixed-Use zoning designation.

The former CVS store has been closed and boarded up for several years. The CVS corporation had shown interest in redeveloping the site as a mixed-use development in 2021. City staff have noted that the buildings are in disrepair.

Site 11; Glenbrook Shopping Center

This 4.23-acre site is located at 210 South Orchard Avenue and was constructed in 1968. In 2015, the General Plan designation for this site was changed from Neighborhood Commercial to Mixed-Use. Glenbrook Plaza consists of two stand-alone buildings. Until 2021, the main anchor tenant in the southern building for this shopping center was a local, neighborhood serving grocery store. That store closed in 2021 and a new grocery store is currently in to process of occupying the space. While the previous grocery store was popular amongst residents within the neighboring area, it

experienced marginal success. The anchor tenant in the northern building is a church. The remainder of the center consists of several other uses such as a bakery, a small restaurant, and small office uses.

Site 56 and 58; Peabody Road at Marshall Road

Sites 56 and 58 (nonvacant) and site 57 (vacant) are contiguous and total 7.57 acres. The General Plan designation for this site was changed from Neighborhood Commercial to Mixed-Use. Site 57 is in **Table 4-5**, since it is vacant and could be developed independent of sites 56 and 58. Site 56 contains a building formerly used as a movie theater and currently used as a church. City staff have noted that the buildings are in disrepair.

Site 66; Orange Drive North

This site is mostly vacant, with a new car wash fronting Leisure Town Road, and has the address of 5001 Walnut Road. It is across the street from vacant sites 65, 67, 68 and 69 (also known as Orange Drive South). The assumed realistic capacity is 38 percent of the maximum allowed units to account for a new car wash business on part of the site that would likely remain if the rest of the 3.92-acre site were developed. Other than the car wash, the site is vacant. Future development with a mixture of commercial and residential uses is expected. The City will facilitate the subdivision of the site, if needed to ensure that the it is readily developable.

Site 76; Elmira Square Strip Mall This site is 3.11 acres and contains a large parking lot. In 2015, the General Plan designation for this site was changed from Neighborhood Commercial to Mixed-Use.

Accessory Dwelling Unit (ADU) Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADUs) based on the number of ADUs developed in the prior Housing Element planning period, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th-cycle Housing Element planning period.

Program HE-4 commits the City to amending its ADU/JADU ordinance as needed to remain compliant with recent and future changes to state law, to promoting ADU/JADU development through a range of strategies, including by promoting ADU/JADUs to property owners as a viable option for providing additional housing opportunities.

The City issued building permits for 9 ADUs in 2018, 4 in 2019, 10 in 2020, and 15 in 2021, showing a growth pattern over the last 4 years. This analysis assumes that the number of ADU applications and permits will average 7.67 ADUs per year, for a total of 61 ADUs during the planning period.

To determine assumptions on ADU affordability in the ABAG region, ABAG conducted a regional analysis of existing ADU rents and prepared a draft report in September 2021. The analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low income, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above-moderate-income households. Affordability of ADUs projected to be built in the city during the planning period were based on the ABAG analysis. As shown on **Table 4-3**, of the 61 ADUs projected to be built, it is estimated that 37 will be for very low- and low-income households, 18 will be for moderate-income households, and 6 for above-moderate-income households.

In July 2022, the City approved a Disposition, Development, and Loan Agreement with Habitat for Humanity to develop a site at Scroggins Court and East Monte Vista Avenue with eight single family attached residences, one single family detached residence, and five ADUs. The five ADUs are also included in **Table 4-3**, for a total of 66 ADUs anticipated in the planning period.

Hazards

The Safety Element addresses the topic of public health and safety following state requirements in Section 65302(g) of the California Government Code. State law requires that the Safety Element contain background information and goals and policies to address multiple natural hazards, analyze the vulnerabilities from climate change and contain policies to improve climate change resilience, and assess residential areas with evacuation constraints. The Housing Element sites inventory was screened for several hazards. The potential presence of these natural hazards is identified herein. The presence of any hazards does not automatically preclude development. Refer to the Safety Element for mitigation measures.

Liquefaction

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other rapid loading. It is loose, water-saturated sediments that lose durability and fail during strong ground shaking. No pipeline projects or sites are at risk of liquefaction.

Landslide Susceptibility

Landslides are the movement of a mass of rock, debris, or earth down a slope and are induced by strong earthquakes and heavy rain. The California Geological Survey Map relies on regional estimates of rock strength and steepness of slopes since weak rocks and steep slopes are most likely to generate landslides. The California Geological Survey classifies susceptibility on a scale from 0 to 10, low to high. Some parcels within larger pipeline projects have a landslide susceptibility classification of 6, 7, 8 or 9, including 700 Parc on Main Site III, Greentree Specific Plan, Lagoon Valley Specific Plan and Nob Hill Estates. Two vacant parcels (sites 14 and 21) have a landslide susceptibility classification of 7.

Steep Slopes

Slopes that average more than 30 degrees of grade change are considered steep. Sites 46 and 50 (also known, respectively as the Travis Credit Union Headquarters remainder and Former SID Headquarters) are considered steep. However, site 46 is 9.56 acres and site 50 is 11.41 acres. Both sites are vacant. Therefore, there is ample space to mitigate steep slopes during the development process.

Additionally, City staff identified potential hillside constraints on site 39 (Markham Site West). Site 39 (0.51 acres) is zoned RH. As a result of the potential hillside constraints, the assumed realistic capacity on site 39 was reduced from 80 to 50 percent of the maximum allowed units.

Evacuation Constraints

Parcels with evacuation constraints are at least half a mile from a major roadway. Limited points of access may create bottlenecks and further complicate evacuation efforts. No sites in the inventory are considered evacuation constrained. As noted in the Safety Element, Background Report, the City continues to work to improve evacuation conditions.

Fire Hazard Severity

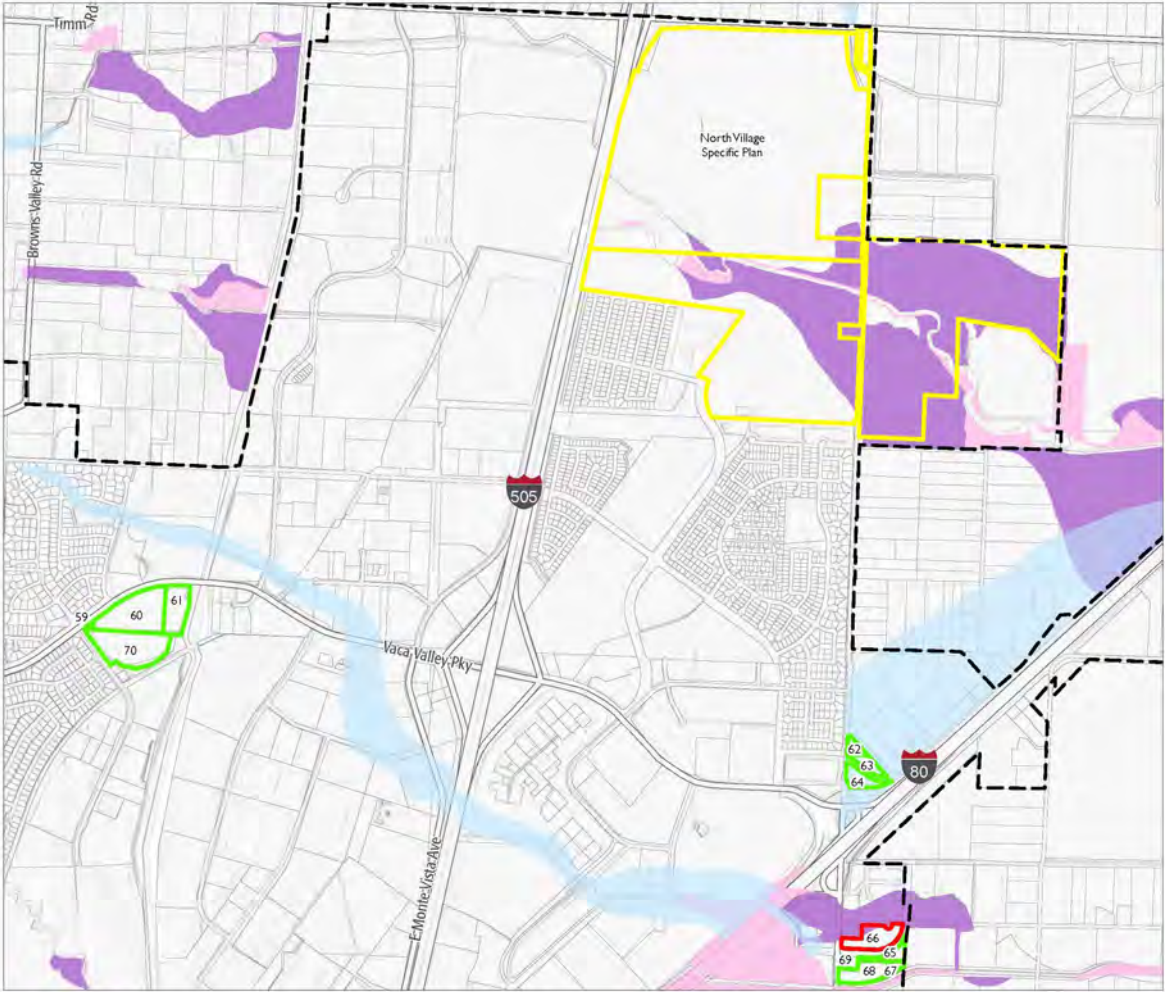
To quantify wildfire risk, the California Department of Forestry and Fire Protection (CAL FIRE) has developed a Fire Hazard Severity Scale that uses three criteria to evaluate and designate potential fire hazards in wildland areas: fuel loading (vegetation), fire weather (winds, temperatures, humidity levels, and fuel moisture contents), and topography (degree of slope). As shown in the Safety Element, Background Report, while there are no areas of Vacaville that qualify as a Fire Hazard Severity Zone, much of the area surrounding the city, particularly around its western borders, are classified as high or moderate fire hazard severity.

Flooding

Flooding is the rising and overflowing of a body of water onto normally dry land. Floodplains are any land area subject to inundation by floodwaters of any source. As described in the Safety Element, Background Report, historically, floods are one of the most frequent natural hazards impacting communities in Solano County, including Vacaville and can be very dangerous. As such, the Safety Element describes the range of mitigation measures and responses to flooding risk that the City continues to implement. A majority of the flood risk within Vacaville is specifically subject to inundation as a result of heavy rainfall and resulting stream and drainage canal overflows. To show the pipeline projects and sites in the inventory along with most recent mapping of areas subject to flooding, **Figures 4-10** through **4-19** are included. As shown on the maps, many sites in the inventory intersect with 100- and 500-year floodplains.

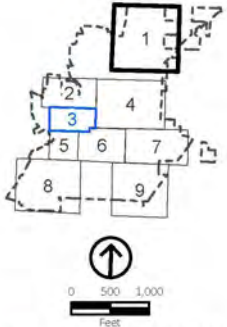
Figure 4-10 Flooding Map (1 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

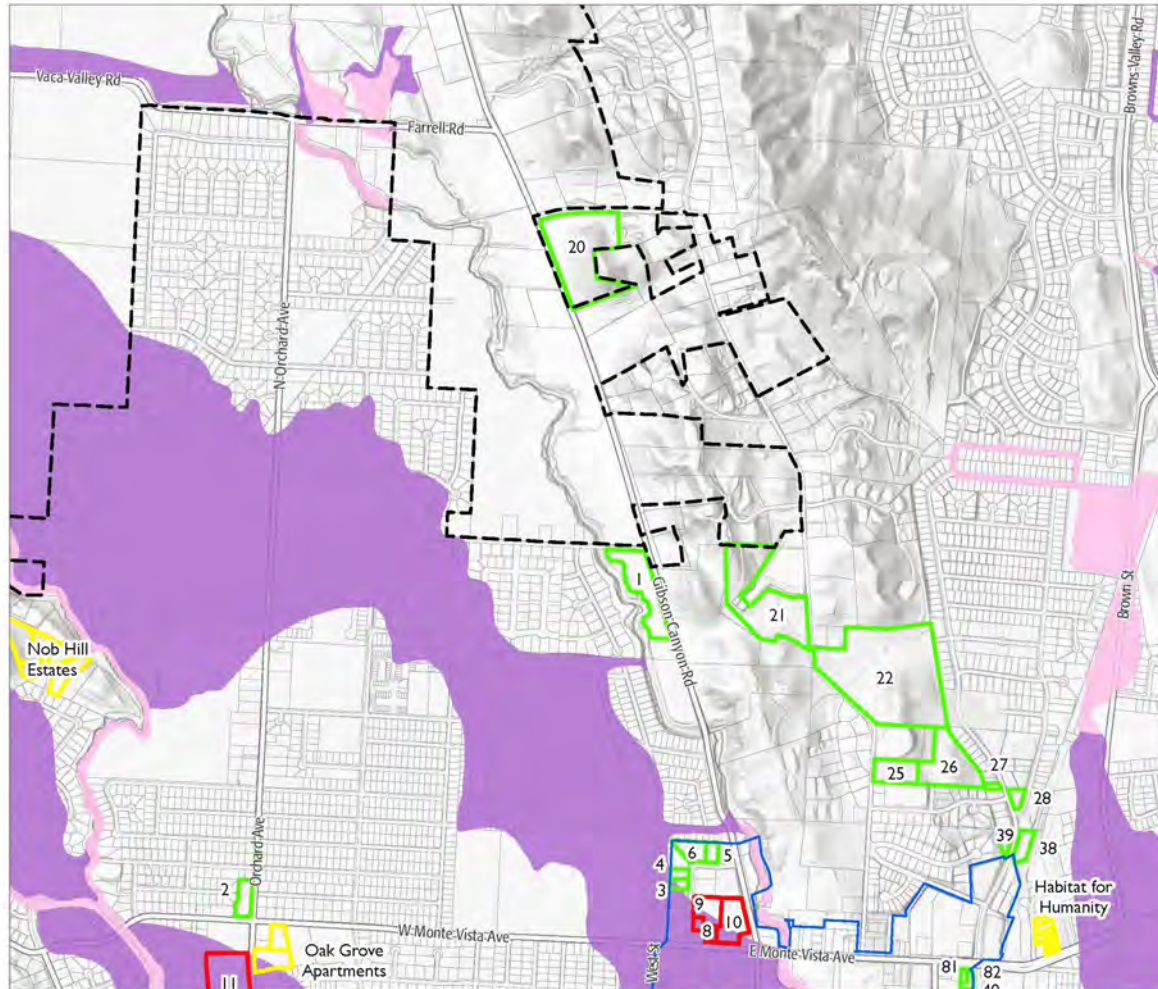
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- DWR Awareness 100 Year Flood Zone
- FEMA 100 year floodplain
- FEMA 500 year floodplain
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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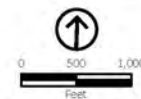
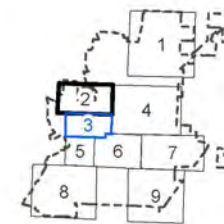
Figure 4-11 Flooding Map (2 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

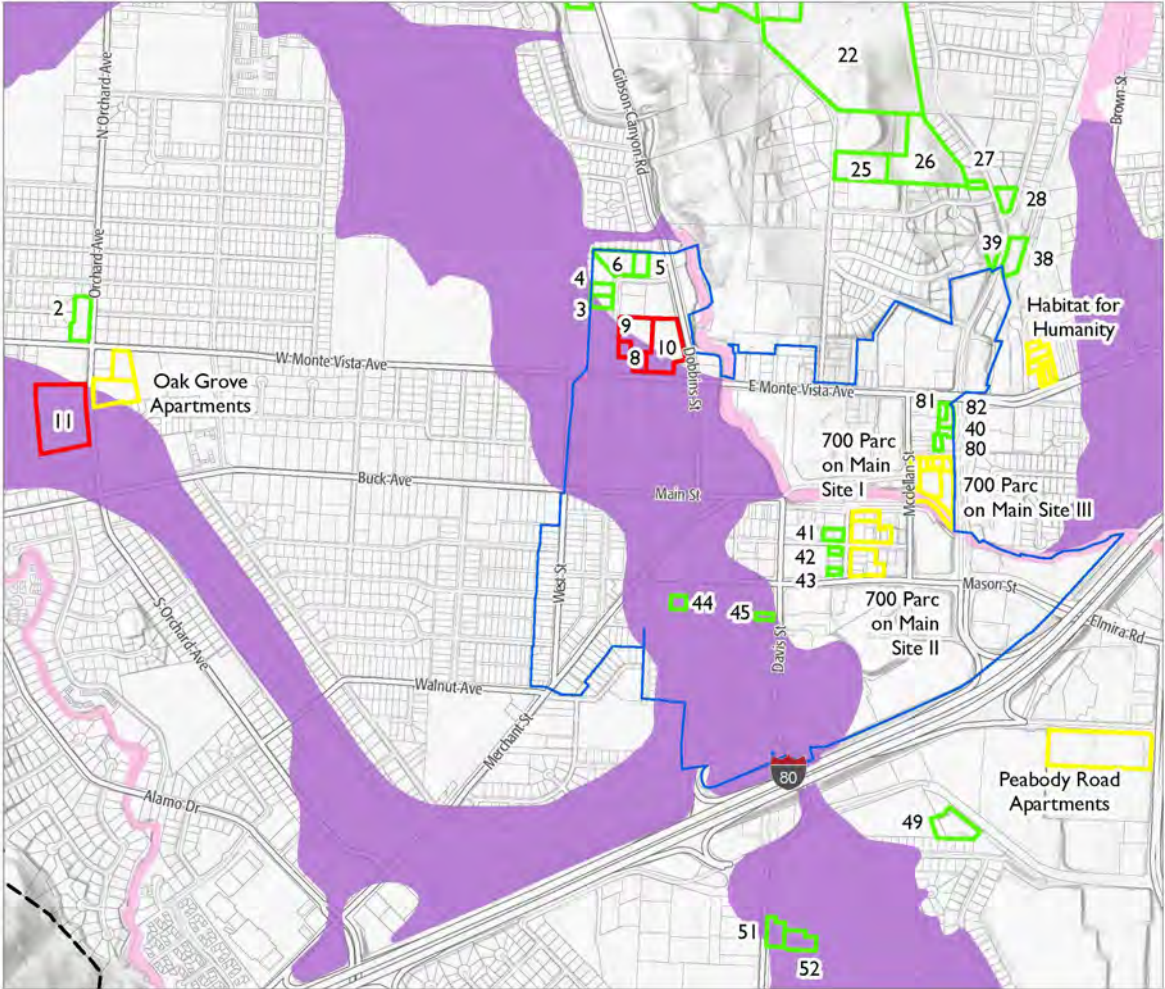
- City Limit
- Parcels
- Downtown Specific Plan (DTS) area
- DWR Awareness 100 Year Flood Zone
- FEMA 100 year floodplain
- FEMA 500 year floodplain
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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Figure 4-12 Flooding Map (3 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

- City Limit
- Parcels
- Downtown Specific Plan (DTS) area
- DWR Awareness 100 Year Flood Zone
- FEMA 100 year floodplain
- FEMA 500 year floodplain
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site

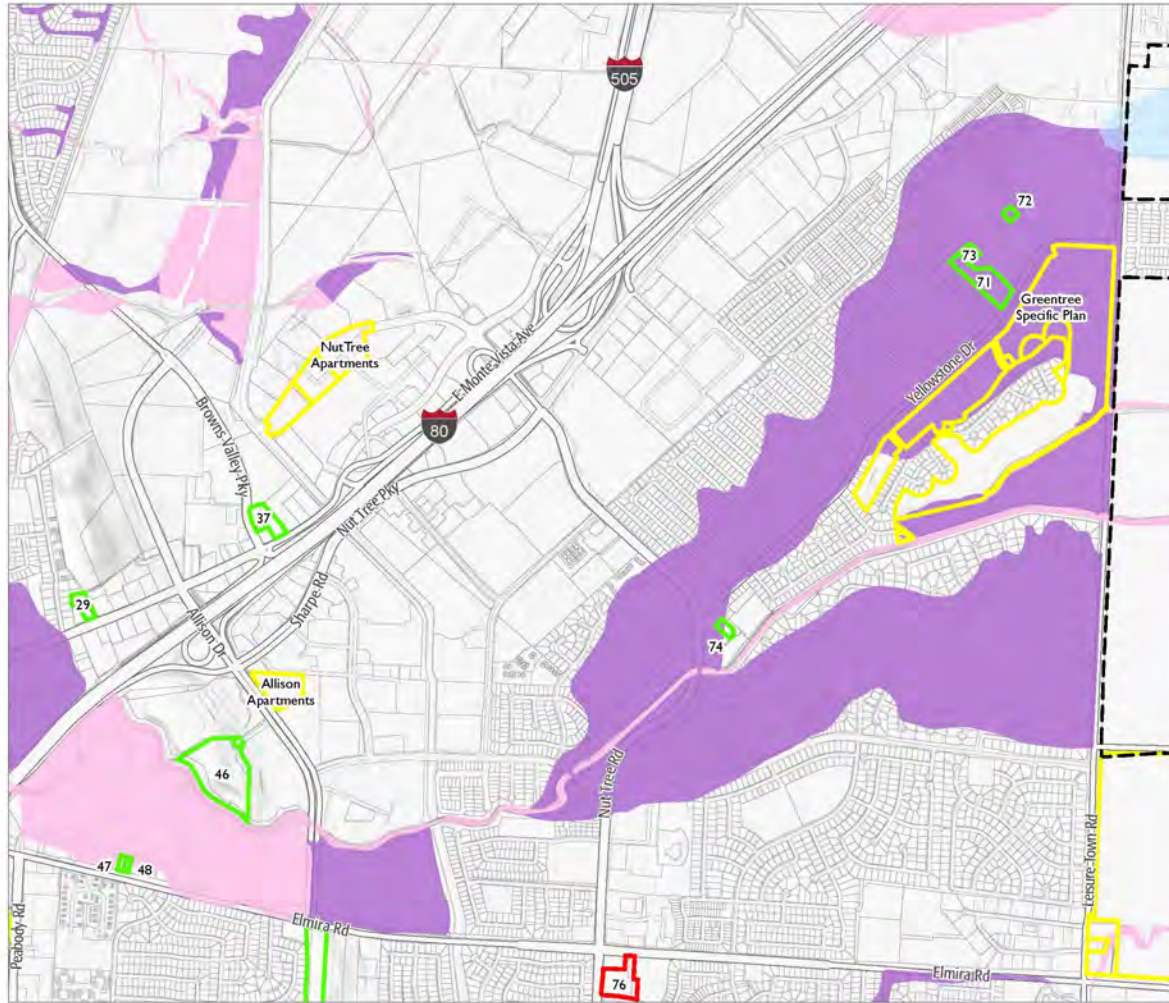


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CITY OF VACAVILLE
 VACAVILLE GENERAL PLAN
 HOUSING ELEMENT

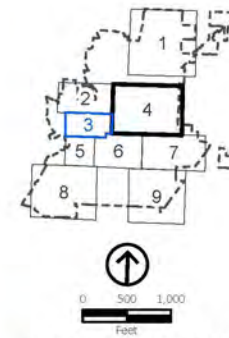
Figure 4-13 Flooding Map (4 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites
 Inventory

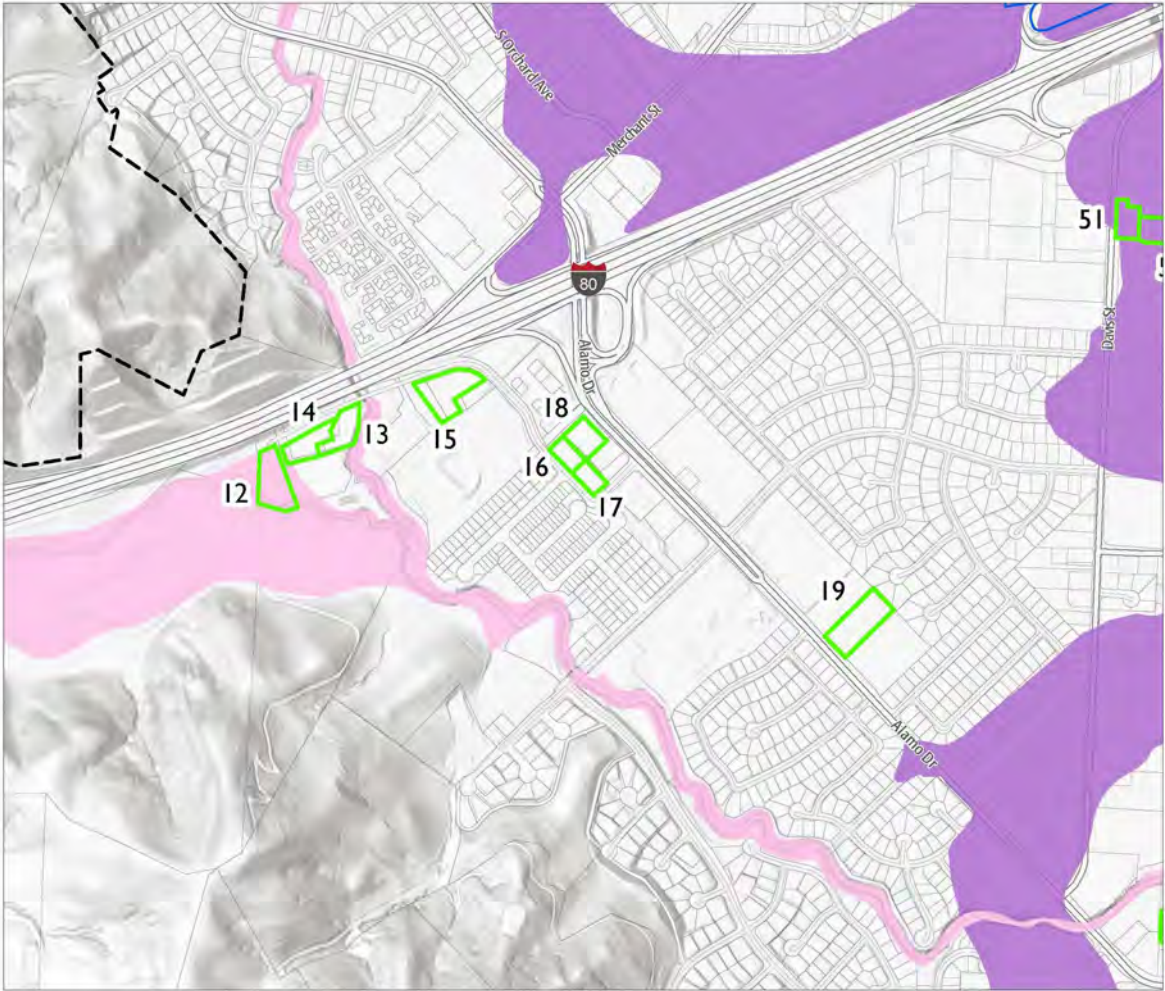
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- DWR Awareness 100 Year Flood Zone
- FEMA 100 year floodplain
- FEMA 500 year floodplain
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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Figure 4-14 Flooding Map (5 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

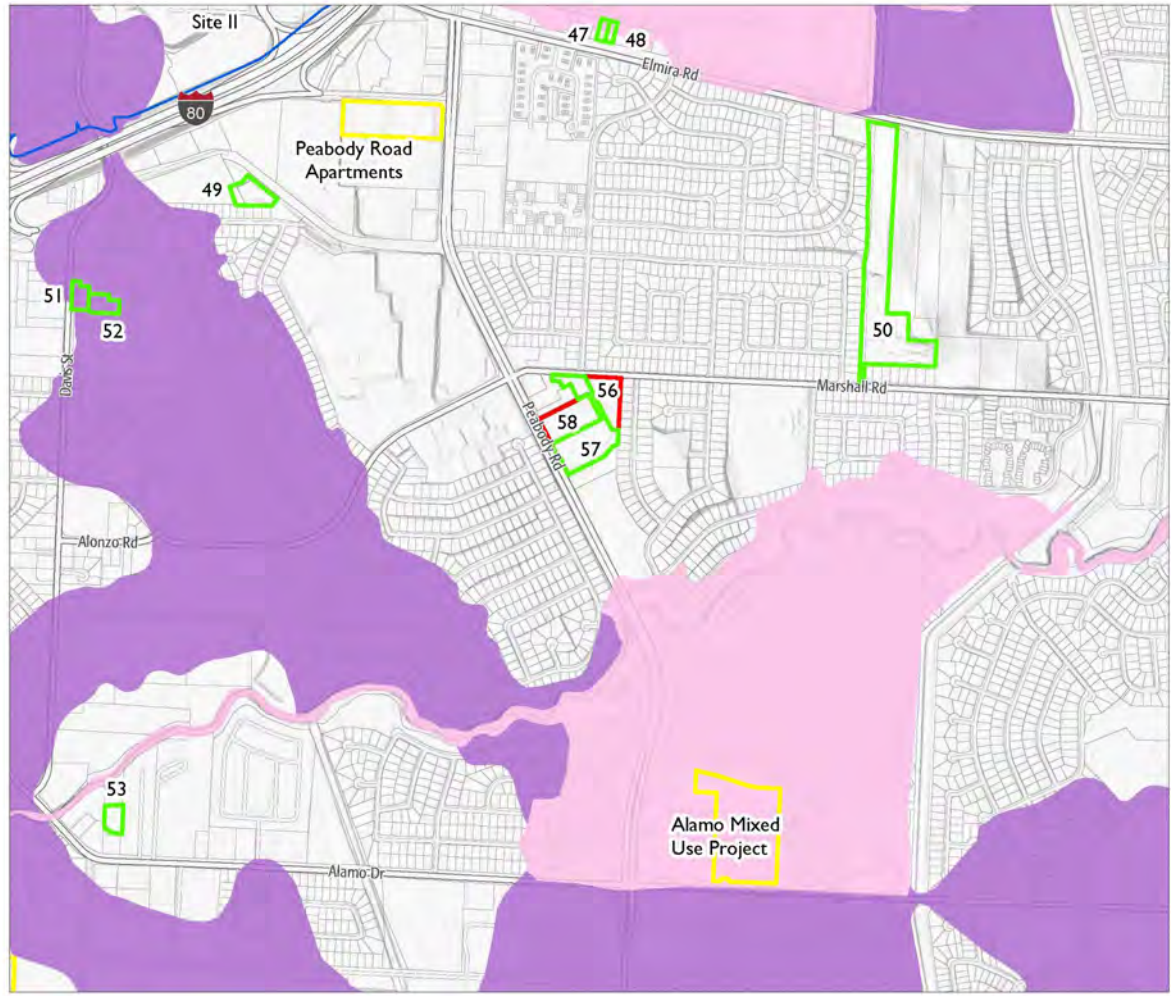
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- DWR Awareness 100 Year Flood Zone
- FEMA 100 year floodplain
- FEMA 500 year floodplain
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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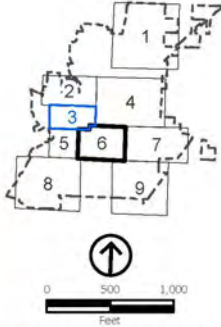
Figure 4-15 Flooding Map (6 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

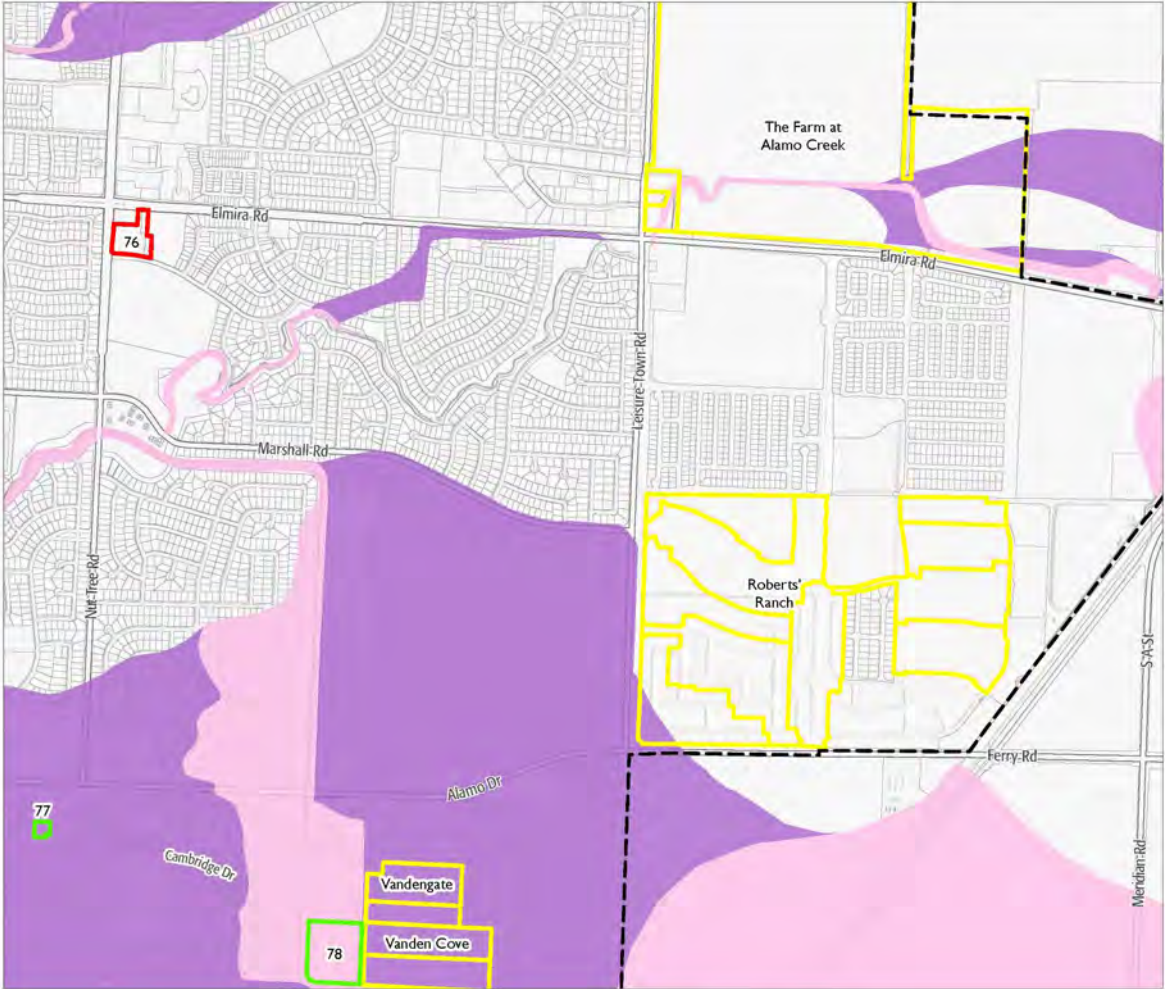
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- DWR Awareness 100 Year Flood Zone
- FEMA 100 year floodplain
- FEMA 500 year floodplain
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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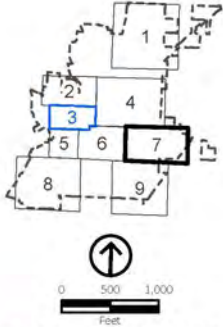
Figure 4-16 Flooding Map (7 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

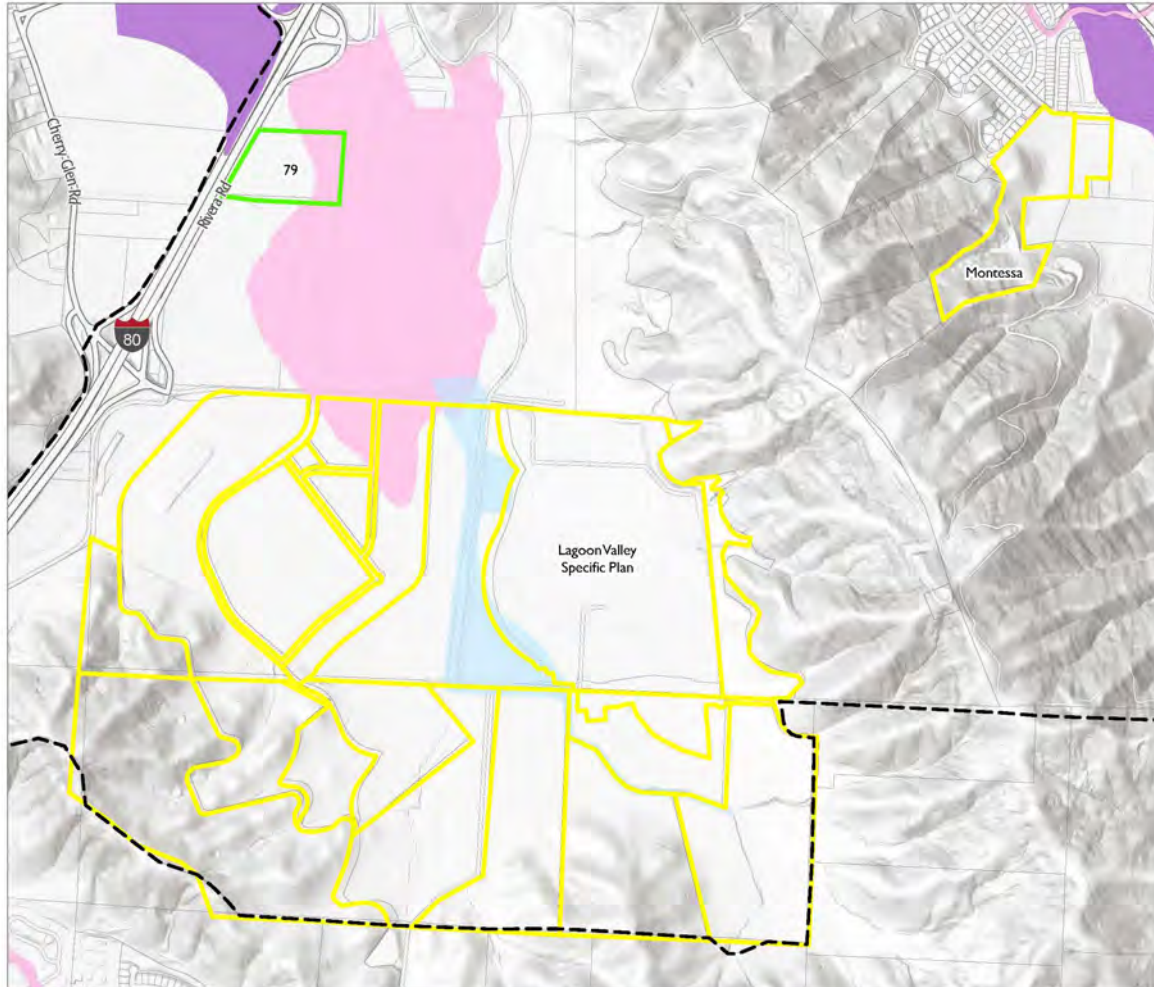
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- DWR Awareness 100 Year Flood Zone
- FEMA 100 year floodplain
- FEMA 500 year floodplain
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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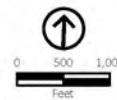
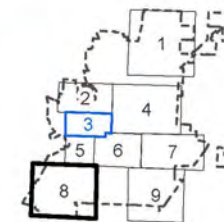
Figure 4-17 Flooding Map (8 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

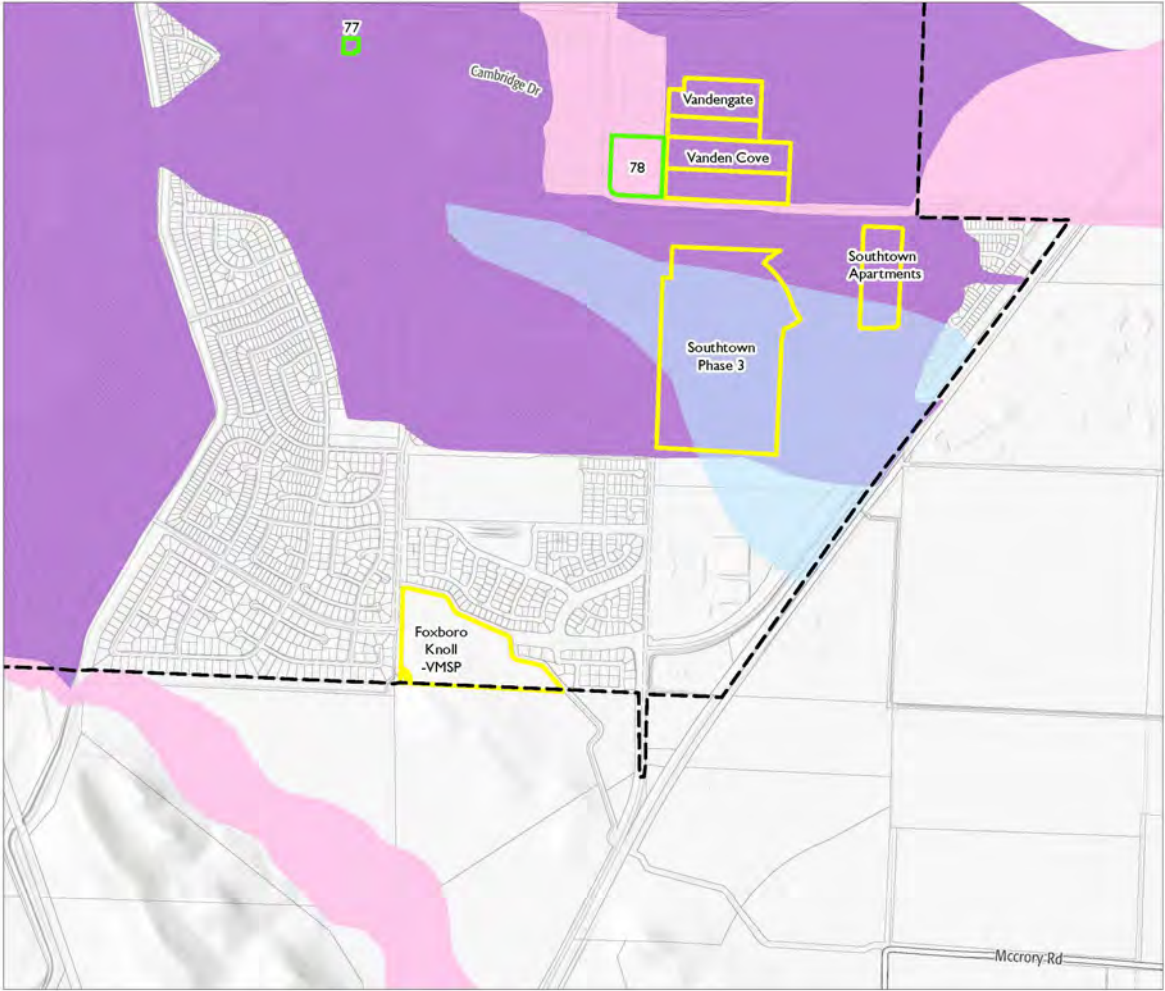
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- DWR Awareness 100 Year Flood Zone
- FEMA 100 year floodplain
- FEMA 500 year floodplain
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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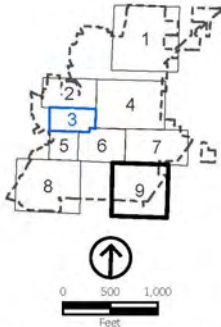
Figure 4-18 Flooding Map (9 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- DWR Awareness 100 Year Flood Zone
- FEMA 100 year floodplain
- FEMA 500 year floodplain
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



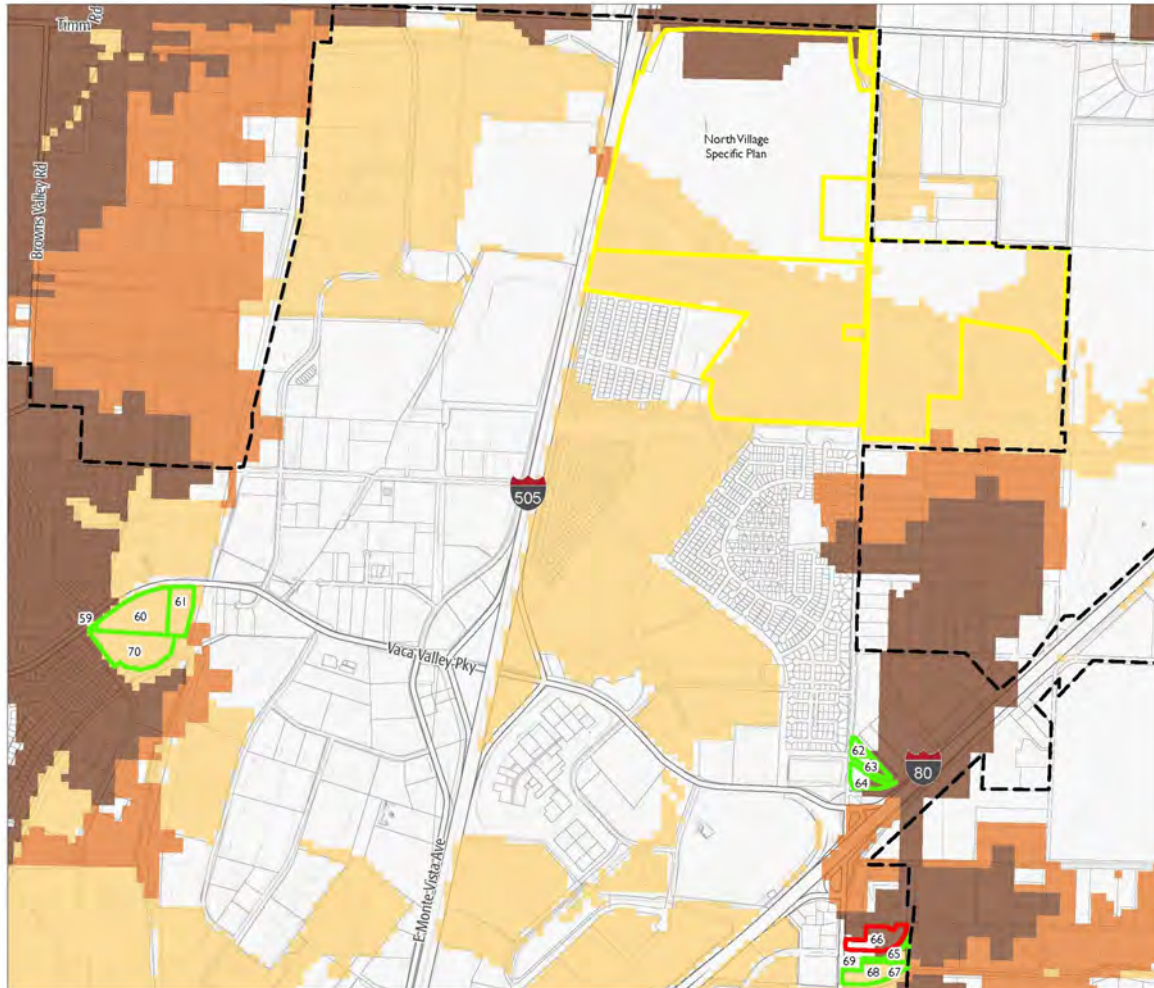
Revision Date: 8/29/2022

Wildland-Urban Interface

The wildland-urban interface (WUI) is an area where buildings and infrastructure (e.g., cell towers, schools, water supply facilities) mix with areas of flammable wildland vegetation. See the Safety Element for mitigation measures. The WUI is made up of three distinct zones. The intermix zone contains housing development or improved parcels interspersed in an area dominated by wildland vegetation subject to wildfire. The interface zone contains dense housing next to vegetation that can burn in a wildfire, but not dominated by wildland vegetation. The influence zone contains wildfire-susceptible vegetation within 1.5 miles of the wildland-urban interface or wildland-urban intermix zones. To show the pipeline projects and sites in the inventory along with the three WUI zones, **Figures 4-20 through 4-29** are included. As shown on the maps, many sites in the inventory intersect with one of the three WUI zones.

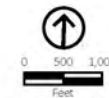
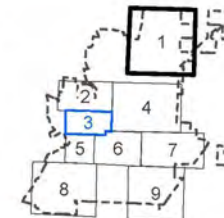
Figure 4-19 Wildland Urban Interface (WUI) Maps (1 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- CalFire Wildland/Urban Interface**
- Influence Zone
- Intermix Zone
- Interface Zone
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site

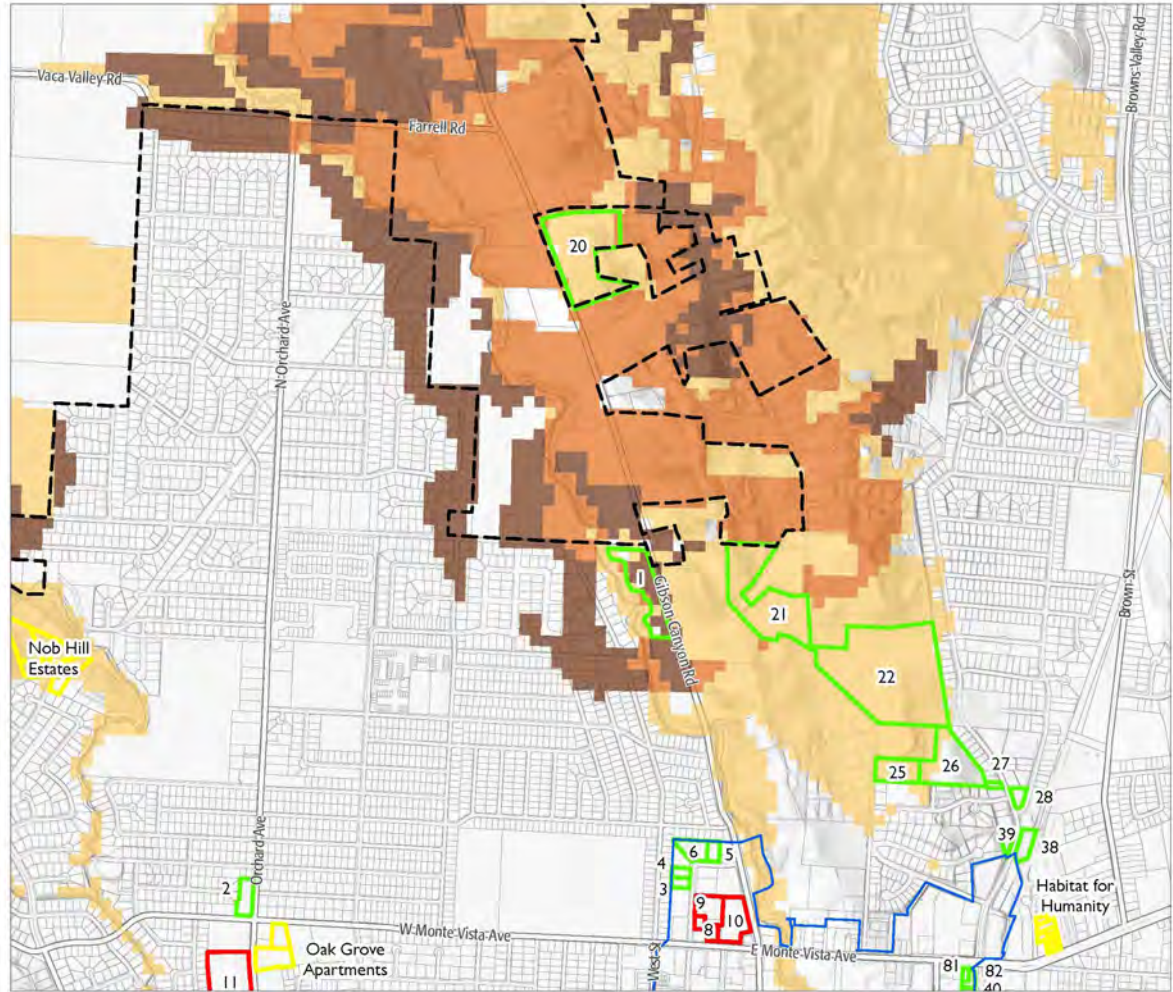


Revision Date: 8/29/2022

CITY OF VACAVILLE
 VACAVILLE GENERAL PLAN
 HOUSING ELEMENT

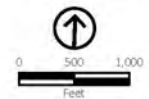
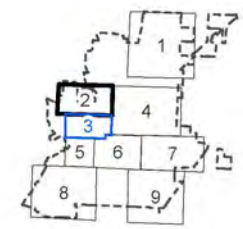
Figure 4-20 Wildland Urban Interface (WUI) Maps (2 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites
 Inventory

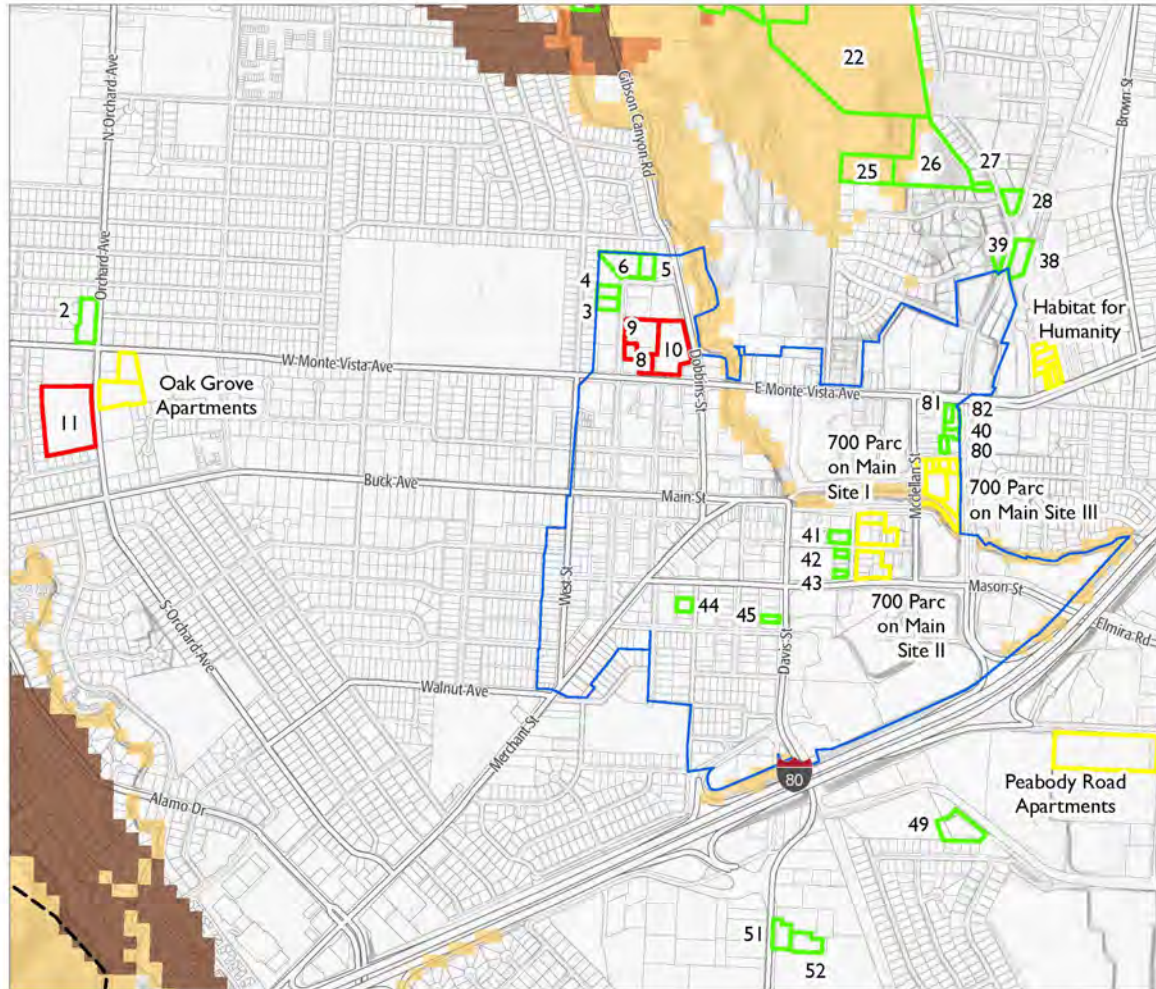
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- CalFire Wildland/Urban Interface**
 - Influence Zone
 - Intermix Zone
 - Interface Zone
- Housing Element Site Type**
 - Pipeline Project
 - Underutilized Site
 - Vacant Site



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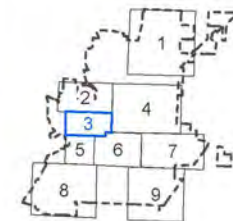
Figure 4-21 Wildland Urban Interface (WUI) Maps (3 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

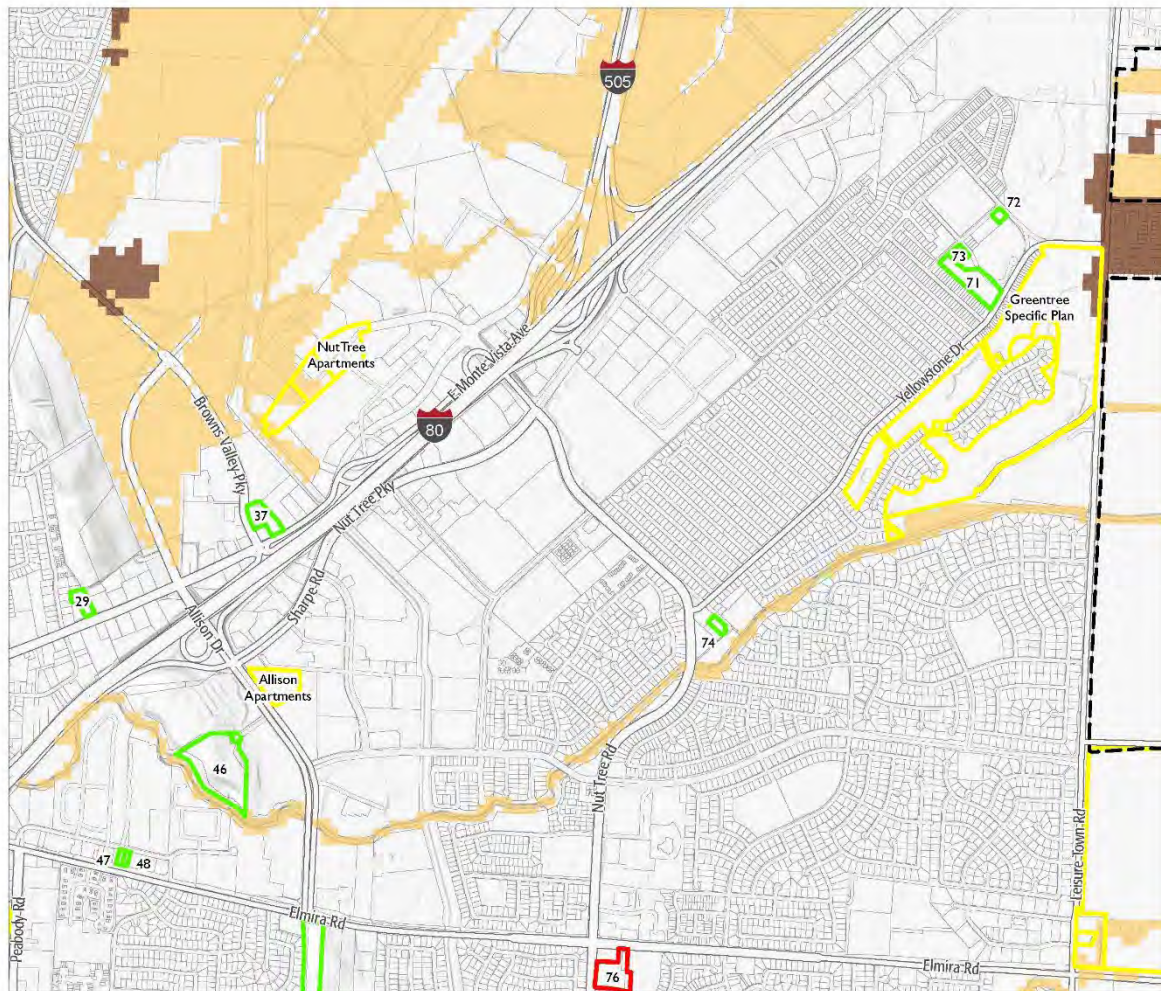
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- CalFire Wildland/Urban Interface**
 - Influence Zone
 - Intermix Zone
 - Interface Zone
- Housing Element Site Type**
 - Pipeline Project
 - Underutilized Site
 - Vacant Site



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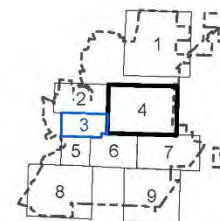
Figure 4-22 Wildland Urban Interface (WUI) Maps (4 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites
 Inventory

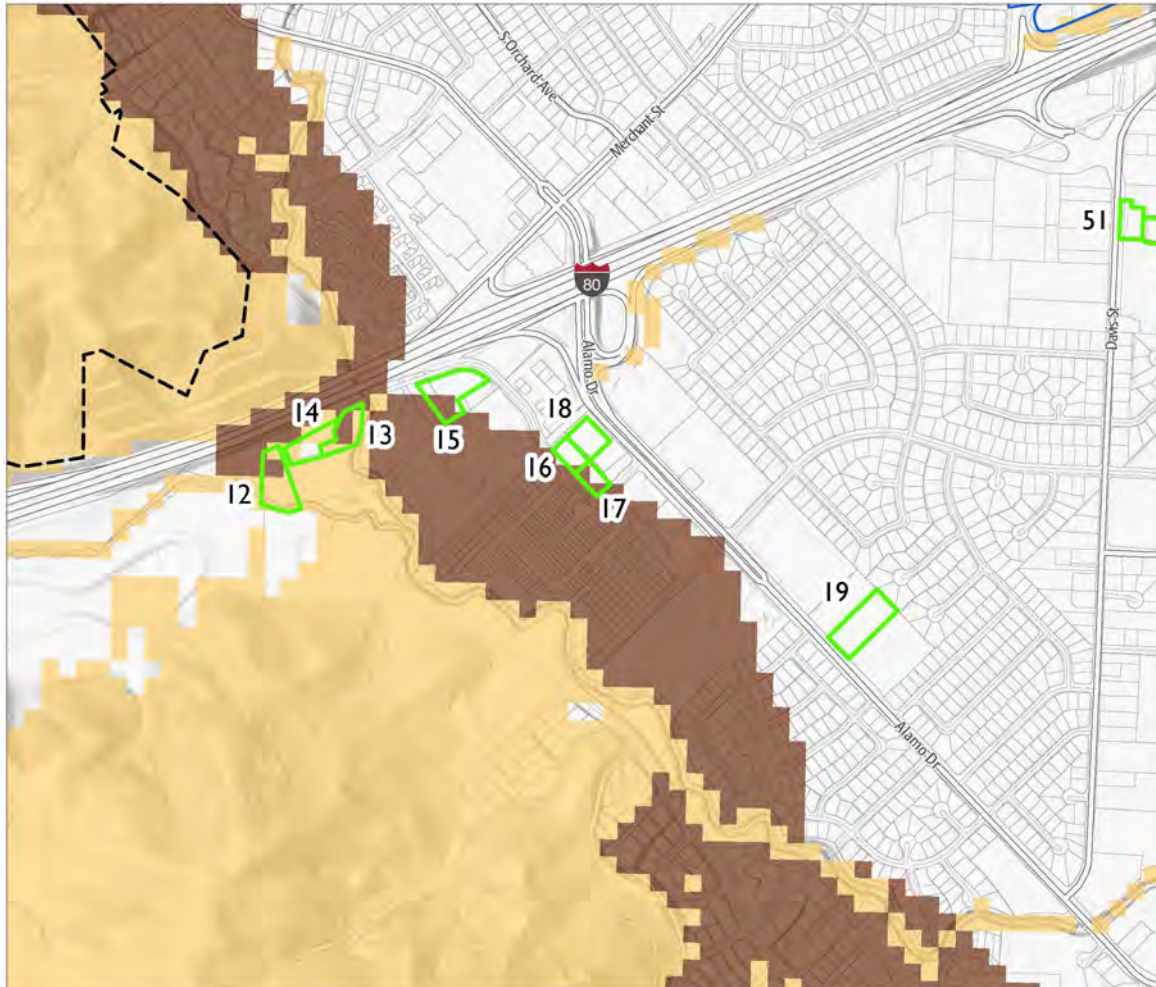
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- CalFire Wildland/Urban Interface**
 - Influence Zone
 - Intermix Zone
 - Interface Zone
- Housing Element Site Type**
 - Pipeline Project
 - Underutilized Site
 - Vacant Site



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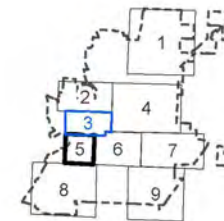
Figure 4-23 Wildland Urban Interface (WUI) Maps (5 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites
 Inventory

- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- CalFire Wildland/Urban Interface**
 - Influence Zone
 - Intermix Zone
 - Interface Zone
- Housing Element Site Type**
 - Pipeline Project
 - Underutilized Site
 - Vacant Site

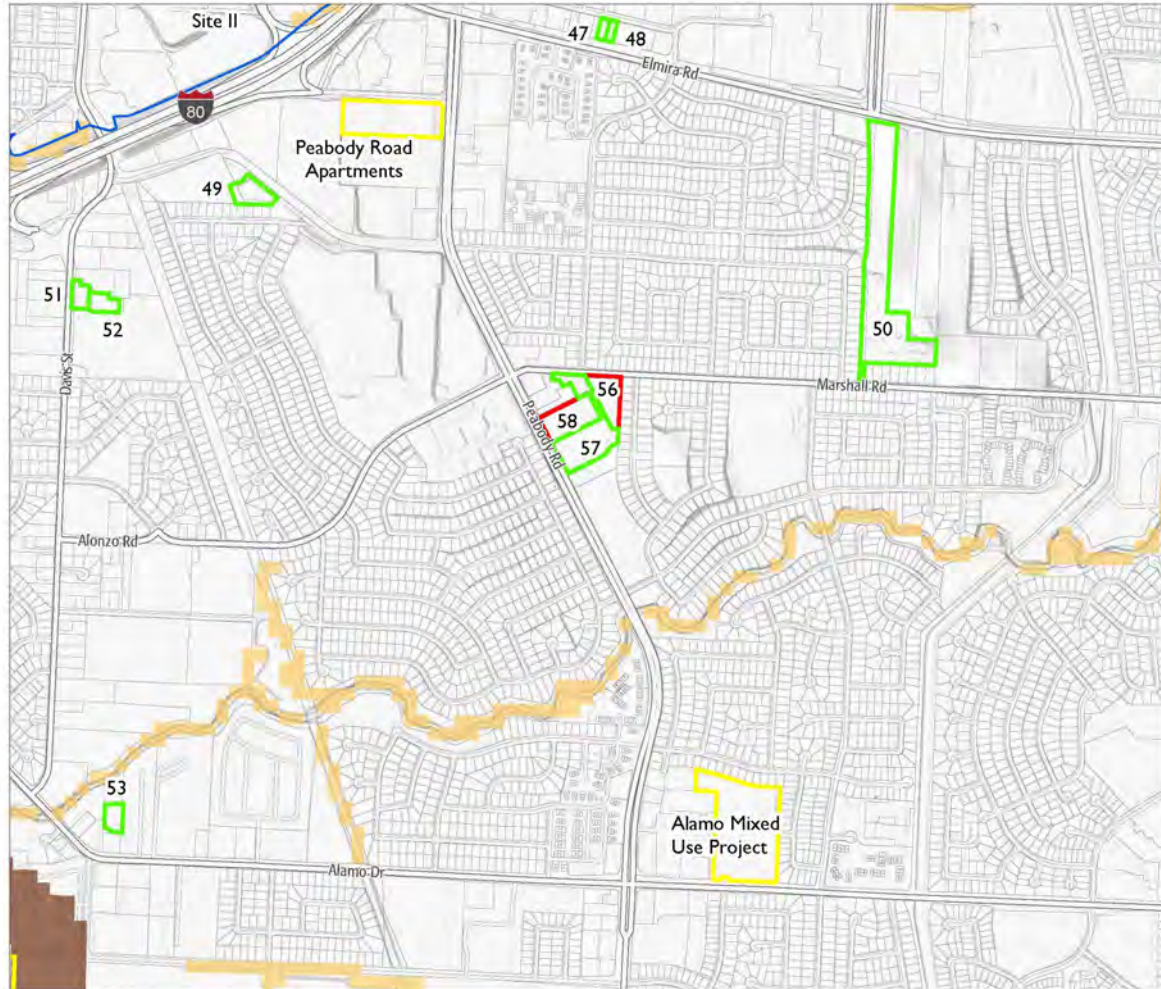


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CITY OF VACAVILLE
 VACAVILLE GENERAL PLAN
 HOUSING ELEMENT

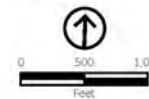
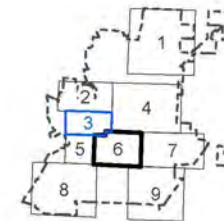
Figure 4-24 Wildland Urban Interface (WUI) Maps (6 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites
 Inventory

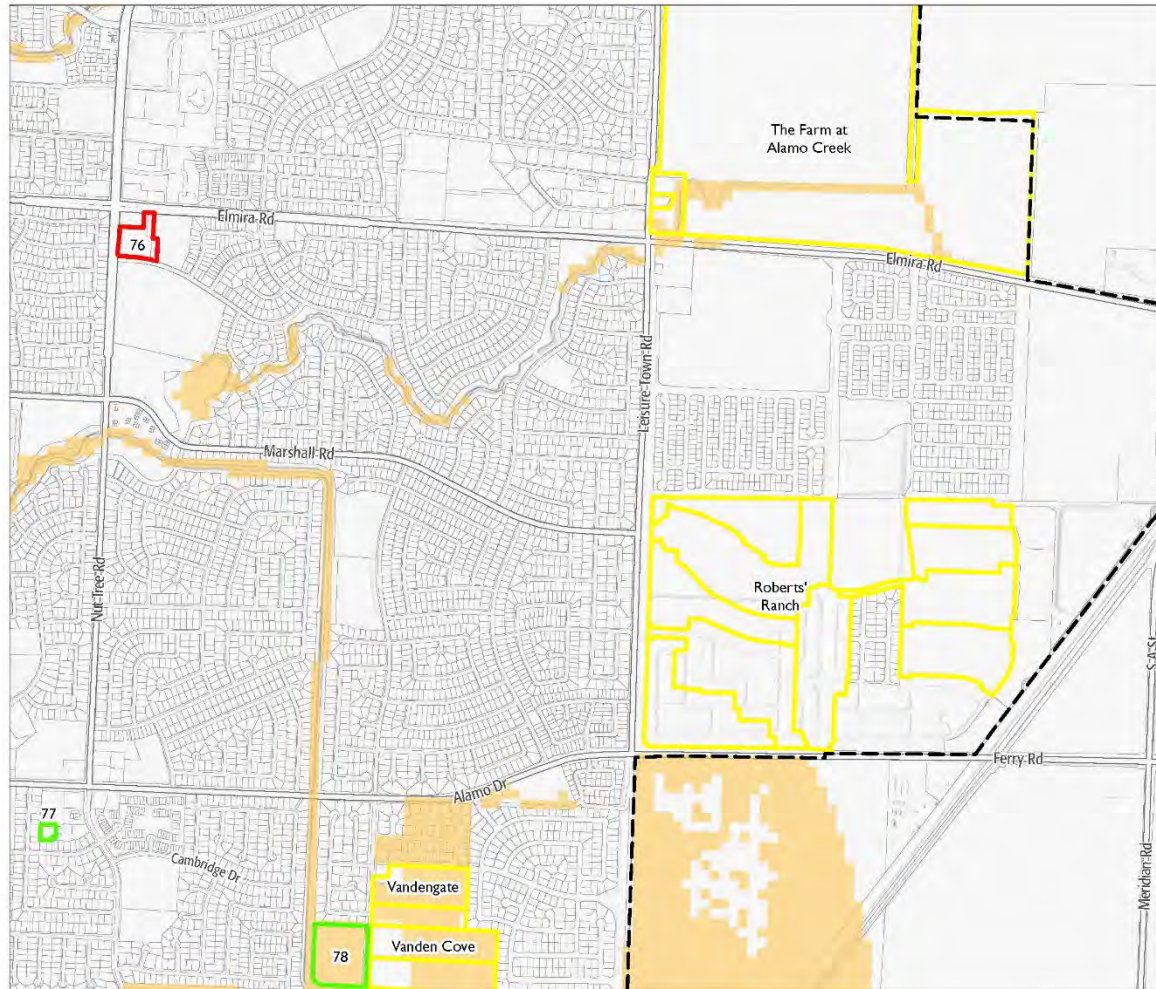
- City Limit
- Parcels
- Downtown Specific Plan (DTSPP) area
- CalFire Wildland/Urban Interface**
 - Influence Zone
 - Intermix Zone
 - Interface Zone
- Housing Element Site Type**
 - Pipeline Project
 - Underutilized Site
 - Vacant Site



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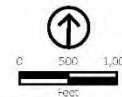
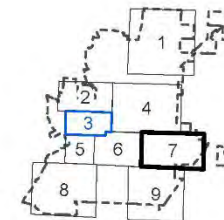
Figure 4-25 Wildland Urban Interface (WUI) Maps (7 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites Inventory

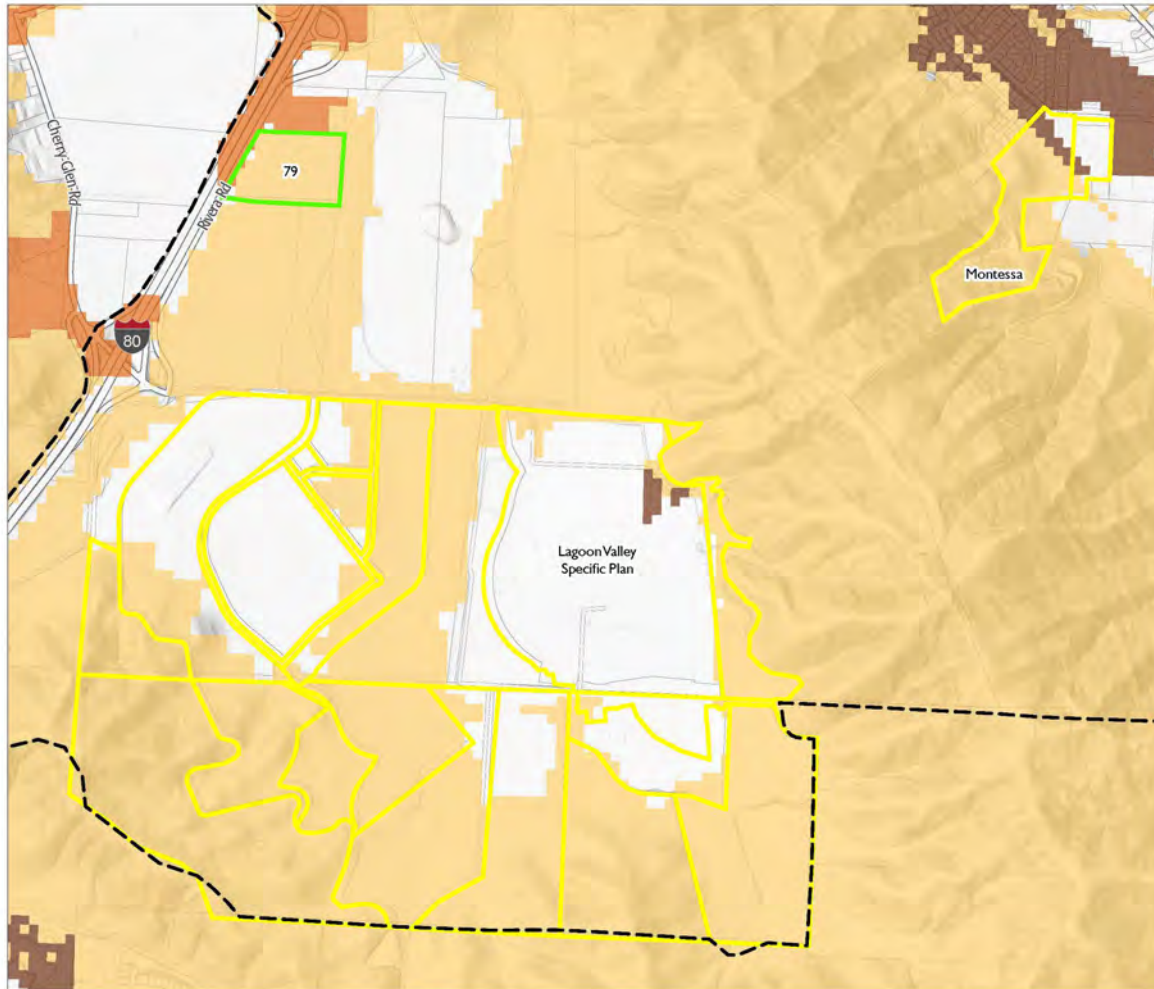
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- CalFire Wildland/Urban Interface**
 - Influence Zone
 - Intermix Zone
 - Interface Zone
- Housing Element Site Type**
 - Pipeline Project
 - Underutilized Site
 - Vacant Site



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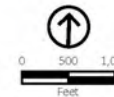
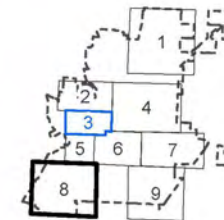
Figure 4-26 Wildland Urban Interface (WUI) Maps (8 of 9)

HOUSING ELEMENT
 CITY OF VACAVILLE



**Housing Element Sites
 Inventory**

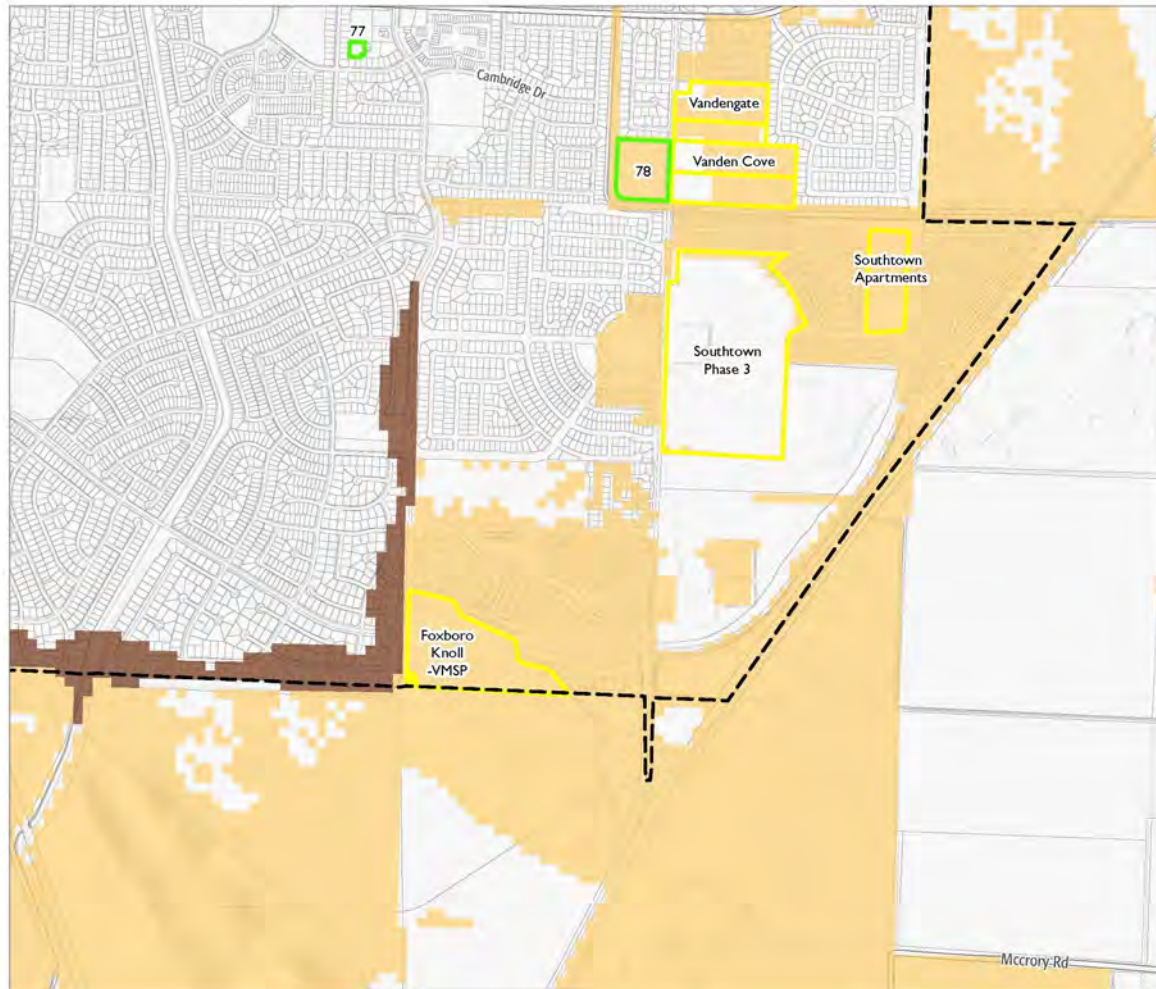
- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- CalFire Wildland/Urban Interface**
- Influence Zone
- Intermix Zone
- Interface Zone
- Housing Element Site Type**
- Pipeline Project
- Underutilized Site
- Vacant Site



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Figure 4-27 Wildland Urban Interface (WUI) Maps (9 of 9)

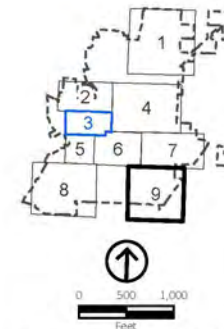
HOUSING ELEMENT
 CITY OF VACAVILLE



Housing Element Sites

Inventory

- City Limit
- Parcels
- Downtown Specific Plan (DTSP) area
- CalFire Wildland/Urban Interface**
 - Influence Zone
 - Intermix Zone
 - Interface Zone
- Housing Element Site Type**
 - Pipeline Project
 - Underutilized Site
 - Vacant Site



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5 RESOURCES

Financial and Administrative Resources

The City of Vacaville has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. The following section describes the key housing funding sources currently used in the city. **Table 5-1** lists a range of potential financial resources that may be used in Vacaville.

TABLE 5-1 ADMINISTRATIVE AND FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Administered and awarded by the United States Department of Housing and Urban Development (HUD) to entitlement communities.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Infrastructure Improvements Homeless Assistance Public Services
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	Rental Assistance
Section 203(k)	Federal Housing Administration single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage directly to eligible homebuyers.	Land Acquisition Rehabilitation Relocation of Unit Refinancing of Existing Indebtedness
Section 202	HUD provides capital advances to finance the construction, rehabilitation, or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable to private, nonprofit sponsors.	New Construction Rehabilitation Acquisition

Program Name	Description	Eligible Activities
State Programs		
Local Early Action Planning (LEAP) Grants	The LEAP grants provide over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that accelerate housing production.	Housing Element Updates Updates to Zoning, Plans, or Procedures to Increase or Accelerate Housing Production Pre-Approved Architectural and Site Plans See Complete List in Program Materials
Senate Bill 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and the Development Code to streamline housing production, including, but not limited to, general plans, community plans, specific plans, implementation of sustainable communities' strategies, and local coastal programs.	Technical Assistance Planning Document Updates
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase Development/Construction Improvement Rehabilitation
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing for large families, special needs, senior, supportive housing, and high risk.	New Construction Rehabilitation Acquisition Preservation
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low-interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New Construction Rehabilitation Acquisition
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below-market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head-start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for 5 years.	Homeowner Assistance

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Program Name	Description	Eligible Activities
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	New Construction Rehabilitation
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred-payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	New Construction Rehabilitation
CalHOME	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects.	Predevelopment, Site Development, Site Acquisition Rehabilitation Acquisition/rehab Down Payment Assistance Mortgage Financing Homebuyer Counseling
California Community Reinvestment Corporation (CCRC)	The CCRC is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing.	New Construction Rehabilitation Acquisition
Tax-Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
Affordable Housing Sustainable Communities Program (AHSC)	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	New Construction
Local Programs		
Rebuilding Together (Solano County) (RTSC) ¹	RTSC provides necessary home repairs for low-income veterans/seniors/disabled homeowners.	Rehabilitation
Catholic Charities of Yolo and Solano	Catholic Charities of Yolo and Solano helps neighbors transition into safe and affordable homes through assistance with rent and move-in costs and a plan to prevent homelessness and poverty.	Rental assistance

Program Name	Description	Eligible Activities
Section 8 Home Ownership Program (Vacaville Housing Authority) ²	The Vacaville Housing Authority (VHA) Homeownership Program assists Section 8 Housing Choice Voucher participants by paying a portion of their mortgage payment.	Homebuyer Assistance
Solano Habitat for Humanity	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30 years through an affordable mortgage.	Homebuyer Assistance
California Home Energy Renovation Opportunity (HERO) Program	The HERO program allows residential and commercial property owners to finance energy-efficiency, renewable energy, and water conservation improvements through the State's Property Assessed Clean Energy (PACE) program.	Rehabilitation
Private Resources/Lender/Bank Financing Programs		
	Fixed-rate mortgages issued by private mortgage insurers.	Homebuyer Assistance
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	New Construction
Freddie Mac	Home Works – Provides first and second mortgages that include rehabilitation loans. County provides gap financing for rehabilitation component. Households earning up to 80% Median Family Income qualify.	Homebuyer Assistance Combined with Rehabilitation
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities, including affordable housing.	Acquisition New Construction Rehabilitation
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition Rehabilitation New Construction

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Program Name	Description	Eligible Activities
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition Rehabilitation New Construction

Notes:

1. Rebuilding Together Solano County (RTSC) is not currently offering the Home Rehab Program during the first half of 2022 due to COVID-19 concerns for homeowners as well as volunteers.

6 CONSTRAINTS

Section 65583(a)(5) and (6) of the California Government Code requires analysis of potential and actual governmental and non-governmental "constraints upon the maintenance, improvement, or development of housing for all income levels." Local policies and regulations can impact the price and availability of housing, and subsequently the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations can also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, prevailing wages for publicly assisted construction projects, construction defect liability, building codes, and other topics can increase housing cost and limit housing development.

In addition to constraints posed by policies and regulations, market constraints such as land costs, construction costs and the availability of financing can affect housing prices. Though the City has no direct control over these factors, City policies and programs can help limit the effect of these factors on the price of housing.

This chapter identifies the constraints to housing development and access in the city, and **Chapter 2** includes policies and implementation programs relevant to the reduction or elimination of the constraints identified.

Governmental Constraints on the Production of Housing

Land Use Controls

The Land Use Element of the City of Vacaville General Plan was adopted in 2015. The Element sets forth the City's land use policies regarding development. The City implements the General Plan's land use policies through its Land Use and Development Code and zoning map as well as specific plans. Vacaville's General Plan has policies that emphasize maintaining Vacaville's single-family environment while encouraging a mix of housing types in new projects and coordinating the approval of such projects with the availability of needed infrastructure.

General Plan Land Use Designations

Table 6-1 shows the residential General Plan land use designations for the City of Vacaville. The land use designations support a variety of housing types, ranging from very-low-density rural development, which generally includes single-family homes on large lots, to high-density development, which includes multifamily and mixed-use development. The City allows densities ranging from 0.05 units per acre up to 65 units per acre. Some commercial zones have no maximum

residential density. The California Department of Housing and Community Development (HCD) recently identified the default density for development suitable for lower income households in Vacaville to be a minimum of 30 units per acre. Therefore, the City’s Housing Element includes **Program HE-18** to increase the minimum density to 30 units per acre in the Residential High Density zone.

TABLE 6-1 GENERAL PLAN LAND USE DESIGNATIONS

Land Use Designation	Allowable Density	General Uses
Hillside Agriculture	up to 0.05 units per acre	Low-intensity agricultural uses with private hillside properties
Rural Residential	0.1 to 0.4 units per acre	Rural living, animal husbandry, limited horticulture
Residential Estate	0.5 to 3.0 units per acre	Very low-density residential uses
Residential Low Density	3.1 to 5.0 units per acre	Single-family residential uses
Residential Low Medium Density	5.1 to 8.0 units per acre	Single-family, duplex, and clustered housing
Residential Medium Density	8.1 to 14.0 units per acre	Residential uses, including duplexes, duets, attached or detached townhouses, and multi-dwellings
Residential Medium High Density	14.1 to 20.0 units per acre	Higher density multifamily residential uses, including attached or detached townhomes, condominiums, and apartments
Residential High Density	20.1 to 24.0 units per acre	High density multiple residential uses, including attached townhouses, condominiums, and apartments ¹
Residential Golf Course	1.0 to 2.0 units per acre	Residential uses in conjunction with a golf course development
Residential Manufactured Home Parks	6.0 to 10.0 units per acre	Affordable housing using manufactured or modular units
Mixed Use	10.0 to 40.0 units per acre and a maximum floor area ratio of 1.0	Residential uses with commercial, public, entertainment, and/or office uses

Source: City of Vacaville 2035 General Plan, 2015.

¹Program HE-18 is included to increase the maximum density in Residential High Density to 30 units per acre.

Zoning Districts

The City of Vacaville recently updated its Land Use and Development Code to create a more user-friendly, flexible land use code that is easier to read. The updated Land Use and Development Code was adopted by the City Council on February 22, 2022. The Land Use and Development Code establishes 15 zoning districts (outside of the Downtown Specific Plan Area) that permit or conditionally allow residential development at varying densities. As mentioned above, **Program HE-18** is included to increase the maximum density in the Residential High-Density zone to 30 units per acre.

The zoning districts and density permitted are:

- **Agriculture (AG):** One dwelling per 20 acres
- **Agricultural Hillside (AH):** One dwelling per 20 acres
- **Rural Residential (RR):** 0.1 to 0.4 units per acre
- **Residential Estate (RE):** 0.5 to 3 units per acre
- **Residential Low Density (RL):** 3.1 to 5 units per acre
- **Residential Low-Medium Density (RLM):** 5.1 to 8 units per acre
- **Residential Medium Density (RM):** 8.1 to 14 units per acre
- **Residential Medium High Density (RMH):** 14.1 to 20.0 units per acre
- **Residential High Density (RH):** 20.1 to 24.0 units per acre
- **Manufactured Housing Park (MHP):** 6.0 to 10.0 units per acre
- **Mixed Use (MX):** 10.0 to 40.0 units per acre
- **Neighborhood Commercial (CN):** Minimum 8.1 units per acre; no maximum
- **General Commercial (CG):** Minimum 8.1 units per acre; no maximum
- **Office Commercial (CO):** Minimum 8.1 units per acre; no maximum
- **Business Park (BP):** Minimum 8.1 units per acre; no maximum

Other Specific Plans

The specific plan process is an additional tool to facilitate housing development. A specific plan implements the general plan by creating a bridge between general plan policies and individual development proposals. Ideally, a specific plan directs all facets of future development, including the distribution of land use, location of infrastructure, and financing mechanisms for providing the infrastructure. The City's specific plan process is designed to: encourage the master planning of development that promotes economical and efficient land use practices; permit flexibility in establishing development standards, public improvement systems, and a mix of land uses; and implement the goals, objectives, and policies of the General Plan and Land Use and Development Code. The City of Vacaville has five specific plans which are further described below:

- The **Downtown Specific Plan** encompasses the downtown area and includes six zoning districts that permit housing development with varying densities from low- to high-intensity housing development, dependent on the zone. The plan focuses on encouraging the development of smaller, high-quality residential projects that can serve as catalysts for furthering economic development in Downtown. Within the Downtown Specific Plan area, there are six zoning districts that permit housing development with varying densities, from low- to high-intensity housing development dependent on the zone. **Table 6-2** shows the allowable density and uses by zoning district for this area.

TABLE 6-2 DOWNTOWN SPECIFIC PLAN ZONING DISTRICTS

Land Use Designation	Allowable Uses and Density
Downtown Neighborhood Low (DNL)	Allows a variety of housing types between 3.0 and 8.0 dwelling units per acre depending on the location of the development. Housing developments are allowed up to 5.0 dwelling units per acre along Buck Avenue and a maximum of 8.0 dwelling units per acre for all other locations.
Downtown Neighborhood Medium (DNM)	Allows medium to high density residential development between 8.1 and 20.0 dwelling units per acre.
Downtown Neighborhood High (DNH)	Allows high density attached housing between 18.0 and 40.0 dwelling units per acre.
Downtown Mixed Use (DMU)	Allows a mix of high-density housing with active retail, dining, entertainment, cultural, and similar nonresidential uses on a single project site with a floor area ratio between a 0.5 and 4.0.
Downtown Core (DC)	Allows a mix of high-density housing and ground-floor retail, entertainment, cultural, civic, recreation, and uses that complement Downtown core's unique character. Allows residential development between a 0.5 and 4.0 floor area ratio.
Downtown General Commercial (DGC)	Allows a full range of full range of retail, service entertainment, office, lodging, and related uses to meet local and regional demand. Allows high-density housing between 18.0 and 40.0 dwelling units per acre and mixed-use development with a floor area ratio between 0.25 and 4.0.

Source: City of Vacaville Downtown Specific Plan, February 2022.

- The **Brighton Landing Specific Plan** is a master planned community on the east side of Vacaville. The specific plan includes 767 detached single-family homes distributed throughout 12 villages, a 50.0-acre private high school parcel, a 11.0-acre public school parcel, and a 6.0-acre park with many public trails. The majority of homes have already been constructed in this community.
- The **North Village Specific Plan** is a community comprising approximately 2,499 residential units in the northeast quadrant of the city. The Specific Plan is divided into two major areas: Area Plan 1 and Area Plan 2. Area Plan 1 is nearly built out, except for the commercial and business park area. Area Plan 2 is not built out, and the City is currently reviewing an amendment request for this area that includes a request to increase the number of units built in Area Plan 2 from 1,151 to 1,251.
- The **Roberts Ranch Specific Plan** is a 248-acre master planned community within the East of Leisure Town Growth Area of the city. The Specific Plan includes 785 single-family homes, neighborhood parks, and a 16.5-acre public school parcel, with open space and public trails. Construction of the homes in this community began in 2019.
- The **Vanden Meadows Specific Plan** is a community in the southeast corner of the city. The specific plan includes 780 single-family units, a 6.91-acre neighborhood park, a 28.41-acre school parcel, with various trails throughout the development. Development of the homes in this community is ongoing.

- The **Roberts' Ranch Specific Plan** is a 248-acre master planned community within the East of Leisure Town Growth Area in the City of Vacaville and contains 547 low density units and 251 moderate density residential units. This community will offer a variety of housing choices within a planned system of parks and trails providing connections throughout the project, with a buffer sensitive to nearby agriculture. Roberts' Ranch intends to set the standard for high quality community design and livability for the City of Vacaville

The City is also processing an application for a new specific plan called the Green Tree Specific Plan, which encompasses an area in the Green Tree Park Policy Plan and would allow residential uses.

Residential Development Standards

The City of Vacaville regulates the type, location, density, and scale of residential development, primarily through the Land Use and Development Code. Zoning regulations seek to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Land Use and Development Code also serves to preserve the character and integrity of existing neighborhoods. **Table 6-3** summarizes the City's general development standards for residential development in the residential, agricultural, mixed use, commercial, and business park zoning districts. The City maintains the current Land Use and Development Code with zoning and development standards on the City's website.

The City's Adjustments application is used to provide greater flexibility in the design of developments than is otherwise possible using the zoning regulations. The adjustment process allows alternate standards for setbacks, driveway width reductions, fence height increases, and lot coverage increases.

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TABLE 6-3 DEVELOPMENT STANDARDS FOR RESIDENTIAL USES (OUTSIDE OF DOWNTOWN)

Development Standard	Residential and Agricultural Zoning Districts										Mixed Use, Commercial, and Business Park Zoning Districts				
	RR	RE	RL	RLM	RM	RMH	RH	MHP	AG	AH	MX	CN	CG	CO	BP
Minimum Density (du/ac) ^a	0.1	0.5	3.1	5.1	8.1	14.1	20.1	6.0	-	-	10	8.1	8.1	8.1	8.1
Maximum Density (du/ac)	0.4	3.0	5.0	8.0	14.0	20.0	24.0	10.0	0.05	0.05	40	-	-	-	-
Minimum Lot Area	2.5 - 10 ac ^b	1 ac - 10,000 sf ^c	10,000 - 5,000 sf	3,600 sf	40,000 sf	40,000 sf	40,000 sf	10 ac	20 ^e	20 ^e	-	-	-	-	20,000 sf
Minimum Lot Width (ft) ^d	200 - 400	80 - 150	50 - 80	40	200	200	200	400	-	-	-	-	-	-	-
<i>Corner Lot</i>	200 - 400	90 - 150	55 - 90	45	200	200	200	400	-	-	-	-	-	-	-
Minimum Lot Depth ^d (ft)	200 - 250	100 - 200	90 - 100	60	200	200	200	400	-	-	-	-	-	-	-
Minimum Setbacks (ft)															
Front	50	25	15	15	15	15	15	20	30	30/50 ^f	CUP ^j	CUP ^j	CUP ^j	CUP ^j	CUP ^j
<i>Porch, balcony, deck</i>	45	20	10	10	10	10	10	10	-	-	-	-	-	-	-
<i>Attached Garage, Front Loaded</i>	50	25	20	20	18	18	18	20	-	-	-	-	-	-	-
<i>Attached Garage, Side Loaded</i>	50	20	15	15	15	15	15	20	-	-	-	-	-	-	-
<i>Garage, Recessed</i>	55	30	20	20	20	20	20	25	-	-	-	-	-	-	-

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Development Standard	Residential and Agricultural Zoning Districts										Mixed Use, Commercial, and Business Park Zoning Districts				
	RR	RE	RL	RLM	RM	RMH	RH	MHP	AG	AH	MX	CN	CG	CO	BP
Corner or Street	30	15	15	10	10	10	10	10	30	30/50 ¹	CUP ⁵	CUP ⁵	CUP ⁵	CUP ⁵	CUP ⁵
<i>Porch, balcony, deck</i>	25	10	10	5	5	5	5	5	-	-	-	-	-	-	-
Interior Side	30	10	5/10 ²	5	4	4	7.5	20	30	30/50 ¹	CUP ⁵	CUP ⁵	CUP ⁵	CUP ⁵	CUP ⁵
Rear	40	20	20	15	15	20	20	20	30	30/50 ¹	CUP ⁵	CUP ⁵	CUP ⁵	CUP ⁵	CUP ⁵
<i>Garage, Alley Loaded</i>	40	5	5	5	5	5	5	5	-	-	-	-	-	-	-
<i>Garage, Recessed</i>	40	20	10	5/0 ³	5	5	5	20	-	-	-	-	-	-	-
Other Development Standards															
Maximum Building Height (ft)	35	35	35	40	45	45	45	30	30	30	CUP ⁵	CUP ⁵	CUP ⁵	CUP ⁵	CUP ⁵
Minimum Setback from Adjoining Freeway (ft)	20	20	20	20	20	20	20	20	-	-	-	-	-	-	-
Minimum Setback from Adjoining Railroad (ft)	20	20	20	20	20	20	20	20	-	-	-	-	-	-	-

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Development Standard	Residential and Agricultural Zoning Districts										Mixed Use, Commercial, and Business Park Zoning Districts				
	RR	RE	RL	RLM	RM	RMH	RH	MHP	AG	AH	MX	CN	CG	CO	BP
Minimum Setback from Curb Face on Adjoining Arterial (ft)	30	30	30	30	30	30	30	30	-	-	-	-	-	-	-
Maximum Lot Coverage (%)	5-10 ⁴	20-45 ⁴	-	-	-	-	-	-	2	2	CUP ⁵	CUP ⁵	CUP ⁵	CUP ⁵	CUP ⁵

Source: City of Vacaville Land Use and Development Code, February 2022.

Notes: (du/ac) stands for dwelling units per acre.

(ac) stands for acre.

(sf) stands for square feet.

(ft) stands for feet.

In the RLM, RM, RMHD, and RH Districts, smaller lots may be allowed.

A parcel of less than 20 acres may be created if it is the remainder resulting from a subdivision of land in a Residential District.

See Table 14.09.060.A, Development Regulations—Residential Zoning Districts in the Land Use and Development Code for complete list of development standards and related footnotes.

1. 50 feet is required if the Alternative Policy in Reference to Hillside Development is implemented.
2. On lots 6,000 square feet or larger in the RL District developed with two or more stories, one interior side setback shall be a minimum of 10 feet. The other interior side setback shall be a minimum of five feet.
3. When located 20 feet behind front façade of house.
4. Maximum lot coverage varies by zone and whether the building is one or two stories.
5. Development standards, including, but not limited to, parking, site coverage, open space and recreation area, building height, separation between uses, and required yards shall be determined through the conditional use permit (CUP) process.

Single-Family Residential Districts

The single-family standards are designed to allow development of single-family homes on a variety of lot sizes. **Table 6-4** summarizes the City’s development standards for single-family residential zoning districts, including the RR, RE, RL, and RLM zone. The minimum lot size for single-family homes ranges from 3,600 square feet in the RLM zone to 10 acres in the RR zone. The maximum height limit ranges from 30 to 45 feet. Front setbacks for new single-family homes in these zones range between 15 and 50 feet; side yards between 5 and 30 feet; and rear yards between 15 and 40 feet. Manufactured homes are permitted in the MHP zoning district. Residential densities between 6 to 10 dwelling units per acre are permitted in the MHP zone. The development standards for manufactured homes are similar to the standards for single-family residential zoning districts.

In the RR, RE, and RL zones, the density ranges are further defined through specific lot size suffixes. For example, the RL zoning district has four suffixes that correlate with the density permitted. The RL-5 zoning district permits a minimum lot size of 5,000 square feet, and the RL-6 zoning districts has a minimum lot size requirement of 6,000 square feet. The RE and RR zones also have similar suffixes. **Table 6-4** summarizes the minimum lot area and dimensions for the RR, RE, and RL zones. These districts primarily support single-family dwellings. The RLM district is a transitional district that supports a variety of housing types at densities ranging from 5.1 to 8.0 dwelling units per acres. Small-lot single-family and apartments are permitted in this zone.

TABLE 6-4 MINIMUM LOT AREA AND DIMENSIONS FOR RR, RE, AND RL ZONES

Development Standard	RR-10	RR-5	RR-2.5	RE-1	RE-20	RE-15	RE-12	RE-10	RL-10	RL-8	RL-6	RL-5
Minimum Lot Size (sf, unless noted)	10 acres	5 acres	2.5 acres	1 acre	20,000	15,000	12,000	10,000	10,000	8,000	6,000	5,000
Minimum Lot Width (ft)	400	250	200	150	110	80	80	80	80	70	60	50
Corner Lot (ft)	400	250	200	150	110	100	90	90	90	85	65	55
Minimum Lot Depth (ft)	200	250	200	200	100	100	100	100	100	100	95	90

Source: City of Vacaville Land Use and Development Code, February 2022.

Notes: (sf) stands for square feet.

(ft) stands for feet.

The AG and AH zones are mainly intended for agricultural uses such as raising crops or livestock, and commercial and industrial services related to agriculture. Detached single-family residences up to one unit per 20 acres are permitted in these zones. The development standards in the agriculture zones are intended to ensure that development occurs in a manner that minimizes the risk from hazards and impacts on the sensitive natural environment of hillside areas and to help ensure compatibility between residential and agricultural uses.

Single-family attached dwellings are permitted in the CG, CO and CN commercial zoning district. The minimum density in these zones are 8.1 units per acre. Development standards for new homes in the commercial zoning districts, including but not limited to parking, site coverage, open space and recreation area, building height, separation between uses, and required yards, are determined through the City’s conditional use permit process.

Multifamily Residential Districts

The RM, RMH, RH, and MX zoning districts are intended for higher density multifamily development, including rental apartments, condominiums, and mixed use. As previously discussed, the RLM district can also support multifamily construction. The CG, CO and CN commercial zoning district and BP business park zoning district all permit multifamily dwellings as a conditional use. Development standards for new multifamily units in the commercial zoning districts and business park zoning district, including but not limited to parking, site coverage, open space and recreation area, building height, separation between uses, and required yards, are determined through the City’s conditional use permit process.

The RM zoning district provides for a variety of housing types, including duplexes, townhouses, apartments, detached single-unit residential development on small lots, and other compatible uses appropriate in a medium density residential environment. The allowed density ranges from 8.1 to 14.0 units per gross developable acre.

Density can be increased with the approval of a density bonus. As shown in **Table 6-5**, Vacaville recently approved three apartment complexes with a density bonus.

TABLE 6-5 PROJECTS CONSTRUCTED WITH DENSITY BONUSES

Project Name	Zoning Designation/ Density Range	Units in Project	Approved Density (Units per Acre)
Rocky Hill Veterans Housing (approved 2015, completed 2018)	RH (20.1–24.0 un/ac)	39	27
Pony Express Senior Housing Project (approved in 2018)	RH (20.1–24.0 un/ac)	60	33
Allison Apartments (approved in 2022)	RH (20.1–24.0 un/ac)	135	50.3

Source: Community Development Department, 2022.

The RM district requires a minimum lot area of 40,000 square feet. There is no maximum site coverage for this zone. This district was established to reserve appropriately located areas for a variety of housing types at a medium density, including duplexes, townhomes, apartments, detached single-family homes on small lots, and other similar residential uses. The allowable density in the RMH zone is 14.1 to 20.0 dwelling units per acre. The RMH district requires a minimum lot area of 40,000 square feet. There is no maximum site coverage requirement for new residential development in this zone. This district was established to allow a variety of housing

types at a medium high density, including townhomes, condominiums, attached and detached single-family dwellings, two-unit dwellings, multiunit apartments, and apartments.

The RH Density district provides for higher density housing, including townhouses, condominiums, and apartments. The allowed density ranges from 20.1 to 24.0 units per gross developable acre, with a minimum lot area of 40,000 square feet. There is no maximum site coverage for this zone. This district was established to reserve appropriately located areas for high-density, multifamily residential development. As mentioned previously, HCD recently identified the default density for development suitable for lower income households in Vacaville at a minimum of 30 units per acre. **Program HE-18** is included to increase the minimum density to 30 units per acre for the RH zone.

The MX district is intended to provide areas for mixed-use centers containing a mix of compatible residential and nonresidential uses in a vertical or horizontal configuration. The allowable density for this district is 10 to 40 dwelling units per acre. There is no minimum lot area requirement for the MX district. Development standards for this district, including but not limited to parking, site coverage, open space and recreation area, building height, separation between uses, and required yards, shall be determined through the conditional use permit process.

Development Standard for the Downtown Specific Plan

The Downtown Specific Plan focuses on encouraging the development of smaller, high-quality residential projects that can serve as catalysts for furthering economic development in Downtown. Within the DTSP area, six zoning districts permit housing development with varying densities, from low to high intensity housing development dependent on the zone. **Table 6-6** shows development standards for the six zoning districts that allow residential development in the DTSP. The DTSP includes development incentives for higher density housing and mixed-use development. These incentives include reduced setback and parking requirements and increased permitted densities and building heights. Qualifying projects consistent with required findings in the DTSP are exempt from the California Environmental Quality Act, not subject to public hearings, and are ministerially approved.

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TABLE 6-6 DEVELOPMENT STANDARDS FOR DOWNTOWN

Development Standard	DNL	DNM	DNH	DMU	DC	DGC
Minimum Building Intensity (units per acre)	3.0	8.1	18.0	18.0	18.0	18.0
Maximum Building Intensity (units per acre)	5.0 along Buck 8.0 all other locations	20.0	40.0	65.0	65.0	40.0
Minimum Floor Area Ratio (FAR)	-	-	-	0.5	0.5	0.25
Maximum FAR	-	-	-	4.0	4.0	4.0
Maximum Building Height	2 stories, 35 feet	3 stories, 45 feet	4 stories, 60 feet	5 stories, 70 feet	5 stories, 70 feet	5 stories, 70 feet
Minimum Ground-Floor Ceiling Height	-	-	-	-	15 feet along priority pedestrian frontages	-
Minimum Lot Area	6,000 square feet along Buck Avenue 3,600 square feet all other locations	-	-	-	-	-
Minimum Lot Width – Interior (feet)	50 along Buck Avenue 35 all other locations	-	-	-	-	-
Minimum Lot Width – Corner	55 along Buck Avenue 40 all other locations	-	-	-	-	-
Minimum Lot Depth	90 along Buck Avenue 70 all other locations	-	-	-	-	-

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Development Standard	DNL	DNM	DNH	DMU	DC	DGC
Front Setback – Building (feet)	12 minimum	10 minimum 15 maximum	10 minimum 15 maximum	0 minimum 10 maximum	0 minimum –5 maximum along priority pedestrian frontages 0 minimum –10 maximum in all other locations	5 minimum 15 maximum
Front Setback – Unenclosed Porch, Stoop, Balcony, Steps (feet)	10 minimum	5 minimum	5 minimum	0 minimum	0 minimum	5 minimum
Front Setback – Garage, Street Loaded (feet)	18 minimum	-	-	-	-	-
Side Street Setback – Building	10 minimum 15 maximum	10 minimum 15 maximum	10 minimum 15 maximum	0 minimum 10 maximum	0 minimum 5 maximum	5 minimum 15 maximum
Side Street Setback – Unenclosed Porch, Stoop, Balcony, Steps	10 minimum	5 minimum	5 minimum	0 minimum	0 minimum	5 minimum
Side Street Setback – Garage, Street Loaded	18 minimum	-	-	-	-	-
Side Interior Setback – Building	5 minimum	5 minimum	7.5 minimum, 15 minimum adjacent to a DNL, RL, or RLM District	0 minimum, 15 minimum adjacent to a DNL, RL, or RLM District	0 minimum, 15 minimum adjacent to a DNL, RL, or RLM District	0 minimum, 15 minimum adjacent to a DNL, RL, or RLM District
Rear Setback – Building, Interior	15 minimum	15 minimum	15 minimum	0 minimum, 15 minimum adjacent to a DNL, RL, or RLM District	0 minimum, 15 minimum adjacent to a DNL, RL, or RLM District	0 minimum, 15 minimum adjacent to a DNL, RL, or RLM District
Rear Setback – Building, Alley	5 minimum	5 minimum	5 minimum	5 minimum	5 minimum	5 minimum

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Development Standard	DNL	DNM	DNH	DMU	DC	DGC
Rear Setback – Garage, Alley Loaded	5 minimum	5 minimum	5 minimum	5 minimum	5 minimum	5 minimum
Rear Setback – Garage, Recessed	5 minimum, 0 minimum when located 20 feet behind front of house	5 minimum	5 minimum	-	-	-
Minimum Open Space	-	Multi-unit projects of more than 10 units shall include delineated private common-use open space. For projects of more than 150 units, at least 1,000 square feet of common use open space shall be provided.	Multi-unit projects of more than 10 units shall include delineated private common-use open space. For projects of more than 150 units, at least 1,000 square feet of common-use open space shall be provided.	-	-	-
Parking Front Setback	-	-	40 minimum, if common parking lot	40	40	40
Parking Street Side Yard Setback	-	-	10	10	40 minimum along priority pedestrian frontages, 10 minimum in all other locations	10

Source: City of Vacaville Downtown Specific Plan, February 2022.

Parking Standards

The City’s Land Use and Development Code and the Downtown Specific Plan regulate off-street parking requirements by the number of bedrooms. Fewer parking spaces are required for housing projects in the Downtown Specific Plan area than in other parts of the city. **Table 6-7** shows the parking requirements outside of the Downtown area, and **Table 6-8** shows parking requirements within the Downtown area.

TABLE 6-7 REQUIRED PARKING FOR RESIDENTIAL (OUTSIDE OF DOWNTOWN)

No. of Bedrooms per Unit	No. of Parking Spaces Required
Studio	1
1 bedroom	1
2 or more bedrooms	2, plus 1 guest space per every 3 dwellings
Accessory Dwelling Unit	1, except in any instances where parking for the accessory dwelling unit is not required by State law

Source: City of Vacaville Land Use and Development Code, February 2022.

TABLE 6-8 REQUIRED PARKING FOR RESIDENTIAL (IN DOWNTOWN)

No. of Bedrooms Per Unit	No. of Parking Spaces Required
Studio Unit or 1 bedroom unit	1
2 or more bedrooms	1.25
Guest Parking	Multifamily projects with 10 or more units must provide 1 guest parking space per every 10 units.
Existing Building	Parking requirements for existing buildings are waived for permitted uses unless an existing building is expanded by greater than 15%.
Accessory Dwelling Unit	1, except in any instances where parking for the accessory dwelling unit is not required by State law

Source: City of Vacaville Downtown Specific Plan, February 2022.

The Land Use and Development Code allows a developer the opportunity to reduce the number of required parking spaces by up to 10 percent if any portion of the new development is within 1,000 feet of a transit stop with regular scheduled service (every 30 minutes) during the weekday hours of 7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m. The Land Use and Development Code also allows uses that have a designated passenger loading area the ability to reduce the parking requirement by 5 parking spaces for every passenger loading area, up to 10 parking spaces. Motorcycle parking can also substitute for up to 5 percent of the required parking spaces. As noted above, fewer parking spaces are already required for housing projects in the DTSP area than in other parts of the city. Due to the variations permitted in the code for new housing projects, including the lower parking requirement in downtown, the City’s parking standards are not considered a constraint to housing. To continue ensuring that parking standards are not a constraint to housing, the City will consider allowing developers the opportunity to provide creative

solutions, where feasible, that could result in reductions in parking requirements (**Program HE-19**).

Residential Design Guidelines

In January 2019, the City of Vacaville adopted objective design guidelines for residential development. The design guidelines were recently revised as part of the Land Use and Development Code update. The City’s objective design guidelines establish architectural criteria for new residential development, set minimum outdoor recreation space requirements, encourage infill development by allowing flexibility in development standards, and set other design-related requirements for new housing projects. The Downtown Specific Plan also includes design regulations and guidelines for private development aimed at enhancing the downtown area.

The City held a stakeholder meeting with developers on November 18, 2021, to discuss barriers to housing production. During the developers meeting, a comment arose about the City’s outdoor recreation space requirements being a barrier to housing production. Per the City’s objective guidelines, permanently maintained useable outdoor recreation space is required as shown in **Table 6-9**.

TABLE 6-9 OUTDOOR RECREATION SPACE REQUIREMENT

Housing Type	Private Recreational Area	Common Recreational Area
One or two units per building (i.e., single-family subdivisions)	200 sq. ft. per dwelling	200 sq. ft. per dwelling
Three or more units (i.e., multifamily apartments)	100 sq. ft. /du (ground floor) 50 sq. ft./du (upper floors)	100 sq. ft. per dwelling

Source: City of Vacaville Land Use and Development Code, February 2022.

In response to the issue raised during the developers meeting, the City included **Program HE-17f** to review of the outdoor recreation space standards to see if there is an opportunity to lessen the requirements or allow flexibility for multifamily, mixed-use, and affordable housing projects throughout the city, particularly as an incentive for multifamily, mixed-use, and affordable housing projects, as described in **Program HE-5d**. However, reducing these requirements could reduce the quality-of-life experience for those units without balconies or private patios. No other constraints to developing housing were found in the City’s objective design guidelines.

Typical Densities for Development

The typical built density for residential projects in Vacaville is usually the midpoint density of each zoning district. For example, the typical built density for residential projects in the RM zoning district, which permits housing types at densities in the range of 8.1 to 14.0 units per acre, would be about 11.05 units per acre. In the RH zone, the City usually sees project that are built at the lower end of the density range, which is 20.1 units per acre, but the City has recently seen more requests for higher density apartment sites that exceed the 20 units per acre, including several density bonus projects, as shown in **Table 6-5**.

Provision for a Variety of Housing Types

The Housing Element must identify housing opportunities at a range of types and sizes to ensure that options are available to meet the needs of all segments of the population. The City's Land Use and Development Code provides for a variety of housing types, including single-family dwellings, duplexes, multifamily dwellings, group residential homes, manufactured housing parks, residential assisted living facilities, small residential care facilities, supportive housing, transitional housing, accessory dwelling units, and employee housing. **Table 6-10** summarizes the housing types permitted and conditionally permitted by zone.

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TABLE 6-10 HOUSING TYPES PERMITTED BY ZONING DISTRICT

Residential Uses	Residential and Agricultural Zoning Districts										Mixed Use, Commercial, and Business Park Zoning Districts					
	RR	RE	RL	RLM	RM	RMH	RH	MHP	AG	AH	MX	CN	CG	CO	CH	BP
Single-Family Dwelling, Detached	P	P	P	P	C	C		P	P	P						
Single-Family Dwelling, Attached	P	P	P	P	C	C	C	P			P	C	C	C		
Duplex	P	P	P	P	P	P	P	P								
Multiunit Dwelling				P	P	P	P				P	C	C	C		C
Group Residential, Shared Living Quarters					P	P	P									
Manufactured-Home Park			C	C	C	C	C	P								
Manufactured Housing	P	P	P	P	C	C		P	P	P						
Mobile Homes ¹																
Residential Facility Assisted Living, includes care facilities with more than 6 persons ²			M	M	M	M	M				C	C	C	C		
Small Residential Care Facilities, less than 6 persons	Small residential care facilities constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district.															
Supportive Housing	Supportive housing constitutes a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district.															

Residential Uses	Residential and Agricultural Zoning Districts								Mixed Use, Commercial, and Business Park Zoning Districts							
	RR	RE	RL	RLM	RM	RMH	RH	MHP	AG	AH	MX	CN	CG	CO	CH	BP
Transitional Housing	Transitional housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district.															
Accessory Dwelling Units ⁴	P	P	P	P	P	P	P	P	P	P	P					
Junior Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P					
Lodging Housing											P		P		P	
Employee Housing ³										P	P					
Emergency Shelter													C		C	C
Single Room Occupancy Units ⁴																
Low-Barrier Navigation Centers ⁵																

Source: Vacaville's Land Use and Development Code, February 2022.

P= Permitted, C = Conditional Use Permit, M = Minor Use Permit

1. The City will amend the Land Use and Development Code to allow and permit mobile homes in the same manner and same zone as conventional single-family residential dwellings, in compliance with California Government Code Section 65852.3(a) (see **Program HE-15c**).
2. The City will amend the Land Use and Development Code to allow residential care facilities for 7 or more persons subject only to those restrictions that apply to other residential uses of the same type in the same district, in accordance with the State's definition of family (see **Program HE-15f**).
3. The City has included **Program HE-15a** to amend the Land Use and Development Code to treat employee housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Additionally, the City will amend the Land Use and Development Code to specify that employee housing consisting of no more than 12 units or 36 beds are permitted it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
4. The City will amend the Land Use and Development Code to allow accessory dwellings in all zones where single family and multifamily uses are permitted, in accordance with State law (see **Program HE-4a**).
5. The City will amend the Land Use and Development Code to allow Single Room Occupancy Units in compliance with Government Code Section 65583 (see **Program HE-15b**).
6. The City will amend the Land Use and Development Code to allow low-barrier navigation centers in compliance with Government Code Section 65662 (see **Program HE-15d**).

Accessory Dwelling Units and Junior Accessory Dwelling Units

Accessory dwelling units (ADU) are attached or detached residential dwellings that provide complete, independent living facilities for one or more persons. That is, they include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling or multi-family dwelling. To comply with Government Code Section 65852.2, ADUs must be permitted ministerially subject to objective design standards.

Junior accessory dwelling units (JADU) are ADUs of less than 500 square feet and must be permitted within the walls of the proposed or existing single-family dwelling. An existing bedroom or interior entry into the single-family home is not required for JADUs. Currently, ADUs and JADUs are permitted in residential or mixed-use zoning districts where single-family dwellings are a permitted or conditional use.

The City permits ADUs and JADUs in all residential or mixed-use zoning districts where single-family dwellings are a permitted or conditional use and where there is one existing or proposed single-family dwelling on site. The City also allows ADUs within a multifamily dwelling in all residential and mixed-use zones provided they are created outside of the living area of any dwelling unit. Per **Program HE-4a**, in accordance with State law, the City will allow ADUs in all zones where single-family and multifamily are permitted.

ADUs and JADUs offer an opportunity for homeowners to earn additional income and provide an opportunity for affordable housing units. The City is currently exploring initiatives to promote ADU development as an affordable housing option, including creating a City program to encourage ADU/JADU construction and market ADU/JADU development opportunities to residents (**Program HE-4**).

Community Care Facilities

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

The City of Vacaville Land Use and Development Code defines small residential care facilities as “a facility licensed by the State of California to provide living accommodations, 24-hour care for six or fewer persons requiring personal services, supervision, protection, or assistance with daily tasks.” Small residential care facilities (six or fewer occupants) are a permitted use in all residential zoning districts. These facilities are treated as a residential use and are subject only to the restrictions that apply to other residential uses of the same type in the same district.

Residential care facilities that provide a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, and recreational and social activities for more than six persons are permitted in the RL, RLM, RM, RMH, and RH zone with approval of a minor use permit. These facilities are conditionally permitted in the MX, CN, CG, and CO zones. The City has included **Program HE-16f** to allow facilities for seven or more persons only subject to the restrictions that apply to other residential uses of the same type in the same zone.

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living. California Government Code Section 65583(c)(3) requires that jurisdictions consider transitional housing a residential use and only require the same restrictions as those applied to other residential dwellings of the same type in the same zone.

Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family transition from a short-term emergency shelter. The length of stay varies considerably by program but is generally longer than two weeks and can last up to 60 days or more.

In many cases, transitional housing programs will provide services for up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider. Transitional housing/shelter is generally provided in apartment-style facilities with a higher degree of privacy than short-term homeless shelters; may be provided at no cost to the resident; and may be configured for specific groups within the homeless population—such as people with substance abuse problems, homeless mentally ill, homeless domestic violence victims, veterans, or homeless people with AIDS/HIV.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population, as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement. State law requires supportive housing be “considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone” (California Government Code Section 65583(c)(3)); additionally, supportive housing must be permitted by right in all residential and nonresidential zones where multifamily and mixed uses are permitted.

The City's Land Use and Development Code treats transitional and supportive housing the same as residential uses, and they are only subject to the restrictions that apply to other residential uses of the same type in the same zoning district.

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." California Government Code Section 65583(a)(4)(A) requires jurisdictions to allow emergency shelters in at least one zone with adequate vacant land without a conditional use permit. The City of Vacaville conditionally allows emergency shelters in the CG, CH, CO, BP, DC, and DMU zones.

In late 2008 and early 2009, the City Council adopted two special standard overlay zones (SS-10 and SS-11) that permit social services facilities—including emergency shelters, homeless shelters, food banks, and similar types of facilities—without the need for a conditional use permit. Cumulatively, these zones include 20 parcels (2.13 acres) and are located within the Residential High Density zoning district. There are no special development standards for homeless shelters or transitional or supportive housing. These uses are subject to the design and development standards applicable to the residential zoning district. Opportunity House, the city's homeless facility, is at 267 Bennett Hill Court, which is in the SS-10 special standards overlay zoning district. There are no remaining vacant or underutilized parcels in the SS-10 and SS-11 overlay zones.

As shown in **Table 6-11**, in the CG, CH, CO, DC and DMU zones, there are 43 vacant and 5 underutilized parcels on a total of 65.17 acres available for the construction of a new emergency shelter.

Per **Program HE-15e**, in accordance with Government Code Section 65583(a)(4), the City will remove the conditional use permit requirement for emergency shelters in one or more zones where they are allowed or add a new overlay zone that allows emergency shelters by right, so that a sufficient amount of vacant or underutilized land is available. Additionally, per **Program HE-15e**, the City will allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

TABLE 6-11 CAPACITY FOR EMERGENCY SHELTERS

Zone	Vacant		Underutilized	
	Number of Parcels	Acres	Number of Parcels	Acres
CG	24	17.35	0	0
CH	4	5.14	1	3.91
CO	5	31.14	0	0
DC	10	3.30	0	0
DMU	0	0	4	4.33
<i>Total</i>	<i>43</i>	<i>56.93</i>	<i>5</i>	<i>8.24</i>
Total Parcels	48			
Total Acres	65.17			

Source: City of Vacaville, 2022.

Employee Housing

Local service providers believe most farmworkers live in lower-rent mobile home parks and apartments. While the special housing needs of the farmworker population are similar to those of other lower income residents, there is more need for larger units (with three or more bedrooms), access to social services that serve their specialized needs (including ESL, naturalization, and health services) and access to transportation routes to outlying agricultural (employment) sites.

To the extent that farmworkers are primarily low-income residents, their housing needs are similar to other low-income households. Because many farmworkers in Solano County speak only Spanish, the City of Vacaville, the Vacaville Housing Authority, and local social services providers employ bilingual staff and use outreach methods and materials designed to reach Spanish-speaking residents to inform households of affordable housing opportunities, particularly the Housing Choice Voucher rental assistance program, and subsidized rental units located throughout the city. It should be noted that, within the city, there is no active agriculture that would create a demand for farmworker labor.

Health and Safety Code Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. Section 17021.8 requires that agricultural employee housing developments be subject to a streamlined, ministerial approval process. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

The City permits employee housing as defined in the Health and Safety Code Section 17008 by right in the agricultural zones. The City has included **Program HE-15a**, which will amend the Land Use and Development Code to allow employee housing in accordance with Health and Safety Code Sections 17021.5 and 17021.6.

Extremely Low-Income Households

Extremely low-income households typically consist of persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. AB 2634 (Lieber 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room (SRO) occupancy units.

Currently, the City does not allow SRO facilities. To encourage and facilitate the development of housing affordable to extremely low-income households, the City has included **Program HE-15b** to allow SROs in compliance with Government Code Section 65583.

Lodging houses

The Land Use and Development Code defines a lodging house as “an establishment providing overnight lodging to transient patrons for payment periods of 30 consecutive calendar days or less. These establishments may provide additional services and amenities, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the public.” These types of facilities typically provide room and board to individuals with low- or very low-incomes. Lodging houses are permitted within the mixed-use and commercial zones of CG, CH, and MX.

Manufactured Homes, Mobile Homes and Manufactured Housing Parks

Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. Under California Government Code Section 65852.3(a), jurisdictions must allow certified manufactured homes on all lots zoned for conventional, stick-built single-family dwellings. The only difference in regulation between manufactured homes and conventional single-family dwellings may be with respect to architectural requirements.

In accordance with State law, the City of Vacaville Land Use and Development Code allows manufactured homes as single family detached housing units. The same development regulations that apply to single-family detached dwellings also apply to manufactured homes.

The City defines mobile homes as “a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-unit dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. “Mobile Home” is further defined in California Health and Safety Code § 18008.” Mobile homes are not currently permitted in the same way as a single family dwelling. Per **Program HE-15c**, the City will ensure compliance with

Government Code Section 65852.3 by allowing mobile homes in all zones where single-family homes are allowed with the same approval process that is used with single-family homes.

The City defines Manufactured Home Park as “a development occupied by manufactured housing units, including facilities and amenities used in common by residents who rent, lease, or own spaces for manufactured housing units through a subdivision, cooperative, condominium, or other form of resident ownership.” The City also has a Manufactured Housing Park zoning district that includes regulations to ensure that new, expanded, or reconstructed mobile-home parks are located and established in a manner that is compatible with adjacent residential neighborhoods and commercial areas. A maximum of 10 mobile home spaces per gross developable acre is permitted. Each development is required to provide 1 parking space per dwelling unit plus 1 guest space for every 7 dwelling units. Manufactured-home parks are permitted in the MHP zoning district and conditionally permitted in the RL, RLM, RM, RMH, and RH zoning districts.

To remove barriers to the development of a potential affordable housing option, the City will amend the Land Use Ordinance to allow and permit mobile homes in the same manner and same zone as conventional single-family residential dwellings, in compliance with State law (see **Program HE-15c**).

Low Barrier Navigation Centers

Government Code Section 65662 requires that low-barrier navigation centers be allowed as a use by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include but are not limited to:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- Permitting pets.
- Providing access to store possessions.
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

Currently, the City does not allow low-barrier navigation centers. **Program HE-15d** has been included to comply with Government Code Section 65662 to allow this use.

Housing for Persons with Disabilities

According to state law, the Housing Element must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities (California Government Code Section 65583 (a)(4)). Health and Safety Code Section 1568.0831 requires that residential care facilities for six or fewer persons be considered a residential use of property and be permitted in the same manner as other single-family structures of the same type within the same zone. Additionally, State law defines a family as “one or more persons living together in a dwelling unit,” which, under fair housing law, means that residential care facilities for seven or more persons

must be treated as a residential use, and a jurisdiction cannot regulate how many unrelated persons live together.

State and federal housing laws encourage an inclusive living environment where persons from all walks of life can find housing suited to their needs. As discussed earlier, small residential care facilities (six or fewer occupants) are a permitted use in all residential zoning districts. Residential care facilities that provide a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, and recreational and social activities for more than six persons, are permitted in the RL, RLM, RM, RMH, and RH zones with approval of a minor use permit. These facilities are conditionally permitted in the MX, CN, CG, and CO zones. The City has included **Program HE-15f** to allow residential care facilities for seven or more persons, only subject to the restrictions that apply to other residential uses of the same type in the same zone.

Procedures for Ensuring Reasonable Accommodations

California Government Code Section 65583 requires that the Housing Element analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (California Government Code Section 65583(c)(3)).

To provide exceptions in zoning and land use for housing for persons with disabilities, the City of Vacaville adopted Chapter 14.09.330 of the Land Use and Development Code, which provides reasonable accommodations for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act (“the Acts”) in the application of zoning law and other land use regulations, policies, procedures, and conditions of approval.

The City’s reasonable accommodation includes procedures to facilitate requests for variations in the enforcement of development standards to accommodate special requirements resulting from a disability. In compliance with SB 520, a complete evaluation of the City’s zoning laws, practices, and policies was done as part of the Housing Element update process.

- Reasonable accommodations. Reasonable accommodations can be requested as an application that is approved by the Director of Community Development as described in Chapter 14.09.330 of the Land Use and Development Code. The existing findings to approve, deny, or approve with conditions a reasonable accommodation request are listed herein. None of the findings pose a potential constraint to persons with disabilities; however, the City has included **Program HE-15i** to periodically review and update the findings for a reasonable accommodation request, as needed to continue to comply with State law:

- The housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts.
- The reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- The reasonable accommodation would not impose an undue financial or administrative burden on the City.
- The reasonable accommodation would not require a fundamental alteration of the City's land use and zoning.
- There are no alternatives to the requested waiver or exception that could provide the same benefits to the applicant without the requested accommodation or with less deviation from standards.
- Other reasonable accommodations that may provide an equivalent level of benefit.
- Separation requirements. The City's Land Use and Development Code does not impose any separation requirements between supportive housing or residential care facilities.
- Site planning requirements. The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.
- Definition of family. The City's Municipal Code does not include a definition of family. To ensure the City does not have any practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals or discriminate based on familial status, the City has included **Program HE-15j** to define family in accordance with Federal and State fair housing standards, such as, "A Family is one or more individuals who live together. Members of the family do not need to be related by blood, marriage or in any other legal capacity."

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. The City allows residential care facilities of six or fewer persons by right, as required by State law. A conditional use permit or other special permitting requirements do not apply to such homes. The City does require a minor use permit or conditional use permit for residential care facilities that provide a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, and recreational and social activities for more than six persons. The City has included **Program HE-15f** to allow residential care facilities for seven or more persons only subject to the restrictions that apply to other residential uses of the same type in the same zone.

The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

Building Codes

The City of Vacaville provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. See the subsection on Building Codes and Enforcement, under Processing and Permit Procedures, later in this chapter for more information.

Review of Local Ordinances

The City of Vacaville has one locally adopted ordinance that limits the development of housing in the city. In 1991, City of Vacaville adopted a planned growth ordinance that was revised in 2000 to ensure that new residential development has adequate infrastructure and public services to serve the new housing units and future residents.

Planned Growth Ordinance

The planned growth ordinance was originally adopted following rapid residential growth that occurred in the 1990s. As a result of the rapid growth, water, sewer, streets, and schools were operating at or beyond capacity. The planned growth ordinance was structured to ensure that new residential development has adequate infrastructure and public services in place to serve the new housing units and future residents.

The planned growth ordinance, as amended in 2000, is based on maintaining an inventory of 1,000 units within approved and unbuilt projects that have building permit allocations and are eligible to be issued building permits at any time. As the inventory falls below 1,000 units, new projects are added to the inventory when a Final Map is recorded or, for multifamily projects, when the City Council approves an allocation following the approval of a Planned Development. When the inventory exceeds 1,000 units, the City Council has the flexibility to grant additional allocations on a case-by-case basis, provided that municipal infrastructure and services can accommodate the additional residential growth. In addition, projects consisting entirely of affordable units for low- and/or very low-income units are exempt from the building permit allocation process and can proceed with building permit issuance at any time after project approval. The ordinance also contains provisions that allow a project to be granted allocations outside of the normal process if there is adequate public infrastructure and a public benefit. The City Council has considered several requests for special allocations since 2000 and has never denied a request.

In October 2019, California adopted Senate Bill 330, which directs cities to not implement zoning or land use regulations that cap the number of housing units that can be approved annually. SB 330 is currently authorized until 2030. On March 10, 2020, the City Council adopted a resolution that suspends the implementation of the planned growth ordinance until December 31, 2024. Per

Program HE-15h, to help facilitate housing production, the City will adopt a new resolution to extend the suspension of the planned growth ordinance, since the General Plan and Municipal Code set policies and standards to ensure development is adequately serviced by public utilities and infrastructure.

Senate Bill 330 Processing Procedure

Senate Bill (SB) 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. The bill allows housing developments, for which a preliminary application is submitted and that complies with applicable general plan and zoning standards, subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

The City of Vacaville does not have an established application process related to SB 330 adopted policy; however, the City reviews all development projects in accordance with State laws. The City included **Program HE-11c** to add a preliminary application process that allows applicants the ability to submit a formal preliminary application for new residential projects.

Senate Bill 35 Approvals

SB 35 requires jurisdictions that fail to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The City has included **Program HE-11d** to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects. The established procedure aids in minimizing the review time required for development processes and, in turn, reducing costs to developers, which may increase the housing production in the city.

Density Bonus

Recent changes to state law (Government Code Section 65915) requires cities and counties to provide a density increase up to 50 percent (previously 35 percent) over the otherwise maximum allowable residential density under the municipal code and the land use chapter of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing with units affordable to low- or moderate-income households. Cities and counties must also provide a density increase of up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households. Through **Program HE-15g**, the City will continue to comply with California Government Code Section 65915, as revised, and amend Planning Regulations to be consistent with State density bonus law.

General Plan Policies

The Land Use Element has policies that encourage development of a variety of housing types; however, there are also policies that may be considered potential constraints to housing production. The City's current General Plan includes policies and actions that are based on a 2035 horizon year. The Land Use Element of the General Plan has policies that encourage development of a variety of housing types. There are also policies that limit development in certain areas of the city, such as Policy LU-P17.1, which limits residential development within the East of Leisure Town Road growth area to 2,175 dwelling units, and Policy LU-P3.1, which requires an environmental review when approved development in the city reaches 7,340 residential units. The General Plan and General Plan Environmental Impact Report acknowledge that the city has more land in its sphere of influence than needed to accommodate the development growth rates through 2035. When the General Plan is updated again, the policies that limit the number of residential units will be reanalyzed.

One policy in the Land Use Element of the General Plan could be changed and reevaluated, either immediately or during the next General Plan update, to help increase housing production in Vacaville. General Plan Policy LU-P11.4 encourages a minimum separation of 200 feet between residential areas and business parks, industrial parks, and technology parks. Per **Program HE-17g**, the City will consider revising Policy LU-P11.4 to lower the buffer requirement between residential and industrial uses from 200 feet to 50 feet. The Land Use and Development Code could then be amended to include provisions that require an industrial buffer yard between residential and industrial uses. Typical minimum widths of industrial buffer yards are 25 feet within a 50-foot minimum setback area. As part of this effort, to promote fair housing, the City will carefully evaluate the transitional buffers or screening between residential and heavy industrial uses to help ensure sensitive receptors are not negatively affected by heavy industrial uses.

Housing Mix Policy: Land Use Element Policy LU-P12.3

The previous General Plan required a housing mix of approximately 60 percent standard single-family detached units, 20 percent moderate density units, and 20 percent apartment-type units. As part of the General Plan update, completed in 2015, the City of Vacaville revised the housing mix policy to instead strive to maintain a citywide housing mix of approximately 75 percent single-family and 25 percent multifamily attached housing.

The revised policy provides a broad goal for residential development but is not itself a constraint to the development of affordable housing. A test to determine whether this policy is a constraint is whether it is determined that there is an inadequate inventory of lands to meet the City's share of the regional housing need, especially for low- and very low-income units. As shown in **Chapter 4, Housing Sites Inventory**, there is more than an adequate inventory of lands, including for apartments, to satisfy Vacaville's housing need. Another factor in determining whether it has been a constraint is whether there has actually been construction of affordable units. Since 2017, there have been four affordable housing projects approved—the Pony Express Senior Housing, Rocky Hill Veterans Housing, Oak Grove Senior Apartments, and Allison Apartments.

Processing and Permit Procedures

Development Review and Permit Processing Time

Because most of Vacaville's residential development occurs in large, planned subdivisions, plan checks are fairly straightforward, and lengthy delays are not normally encountered. Such delays do occur from time to time depending on the complexity of the project, or when unexpected issues arise during plan check. The City of Vacaville prides itself on excellent customer service, and this is evidenced by the timely review of development applications, subdivision maps, and building permit requests.

City processing of residential developments is governed by federal, State, and local regulations. For residential projects, the City must adhere to the State Subdivision Map Act; State Planning, Zoning and Development Law; and the California Environmental Quality Act. The time frames for public review and permit processing outlined in regulations, as well as the regulations adopted to implement them, impact the cost and time associated with permit processing and approval. In addition, obtaining environmental clearances from the California Department of Fish and Wildlife and the US Fish and Wildlife Service is required for many projects. Because of a federal requirement that the City prepare a Habitat Conservation Plan, development proposals in areas denoted as habitat for the California red legged frog or vernal pool shrimp must receive clearance from US Fish and Wildlife Service. In addition, normal preconstruction surveys for burrowing owls or Swainson's hawk can sometimes affect the plan check review timelines.

Staff-level review of residential projects normally consists of a Design Review application or projects preapproved by the adoption of a Specific Plan, and Planning Commission approvals may include Design Review or Planned Development applications in addition to the required environmental and map applications.

The Community Development Department coordinates the City's development review process with other City departments and outside affected agencies. This is accomplished through the Department's Project Review Committee (PRC), which meets on a weekly basis. PRC consists of staff from each City department who review development applications and determine the appropriate project conditions of approval. For complex projects, staff encourages the applicant to attend these meetings to provide an introduction to the project and its scope. The PRC also reviews applications to determine completeness and whether a project meets City standards and requirements. Through the PRC, projects are reviewed in an efficient manner, and potential issues are identified at an early stage in the development review process.

- Planning Division
 - Staff approvals: 45 to 60 days from date application is complete
 - Planning Commission approvals: 60 to 75 days from date application is complete
 - Phone call returns: within 24 hours
- Public Works
 - Final Maps and Improvement Plan Check

- First submittal review: 45 days
- Subsequent submittal review: 21 days
- Building Division
 - Building Permit Plan Check
 - Residential plot plans: 10 calendar days
 - Single-family residential: 30 calendar days
 - Multifamily residential: 30 calendar days
 - Building Inspections: next day

In some cases where it is clear an efficient project review will be achieved, the Planning Division will allow the concurrent processing of applications. For example, a project requiring a general plan amendment, zone change, and a planned development can go through a single review and hearing process. For projects requiring an environmental impact report (EIR), approximately six months can be added to the timeline for a project. EIRs are not typically required for individual residential projects. The City generally relies on area plan EIRs and, in some instances, a mitigated negative declaration, which does not require any additional processing time. All recently approved apartment projects required a mitigated negative declaration.

As a part of the project review process, the City encourages preliminary review applications in order to provide comments to the applicant prior to submission of the official application and associated application fees. This allows the applicant to amend the project prior to submittal of the planning application, which can expedite the project review and entitlement process. It is also the City's standard practice to hold informal neighborhood meetings for most development applications. These meetings allow City staff and the builder to meet with residents to identify and resolve neighborhood issues prior to the formal public hearing process, thus eliminating the risk of a continued public hearing because of new issues that arise at a public hearing.

After the City approves a project, such as at a Planning Commission or City Council hearing, it becomes the applicant's responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional City clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions include:

- Completing construction drawings
- Recording subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals, required easements, and rights of entry

A few of the bulleted items, such as the construction drawings, require City review prior to issuance of a building permit.

In many cases, the length of time between a project’s approval and request for a building permit is determined by the applicant. The City’s initial review for both civil plan and building permit approval is typically 3 to 4 weeks, with a subsequent review, if corrections are necessary, within 1 to 3 weeks. The time the applicant takes to make corrections between these reviews varies; however, once a project begins the construction plan review process, the following general timelines can typically be achieved with responsive applicants:

- Civil plan approval (e.g., grading, water, sewer, streets): 3 to 6 months
- Building permit approval: 1 to 3 months

Building Codes and Enforcement

The City of Vacaville implements the 2019 California Building Code. The City has adopted the California Residential Code, California Fire Code, California Electrical Code, California Plumbing Code, California Mechanical Code, and the California Energy Code. Though building code requirements have, over the years, greatly improved the safety and energy efficiency of homes, it is undeniable that modern codes require more costly construction of dwelling units than codes from 20, 30, or 40 years ago. The City considers the Building Code a “minimum” standard for building construction. Though it may lead to increased costs of construction, reducing building code requirements can lead to long-term health and safety risks, particularly in a seismically active area like Vacaville.

The Fire Department Code Enforcement Division works closely with all City departments to resolve health, safety, and public nuisance problems that adversely affect the quality of life for Vacaville residents. Code Compliance enforces the City of Vacaville Municipal Code as it applies to property maintenance, property nuisances, and other violations in residential and commercial districts.

Health and Safety Code 17980 requires local governments to give consideration to the needs for housing expressed in the Housing Element when deciding whether to require vacation of a substandard building or to repair it. The City gives preference to the repair of the building over condemning it whenever the repairs are economically feasible.

On- and Off-Site Improvements

Requirements for on- and off-site improvements vary with the project and the site. On-site improvements typically include grading, storm drainage, curb, gutter, and sidewalk. Off-site improvements can include street widening or construction or traffic light installation. Requiring developers to make site improvements increases the cost of housing and impacts the affordability of the homes; however, this is standard for most jurisdictions. Site improvements are necessary to maintain the quality of life desired by county residents and ensure that public services and facilities are in place when needed. Curb, gutter, and sidewalk improvements in particular are necessary to avoid drainage problems and ensure pedestrian access and handicapped accessibility.

Typical frontage improvements for new residential subdivisions include, but are not limited to:

- Undergrounding of all existing and proposed utility distribution or transmission facilities, such as irrigation district canals and telephone poles, within or abutting the subdivision.
- Transportation improvements such as street paving, raised medians, turning pockets, curbs, gutters, sidewalks, trails, paths, and bus turnouts.
- Water improvements to ensure the development is served by a municipal water system.
- Drainage improvements to ensure proper drainage of all proposed lots and improvement.
- Sewer improvements to ensure the development is served by a sewer system.
- A developer may be required to design and construct neighborhood park improvements or other recreational facilities in accordance with the General Plan or an adopted Specific Plan.

For large, master planned development projects, such as Robert's Ranch Specific Plan (under construction), the City will require that the developer construct the infrastructure and utilities needed to serve the new development.

Website Publication and Transparency

The City of Vacaville's zoning and development standards are published on the City's website. There are several pages on the website dedicated to development standards that include links to the City's Municipal Code, General Plan, Residential Design Requirements, and information about Accessory Dwelling Units. Planning and building fees are also posted on the website.

Development Fees

The cost of development fees is a necessary component of new construction. Without adequate development impact fees, the City would be unable to serve future growth with adequate municipal services. These fees can add considerably to the cost of residential development, but they are necessary to provide municipal services and infrastructure for new development. It should be noted that the City has no control over fees assessed by other local agencies, such as the school districts or Solano County.

Development fees in Vacaville include impact fees for schools, traffic, fire, police, and sewer. Other fees in Vacaville include water connection, parks and recreation, drainage, and general facilities. The City also collects planning application fees and building plan check fees. Payment of development fees is typically a requirement for development approvals. Fees are also charged to process development applications. Fees are tied to the City service provided, such as application processing and plan checking. **Table 6-12** shows the fees effective July 1, 2022, for planning applications, including planned developments, tentative maps, design review, and specific plans. Planning and Building fees are also available on the City's website.

In 2022, the City conducted a study of development impact fees. The purpose of the study is to establish the nexus (or reasonable relationship) between new development in the City and the need for additional public facility improvements as a result of this new development. The study and supporting documents serve as the basis for requiring development impact fees under Assembly Bill (AB) 1600 legislation, as codified by the Mitigation Fee Act (California Government Code sections 66000 et seq.). The study resulted in a maximum justifiable fee increase of about 27 percent for single-family development and 15 percent for multifamily, with increases in some fee categories and decreases in others. The City Council adopted the fee study on June 28, 2022.

TABLE 6-12 PLANNING FEES (EFFECTIVE JULY 1, 2022)

Fee Type	Cost
Accessory Dwelling Units	\$2,471
Airport Area of Influence Review	\$2,265
Minor Use Permit	\$3,766
Conditional Use Permit	\$9,043
Density Bonus Housing Agreement (Senior Restricted) ¹	\$5,303
Density Bonus Housing Agreement (Not Senior Restricted) ¹	\$12,158
Design Review (Staff: Single-Family Residence)	\$2,031
Design Review (Staff: Multifamily)	\$3,721
Design Review (Planning Commission)	\$8,418
General Plan Amendment (Map/Text)	\$16,081
Parcel Maps (Tentative Parcel Map: Max 4 Parcels)	\$8,191
Vesting Tentative Parcel Map	\$11,774
Planned Development (up to 49 units)	\$13,359
Planned Development (50–199 units)	\$19,960
Planned Development (200–499 units)	\$25,049
Planned Development (500+ units) ²	\$25,049
Rezoning	\$15,855
Specific Plan	\$45,300
Tentative Map Review (5–49 lots)	\$15,688
Tentative Map Review (50–199 lots)	\$23,531
Tentative Map Review (200–499 lots)	\$29,415
Tentative Map Review (500+ lots) ³	\$29,415
Vesting Tentative Map Review (5–49 lots)	\$19,657
Vesting Tentative Map Review (50–199 lots)	\$29,122
Vesting Tentative Map Review (200–499 lots)	\$36,822
Vesting Tentative Map Review (500+ lots) ⁴	\$36,822
Variance	\$9,089

Source: City of Vacaville Planning Application Fees, July 2022.

Notes: Refer to the City's Planning Applications Fee list for a comprehensive list of all planning fees, including development agreement, environmental review, time extensions, and LAFCO related application fees.

1. Density Bonus Housing Agreement fees are based on Development Agreement Fees
2. Base fee for 499 units + \$2,330 per each additional 100 units.
3. Base fee for 499 lots + \$2,029 per each additional 100 lots.
4. Base fee for 499 lots + \$2,509 per additional 100 lots.

Development Fees for Single-Family Dwellings

The fees shown in **Table 6-13** are typical building fees for single-family dwellings in Vacaville as adopted by City Council. The building fee includes costs for plan check review, energy plan review, plumbing, electrical, mechanical, landscape plan review, water installation, traffic impact, drainage, fire, police, parks and recreation, and sewer impacts in addition to other related development fees. The typical building fees do not include fees for schools, County facilities, or benefit districts, and community benefit contributions are not included in the estimates. As shown in the table, typical fees for single-family units range from \$43,140 to \$48,528 for dwellings between 1,000 and 1,400 square feet, to \$53,553 for a 3,500-square-foot home. In addition to building fees, planning fees also apply to new single-family dwellings. Per City staff, the typical planning fee for a single-family home, such as a custom home, that is categorically exempted from the California Environmental Quality Act is \$2,175. The City Council adopted a fee study on June 28, 2022. **Table 6-13** will be updated in a subsequent draft of this Housing Element to reflect the adopted fee study.

TABLE 6-13 TYPICAL SINGLE-FAMILY BUILDING FEES

Size of Single-Family Home	Building Fee
1,000 to 1,400 Square Feet	\$43,140–\$48,528
1,600 to 2,000 Square Feet	\$46,304–\$51,691
2,500 Square Feet	\$49,874–\$52,332
3,000 Square Feet	\$52,970
3,500 Square Feet	\$53,553

Source: City of Vacaville, Typical Fees for Single-Family Dwellings, effective January 1, 2022.

Development Fees for Multifamily Development

Fees for apartments are significantly less than for single-family development. Estimated local development impacts fees and local permit fees for the Pony Express Project, a 60-unit senior housing apartment project, averaged \$23,975.30 per unit based on a pro forma prepared for the project. One of the City’s latest apartment projects was charged \$18,818 in planning fees.

Community Facility Districts for Police and Fire Services

Historically, the City’s General Fund revenues have been the primary source of funding for police and fire protection services. As access to alternative sources of funding has declined over the years due to State takeaways and the limits placed on property taxes by Proposition 13, the City has been tasked with the need to establish new funding sources to continue to provide public safety services. In accordance with the Mello-Roos Community Facilities Act of 1982, the City has utilized community facilities districts (CFD) to establish funding sources in order to balance the cost of providing public safety services for new development (see Government Code Sections 53311 to 53317.5). Such districts also serve to mitigate service impacts to avoid any degradation of public safety services to current residents.

Ongoing funding for public safety services is limited to general fund sources and by law cannot be supported by impact fees. Impact fees are one-time charges tied to the issuance of building permits and can only be used for capital improvements needed to mitigate the specific impacts of development. Further, impact fees cannot be used for the ongoing costs associated with staffing and related noncapital equipment. Because of this, the City has had to consider other sources of recurring revenue for services and equipment associated with supporting new development.

The City has been using CFDs as a tool to assess new residential development for the direct or proportional costs associated with police and fire services. As of FY 21/22, the City has seven CFDs. Examples of residential developments where CFDs have been created are: Gentry-Meadowlands, North Village, Southtown, Reynolds Ranch (Cheyenne), Lagoon Valley, and Portofino. In newly annexed areas, participation in a CFD has been negotiated as a requirement in the projects' Development Agreements. New annexation areas and areas of future annexation are not proposed to be a part of the City's existing infill CFD because the costs and issues associated with expansion of services to such areas are different than in undeveloped pockets of land already within the City's boundaries.

Nongovernmental Constraints on the Production of Housing

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and production. Although market conditions are a primary factor, the County has some leverage in instituting responsive policies and programs to address market factors. The following discussion highlights market constraints to the production, maintenance, and improvement of housing.

The price of single-family housing and rents for apartments largely reflect construction costs, the cost of land, and labor costs. As housing development costs increase, so does the price of housing. The following discussion details the various components to development costs, including construction costs, land costs, and the cost of labor.

Per **Program HE-38**, if nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, are constraining multifamily and/or affordable residential development to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints. Additionally, the City will proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing in Vacaville and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.

Construction Costs

Construction costs vary widely based on the type of development, with multifamily housing generally less expensive to construct than single-family homes on a per-unit basis. Variables such as unit size and the number and quality of amenities, such as fireplaces, swimming pools, and interior fixtures, create wide cost variations within each construction type. Construction costs include both "hard" (e.g., labor and material costs) and "soft" costs (e.g., architectural and engineering services, development fees, construction financing, and insurance). Other costs may

stem from professional services such as land surveying and engineering, soils engineering/analysis, site design, landscape and architectural design, and permit processing.

Construction costs vary widely according to the type of development, with multifamily housing generally less expensive to construct than single-family homes. However, wide variation within each type exists, depending on the size of the unit and the amenities provided, such as fireplaces, swimming pools, interior fixtures, and others. According to construction cost data provided by the Craftsman Book Company, a wood-framed, single-story, four-cornered home in Vacaville is estimated to cost approximately \$330,589 to build, excluding the cost of buying land. This cost estimate is based on a 2,000-square-foot house of good quality construction with a two-car garage and forced-air heating and cooling. The estimated cost to construct a multifamily, three-story building in Vacaville with 40 units and an average unit size of 1,000 square feet each is \$115,466 for each unit and \$4,855,861 for the entire building. This cost includes labor, materials, and equipment but does not include the cost of buying land or off-street parking.

On January 26, 2021, BAE completed a Financial Feasibility Analysis for four hypothetical residential prototypes in Downtown and they found that none of the four development prototypes are financially feasible within the current market. The Financial Feasibility Analysis considered land costs, construction costs, operations, and financing. A pro forma for an affordable, senior restricted apartment complex currently under construction in Vacaville shows a construction contract cost total of approximately \$20,500,000.

If labor or material costs increase, the cost of construction in Vacaville could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and the rehabilitation of existing housing. Per **Program HE-11**, the City is committed to allowing a shortened process to help expedite affordable housing projects and will work with applicants to combine stages of the review process to help facilitate an expedited review. The City will process special needs housing and residential care facilities submittals as quickly as possible; priority processing may take the form of prioritizing these projects and/or granting concurrent Planning and Building Permit review, as appropriate. The City will also continue to implement the adopted Objective Development Standards. Additionally, as mentioned earlier, per **Program HE-38**, to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove identified nongovernmental constraints.

Land Costs

In addition to construction costs, the price of land is also one of the largest components of housing development costs. Unlike construction costs and labor costs, the cost of residential and commercial sites is highly variable. Cost considerations include the number of units or density of development permitted on a particular site and the location of the site in relation to other amenities. As finished vacant land becomes scarce, developers begin to pursue more costly underutilized sites, which require the demolition of existing uses before a new project can be constructed. Similarly, site constraints such as environmental issues (e.g., lack of proper drainage, soil stability, seismic hazards, or flooding) can also affect the cost of land. Thus, the price of land can vary

significantly, even assuming the same proposed project. Land costs vary drastically depending on location, zoning, and whether the land is already entitled. Based on a Financial Feasibility Analysis completed by BAE for the DTSP on January 26, 2021, the market price for medium- and high-density residential land in Vacaville likely ranges from around \$500,000 to \$1,000,000 per acre. The price of land may pose a constraint to housing development.

Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The cost of borrowing money to finance the construction of housing or to purchase a unit affects the availability and affordability of housing in Vacaville. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. The recent economic downturn had a significant impact on the housing market and housing financing. In the years following the downturn, financing has become more difficult to obtain, especially for low- and middle-income households. This could be a constraint to homeownership for lower-income families. At the same time, post-economic downturn interest rates have been historically low. These low rates could provide opportunity for low- and middle-income families to experience homeownership.

The fixed interest rate mortgage remains the preferred type of loan, especially during the periods of low, stable interest rates. **Table 6-14** illustrates interest rates as of May 2022. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE 6-14 INTEREST RATES

Loan Type	Interest Rate	APR
Conforming and Government Loans		
15-Year Fixed Rate	4.750%	5.017%
30-Year Fixed-Rate VA	4.750%	5.078%
30-Year Fixed Rate	5.375%	5.557%
Jumbo		
15-Year Fixed-Rate	4.500%	4.701%
30-Year Fixed-Rate	4.750%	4.855%

Source: Wellsfargo.com, accessed August 26, 2022.

A variety of federal, state, and local programs exist to provide homebuyers with below-market-rate mortgages, either by insuring loans, purchasing them on the secondary mortgage market, or making them directly. The effectiveness of these programs usually depends on their income and sales price ceilings and how competitive market-rate loans are. Generally, when interest rates are low, there is little incentive to use these programs.

To assist with homeownership, this Housing Element includes **Program HE-24**, First Time Homebuyer, which states that the City will continue to provide Down Payment Assistance Loan programs as financing is available. This program permits first-time homebuyer households making up to 80 percent of median income to be eligible for \$75,000 (maximum award). It is estimated that the City will be able to assist 60 first-time homebuyers during the reporting period using a variety of funding sources for Down Payment Assistance loans. **Program HE-24** also states that the City will continue to provide homebuyer education through the HUD certified Housing Counseling Agency Programs. **Program HE-28**, Fair Housing, commits the City to implementing targeted and multilingual outreach strategies to encourage underrepresented groups to participate in homeownership programs and work with community-based organizations to provide homebuyer education, financial counseling, and foreclosure prevention when not provided by the City.

Availability of Urban Services

Infrastructure improvements are necessary to support new development. Housing sites must be served by adequate water and sewer services and have appropriate site access improvement. In planning for growth, it is important to ensure that adequate public facilities and services are available to meet the anticipated demand.

The availability of services constitutes a constraint primarily for new growth areas beyond the current city limits. The only remaining large growth areas within the city limits that have approved planning entitlements but are not currently under construction are Lagoon Valley, North Village Area Plan 2, and the Farm at Alamo Creek. Lagoon Valley is a future community of 1,015 units in the southwest quadrant of the city; North Village Area Plan 2 is a community of approximately 478 units in the northeast quadrant of the city; and the Farm at Alamo Creek is a new community of 768 housing units on the east side of Vacaville. The City is also reviewing a new project called the Green Tree, which includes redevelopment of the Green Tree golf course into 1,149 dwelling units. The Green Tree project has not yet received planning entitlements. As part of the development review process, the City evaluates whether infrastructure improvements are needed to adequately serve new development. In order for City staff to recommend approval of a new residential development, the City must make a finding that the development will be adequately served by public facilities and services as part of the development review process. Infrastructure has been constructed for the first phases of North Village and Southtown, and construction of houses is under way. Lagoon Valley and the remaining phases of North Village and Southtown all require significant infrastructure; however, assessment districts have been created for each of these projects to finance the installation of needed improvements. Brighton Landing, a smaller growth area on the east side of Vacaville, has an approved Specific Plan with capacity for about 770 single-

family homes. It would require new infrastructure that would need to be coordinated with future development to the north and south, outside the city limits, in the “East of Leisure Town Road Growth Area” planned for in the City’s pending updated General Plan.

The Public Facilities and Services Element of the General Plan includes analysis of existing capacity and projected needs and policies to ensure orderly development. Vacaville has water entitlements to provide water for all lands within the current city limits as well as additional growth areas beyond the existing city limits. Due to differing elevations, pump stations and reservoirs are required to serve some development areas, such as Lagoon Valley. The Easterly Wastewater Treatment Plant treats an average of 7.5 million gallons of wastewater each day.

Dry utilities, including cable, electricity, and telephone service, are available to all areas in the city. There is sufficient capacity to meet the current need and any future need. Service providers are:

- **Electricity:** Pacific Gas and Electric
- **Telephone:** AT&T
- **Internet Service:** Comcast and AT&T

On May 19, 2021, the City of Vacaville was awarded the Department of Commerce’s Economic Development Administration grant to fund the City of Vacaville Broadband Master Plan. The Broadband Master Plan will address the area’s internet access for residents and commercial entities and is intended to prioritize the fiber network expansion for public safety and emergency response, improve commercial access for economic development, and provide high-speed internet access for low income and underserved communities. The development of the Broadband Master Plan will include data on existing public and private infrastructure and increase coordination among City departments and external stakeholders. The project is anticipated to be completed by the end of 2022.

The City has adequate water and sewer capacity to serve all properties within city limits.

Requests to Build at Lower Densities

The City of Vacaville has not received any recent requests to build a residential project at a lower density than permitted in a particular zone or General Plan land use designation. Recent multifamily development projects in Vacaville include the Pony Express Senior Housing, built at 33 dwelling units per acre; the Harbison Townhomes project, built at 18 dwelling units per acre; the Allison Apartments, built at 50 dwelling units per acre; and the Casa Dei Venti project, built at 22 dwelling units per acre. The Pony Express Senior Housing project included a density bonus beyond what is permitted in the Land Use and Development Code and General Plan. The Rocky Hill Veterans Housing project was built with a density bonus that resulted in 27 units per acre, where 24 was the maximum allowed. The land use designations in the City of Vacaville also include minimum densities that help prevent development of fewer residential units than what is intended in the General Plan and the Land Use and Development Code.

Energy Conservation

Development of California's Energy Standards

Maximizing energy efficiency and incorporating energy conservation and green building features into new and existing buildings can help reduce housing costs for homeowners and renters. Reduced dependence on automobiles can result from compact development in an urban setting that provides walkability and proximity to transit and services. Additionally, maximizing energy efficiency helps reduce greenhouse gas (GHG) emissions. State legislation (AB 32 and SB 375) require local governments to implement measures that cut GHG emissions attributable to land use decisions. The Housing Element programs can support energy efficiency that both benefits the market and helps to reduce GHG emissions through actions such as:

- Establishing a more compact urban core, bringing residents close to work and services, therefore reducing automobile trips and greenhouse gas emissions.
- Implementing passive solar construction techniques that require solar orientation, thermal massing, and other energy efficient design techniques.
- Encouraging water and space heating by solar energy.

Executive Order S-E-05, signed by Governor Schwarzenegger on June 1, 2005, set into action the first steps in establishing GHG emission reduction targets in California. This was followed by the California Global Warming Solutions Act (AB 32) in 2007, which required the California Air Resources Board (CARB) to establish reduction measures. Executive Order B-30-15, signed by former governor Jerry Brown in 2015, extended the goals of AB 32 and set a 2030 goal of reducing emissions 40 percent from 1990 levels. In 2016, the legislature passed SB 32, which codified an emission reduction target of 40 percent below 1990 levels by 2030.

Pursuant to AB 32, CARB is responsible for developing the Climate Change Scoping Plan. The Scoping Plan describes strategies that California will implement to reduce the state's emissions and achieve the emission reduction targets required by statute. CARB approved the first Scoping Plan in 2008, adopted the first update in 2014, and adopted a second update in 2017. In its Scoping Plan, CARB acknowledges that local governments must play an essential role in achieving California's long-term GHG reduction goals because cities and counties have broad authority over many factors that will affect GHG emissions within the transportation, housing, industrial, forestry, water, agriculture, electricity, and natural gas emission sectors. GHG reduction strategies are an effective way for local governments to support the state in its GHG reduction efforts. The Scoping Plan also includes CARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. CARB encourages local governments to adopt reduction targets for municipal operations emissions and community-wide emissions that parallel the State's climate protection efforts. In the 2017 Scoping Plan, CARB provides guidance for cities and counties to achieve a "no net increase" in GHG emissions, resulting in no contribution to GHG impacts, as an appropriate overall objective for new development. The Scoping Plan also provides guidance on thresholds for agencies preparing GHG reduction strategies while recognizing that nonzero GHG significance thresholds may be necessary.

Senate Bill 375 builds from AB 32 and aims to reduce GHG emissions by linking transportation funding to land use planning. It requires metropolitan planning organizations to create a sustainable communities strategy (SCS) for reducing urban sprawl in their regional transportation plans. Each SCS demonstrates strategies the region will use to achieve the GHG emissions reduction target set by CARB for 2020 and 2035. The 2020 Metropolitan Transportation Plan / Sustainable Communities Strategy (MTP/SCS) was adopted by (Sacramento Area Council of Governments) SACOG on November 18, 2019. This MTP/SCS provides the regional plan for transportation investments integrated with projected land use as well as funding constraints the region can reasonably expect to see through 2040.

The City of Vacaville facilitates energy conservation through actions such as:

- Application of State residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Administrative Code).
- Implementation of Chapter 23 California Green Building Standards Code.
- Adoption of a new Energy and Conservation Action Strategy (ECAS) that sets a substantial GHG emissions reduction target for 2035 to align with statewide emissions reduction goals.

Energy Conservation Programs

Pacific Gas and Electric (PG&E) provides technical and financial assistance for design, construction, and remodeling of housing. For new construction, PG&E offers design and technical assistance for incorporating efficiency features. Incentives may be available for upgrading air conditioning, lighting, and appliances to more efficient systems. PG&E has programs to incorporate advanced systems, such as photovoltaic roof panels and ground source heat pumps, into new projects. Design assistance is available for retrofitting projects.

Other ways that PG&E works with its residential customers and local jurisdictions to promote energy conservation include:

- Online home energy analysis that allows customers to identify energy waste.
- Consumer information containing a variety of tips for saving energy during winter heating and summer cooling periods.
- The SmartAC program that helps prevent power interruptions by reducing the energy air conditioners use automatically in case of a state or local supply emergency.
- The ClimateSmart program that allows residential customers the opportunity to assist in funding new GHG emissions reduction projects in California in order to reduce personal impacts on climate change.
- Consumer information on how to keep pools clean, warm, and energy efficient.
- The Cool Roof program with rebates to residential customers who replace their roofs with approved materials that reflect the sun's energy.

- Rebates to buy down the cost of electrical appliances and products to encourage energy efficiency.
- Energy- and money-saving programs for multifamily properties The programs encourage solar water heating and installation of qualifying energy-efficient products in individual tenant units and in the common areas of residential apartment buildings, mobile home parks, and condominium complexes.

Energy and Conservation Action Strategy

In 2021, the City adopted a new Energy and Conservation Action Strategy (ECAS). The ECAS sets a substantial GHG emissions reduction target for 2035 to align with statewide emissions reduction goals. To meet the State’s GHG emissions reduction target of 40 percent below 1990 levels by 2030 and demonstrate substantial progress toward meeting the State’s target of 80 percent below 1990 levels by 2050, the City’s ECAS reduction target is 470,861 metric tons of carbon dioxide equivalent (MT CO_{2e}) by 2035. After accounting for federal and State regulatory GHG emissions reductions, such as those identified in the Building Code, the City’s local GHG emissions 2035 reduction target is reduced to approximately 285,333 MT CO_{2e} by 2035.

The 2021 ECAS builds on the strategies and measures established by the City’s 2015 ECAS, identifies greenhouse gas emissions reduction targets, and develops locally applied actions to reduce greenhouse gas emissions from communitywide activities related to the following categories—transportation, residential energy, nonresidential energy, water and wastewater, solid waste disposal, off-road equipment, and carbon storage provided by open spaces. See **Program HE-21. Energy Conservation**.

Conservation Policies for Residential Developments

It is unlikely that all developers will consistently take the initiative to incorporate conservation features into their residential projects during the planning and design phases of development unless they are cost-effective and buyers demand the features. The types of policies in the City’s ECAS that help to promote energy conservation include:

- Encouraging mixed neighborhoods where daily destinations, such as parks, schools, and grocery stores, are within a quarter mile of residences.
- Placing residential developments, including affordable housing, near high quality transit.
- Implementation of transportation demand management strategies in residential projects.
- Include tree planting requirements for residential projects to provide trees and shade for residents.

The City’s Land Use and Development Code also includes strategies to reduce energy use, such as:

- Providing streets in new residential developments that are oriented to optimize access to solar energy for abutting development, including that most local streets in single-unit and two-unit residential development must be oriented easterly-westerly.

- Requiring the roof pitch of new homes to consider solar orientation to provide maximum energy efficiency for future solar panel installation.
- Requiring at least 50 percent of the parking areas that are not landscaped to be shaded to reduce ambient surface temperatures in these areas.

See Program HE-21. Energy Conservation.

Priority for Water and Sewer Providers

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted Housing Element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households unless specific written findings are made.

Per **Program HE-22**, the City, in its capacity as the water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

7 EVALUATION OF THE PREVIOUS HOUSING ELEMENT

Government Code Section 65588 requires that local governments review the effectiveness of the Housing Element goals, policies, and related actions to meet the community's special housing needs. This chapter provides a review of the City's accomplishments implementing the housing policies and programs in the 2015-2023 Housing Element. To develop an effective housing plan for the 2023 to 2031 period, the City must assess the effectiveness of its previous housing programs and determine the continued appropriateness of such programs in addressing housing adequacy, affordability, and availability issues. As shown in **Table 7-1**, between 2015 and the end of 2021, Vacaville constructed 2,936 residential dwelling units. While the total units produced during this timeframe exceeded the Regional Housing Needs Allocation (RHNA) of 1,084 units, the City was short of the total goal for the very low- and low-income housing categories. **Table 7-2** includes each program action, as written in the City's 2015-2023 Housing Element with a summary of the progress made by the City in implementing each program.

Efforts to Address Special Housing Needs

Special-needs populations include farmworkers, large families, female-headed single-parent households, people experiencing homelessness, persons with disabilities, seniors, and households with extremely low incomes. As shown in greater detail in **Table 7-2**, the City made a diligent, consistent effort to achieve its housing goals that address special housing needs through the implementation of policies and programs from the 2015-2023 Housing Element. Following is a summary of the effectiveness of programs for special housing needs.

- The City's Housing Authority successfully applied for 11 Veterans Affairs Supportive Housing (VASH) Housing Choice Vouchers to serve chronically homeless veterans at 15 percent Area Median Income (AMI) from the Department of Housing and Urban Development (HUD) for the Rocky Hill Veterans Housing project, which was completed in December 2018. Other funding sources to support units below 30 percent AMI for this project were State Veterans Housing and Homeless Prevention (VHHP) program funds. The project includes on-site supportive services, including case management, job training, financial assistance classes, among other related courses targeted to assist chronically homeless and all residents.
- The City approved the Oak Grove Apartments on March 22, 2022. The project includes 60 apartment units dedicated to affordable age-restricted senior housing. All units will be available to seniors ages 55 and older earning 50 percent or less of the AMI, with the exception of one manager unit. The project includes 53 units reserved for households earning 30 percent or less of the AMI and 13 units reserved for households earning 40 percent or less of the AMI. The units will assist those people living with disabilities,

including formerly homeless individuals and families. The development is proposed to include 18 Permanent Supportive Housing units with case management for special-need populations.

- The City entered into a Disposition Development and Loan Agreement with Petaluma Ecumenical Properties (PEP Housing) in 2017 to develop a city property at 220 Aegean Way as an affordable housing project known as Pony Express Senior Housing. Completion of construction expected in February 2023. The 60-unit project will be leased exclusively to low-income seniors, with some units being reserved specifically for senior veterans. Affordability levels will be set as 13 at 30 percent AMI, 14 at 50 percent AMI, and 32 at 60 percent AMI. The project will include a Wellness Center that will connect residents to healthcare staff and other community members.
- The City was awarded \$500,000 through the HOME program for First-Time Homebuyer Loans for low-income individuals and families In 2020. The funding has been delayed from the California Department of Housing and Community Development (HCD) and is anticipated to be available in autumn 2022 to aid new homebuyers with down payment assistance.
- The City negotiated with the new owners of a 65-unit affordable housing property called the Vaca Gables Apartment to extend the existing City loan and affordability restriction. While the owner seeks state tax credit and/or other funding to rehabilitate the property, the City will be extending an affordability restriction for an additional 55 years.
- The City approved a new ownership entity, property management company, and accepted pay off of modified debt owed to the City as well as the sale of City-owned land to support the preservation of 134 affordable units at Lincoln Corner Apartments and 65 affordable units at Vacaville Meadows Apartments. The owner has since refinanced to obtain financing to rehabilitate the properties.
- The City completed a Comprehensive Housing Strategy in June 2022 that identifies housing gaps and provides strategies to encourage the development of a variety of housing types, including affordable housing, senior housing, and transitional or supportive housing. These strategies are incorporated into the 2023-2031 Housing Element. The Comprehensive Housing Strategy is provided as **Appendix 5**.
- The City's Housing Authority was allocated 1,365 Section 8 Housing Choice Vouchers that includes 50 Family Unification Program Vouchers awarded in 2011; 41 Veterans Affairs Supportive Housing Vouchers awarded in 2015, 2017, 2018, and 2020; 101 Mainstream Program Vouchers awarded in 2019 and 2020; and 31 Emergency Housing Vouchers awarded in 2021.
- The City continued to allow for reduced processing time and streamlined procedures for special-needs housing land use applications on a project-by-project basis.
- In July 2022, the City approved a Disposition, Development, and Loan Agreement with Habitat for Humanity to develop a site at Scroggins Court and East Monte Vista Avenue with eight single family attached residences, one single family detached residence, and five

ADUs, subject to completion of the formal project entitlement process. To serve larger households, five of the nine single-family homes will be three-bedroom units and the other four will be four-bedroom units.

TABLE 7-1 PROGRESS MADE IN MEETING 2015-2023 RHNA

Year	Very Low Income	Low Income	Moderate Income	Above Moderate Income
RHNA	287	134	173	490
2015	20	46	158	212
2016	-	-	160	177
2017	14	26	214	63
2018	-	-	1	205
2019	-	3	-	378
2020	-	10	32	636
2021	27	33	-	521
Totals by Category	61	118	565	2,192
Total RHNA	1,084			
Total Units	2,936			

Source: City of Vacaville Annual Element Progress Report, 2021.

TABLE 7-2 REVIEW OF PREVIOUS PROGRAMS

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
<p>H.1 – I 1- Continue to use the Density Bonus provisions in the Land Use and Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.</p>	<p>The City continues to use the Density Bonus provisions to ensure an increased share of affordable units.</p> <p>In December 2018, the Rocky Hill Veterans Housing project was completed. It includes 24 units at 60 percent Area Median Income (AMI) and 14 units at 30 percent AMI and one manager's unit. The property is zoned RH (High-Density Residential), which allowed a maximum density of 24 units per acre. The project was granted a density bonus of 5 units above the permitted density. The project resulted in a density of 27 units per acre. This project meets the housing needs of veterans, including chronically homeless veterans. The Vacaville Housing Authority successfully applied for 11 Veterans Affairs Supportive Housing (VASH) Housing Choice Vouchers (HCVs) to serve chronically homeless veterans at 15 percent AMI from the Department of Housing and Urban Development (HUD). Other funding sources to support units below 30 percent AMI for this project were State Veterans Housing and Homeless Prevention (VHHP) program funds. The unit mix contains one-bedroom, three-bedroom, and four-bedroom units. The project includes on-site supportive services, including case management, job training, financial assistance classes, among other related courses targeted to assist chronically homeless and all residents.</p> <p>On November 13, 2018, City Council approved a Density Bonus request for The Pony Express Senior Housing Project at 220 Aegean Way to increase the maximum allowable density from 24 to 33 dwelling units per acre, an approximately 37 percent increase from the maximum density. The application also included requests for exceptions to development standards for parking, fencing height, and trash enclosure location. Construction commenced in July 2021 and is expected to be completed by May 2023. The 60-unit project will be leased exclusively to low-income seniors, with some units being reserved specifically for senior veterans. Affordability levels will be set as: 13 at 30 percent AMI, 14 at 50 percent AMI, and 32 at 60 percent AMI. The project will include a Wellness Center that will connect residents to healthcare staff and other community members. Services may include medical, dental, and other community services. The project will also include a Community Room, providing a variety of amenities for residents. Completion of construction expected in February 2023</p> <p>On February 8, 2022, the City Council approved a Density Bonus request for Allison Apartments, at the corner of Nut Tree Parkway and Allison Drive, to increase the maximum allowable density from 24 to 50.3 dwelling units per acre. This is a 110 percent increase in maximum density. The application also included requests for exceptions to development standards for reduced parking, decreased setback, decreased private open space, and an</p>	<p>Continue as HE-1.</p>

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
	increase in building height. Affordability levels will be set at: 27 at 30 percent AMI, 14 at 50 percent AMI, 67 at 60 percent AMI, 26 at 80 percent AMI, and 1 manager's unit.	
H.1 – I2- Consider an amendment to the Land Use and Development Code to allow innovative and affordable housing within new single-family subdivisions. This could include provisions that allow duplexes to be built on the larger corner lots and secondary living units to be built in conjunction with new homes.	The City encouraged innovative and affordable housing through the adoption of the new Accessory Dwelling Unit (ADU) ordinance in accordance with State law. On January 22, 2019, the City Council adopted Ordinance 1936, which furthered affordable housing opportunities by adopting new residential design requirements. The new ordinance encourages duplexes on corner lots and requires new residential projects to include at least one house plan that can accommodate an attached ADU.	Continue as HE-3. Combine with Program and H.1 – I11 and modify to encourage a range of housing sizes and types to meet a variety of needs.
H.1- I 3 - Continue implementing the Economic Development Incentive Program which grants a 10 percent reduction in development impact fees for the first 100 residential permits issued under this program.	This program was completed in 2015. However, on December 8, 2015, the City Council extended the sunset date for single-family and multifamily and nonresidential projects to December 31, 2016. This program deferred single-family residence building permit fee payments until the final building inspection for the project or 6 months from when the building permit was issued, whichever occurred first. It also deferred building permit fee payment until the occupancy for multifamily dwelling units, or the occupancy of a nonresidential development. The deferral did not reduce the Development Impact Fees paid to the City; rather it changed when the revenue would be collected.	Delete, program is no longer offered.
H. 1 – I 4 - Review and update the development impact fee structure for residential projects.	To comply with Assembly Bill 1600, the City developed an impact fee study following the preparation of a new citywide master infrastructure and facility report. As part of this study, the City used the Standards-Based Fee Methodology, also known as Level of Service (LOS), which establishes the impact fees based on "standards, "and where costs are calculated on the existing LOS provided to the community. As part of the study, pending policy decisions include evaluating factors that may adversely impact development and evaluating the services/amenities included in the development impact fees. The report was adopted in June 2022.	Continue as HE-14.
H. 1 – I 5 - Assist affordable housing developers to construct 472 new housing units affordable to households with incomes below 80 percent of median, with 90 percent of these units being affordable at 60 percent or below median, and 6 of these units being affordable to families with incomes below 30	The City continues to increase the affordable housing stock by working with developers on new projects. Kimme's Place Apartments were completed in 2016. The project included 10 rehabilitated units and 56 demo/newly constructed units with affordability levels at 30 percent, 50 percent, and 60 percent of AMI.	Continue. Combine with Programs H. 1 – I 5, H. 2 – I 7, and H.3 – I 5.

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
<p>percent of median. Includes working with local non-profit entities to mobilize a wide variety of funding, negotiate long-term affordability agreements, participate in project design, assist with planning and building approvals, monitor the affordability agreements, and report to funding sources. The primary source of affordable housing funding is tax credits and tax exempt bonds. It is anticipated that the City will assist affordable housing projects by providing land from former Redevelopment acquisitions.</p>	<p>In 2017, the City entered into a Disposition Development and Loan Agreement with Petaluma Ecumenical Properties (PEP Housing) to develop city property for affordable housing known as Pony Express Senior Housing. The development is currently under construction to provide 60 senior apartments to be affordable at 29 at 30 percent AMI and 30 at 40 percent AMI. Completion of construction expected in February 2023</p> <p>In 2018, Rocky Hill Veterans Apartments were completed that includes 24 units at 60 percent AMI and 14 units at 30 percent AMI.</p> <p>In 2021, City Council approved an agreement with Eden Oak Grove Investors LP to develop city-owned property. The Oak Grove development is proposed to include 60 units of senior affordable housing. Affordability levels are proposed at or below 50 percent AMI. In 2020, City Council approved an Exclusive Negotiating Rights Agreement with CFY Development, Inc. to develop City-owned property as a mixed-income affordable housing project.</p> <p>The City approved a Density Bonus request for the proposed Allison Apartments, at the corner of Nut Tree Parkway and Allison Drive, to increase the maximum allowable density from 24 to 50.3 dwelling units per acre. This is a 110 percent increase in maximum density. The application also included requests for exceptions to development standards. The 135-unit project will be 100 percent affordable with the following mix: 27 units at 30 percent AMI, 14 units at 50 percent AMI, 67 units at 60 percent AMI, 26 units at 80 percent AMI, and one manager's unit. The City Council approved a Disposition, Development, and Loan Agreement and project entitlements in 2022.</p> <p>In 2020, City Council approved an Exclusive Negotiating Rights Agreement with Habitat for Humanity to develop affordable homeownership housing on City-owned property. The development is planned for a 14-unit residential subdivision of 9 single-family homes and 5 accessory dwelling units. The 9 single-family homes will be sold to households earning at or less than 80 percent AMI. The City Council approved a Disposition, Development, and Loan Agreement in 2022.</p> <p>On March 29, 2017, the City entered into a Disposition Development and Loan Agreement with PEP Housing to develop city property at 220 Aegean Way as the affordable housing project, Pony Express Senior Housing. On November 13, 2018, City Council approved a Density Bonus request to increase the maximum allowable density from 24 to 33 dwelling units per acre, an approximately 37 percent increase from the maximum density. The application also included requests for exceptions to development standards for parking, fencing height, and trash enclosure location. Construction began in 2021. The 60-unit project will be leased exclusively to low-income seniors, with some units being reserved specifically for senior</p>	

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
	<p>veterans. Affordability levels will be set as: 13 at 30 percent AMI, 14 at 50 percent AMI, and 32 at 60 percent AMI. The project will include a Wellness Center that will connect residents to healthcare staff and other community members. Services may include medical, dental, and other community services. The project will also include a Community Room, providing a variety of amenities for residents. Completion of construction expected in February 2023</p> <p>On September 28, 2021, the City Council approved a Disposition, Development, and Loan Agreement (DDLA) for the development of affordable housing on City-owned property at Allison Drive. The site is across from the Vacaville Transportation Center (a regional transit station) in central Vacaville. On February 8, 2022, the City Council approved a Density Bonus request for Allison Apartments, at the corner of Nut Tree Parkway and Allison Drive, to increase the maximum allowable density from 24 to 50.3 dwelling units per acre. This is a 110 percent increase in maximum density. The application also included requests for exceptions to development standards. The 135-unit project will be 100 percent affordable with the following mix: 27 units at 30 percent AMI, 14 units at 50 percent AMI, 67 units at 60 percent AMI, 26 units at 80 percent AMI, and one manager's unit.</p> <p>On March 22, 2022, City Council approved the 60-unit Oak Grove Apartments, a proposed apartment complex for affordable age-restricted senior housing on a 2.11-acre site, at 475 W. Monte Vista Avenue. All units will be available to seniors age 55+ earning 50 percent or less of the AMI) with the exception of one manager's unit. The proposal includes 53 units reserved for households earning 30 percent or less of the AMI and 13 units reserved for households earning 40 percent or less of the AMI. The units will assist those people living with disabilities, including formerly homeless individuals and families. The development is proposed to include 18 Permanent Supportive Housing units with case management for special-need populations.</p>	
<p>H. 1 – I 6 - Give priority to special needs housing and residential care facilities by allowing for reduced processing time and streamlined procedures for special needs housing land use applications.</p>	<p>The City continues to allow for reduced processing time and streamlined procedures for special-needs housing land use applications on a project-to-project basis.</p>	<p>Continue as HE-11 and modify to expand to all housing and particularly multifamily and special needs housing.</p>
<p>H. 1 – I 7 - Encourage preferential handling of special needs populations, such as domestic violence cases, youth aging out of foster care, the developmentally disabled, single parents,</p>	<p>The City continued to encourage affordable housing managers to provide preferential treatment to victims of domestic violence, youth aging out of foster care, the developmentally disabled, and single parents.</p> <p>In December 2018, the Rocky Hill Veterans Housing project was completed. It includes 24 units at 60 percent AMI and 14 units at 30 percent AMI and one manager's unit. The property</p>	<p>Delete</p>

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
<p>etc., in the management plans and regulatory agreements of funded projects.</p>	<p>is zoned RH (High-Density Residential), which allowed a maximum density of 24 units per acre. The project was granted a density bonus of 5 units above the permitted density. This project meets the housing needs of veterans, including chronically homeless veterans. The Vacaville Housing Authority successfully applied for 11 VASH HCVs to serve chronically homeless veterans at 15 percent AMI from HUD. Other funding sources to support units below 30 percent AMI for this project were VHHP program funds. The unit mix contains one-bedroom, three-bedroom, and four-bedroom units. The project includes on-site supportive services, including case management, job training, financial assistance classes, among other related courses targeted to assist chronically homeless and all residents.</p> <p>On March 22, 2022, City Council approved the 60-unit Oak Grove Apartments, a proposed apartment complex for affordable age-restricted senior housing on a 2.11-acre site, at 475 W. Monte Vista Avenue. All units will be available to seniors age 55+ earning 50 percent or less of the AMI, with the exception of one manager's unit.</p> <p>On March 29, 2017, the City entered into a Disposition Development and Loan Agreement with PEP Housing to develop city property at 220 Aegean Way as the affordable housing project, Pony Express Senior Housing. On November 13, 2018, City Council approved a Density Bonus request to increase the maximum allowable density from 24 to 33 dwelling units per acre, an approximately 37 percent increase from the maximum density. The application also included requests for exceptions to development standards for parking, fencing height, and trash enclosure location. As of April 2022, Pony Express is currently under construction. The 60-unit project will be leased exclusively to low-income seniors, with some units being reserved specifically for senior veterans. Affordability levels will be set as 13 at 30 percent AMI, 14 at 50 percent AMI, and 32 at 60 percent AMI. The project will include a Wellness Center that will connect residents to healthcare staff and other community members. Services may include medical, dental, and other community services. The project will also include a Community Room, providing a variety of amenities for residents. Completion of construction expected in February 2023.</p>	
<p>H. 1 – I 8 - Consider adopting a Universal Design ordinance incentivizing accessible design features in new residential development to support visitability, which allows people with limited mobility to stay integrated with the community.</p>	<p>On February 22, 2022, the City Council moved to adopt the new Vacaville Land Use and Development Code with an effective date that will be tied to the future adoption of the updated Zoning Map by the City Council later in 2022. However, it does not include incentives for accessible design features in new residential development.</p>	<p>Delete</p>

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
<p>H. 1 – I 9 - Identify sites that are appropriate for military families based at Travis Air Force base and work with Air Force housing officials and non-profit housing groups to build off-base housing units that are affordable to active military families at Travis Air Force Base.</p>	<p>To ensure military families at the Travis Air Force Base have housing options, the City has worked with developers to construct affordable units.</p> <p>In December 2018, the Rocky Hill Veterans Housing project was completed. It includes 24 units at 60 percent AMI and 14 units at 30 percent AMI and one manager's unit. The property is zoned RH (High-Density Residential), which allowed a maximum density of 24 units per acre. The project was granted a density bonus of 5 units above the permitted density. This project meets the housing needs of veterans, including chronically homeless veterans. The Vacaville Housing Authority successfully applied for 11 VASH HCVs to serve chronically homeless veterans at 15 percent AMI from HUD. Other funding sources to support units below 30 percent AMI for this project were VHHP program funds. The unit mix contains one-bedroom, three-bedroom, and four-bedroom units. The project includes on-site supportive services, including case management, job training, financial assistance classes, among other related courses targeted to assist chronically homeless persons and all residents.</p> <p>An 8.4-acre property at Vanden Road was donated to the City in 2002 by the Zocchi family for development of military housing. The City will continue to work on developing the site.</p>	<p>Continue as HE-2 Continue. Combine with H. 3 – I 11. Modify to expand support for groups with special housing needs.</p>
<p>H. 1 – I 10 - Continue to implement the Residential Overlay District Ordinance by supporting development of apartments on vacant commercial lands, which are appropriate sites for multifamily development.</p>	<p>To facilitate the development of apartments, the City continues to permit Residential Overlay districts within commercially zoned lands. If the project is composed of residential units only, the development must be constructed to medium- or high-density residential densities.</p> <p>In 2018, City Council adopted Ordinance 1933 amending the zoning map from General Commercial to General Commercial with a Residential Overlay for the Pony Express Senior Housing Project. On November 13, 2018, City Council approved a Density Bonus request to increase the maximum allowable density from 24 to 33 dwelling units per acre, an approximately 37 percent increase from the maximum density. The application also included requests for exceptions to development standards for parking, fencing height, and trash enclosure location. Construction began in 2021 and is expected to be completed by the end of 2022. The 60-unit project will be leased exclusively to low-income seniors, with some units being reserved specifically for senior veterans. Affordability levels will be set as 13 at 30 percent AMI, 14 at 50 percent AMI, and 32 at 60 percent AMI. The project will include a Wellness Center that will connect residents to healthcare staff and other community members. Services may include medical, dental, and other community services. The project will also include a Community Room, providing a variety of amenities for residents. Completion of construction expected in February 2023.</p>	<p>Delete</p>

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
	<p>On April 12, 2022, the City Council approved Ordinance 1973 amending the zoning map from Neighborhood Commercial to Neighborhood Commercial with a Residential Overlay for the Oak Grove Senior Housing Project. The Oak Grove Apartments consist of a 60-unit apartment complex for affordable age-restricted senior housing on a 2.11-acre site at 475 W. Monte Vista Avenue. All units will be available to seniors age 55+ earning 50 percent or less of the AMI, with the exception of one manager's unit.</p>	
<p>H. 1 – I 11 - Work with private and non-profit developers to target subsidies and programs to expand the supply of three-bedroom apartments to provide affordable multi-family housing for large families and young adult households.</p>	<p>The City continues to seek programs and work with developers to increase the supply of three- and four-bedroom units.</p> <p>An 8.4-acre property at Vanden Road was donated to the City in 2002 by the Zocchi family for development of military housing. As of March 2022, the City is continuing to work on developing the property to serve military households.</p> <p>In December 2018, the Rocky Hill Veterans Housing was completed. It includes 24 units at 60 percent AMI and 14 units at 30 percent AMI and one manager's unit. The property is zoned RH (High-Density Residential), which allowed a maximum density of 24 units per acre. The project was granted a density bonus of 5 units above the permitted density. This project meets the housing needs of veterans, including chronically homeless veterans. The Vacaville Housing Authority successfully applied for 11 VASH HCVs to serve chronically homeless veterans at 15 percent AMI from HUD. Other funding sources to support units below 30 percent AMI for this project were VHHP program funds. The unit mix contains 1-bedroom, 3-bedroom, and 4-bedroom units. The project includes on-site supportive services, including case management, job training, financial assistance classes, among other related courses targeted to assist chronically homeless and all residents.</p> <p>In July 2022, the City approved a Disposition, Development, and Loan Agreement with Habitat for Humanity to develop a site at Scroggins Court and East Monte Vista Avenue with eight single family attached residences, one single family detached residence, and five ADUs, subject to completion of the formal project entitlement process. To serve larger households, five of the nine single-family homes will be three-bedroom units and the other four will be four-bedroom units.</p>	<p>Continue as HE-3, combine with H.1 – 12. and modify to encourage a range of housing sizes and types to meet a variety of needs.</p>
<p>H. 1 – I 12 - Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.</p>	<p>The City continues to comply with SB 166 regarding no-net-loss housing development capacity requirements.</p>	<p>Continue as HE-8. Modify to focus on maintaining an inventory of adequate sites and compliance with no-net-loss requirements.</p>

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
<p>H. 1 – I 13 - Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to allow up to 65 dwelling units per acre within the Urban High Density (RUHD) Residential Overlay District.</p>	<p>By approving Resolution No. 1897, the City implemented the rezoning of the Opportunity Hill Master Plan to allow up to 65 dwelling units per acre within the Urban High Density (RUHD) Residential Overlay District.</p>	<p>Delete, program completed.</p>
<p>H. 1 – I 14 - Consider an amendment to the Land Use and Development Code and/or the Single-Family Design Guidelines to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments.</p>	<p>To facilitate the production of affordable housing on smaller-lot divisions, the City Council adopted Ordinance 1936 adopting new residential design requirements. The new ordinance encourages duplexes on corner lots to provide more affordable housing opportunities and relaxes lot coverage and setback requirements to support development on small lots. Lastly, it requires each new residential project to include at least 1 house plan that can accommodate an attached accessory dwelling unit. The City is currently in the process of adopting an updated Land Use and Development Code, which permits duplexes in all single-family residential zoning districts pursuant to Senate Bill 9 (2022) and includes requirements for small-lot subdivisions (see Chapter 14.09.060, Residential Zoning Districts).</p>	<p>Delete</p>
<p>H. 1 – I 15 - High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.</p>	<p>On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the permitted density range for the High-Density Residential land use designation was amended to 20.1 to 24 units per acre.</p>	<p>Delete, program completed.</p>
<p>H. 1 – I 16 - Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.(Program HE-15)</p>	<p>The City continues to monitor changes in State law. Seventeen housing bills were approved and went into effect in 2020. City staff is currently reviewing the legislation to ensure that City ordinances are consistent with State law. In 2020, the City Council adopted Ordinance 2020-032, amending Chapter 14.09.122, Accessory Dwelling Units, of the Land Use and Development Code, and amended the City's development impact fees to demonstrate compliance with 2020 accessory dwelling unit law.</p>	<p>Continue as HE-15 and modify to list the necessary amendments to the planning regulations identified in the housing element</p>
<p>H. 1 – I 17 - Implement California energy conservation standards.</p>	<p>As part of the General Plan update process, the City adopted a climate action plan that includes policies addressing energy conservation. The Community Development Building Department continues to enforce energy conservation standards as part of the permitting process for all residential projects.</p>	<p>Continue as HE-21 and combine with H.1 - I18, H.1 - I19 and H.1 - I20</p>
<p>H. 1 – I 18 - Implement the California Green Building Standards Building Code.</p>	<p>The City continues to implement the California Green Building Code.</p>	<p>Continue as HE-21 and combine with H.1 - I7, H.1 - I9 and H.1 - I20</p>

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H. 1 – I 19 - Encourage energy-conserving development patterns.	As part of the effort to encourage energy-conserving development patterns, the City Council also adopted a climate action plan entitled the Energy and Conservation Action Strategy (ECAS). The ECAS contains several greenhouse gas-reduction measures, including Measure LU-3, which requires that new neighborhoods be based on traditional residential development patterns (i.e., interconnected streets or a grid pattern) in a variety of densities with a pedestrian-friendly network of streets and parks, unless prohibited by topographical conditions or other site-specific constraints.	Continue as HE-21 and combine with H.1 - I17, H.1 - I18 and H.1 - I20
H. 1 – I 20 - Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use.	As part of this effort to encourage energy conservation, City Council also adopted a climate action plan entitled the Energy and Conservation Action Strategy (ECAS). The ECAS contains several greenhouse gas-reduction measures that address reducing energy consumption through landscaping, orientation, and configuration of buildings, and other factors affecting energy use. In 2016, the Callen Street Phase II project, Kimmie's Place , at 1437 Callan Street, was completed. The project included 10 rehabilitated units and 56 newly constructed units. Each unit has been significantly rehabilitated to be more energy efficient.	Continue as HE-21 and combine with H.1 - I17, H.1 - I18 and H.1 - I19
H. 1 – I 21 - Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.	The City's Land Use and Development Code continues to permit the construction of manufactured homes in single-family zoning districts and ensures they are subject to the same design review process as a site-built house.	Delete, not needed as a program. City will continue to comply with this and other State housing laws.
H. 1 – I 22 - The City of Vacaville, in its capacity as the City's water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.	During the timeframe of the Housing Element, there were no known treatment capacity or water allocation shortfalls that impeded residential development.	Continue as HE-22
H. 1 – I 23 - The City of Vacaville will conduct an affordable housing impact fee study that considers the Community Facilities District fees for multi-family developments.	To comply with Assembly Bill 1600, the City developed an impact fee study to determine whether the City's Community Facilities Fee imposes a governmental constraint on the production of multifamily developments. As part of this study, the City used the Standards-Based Fee Methodology, also known as, Level of Service (LOS), which establishes the impact fees based on "standards," and where costs are calculated on the existing LOS provided to the community. As part of the study, pending policy decisions include evaluating factors that may	Delete

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
	adversely impact development and evaluating the services/amenities included in the development impact fees. The report is expected to be adopted in June 2022.	
H. 2 – I 1 - Continue to enforce housing affordability agreements between the owners and the City.	The City monitors all properties under affordability agreements between owners and the City to ensure that projects are in compliance. Currently, the City loan portfolio consists of 159 loans covering 988 multifamily and 111 single-family units. Loans were used for construction or acquisition and rehabilitation of affordable multifamily housing; owner-occupied rehabilitation; and first-time homebuyer assistance that include affordability agreements. These affordability agreements are monitored annually and enforced as needed.	Continue as HE-27. Add requirements for at-risk properties. Combine with Program H. 2 – I 6.
H. 2 – I 2 - Continue to operate and expand below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.	The City continues to operate below-market rate loans for housing occupied by lower-income owners and renters as funding is available. During 2019, three HOME First-Time Homebuyer Down Payment Assistance loans were funded. In addition, negotiations for affordable apartment developments occurred and included discussion of potential City loans to the developments. In November 2020, the City was awarded \$500,000 from the State Department of Housing and Community Development (HCD) for a HOME First-Time Homebuyer program. The HCD funding has been delayed and is anticipated to be available in spring 2022 to aid new homebuyers with down payment assistance.	Continue as HE-23.
H. 2 – I 3 - Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.	The Housing Authority continues to administer the Section 8 Housing Choice Voucher program that includes 1,245 HCVs awarded in: 2011: 50 Family Unification Program (FUP) Vouchers 2015-2019: 26 VASH Vouchers 2019-2020: 26 Mainstream Program (MS5) Vouchers 2021: 31 Emergency Housing Vouchers	Continue as HE-33. Combine with H. 3-I 4.
H. 2 – I 4 - Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities.	To encourage property maintenance and to promote improved quality of life in Vacaville's communities, the City continues to enforce the Public Nuisance Ordinance (PNO). From 2017 to 2021, the City enforcement responded to 7,928 violation cases.	Continue as HE-25. Incorporate fair housing objectives (target areas in greatest need and prevent displacement). Combine with Program H. 3 – I 10. Add action item: Proactively improve quality of rental housing in alignment with HUD fair-housing objectives.

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H. 2 – I 5 - Continue to enforce and update the Condominium Conversion Ordinance.	Since 2017, the Condominium Conversion ordinance has continued to prevent the conversion of senior apartments if the senior-restricted apartment vacancy rate is below 3 percent.	Continue as HE-26.
H. 2 – I 6 - Assist in maintaining the affordability of units produced through federal and State programs by working with appropriate organizations to identify units, which may convert to market- rate units, analyzing the cost of keeping the units as affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed.	The City tracks affordable units produced through federal and state programs and actively seeks to provide assistance to maintain affordability for potentially expiring contracts. In 2020, Vaca Gables Apartments, a 65-unit affordable housing property was set to expire. City staff negotiated with the new owners to extend the existing City loan and affordability restriction. While the owner seeks state tax credit and/or other funding to rehabilitate the property, the City will be extending an affordability restriction for an additional 55 years. In 2021, the City Council approved a new ownership entity, property management company, and accepted pay off of modified debt owed to the City as well as the sale of City-owned land to support the preservation of 134 affordable units at Lincoln Corner Apartments and 65 affordable units at Vacaville Meadows Apartments.	Continue as HE-27. Add requirements for at-risk properties. Combine with Program H. 2 – I 1.
H. 2 – I 7 - Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.	<p>In 2018, the Rocky Hill Veterans Apartments were completed, which includes 14 units below 30 percent AMI. As a portion of the financing, the Vacaville Housing Authority applied for and was awarded by HUD 11 VASH HCVs for the Rocky Hill Project to serve chronically homeless veterans at 15 percent AMI. Other funding sources to support units below 30 percent AMI for this property were VHHP program funds.</p> <p>Pony Express Apartments, currently under construction, will provide 29 units to extremely low-income seniors. Completion of construction expected in February 2023. Pony Express Apartments is supported with federal Project-Based HCVs.</p> <p>In 2021, City Council approved an agreement with Eden Oak Grove Investors, LP, to develop city-owned property. The Oak Grove development is proposed to include 60 units of senior affordable housing. Affordability levels are proposed at or below 50 percent AMI. In 2020, City Council approved an Exclusive Negotiating Rights Agreement with CFY Development, Inc. to develop city-owned property as a mixed-income affordable housing project.</p>	Continue as HE-5. Combine with Programs H. 1 – I 5 and H.3 – I 5. Modify to expand efforts.
H. 2 – I 8 - As funding permits, continue to Promote Community Viability through Comprehensive Neighborhood Revitalization in Target Areas.	The City is a recipient of entitlement dollars from the HUD Community Development Block Grant (CDBG) program. These funds are awarded annually with the goal to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. In 2020, the City received a total of \$821,286 in CDBG CARES funding to prevent, prepare for, and respond to the COVID-19 pandemic. The City also received \$541,748 for the 2021-2022 program year. Funds were spent on youth development programs.	Continue as HE-25 and combine with H.2 - I4 and H.3 - I10. Modify to incorporate fair-housing objectives (place-based neighborhood conservation and revitalization).

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
<p>H. 2 – I 9 - Continue the Process of Acquiring and Converting Market Rate Multi-family Rental Housing Units In The Callen Street/Bennett Hill Drive/Bennett Hill Court Revitalization Area for the Purpose of Substantial Rehabilitation and Converting the Units to Affordable Housing Units.</p>	<p>All property purchased by the former Redevelopment Agency on Callen and Bennett Hill Court was transferred to a partnership between CFY, Inc. and Vacaville Community Housing, Inc. for the rehabilitation and new construction of 130 units of affordable housing. In December 2016, occupancy was stabilized, and permanent financing closed escrow. This project is now complete.</p>	<p>Delete, program completed.</p>
<p>H. 3 – I 1 - Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories</p>	<p>In 2017 and 2020, the Analysis of Impediments to Fair Housing identified impediments in the City to fair housing and provided actions taken by the City to affirmatively further fair housing opportunities and strategized future actions to ensure fair housing issues are addressed. The progress with implementing actions was reported to HUD annually in the City's Consolidated Plan/Annual Action Plan and in the City's Consolidated Annual Performance and Evaluation Report (CAPER).</p>	<p>Continue as HE-28 and expand to address Assembly Bill 686.</p>
<p>H. 3 – I 2 - Provide technical and/or support services to non-profit agencies and other entities serving the homeless.</p>	<p>The City continues to take on the role as program administrator for various private, state, and federal programs that have provided funding to nonprofit agencies and other entities serving the homeless throughout Solano County. Staff has continuously provided technical and other support to service providers who are allocated funding. The City provided space to local nonprofit agencies, including, but not limited to: Vacaville Neighborhood Boys and Girls Club, Child Start, The Leaven, and Vaca Fish. In late 2020 to early 2021, the City partnered with a local nonprofit, Vacaville Solano Services Corporation, to temporarily use City property and facility for a winter sheltering program serving the homeless. On March 8, 2022, the City Council appointed two members to the 2 X 2 regional homeless subcommittee.</p> <p>Until spring 2020, the City sponsored a monthly Homeless Roundtable attended by City and County staff and local nonprofits and faith-based groups. The Roundtable discussed and analyzed homeless issues in Vacaville and strategized how to use resources to better serve the homeless population needs in Vacaville. Due to the COVID-19 pandemic, this was discontinued. It is unknown whether this activity will return.</p>	<p>Continue as HE-29. Combine with Program H. 3 – I 15.</p>
<p>H. 3 – I 3 - Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs</p>	<p>When funding is available, the Vacaville Police Department's Family Resource Center works in collaboration with the Vacaville Community Welfare Association to provide one-time assistance with emergency vouchers for food, gas, and prescriptions.</p>	<p>Continue as HE-30 and modify to say City will consider expanding program (VCWA received additional funding).</p>

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
<p>H. 3 – I 4 - Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.</p>	<p>The Vacaville Housing Authority (VHA) is allocated 1,365 Section 8 HCVs that includes: 50 Family Unification Program (FUP) Vouchers awarded in 2011; 41 VASH Vouchers awarded in 2015, 2017, 2018 and 2020; 101 Mainstream Program (MS5) Vouchers awarded in 2019 and 2020; and 30 Emergency Housing Vouchers awarded in 2021. The City has taken the role as program administrator for CAP Solano, JPA, overseeing various private, state, and federal grant programs that provide funding to nonprofit agencies and other entities serving the homeless and those at risk of homelessness throughout Solano County, including Vacaville. Many of these programs include short- to medium-term rental assistance and rapid rehousing.</p>	<p>Continue as HE-33. Combine with H. 2 – I 3</p>
<p>H. 3 – I 5 - Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median. When possible, affordable housing loan repayment or property sales proceeds, HOME or other funds will be used to increase affordability to a greater degree than might be allowed by other funding sources participating in a project. For example, tax- exempt bond and tax credit financing require income levels at 50 percent and 60 percent of median. When feasible, other funds will be loaned in exchange for affordability below 50 percent of median.</p>	<p>The City did not provide loans to developers in exchange for affordability below 50 percent of AMI. However, developers pursued their own financing and applied for these funds. The City continues to look for ways to partner with developers to deepen affordability levels.</p>	<p>Continue as HE-5. Combine with Programs H. 1 – I 5 and H. 2 – I 7. Modify to expand efforts.</p>
<p>H. 3 – I 6 - Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans and homebuyers education activities.</p>	<p>During 2019, three HOME First-Time Homebuyer Down Payment Assistance first-time homebuyer loans were funded. In 2020, the City was awarded \$500,000 through the HOME program for First-Time Homebuyer Loans for low-income individuals and families. The funding has been delayed from HCD and is anticipated to be available in spring 2022 to aid new homebuyers with down payment assistance. The Vacaville Housing Counseling Center (VHCC) is a HUD-certified Housing Counseling Agency. Housing Counseling services include homebuyer education training and pre-purchase counseling to potential first-time and other homebuyers, non-delinquency post-purchase homeownership counseling for improving mortgage terms, workshops that provide a specialized curriculum in the areas of budget and credit and housing resources, and individual budget and credit counseling. Services are provided in both English and Spanish and are provided at no charge to the client. During the</p>	<p>Continue as HE-24.</p>

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
	2021 calendar year, VHCC was limited by COVID-19 and was unable to offer workshops; however, was able to serve 28 clients with one-to-one counseling.	
H. 3 – 17 - Continue to implement the relocation plan for households displaced as a result of local public action.	During the 5th housing cycle, there were no households displaced as a result of local public action.	Continue as HE-34 modify to comply with state law regarding replacement housing
H. 3 – 18 - As appropriate, work to ensure that new and rehabilitated affordable units, in particular multifamily units, are developed with supportive services, such as child care, English as a second language, and job training, nearby or as a component of the development.	<p>In December 2018, the Rocky Hill Veterans Housing apartments were completed. The project includes on-site supportive services, including case management, job training, financial assistance classes, among other related courses targeted to assist chronically homeless and all residents.</p> <p>On March 29, 2017, the City entered into a Disposition Development and Loan Agreement with PEP Housing to develop city property at 220 Aegean Way as the affordable housing project, Pony Express Senior Housing. As of April 2022, Pony Express is currently under construction, completion expected in February 2023. The 60-unit project will be leased exclusively to low-income seniors, with some units being reserved specifically for senior veterans. Affordability levels will be set as: 13 at 30 percent AMI, 14 at 50 percent AMI, and 32 at 60 percent AMI. The project will include a Wellness Center that will connect residents to healthcare staff and other community members. Services may include medical, dental, and other community services. The project will also include a Community Room, providing a variety of amenities for residents.</p>	Continue as HE-6
H. 3 – 19 - Continue to provide housing counseling assistance to residents to help preserve homeownership	<p>Through the Vacaville Housing Counseling Center (VHCC), the City continues to provide counseling assistance to residents to help preserve homeownership. Housing Counseling services include homebuyer education training and pre-purchase counseling to potential first-time and other homebuyers, non-delinquency post-purchase homeownership counseling for improving mortgage terms, workshops that provide a specialized curriculum in the areas of budget and credit and housing resources, and individual budget and credit counseling. Services are provided in both English and Spanish and are provided at no charge to the client.</p> <p>The VHCC is a HUD-certified Housing Counseling Agency. Housing Counseling services include homebuyer education training and pre-purchase counseling to potential first-time and other homebuyers, non-delinquency post-purchase homeownership counseling for improving mortgage terms, workshops that provide a specialized curriculum in the areas of budget and credit and housing resources, and individual budget and credit counseling. Services are provided in both English and Spanish and are provided at no charge to the client. During the</p>	Continue as HE-35.

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
<p>H. 3 – I 10 - Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.</p>	<p>2021 calendar year, VHCC was limited by COVID-19 and was unable to offer workshops; however, was able to serve 28 clients with one-to-one counseling.</p> <p>To encourage property maintenance and to promote improved quality of life in Vacaville's communities, the City continues to enforce the Public Nuisance Ordinance (PNO). From 2017 to 2021, the City enforcement responded to 7,928 violation cases.</p>	<p>Continue as HE-25 and combine with H.2 - I4 and H.2 - I8. Incorporate fair-housing objectives (target areas in greatest need and prevent displacement). Broaden program.</p>
<p>H. 3 – I 11 - Continue to address the needs of local military personnel and their families</p>	<p>An 8.4-acre property at Vanden Road was donated to the City in 2002 by the Zocchi family for development of military housing. As of March 2022, the City is continuing to work on developing this property.</p> <p>In December 2018, the Rocky Hill Veterans Housing was completed. It includes 24 units at 60 percent AMI and 14 units at 30 percent AMI and one manager's unit. The property is zoned RH (High-Density Residential), which allowed a maximum density of 24 units per acre. The project was granted a density bonus of 5 units above the permitted density. This project meets the housing needs of veterans, including chronically homeless veterans. The Vacaville Housing Authority successfully applied for 11 VASH HCVs to serve chronically homeless veterans at 15 percent AMI from HUD. Other funding sources to support units below 30 percent AMI for this project were VHHP program funds. The unit mix contains 1-bedroom, 3-bedroom, and 4-bedroom units. The project includes on-site supportive services, including case management, job training, financial assistance classes, among other related courses targeted to assist chronically homeless persons and all residents.</p>	<p>Continue as HE-2 Continue. Combine with H. 1 -I 9. Modify to expand support for groups with special housing needs.</p>
<p>H. 3 – I 12 - Continue to activate and operate emergency cooling and warming centers at the City's community centers during times of extreme weather, which are available to all City residents. In addition, the City will activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents.</p>	<p>Several City facilities are cooling and heating centers during times of extreme weather. Several City facilities can also operate as emergency shelters during catastrophic events such as wildfires.</p>	<p>Continue as HE-7 Modify to expand efforts.</p>
<p>H. 3 – I 13 - Continue to participate in the Community Action Partnership of Solano</p>	<p>A City representative currently serves on the CAP Solano Board and is the elected Secretary. The City is the Fiscal Agent and Program Grant Administrator for CAP Solano. A City</p>	<p>Continue as HE-31.</p>

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
(CAP Solano) to oversee the development of the Homelessness Continuum of Care	representative also sits on the Continuum of Care Board, CAP Solano JPA Tripartite Advisory Board, and participates on various sub-committees.	
H. 3 – I 14 - Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a “Housing First” or similar type program.	The Rocky Hill Veterans Apartments , as a recipient of VASH vouchers, is a Housing First program. Additionally, local faith-based organizations have developed a “Navigator” program, known as “There’s a Better Way,” where they engage homeless persons and assist in placing them in shelters or locating resources by contacting the local Coordinated Entry System or other resources. The City Police Department, Community Response Unit (CRU), often collaborates with Navigators in assisting homeless persons in need.	Continue as HE-32 and modify to expand program to include outreach and collaboration with local partners to ensure success.
H. 3 – I 15 - Reestablish and collaborate with the Ad-Hoc Homeless Task Force.	The Ad-Hoc Homeless Task Force was reunited as the Homeless Roundtable. The meetings are facilitated by the City of Vacaville Police Chief. The Homeless Roundtable is currently suspended due to the limitations of COVID-19 and other priority policing matters. The Vacaville Police Department has continued to collaborate with Homeless Roundtable members as appropriate through the Police Department Community Response Unit.	Continue as HE-29. Combine with Program H. 3 – I 2. Modify to reflect current efforts.
H. 3 – I 16 - Continue to implement the City’s Crime free multi-family program.	The Crime-Free Multi-Family Housing Program is a voluntary partnership between the Vacaville Police Department and local property managers/owners and residents with the goal of promoting safe, crime-free environments for residents. As part of this program, the Vacaville Police Department provides background check information to property managers/owners for their review when considering a rental application. Each property manager/owner determines their own tenancy requirements.	Delete.
H. 3 – I 17 - Continue to work with non-profit organizations and social service agencies that provide after school programs for childcare in low-income neighborhoods.	The City continues to support organizations, such as the Vacaville Neighborhood Boys and Girls Club, The Leaven, and Child Start with space and/or funding to provide after-school programs for children in low-income neighborhoods. The City continues to dedicate CDBG funds to implementing this program.	Continue as HE-36
H. 4 – I 1 - Regularly compile and analyze data relevant to housing need and affordability.	The Department of Housing Services conducts a vacancy and rent survey on market, below-market, and senior multifamily housing units within the city. In 2021, the City initiated a Comprehensive Housing Strategy. The Strategy will be completed in spring 2022 and will access housing needs and provide strategies to implement that will encourage development of a variety of housing types, including affordable housing.	Continue as HE-37.

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 VACAVILLE GENERAL PLAN
 HOUSING ELEMENT

2015-2023 Programs	Implementation Status	Continue, Modify, Delete
H. 4 – I 2 - Evaluate the success of programs in meeting housing needs and goals in a regular and comprehensive fashion.	Through the Consolidated Annual Performance Evaluation Report (CAPER) for the City's CDBG program, the City evaluates progress in meeting goals for affordable housing and improvements to areas identified as low- and moderate- income.	Delete, program not needed.
H. 4 – I 3 - Include an analysis of the City's medium density (RMD), high density (RHD), and urban high density residential (RUHD) vacant land inventory in the Annual Status of the General Plan report.	The 2021 Annual Housing Inventory Analysis is attached to the 2021 APR.	Delete, program not needed.

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