



CITY OF SUISUN CITY

2023-2031
HOUSING ELEMENT

Adopted | March 21, 2023





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1. INTRODUCTION

The Housing Element of the General Plan is a comprehensive statement by Suisun City of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this element are an expression of the statewide housing goal of “attaining decent housing and a suitable living environment for every California family,” as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific objectives, policies, and programs relative to the provision of housing and to adopt an action plan toward this end. In addition, the element identifies and analyzes housing needs, resources, and constraints to meeting these needs.

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element’s goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the City is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

The Housing Element is intended to be a dynamic, action-oriented planning tool. Unlike the other elements of the General Plan, which typically have a 10- to 20-year time frame, state law sets a shorter time frame for the Housing Element. The element covers an eight-year time frame, for the period extending from 2023 to 2031, and replaces the Housing Element that was in effect from 2015 to 2023.

STATE POLICY AND AUTHORIZATION

The California Legislature has declared that the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. Recognizing the important role of local government in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plan. In California, it is typical for each city or county to prepare and maintain its own separate General Plan and Housing Element. However, Solano County and each of the seven cities in Solano County, with the help of the Solano Transportation Authority (STA), formed the Solano County Regional Early Action Planning (REAP) Housing Element Collaborative to provide a regional approach to the Housing Element. This approach provides an opportunity for countywide housing issues and needs to be more effectively addressed at

the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Solano County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint Housing Element.

The primary objective of the project is to prepare an RHNA and regional assessment of fair housing to supplement local analyses of constraints, sites, and fair housing issues. The following jurisdictions are participating in the effort: Solano County, Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the RHNA. The City recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions the City will implement and/or facilitate to solve identified housing issues.

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element’s goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the City is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

The element covers an eight-year time frame and replaces a Housing Element adopted in April 2015 that covered the period from 2015 to 2023. This element covers a period extending from 2023 to 2031.

HOUSING ELEMENT ORGANIZATION

The Suisun City Housing Element is based on four strategic goals: (1) provide housing opportunities for all segments of the community to meet current and future needs, (2) preserve the stock of existing housing, (3) plan and encourage the development of housing to meet the housing needs of special population groups, and (4) encourage energy conservation. Suisun City recognizes the need for additional housing affordable to very low-, low-, and moderate-income households as the population grows and the need to accommodate existing residents who do not have suitable, affordable housing.

The City of Suisun City prepared its Housing Element as part of a regional effort with the Solano County REAP Collaborative and is therefore organized slightly different than the last Housing Element. Sections of the Housing Element were prepared on a regional level and others were focused solely on Suisun City. The following describes the organization of the sections of the Housing Element.

Section 1 – Introduction: This section provides information on the State of California’s requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

Section 2 – Public Outreach and Engagement: This section summarizes public outreach and engagement efforts, including local stakeholder consultations, joint planning commission/City Council study sessions, public comments received, and noticing of the draft Housing Element.

Section 3 – Review of Previous Housing Element: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Section 4 – Programs: This section sets forth the City’s goals, policies, and actions that are designed to address the housing needs in Suisun City. Based on the findings of all of the previous sections, this section identifies actions the City will take to meet local housing goals, quantified objectives, and address the housing needs in Suisun City.

Section 5 – Sites Inventory and Analysis: This section describes the City’s housing resources as well as the City’s existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City.

Section 6 –Housing Constraints: This section analyzes potential governmental and nongovernmental constraints to housing development in Suisun City. This includes the City’s planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land, and the materials for building homes.

The Appendices to the Housing Element are as follows:

Appendix 1 – Regional Housing Element Public Outreach: Describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

Appendix 2 – Regional Housing Needs Assessment: This focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Appendix 3 – Regional Fair Housing Assessment: Includes an Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

SUMMARY OF HOUSING NEEDS AND CONDITIONS

Housing Needs Assessment

As part of the Housing Element, the City prepared a detailed Housing Needs Assessment (Appendix 2) analyzing Suisun City's demographics. The Housing Needs Assessment identified a number of trends that informed the goals, policies and programs of the updated Housing Element, including:

- Suisun's average annual growth was 0.6 percent from 2000 to 2021, for a total increase of 12.05 percent, which was about the middle point for growth among jurisdictions in Solano County.
- The median age in Suisun was 34 years of age which was the second lowest than all other cities in Solano County, with the second to lowest median age which was 34 years of age in Dixon.
- Of the cities in Solano County, Suisun had the third highest percentage of female-headed family households (16.1 percent), and the second highest percentage of male-headed family households (7.7 percent) as compared to the county overall with a percentage of 14.2 and 6.3 percent, respectively.
- Consistent with other findings in Suisun City, the City had the third highest number of households with children in the county, at 39.2 percent.
- Suisun City had the second to lowest vacancy rate at 3.5 percent and was on the higher side for contract rent amounts.
- Seniors headed households made up 18 percent of the households in Suisun City, and seniors comprise approximately 11.7 percent of the total population.
- Approximately 21.9 percent of senior headed households were owner-occupied, and 11.7 percent were renter-occupied. Of the total senior households, 20.8 percent were overpaying (paying more than 30 percent of their income on housing) for housing.
- Large households (households with 5 or more persons) in Suisun City made up 13.4 percent of the population while housing units with 3 or more bedrooms made up 81 percent of the housing stock, showing that the housing stock is sufficient to meet the need of large households.
- Of the 2,513 farmworkers in the county, 1,453 workers (58 percent) work 150 days or more each year and 42 percent work less than 150 days per year. From 2016 to 2020, the migrant worker student population in Suisun City was zero, showing a lower need for farmworker housing in Suisun City.
- Lower-income households (households making 80 percent or less than the median income, or a maximum of \$99,300 in 2021) made up 33.6 percent of the households in Suisun City. Of those, 15.2 percent were owner-occupied and 18.4 percent were renter-occupied. Of the 33.6 percent of lower-income households, 26.7 were extremely low-income households (households earning 30 percent or less of the median income, or \$29,150 in 2021).
- Extremely low-income residents made up 9.2 percent of the total households in Suisun City. Of those, 73.1 percent were renter households, and 26.9 percent were owner-occupied households.

- According to the 2022 Point-in-Time count, 41 persons were experiencing homelessness in Suisun City, which is one of the lowest in the county, along with Dixon, Rio Vista, and the Unincorporated County.
- The City’s housing stock is primarily single-family housing (85.8 percent), with only 12.2 percent made up of multifamily units.
- As of 2022, home prices have begun to, and continue to, rise. In 2021, rents ranged from \$1,925 to \$3,300 and are affordable to low-, moderate- and above moderate-income households. Sales prices ranged from \$250,000 to \$500,000 and were affordable to moderate- and above moderate-households. Very low- and extremely low-income households would have difficulty in finding affordable housing in Suisun City.
- Approximately 16.1 percent of households in Suisun City are female-headed, compared to 14.2 percent countywide.

As shown, Suisun’s population has slower annual growth with a relatively diverse and younger population. The younger population is likely also the primary driver of the higher rate of larger households which results in unique housing needs in Suisun City. Younger residents often need multi-family options and homes with three or bedroom units and ownership opportunities. Suisun City households can afford the maximum affordable purchase price for existing and newly constructed homes. However, lower income households are barely within reach of an affordable option. Due to lower-income households’ limited income, these households would require assistance through City, County, state, or federal homebuyers’ programs. For example, a down payment assistance loan program can help a household that can afford monthly mortgage payments and other housing related costs but due to their limited income, has difficulty saving enough money for a down payment.

Extremely low-income households, while only 9.2 percent of total households in Suisun, comprise 6.5 percent of all renter households and 2.4 percent of all owner households. This indicates a greater need for rental housing to support extremely low-income households. Further, 77.7 percent of low-income households are overpaying for housing, followed by 74.3. percent of all extremely low-income households and lastly by 54.2 percent of very low-income households. As stated, a total of 33.6 percent of households in the city are overpaying. Given the significantly higher rates of overpayment among low-income households, there is a great need for financial support and affordable units to meet the needs of this population as well as other extremely low, lower- and moderate-income households. In response to these needs, the City has included Program 1.C to incentivize and support construction of affordable units, Program 1.G to commit City funds to supporting development of single-room and other special housing arrangements, Program 2.B to increase the availability of information and access to Section 8 rental assistance and units, and Program 3.B to incentivize and encourage construction of units specifically targeting extremely low-income households.

As stated, it is estimated that approximately 41 residents in Suisun City were unsheltered in 2022, accounting for approximately 3.5 percent of the total homeless population in Solano County at the time. This population is significant in Suisun City, several services are available to homeless residents locally and in the region, including those provided by Resource Connect Solano, 211 Solano, and Community Action Partnership of Solano among others. A comprehensive list and description of resources is included in Appendix 3 and the City has included Program 3.A to cooperate with

neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.

Given the small size of the farmworker population in Suisun City, the housing needs for this group can be met through programs identified to serve extremely low-, very low-, and low-income households, as well as other special needs groups.

The primary industries in Suisun City are health and educational services (30.7 percent of jobs) and manufacturing, wholesale, and transportation (19.1 percent of jobs) and retail jobs (16.0 percent of jobs). Suisun City has a significant percentage of “other jobs” (11.1 percent of jobs) and among the lowest percentage of jobs in agriculture and natural resources (0.7 percent of jobs), compared to other jurisdictions in the county, and the county as a whole. While unemployment in Suisun City increased from 3.8 percent in 2019 to 5.6 percent in 2021, this is likely due, at least in part, to the COVID-19 pandemic that resulted in high unemployment rates nationwide.

The unit composition of Suisun City’s housing stock has remained relatively consistent between 2010 and 2020 with the predominant housing type being single-family detached units comprising 83.1 percent of the housing stock in 2010 and 83.2 percent in 2020. Between 2010 and 2020, the percentage of single-family attached units was stable at 2.6 percent. In contrast, the proportion of multifamily units decreased from 10.2 percent to 12.2 percent while the number of multifamily units slightly changed by 10 units. As stated previously, homeowners account for 62.1 percent of households in Suisun City. Of these households, only 0.3 percent live in multifamily units, compared to 38.1 percent of renters. When compared to the housing stock, it appears that renters have experienced an increase in housing options in the city while owners in single-family units have access to the same opportunities. Further, approximately 93.2 percent of owners live in units with three or more bedrooms compared to 61.0 percent of renters. In contrast, 5.2 percent of owners live in two-bedroom units while the remaining 1.6 live in studio units. Additionally, 23.2 percent of renters live in two-bedroom units, 14.9 percent live in one-bedroom units, and 0.9 percent live in studio units.

Overcrowding rates are high citywide, with about 5.7 percent of renters experiencing overcrowding and 2.0 percent of homeowners experiencing overcrowding, overpayment rates are higher. Approximately 48.8 percent of renters are overpaying for housing, compared to 30.4 percent of owners. When considering overpayment rates, unit type by tenure, and recent development trends, renters appear to have a disproportionate housing need for adequately sized and priced housing opportunities in the city. In response to this need, the City has included Program 1.H to encourage construction of ADUs as a potential future affordable housing opportunity, Program 1.C to support affordable development in a range of income, Program 1.G to assist low-income first-time homebuyers, Program 2.B improve access to Section 8 housing opportunities for renters, and Program 4.C to promote the use of density bonuses to expand the affordable housing supply, among other programs.

Housing Constraints

While the City has made extensive efforts to encourage development of affordable and market-rate housing, there are many governmental and non-governmental constraints that can make housing development more difficult. Governmental constraints are typically rules that apply to all development that are intended to meet other community interests.

- The Planned Unit Development Overlay District and Waterfront Specific Plan Zoning District have flexible standards to permit special site planning, densities, open space, yards, amenities, and lot coverage to accommodate affordable and moderate-income housing needs of the community.
- The City’s Residential mixed use (RMU) allows for a maximum density of 45 units an acre.
- Fees and exactions that offset impacts on existing infrastructure, like parks and roadways, but add to the cost of housing development are relatively moderate in Suisun compared to other cities in Solano County, specifically Benicia and Dixon.
- The City’s land use process is not a constraint for processing multiple-dwelling unit projects and housing affordable to low-income residents.
- Non-governmental constraints include financial challenges such as availability of financing and the high cost of land. Several goals and policies in the Housing Element are aimed at eliminating or lessening constraints to development of housing.
- To ensure housing for people experiencing homelessness, Suisun City emergency shelters by-right in all residential zones except the Low-Density Residential district (RL), and by-right in the Commercial Services and Fabricating district (CSF) and allow SROs by right in high density and mixed-use zones. The City also does not impose separation or site planning requirements for residential care facilities for six or fewer persons
- Provisions for a variety of housing types will need to be revised to ensure allowed uses for special needs groups including transitional and supportive housing, Low Barrier Navigation Centers, and residential care facilities for seven or more persons and revisions to the reasonable accommodation findings.

Cumulatively, the City facilitates and encourages development of a variety of housing types. However, market trends and demand have resulted in primarily single-family and age-restricted development. While current processes are not considered a constraint on development, the City has included several programs to incentivize and encourage development of a wider range of housing opportunities, including Programs 1.B, 1.C, 1.G, 1.H, 3.A, 3.B and 4.C. Further, the City has included Program 4.A to update the Zoning Ordinance to comply with State law for all special housing types.

Housing Resources

A major component of the Housing Element is an analysis of sites that are available for the development of housing to meet the City’s RHNA. The Housing Element identifies sites in Suisun City where zoning is in place to allow for housing development, including higher-density housing (20+ units per acre) that are suitable for affordable housing development.

- Suisun City has ample housing sites to meet its lower-, moderate-, and above-moderate housing allocation.
- The City has several programs designed to help residents find affordable housing. These programs include actions such as working with nonprofit housing sponsors/developers to expand opportunities for affordable lower-income housing for special-needs groups by creating partnerships, providing incentives, and pursuing funding opportunities, utilizing a combination of density bonuses, regulatory incentives, zoning standards, new housing construction programs,

and supportive services programs, promoting the availability of the First-Time Homebuyer Assistance program in areas with concentrations of renters, particularly low-income renters, and working with CAP Solano to encourage establishing a working group consisting of developers, nonprofit organizations, service providers, community stakeholders, and other relevant organizations, to establish a county-wide strategy for promoting and assisting in the development of housing for extremely low- income households.

REGIONAL HOUSING NEED

State law (California Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. For the Bay Area, including Suisun City, HCD provides the regional need to the Association of Bay Area Governments (ABAG), which then distributes the RHNA to the cities and counties within the ABAG region. The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element’s statutory planning period.

As a part of the process, 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. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County which were then distributed between all cities and the county.

As shown in **Table 1**, Suisun City is required to plan for 620 units during the 2023-2031 planning period at certain densities; 255 units that must be affordable to lower-income (extremely low-, very low-, and low-income) households, 98 that must be affordable to moderate-income households, and 267 for above-moderate income households.

TABLE 1 REGIONAL HOUSING NEED, 2023–2031

Income Category	Allocation (units)
Very Low*	160
Low	95
Moderate	98
Above Moderate	267
Total	620

Source: ABAG 2021

*It is assumed that 50 percent of the very low-income category is allocated to the extremely low-income category.

GENERAL PLAN CONSISTENCY

The City's 2035 General Plan was adopted in 2015, and the Housing Element has been reviewed for consistency with other General Plan Elements. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The City will continue to review and revise the Housing Element, as necessary for consistency, once the comprehensive update is complete and when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes.

As of 2022, the City is currently working to review and update the existing Safety Element, incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research (OPR).

2. PUBLIC OUTREACH AND ENGAGEMENT

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

To meet the requirements of state law, the City of Suisun City completed public outreach at both the local level and as part of the regional Solano County Housing Element Collaborative effort to encourage community involvement. These efforts included:

- Local Stakeholder Consultations
- Regional Stakeholder Consultations
- Community Workshops
- Online Community Survey
- Planning Commission and City Council Study Sessions
- Planning Commission and City Council Meetings

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in **Appendix 1 – Regional Housing Element Public Outreach**.

LOCAL STAKEHOLDER CONSULTATIONS

To ensure that the City solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From January through June 2022, staff reached out to four local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs. Feedback was received from three local stakeholders, in addition to feedback from eight regional stakeholders that serve Suisun City residents (summarized in **Appendix 1**). Representatives from the following organizations were interviewed as part of local efforts:

- Casa de Suisun, April 11, 2022
- Breezewood Village, March 16, 2022
- Suisun City Housing Authority, February 8, 2022
- Yoche Dehe Wintun Nation, Cultural Resources Department, June 7, 2022

The major concerns identified by stakeholders centered around the shortage of affordable housing options and challenges surrounding homelessness. The shortage of affordable units stems from rapidly increasing housing costs and home builders' preference to build larger, and more expensive, single-family homes, rather than deed-restricted or smaller units. This has resulted in some households doubling up, increasing overcrowding rates, and displacement of residents who are unable to find affordable options. The financial challenges of administering Section 8 vouchers compound this issue, as the Housing Authority receives short notice on how many families they will be able to assist and have a shortage of staff capacity to identify and interview candidates. Stakeholders identified a need for more affordable options, as well as more accessible housing choices for persons with disabilities and seniors.

In addition to these issues, stakeholders expressed concern regarding the availability of transitional housing and support for persons experiencing, or at risk of, homelessness. The shortage of shelters and transitional housing options in Suisun City present a barrier to persons coming out of homelessness, according to stakeholders. They identified Habitat for Humanity's Mutual Self Help Housing and tiny homes as options to address this gap. Partnerships with local housing providers and organizations to provide low rents, or allow bartering of rents, would also help reduce barriers to transitioning into their own space.

The city also participated in a consultation with the Yoche Dehe Wintun Nation (YDWN) Cultural Resources Department. The discussion included an overview of the Housing Element and Safety Element update process. There was clarification provided that the Housing Element and Safety Element do not propose any specific development or land use changes. The YDWN discussed the importance of communication early in any development process to ensure that historic findings are treated respectfully and if possible, action is taken prior to discoveries. The City has included specific polices to engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

The City has identified several programs in **Section 4, Goals, Policies, and Programs** to address concerns raised by stakeholders during this consultations process, as well as during regional consultations.

PLANNING COMMISSION STUDY SESSION

On January 11, 2022, the City held a virtual study session for the Planning Commission to introduce the 2023-2031 Housing Element update and to review new state laws. The public was invited to attend and participate. Staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the City's RHNA, reviewed new state laws, and solicited feedback from the Planning Commission and community members on these strategies and other housing needs in Suisun City. No comments or questions were received.

PUBLIC COMMENT

The City solicited ongoing public comments during the drafting of the Housing Element. Public comments received included the following:

- Request for clarification on income breakdown of RHNA.
- Expressed a need for more affordable housing options, particularly rental options.
- Expressed a need for more supportive housing and resources for people experiencing or at risk of homelessness, seniors, and persons with disabilities.

Revisions made in response to these comments included commitments to seek developer input to inform an Inclusionary Housing Ordinance to facilitate more affordable housing development (Program 1.E), work with the Suisun City Housing Authority to expand housing opportunities for Housing Choice Voucher users in higher resource areas (Program 2A), strategies to support affordable housing and targeted housing opportunities for special needs groups (Program 3.A), and work with neighboring cities and the County to address homelessness regionally (Program 3.E). Feedback received both through local and regional outreach efforts were also used to inform the Housing Needs Assessment (Appendix 2) and Assessment of Fair Housing (Appendix 3).

All comments received as a result of the City's efforts to encourage public participation in development of the 2023-2031 Housing Element have been taken into consideration and, where appropriate, additional analysis, programs, and policies have been incorporated into the Housing Element. The City has not received any comments on the draft Housing Element since submitting to HCD on October 4, 2022.

NOTICING OF THE DRAFT HOUSING ELEMENT

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from August 17, 2022, to September 16, 2022. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on October 4, 2022. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Per California Government Code Section 65588, “Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.”

PROGRESS TOWARDS MEETING QUANTIFIED OBJECTIVES

The 2015–2023 RHNA prepared by ABAG determined that zoning to accommodate 505 additional housing units needed to be in place in Suisun City during the prior planning period to meet regional housing needs. ABAG disaggregated this allocation into four income categories: very low, low, moderate, and above moderate. **Table 2** compares the 5th Cycle RHNA to the building permits issued during 2015 to 2021. The City issued permits for a total of 175 units, accounting for approximately 19.4 percent of the total RHNA. All building permits were for above-moderate income housing.

TABLE 2 RHNA COMPARED TO PERMITS ISSUED, 2015-2021

Income Category	2015 – 2022 RHNA	2015 – 2021 Building Permits Issued	Percentage of RHNA Accomplished
Very Low	147	0	0.0%
Low	57	0	0.0%
Moderate	60	0	0.0%
Above Moderate	241	175	40.7%
Total	505	175	19.4%

Source: ABAG Regional Housing Needs Allocation (RHNA) Plan, December 2021, City of Suisun City, June 2022

EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

California 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. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (**Table 3**), the City worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of these accomplishments are highlighted here:

- Rezoned land in the Downtown Waterfront Specific Plan to High-Density Residential at densities between 24.1 and 54 units per acre to facilitate multifamily development and encourage housing for lower-income households.

- Reduced parking requirements for the Marina Village project, a 159-unit affordable rental housing project that includes one-, two- three-, and four-bedroom units to meet the needs of lower-income households, including large families.
- Rezoned sites during the 5th cycle to allow higher density development, which facilitated the development of Marina Village a 160 unit development affordable to lower income households.
- Continued to enforce the Uniform Building Code and ensure that Americans with Disability Act (ADA) accessibility was prioritized in construction projects.
- Updated the Zoning Ordinance in 2017 and 2020 to allow accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), in accordance with state law.
- Amended the Zoning Ordinance to allow employee housing for six or fewer residents in residential zoning districts.

Cumulatively, these efforts increased the affordable housing supply to meet the needs of lower-income households through the construction of Marina Village and increased the availability of suitable land for multifamily development. However, the City has modified the programs included in this Housing Element to more effectively address special housing needs.

PROGRESS TOWARDS MEETING HOUSING ELEMENT PROGRAMS

Table 3 summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in **Section 4, Goals, Policies, and Programs**.

TABLE 3 REVIEW OF PREVIOUS 2015-2023 HOUSING ELEMENT PROGRAMS

Program	Implementation Status	Action
<p>Program 1.A.1</p> <p>Plan for the construction of new housing according to ABAG’s Regional Share. Continue to plan for and facilitate private construction of 505 dwelling units with the allocation shown in Table 1.A and the 108-unit shortfall from the 4th cycle Housing Element.</p> <p>To provide for the development of the City’s allocation of 505 dwelling units and the 108-unit shortfall from the 4th cycle Housing Element, the City will complete the following actions:</p> <ul style="list-style-type: none"> • The City will rezone one site to Mixed Use [APNs 0032-081-310, -050, -060, -070, and -320 and 0032-082-140] and one site to High Density Residential [APNs 0032-411-070, -080, -090, 100, and -110] to accommodate the 108-unit unaccommodated need from the 4th cycle Housing Element and 204-unit shortfall. The sites will allow a minimum of 20 and up to 45 units per acre by right. The City will also amend its R-H zone to require a minimum density of 20 units per acre by right without discretionary review. • The City will rezone one site to Mixed Use [APNs 0032-042-120, -130, and -640] and one site to High Density Residential [APNs 0032-281-060, -130, and -110] to accommodate the 204-unit shortfall for this cycle as part of the Downtown/Waterfront Specific Plan update process currently under way. • To help facilitate the development of small lots, the City will offer a lot consolidation program that offers progressively higher densities/intensities (above 30 units per acre) as an incentive to consolidate lots listed in Tables 33 and 39. The City will annually meet with local developers to discuss development opportunities and incentives for lot consolidation to accommodate 	<p>To accommodate the City’s 4th cycle unaccommodated need of 108 units, and 204 units 5th cycle shortfall the city completed the following actions under Ordinance Number 741, and Ordinance Number 743.</p> <p>In November 2016, with the adoption of the Specific Plan, the Downtown Waterfront Specific Plan was updated which rezoned two sites to downtown mixed use and residential high density to provide a capacity of 117 units.</p> <p>In March 2017, the City rezoned two additional sites to High-Density Residential 2 which provided a capacity of 205 units.</p> <p>These rezones provided capacity of 322 units, exceeding the need of 312 units identified.</p> <p>The city ensured compliance with Government Code Section 65583.2(h) and (i). However, the by-right requirement was not specified in the resolution. The City has included Program 1.A to revise the zoning code to specify that multifamily is permitted by right on these four sites.</p> <p>No lot consolidation was developed for residential projects. However, to help facilitate the development for affordable housing, the City reduced parking requirements for the Marina Village project through the California Density Bonus Law statute, Government Code Section 65915. The development will offer 159 affordable rental units restricted to households earning 30%, 40%, 60%, and 70% of the Area Median Income (AMI), and one manager unit, for a total of 160 residential units.</p>	<p>Modify. Combine with Programs 1.A.3 and 1.C.1.</p> <p>New program 1.A.</p>

Program	Implementation Status	Action
<p>affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:</p> <ul style="list-style-type: none"> – Allow affordable projects to exceed the maximum height limits; – Decrease setbacks; and/or – Reduce parking requirements. – The City will also consider deferring fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing. The City has identified two groups of small sites that are suitable for consolidation. <p>The City will also provide regulatory and financial incentives listed in Program 1.C.1. including but not limited to financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined</p>		
<p>Program 1.A.2</p> <p>The City will continue to work with Caltrans to ensure the transfer of the property or air-rights of the Caltrans park and ride site (site 3) to the City, by completing the following actions:</p> <ul style="list-style-type: none"> • The City will send a formal letter following up on conversations to Caltrans stating their formal interest in the development of the site as part of satisfying the City’s lower-income RHNA. • The City will meet and negotiate with Caltrans regarding the acquisition of the property. 	<p>The City drafted and sent a letter to the California Department of Transportation (Caltrans) in 2015. There has not been a recent follow-up.</p>	<p>Continue. New Program 1.D.</p>

Program	Implementation Status	Action
<ul style="list-style-type: none"> The City will amend the Downtown Waterfront Specific Plan to rezone the site to Mixed-Use and allow for the development of residential uses above parking. 		
<p>Program 1.A.3 To ensure that adequate sites are available through the planning period to meet the City’s Regional Housing Needs Allocation (RHNA), the City will continue to maintain an inventory of sites available and appropriate for residential development for households at all income levels. In keeping with state “no net loss” provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, the City will evaluate the availability of sites appropriate for lower-income housing and, if necessary, shall rezone sufficient sites to accommodate the RHNA.</p>	<p>To ensure the availability of sites, the City updated the Waterfront District Specific Plan in 2016 and its Zoning Ordinance in 2017. In total, the City was granted \$310,000 through the SB 2 grant (\$160,000) in 2019 and the LEAP grant (\$150,000) in 2020. The City continued to update its planning documents while also continuing to facilitate the acceleration of housing production.</p>	<p>Modify. Combine with Programs 1.A.1 and 1.C.1. New program 1.A.</p>
<p>Program 1.B.1 As part of the process of assessing a proposed residential development, evaluate the potential to incorporate other uses within the project or in conjunction with the project, including but not limited to project-serving retail, job centers, or services such as childcare.</p>	<p>The City implemented concepts of mixed-use development into the various mixed-use zoning districts within the city. The Lawler Residence and Plaza project broke ground in the summer of 2021 and includes 75 above-moderate residential units along with 7,200 square feet of retail. An additional property was replanned to include 8 apartment units and 2 live/work units within the Greyhawk subdivision.</p>	<p>Modify. Combine with Program 1.C.2. New Program 1.B.</p>
<p>Program 1.C.1 Annually review and update the City’s inventory of properties that are suitable for redevelopment/reuse and continue to identify the potential number of additional dwelling units on such sites based on the age, condition, and density of existing land uses in relation to zoning or specific plan requirements. The City will continue to make the inventory available to interested residential developers via the City’s website and through predevelopment meetings.</p>	<p>The City continues to annually review sites suitable for redevelopment and reuse to build additional dwelling units. To ensure these sites are meeting the needs of the community, the City makes the inventory available to developers interested in building affordable housing.</p>	<p>Modify. Combine with Programs 1.A.1 and 1.A.3. New program 1.A.</p>

Program	Implementation Status	Action
<p>Program 1.C.2</p> <p>Continue to provide regulatory and financial incentives to increase the probability that residences will be constructed in commercial zones, either as single-use projects or in mixed-use developments, particularly within the Downtown/Waterfront Specific Plan area. The City will offer the following regulatory and financial incentives including but not limited to assisting developers with securing additional financing (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined.</p>	<p>The City’s Downtown/Waterfront Specific Plan seeks to facilitate the construction of residences in commercial zones either as single-use projects or in mixed-use developments. The Lawler Residence and Plaza project broke ground in the summer of 2021 and includes 75 above-moderate residential units along with 7,200 square feet of retail. An additional property was replanned to include 8 apartment units and 2 live/work units within the Greyhawk subdivision.</p> <p>Ongoing streamlining efforts seek to incentivize development in these areas through helping developers secure additional funding and modification of development requirements, such as reduced parking standards for senior housing.</p>	<p>Modify. Combine with Program 1.B.1. New Program 1.B.</p>
<p>Program 1.D.1</p> <p>Review and adopt, as appropriate a program requiring developers of residential development to either: (a) provide a percentage of their unit at a below-market rent or price; (b) pay a fee; or (c) propose alternative measure to meet their affordable housing requirements determined by an ordinance that will be drafted.</p>	<p>The City has not adopted a program requiring developers to provide a percentage of their units at a below-market rent or pay a fee or propose an alternative measure to meet their affordable housing requirements. However, the City has continued to encourage the development of affordable housing through ADU compliance and PUD zoning.</p>	<p>Continue. New Program 1.E.</p>
<p>Program 1.E.1</p> <p>Provide financial incentives to make construction of affordable housing for extremely low-, very low-, low-, and moderate-income households economically feasible by applying for state and federal subsidies. The City will make use of all available programs for which it is eligible to apply and for which eligible projects have been identified. The City will assist nonprofit housing corporations and for-profit developers in applying for state and federal funds for eligible projects (i.e., HOME Program and Community Block Development Grants).</p>	<p>During the 5th planning period, the City encouraged the construction of affordable housing through the rezoning of sites to high-density residential. The City will continue to apply for state and federal subsidies as eligible programs come along.</p>	<p>Modify. Combine with Program 1.E.2. New Program 1.C.</p>

Program	Implementation Status	Action
<p>Program 1.E.2</p> <p>Continue to seek interested nonprofit housing sponsors/developers to make use of available financing techniques for affordable housing projects for extremely low-, very low-, low-, and moderate-income households. The City will identify for-profit and nonprofit housing developers interested in developing affordable housing in Suisun City.</p>	<p>City staff reached out to approximately five nonprofit housing organizations and developers interested in participating in the development of affordable housing. One of the developers has led the construction of the Marina Village project, 159 affordable rental unit project restricted to households earning 30%, 40%, 60%, and 70% of the AMI, with one manager unit, for a total of 160 residential units.</p>	<p>Modify. Combine with Program 1.E.1. New Program 1.C.</p>
<p>Program 1.E.3</p> <p>Annually meet with representatives of Solano County, Vallejo, Fairfield, Vacaville, and/or other jurisdictions to determine interest in, and feasibility of, applying for a mortgage revenue bond or mortgage credit certificate allocation. The City will investigate at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation.</p> <p>To implement this program, the City will:</p> <ul style="list-style-type: none"> • Reach an agreement on the City’s financial participation if a bond or certificate issuance is determined to be feasible. • Promote the availability of the bond financing within the local development community to generate interest in using this resource to develop affordable housing units meeting bond program requirements. • Refer interested developers to the administering agency for participation in the program. 	<p>Due to limited interest, the City has not been able to participate in the revenue bond programs. The City will modify this program to include incentives and garner interest in revenue bond programs.</p>	<p>Continue. New Program 1.F.</p>

Program	Implementation Status	Action
<p>Program 1.F.1</p> <p>Continue to implement the second dwelling unit ordinance that follows the requirements of state law (Government Code Section 65852.1) in allowing second dwelling units on any residential lot subject to ministerial review (or Planning Commission review, as applicable). The second dwelling unit ordinance has the following requirements:</p> <ul style="list-style-type: none"> • A second unit may be established on any residentially zoned parcel that permits single-family dwellings containing an existing single-family dwelling. • An applicant must be both an owner and the current resident of the property for which a second unit is proposed. • The second unit can either be attached to and designed to be located within the living area of the existing dwelling or detached from and no less than 10 feet from the existing single-family dwelling, and such unit shall be architecturally integrated into the existing building design. • The proposed increase in gross floor area of an attached or detached second unit shall not exceed: <ol style="list-style-type: none"> 1. Eight hundred (800) square feet for lots smaller than ten thousand (10,000) square feet in size. 2. One thousand (1,000) square feet for lots equal to or larger than ten thousand (10,000) square feet in size. • Detached second units shall be located no closer than 5 feet from any side or rear property lines. <p>As part of any such building permit application, the applicant shall submit a copy of the deed to the property including a full and complete set of any conditions, covenants, and restrictions.</p>	<p>This program was satisfied with the adoption of the Zoning Ordinance in 2017 and in 2020, the City updated its ADU ordinance to come into compliance with state law.</p>	<p>Modify. New Program 1.H.</p>

Program	Implementation Status	Action
<p>Program 1.F.2 Continue to allow construction of duplexes on corner lots and other flexible housing designs according to City design guidelines.</p>	<p>The City has continued to allow the development of duplexes on corner lots in low-density residential, medium-density residential zones, and multifamily dwellings. No applicants have proposed such a development.</p>	<p>Continue. New Program 1.I.</p>
<p>Program 1.G.1 Evaluate development proposals based on development standards, the distinctiveness of design, and compatibility with existing residential development in the vicinity of the proposal. The City will evaluate the compatibility with the physical and environmental characteristics of the area in which a development proposal is to be located, and by using the specific plan and planned unit development processes, the City will encourage the distinctiveness of new residential neighborhoods.</p>	<p>The City implements this policy for proposed projects to ensure compatibility with existing residential development in the surrounding neighborhood.</p>	<p>Modify. New Program 1.L.</p>
<p>Program 1.H.1 Continue to use PUD zoning to offer greater housing choice for residents and greater flexibility for developers than in conventional zone districts. The PUD zone enables developers to provide a great range of housing units that can accommodate a variety of needs.</p>	<p>During the 5th planning period, the City continued to emphasize the benefits of PUD zoning and used it with the Lawler Mixed-Use development project in 2020.</p>	<p>Delete. Addressed through other programs.</p>
<p>Program 1.I.1 As required by state law (Government Code Section 65400), annually review and evaluate the City’s progress in meeting Housing Element objectives and prepare a report to the City Council on annual achievements. The City will alter existing housing strategies or develop new strategies as needed to meet changing City needs. In addition, as required by state law, the City will forward its adopted Housing Element to local water and sewer providers.</p>	<p>The City continues to pursue its goal of meeting housing needs through its Housing Element. Strategies to ensure changing needs include adopted City ordinances and increased density.</p>	<p>Continue. New Program 1.J.</p>

<p>Program 2.A.2</p> <p>Assist nonprofit housing corporations seeking to acquire and maintain privately owned, government-subsidized housing developments that could convert to market-rate housing under state or federal loan agreements. Acquisition will be by negotiated sale. Note: At present, there are three “at-risk” assisted rental housing projects in Suisun City.</p> <p>The City will continue the following activities during the eight-year period of the Housing Element to maintain affordability of these units. The Community Development Department will implement these efforts. Funding sources to support the implementation of these efforts are specified where appropriate. The efforts listed below represent a varied strategy to mitigate potential loss of at-risk units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sectors should they become available.</p> <p>Administer an Acquisition and Rehabilitation Program to assist for-profit and nonprofit developers in acquiring and rehabilitating housing units that preserve affordability in rental projects that are at risk of converting to market rents.</p> <p>Monitor owners of at-risk projects on an ongoing basis, at least every six months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.</p> <p>Maintain and annually update the inventory of at-risk projects through the use of existing databases (e.g., HUD, HCD, and California Tax Credit Allocation Committee).</p> <p>Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating</p>	<p>The City continues to employ an array of approaches for the preservation of government-assisted rental housing projects. The City had three projects at risk of converting during the 5th cycle planning period, Casa de Suisun, Cottonwood Creek, and Breezewood Village. Funding for both Cottonwood Creek, and Breezewood Village was extended. The City took all of the required actions, but funding was not extended on Casa de Suisun.</p>	<p>Modify. New Program 2.A</p>
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<p>an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.</p> <p>Biannually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.</p> <p>Annually monitor local investment in projects that have been acquired by nonprofit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards.</p> <p>Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest and identify nonprofit partners, and pursue funding and preservation strategy on a project-by-project basis.</p> <p>Annually meet with stakeholders and housing interests to participate and support, through letters, meetings, and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).</p> <p>Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.</p> <p>Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.</p>		
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Program	Implementation Status	Action
<p>Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Annually contact property owners to gauge interest, provide list of resources available for refund, and negotiate terms on a project-by-project basis</p>		
<p>Program 2.B.1 The Suisun City Housing Authority will continue to seek additional Section 8 vouchers for its very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses when funding for additional vouchers becomes available and the Authority is able to apply for such funding.</p>	<p>The Housing Authority continues to administer the Section 8 Housing Choice Voucher program. As of February 2022, 318 Housing Choice Vouchers were available, of which, approximately 192 are actively used.</p>	<p>Continue. New Program 2.B.</p>
<p>Program 3.A.1 Amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5.</p>	<p>The City has amended the zoning ordinance to allow employee housing for six or fewer residents in residential zoning districts.</p>	<p>Delete. Program completed.</p>
<p>Program 3.A.2 Provide information on state and federal fair housing laws, and refer discrimination complaints to the Fair Employment and Housing Commission. The City will continue to make available, at City Hall and on the City’s website, and distribute information on state and federal fair housing laws to rental property owners, lenders, and real estate agents in the city.</p>	<p>To achieve fair housing practices, the City continued to refer housing discrimination complaints to the Fair Employment and Housing Commission. This program has been satisfied and fair housing information has been posted on the City website.</p>	<p>Modify. New Program 5.A.</p>
<p>Program 3.A.3 Cooperate with nonprofit housing corporations and for-profit developers specializing in housing for adults 55 years of age and above to accommodate housing that meets the needs of this age group. This will include actions by both the Community Development Department and the Housing Authority. The City will undertake the following specific actions:</p>	<p>The City’s Downtown/Waterfront Specific Plan seeks to facilitate the construction of residences in commercial zones either as single-use projects or in mixed-use developments. The Lawler Residences and Plaza project broke ground in the summer of 2021 and includes 75 above-moderate residential units along with 7,200 square feet of retail. An additional property was replanned to include 8 apartment units and 2 live/work</p>	<p>Modify. New Program 3.A.</p>

Program	Implementation Status	Action
<ul style="list-style-type: none"> • Use density bonus and the Planned Unit Development (PUD) process to facilitate the development of housing for older adults at sufficient density to make such projects financially feasible. • Assist developers in locating suitable sites, depending on the type of housing proposed. Examples include rental apartments with common areas designed specifically for social events of interest to older adults, housing which includes common dining facilities and limited health care services, and congregate care housing with 24-hour full health care services. • Provide assistance to older, low-income homeowners to rehabilitate their homes. • Assist developers interested in converting or retrofitting existing residential buildings to meet the needs of older adults. This could include technical assistance in applying for state and federal funding, local financial assistance and waiver of certain fees and/or development requirements to increase the financial feasibility of providing such housing. • Assist in the funding of affordable housing for older adults, including application for state and federal funds, and/or the issuance of tax-exempt bonds to provide low-cost financing 	<p>units within the Greyhawk subdivision. An addition of 4 units were added to the Casa de Suisun project, with an additional 8 units planned.</p> <p>Ongoing streamlining efforts seek to incentivize development in these areas through helping developers secure additional funding and modification of development requirements, such as reduced parking standards for senior housing.</p>	
<p>Program 3.A.4 Cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Suisun City.</p>	<p>During the 5th planning period, City staff continued to direct interested landlords to the Travis Air Force Base.</p>	<p>Delete. Housing needs are addressed in new programs.</p>

Program	Implementation Status	Action
<p>Program 3.A.5</p> <p>The City will encourage affordable rental housing developments for low- and moderate-income households to contain an appropriate percentage of three- and four-bedroom dwelling units.</p> <p>The City will undertake the following specific actions:</p> <ul style="list-style-type: none"> Assist developers in applying for available state and federal programs if available, to provide development subsidies (low-cost financing, land write-down, or other incentives)). Provide density bonuses for developers who include large family units in rental housing developments 	<p>As of 2020, the construction of the Marina Village project is underway. The 159 affordable rental unit development consisted of one-bedroom, two-bedroom, three-bedroom, and four-bedroom dwellings. It is restricted to households earning 30%, 40%, 60%, and 70% of the AMI, with one manager unit, for a total of 160 residential units.</p>	<p>Modify. New Program 3.D.</p>
<p>Program 3.A.6</p> <p>Continue to comply with Americans with Disabilities Act (ADA) requirements for accessibility and adaptability of new residential buildings to meet the needs of mobility-impaired persons.</p>	<p>To ensure accessibility, the City implements the reasonable accommodation ordinance. The review period for reasonable accommodation is 45 days. If denied, the applicant can make an appeal to the City’s planning commission.</p>	<p>Modify. New Program 4.B.</p>
<p>Program 3.A.7</p> <p>Cooperate with, and provide assistance to, organizations seeking to develop or convert residential buildings for use as group homes for persons with disabilities that prevent them from using conventionally designed housing.</p> <p>The City will take the following specific actions:</p> <ul style="list-style-type: none"> Assist in identifying sites; review planning and zoning documents for modifications that could increase the feasibility of such housing. Assist developers in applying for available state and federal programs, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives). 	<p>This program is ongoing, but the City has not yet had a chance to implement the program. The City will make edits to make the program more successful into the 6th planning period.</p>	<p>Modify. Combine with 3.A.8. New Program 3.A.</p>

Program	Implementation Status	Action
<p>Program 3.A.8 Work with housing providers to address special housing needs for seniors, large families, female-headed households, single-parent households with children, persons with physical disabilities and developmental disabilities, farmworkers, and homeless individuals and families. The City may seek funding under the federal Housing Opportunities for Persons with AIDS program, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with physical and developmental disabilities, and persons at risk for homelessness.</p>	<p>The City was unable to work with housing providers that assist special-needs groups. The City will continue to pursue funding and partnerships that can make the program more successful in the future.</p>	<p>Modify. Combine with 3.A.7. New Program 3.A.</p>
<p>Program 4.A.1 Continue to check building plans for compliance with state energy conservation standards for new residential buildings.</p>	<p>During the 5th planning period, the City complied with applicable codes and regulations.</p>	<p>Modify. Combine with 4.A.2 and 4.A.3. New Program 6.A.</p>
<p>Program 4.A.2 The state energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns that encourage conservation. The City will continue to implement design guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use and will become part of the City's overall development standards.</p>	<p>To achieve energy conservation, the City continues to implement energy-efficient guidelines in both site development and landscaping.</p>	<p>Modify. Combine with 4.A.1 and 4.A.3. New Program 6.A.</p>

Program	Implementation Status	Action
<p>Program 4.A.3 Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income homeowners, and owners of rental units whose occupants are low-income, lack the financial resources to undertake such home improvements. The City will continue to help low-income homeowners apply for assistance from other agencies to make energy conservation improvements. In addition, the City will conduct an outreach effort targeted toward lower-income households that includes website updates, flyers and pamphlets containing eligible energy conservation savings programs, participating agencies (i.e., PG&E), and contact information</p>	<p>During the 5th planning period, the City continued to support energy conservation by continuing programs to assist low-income households applying for funds to make energy conservation improvements. The City also conducted an outreach effort to distribute energy conservation resources and information to low-income homeowners.</p>	<p>Modify. Combine with 4.A.1 and 4.A.2. New Program 6.A.</p>

4. HOUSING GOALS, POLICIES, AND PROGRAMS

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 previous chapters to provide direction on key housing issues in Suisun City.

The Housing Element includes the following goals:

Goal H-1 Housing Opportunities. Provide housing opportunities for all segments of the community to meet current and future needs.

Goal H-2 Housing Conservation and Preservation. Promote the conservation and preservation of existing housing.

Goal H-3 Special-Needs Groups. Address the needs of special population groups.

Goal H-4 Housing Constraints. Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing.

Goal H-5 Fair Housing. Promote equal housing opportunities for all residents, regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Goal H-6 Energy Conservation. Promote energy conservation and efficiency in existing housing and new development.

These six goals are supported by policies and programs, as described herein.

Goal H-1 Housing Opportunities

Policy H-1.1: Ensure there is a sufficient supply of multifamily and single-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.

Policy H-1.2: Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.

Policy H-1.3: Facilitate the development of all levels of affordable housing by providing, when feasible, appropriate state and federal financial and regulatory incentives.

Policy H-1.4: The City shall allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).

Policy H1.5: The City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households (Government Code Section 65589.7).

Program 1.A: Review of Available Sites. The City will continue to maintain an inventory of sites available and appropriate for residential development at all income levels, including vacant sites, and sites suitable for redevelopment and/or reuse. In keeping with state “no net loss” provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, the City will evaluate the availability of sites appropriate for lower-income housing and, if necessary, shall rezone sufficient sites to accommodate the Regional Housing Needs Allocation (RHNA).

The City will annually send the available sites inventory list to for-profit and nonprofit developers. The available sites inventory list will also be posted to the City’s website to support development of new affordable housing opportunities.

Additionally, to ensure program 1.A.1 from the city’s 5th cycle Housing Element is fully implemented, the City will add provisions to APNs: 0032-081-310, -050, -060, -070, and -320, 0032-082-140, 0032-411-070, -080, -090, -100, and -110, 0032-042-120, -130, and -640, and 0032-281-060, -130, and -110, to ensure by-right development is allowed consistent with Government Code Sections 65583.2(h) and (i).

Time Frame: Ongoing, as projects are proposed. Add provisions to applicable APNs by January 31, 2024.

Responsible Agency: Development Services

Funding Source: General Fund

Program 1.B: Encourage Mixed-Use Projects and Residential in Commercial Zones. The City shall incentivize development of residential units in mixed-use projects and residential units in commercial zones, specifically focused in the Downtown Waterfront Specific Plan, and Commercial Mixed Use zones, by providing incentives, including, but not limited to:

- Priority project processing
- Deferral of development impact or permit fees, where possible
- Flexibility in development standards, such as parking, setbacks, and landscaping requirements
- Density and intensity bonuses
- Support for infrastructure upgrades
- Assist developers with securing additional financing

Additionally, to further promote residential development in the Commercial Mixed-Use zone (CMU), the City will create a residential overlay that allows 100 percent residential and/or require at least 50 percent of the FAR is residential in mixed use projects in the CMU zone. The overlay will be applied to APNs 0037-160-110, 0037-220-130, 0037-220-190, and 0037-220-200, as show in Table 7.

Responsible Agency: Development Services

Time Frame: Annually reach out to developers to inform them of the available incentives and obtain feedback by January 2024 on the provided incentives, review annually and amend as needed. Create the residential overlay and apply to APNs 0037-160-110, 0037-220-130, 0037-220-190, and 0037-220-200 by January 2024 to specify residential percentages in CMU zone.

Funding Source: General Fund

Quantified Objective: 10 extremely low- income units, 20 very low-income units and 30 low-income units to improve access to Quail Glen, Montebello, and the Waterfront District neighborhoods for lower-income households and reduce displacement risk resulting from overpayment through increased housing mobility opportunities.

Program 1.C: Assist with Affordable Housing Development. To assist in the development of housing for lower-income (extremely low-, very low-, low-income) and moderate-income households, the City will seek interested nonprofit housing sponsors/developers and provide financial incentives for construction of affordable housing by applying for state and federal subsidies. The City will make use of all available programs for which it is eligible to apply and for which eligible projects have been identified. The City will assist nonprofit housing corporations and for-profit developers in applying for state and federal funds for eligible projects (i.e., HOME Program and Community Block Development Grants). The City will also provide a list of vacant and underutilized sites to inform developers of available sites for development.

Responsible Agency: Development Services, Housing Authority

Time Frame: Apply annually for additional funding and as Notices of Funding Available (NOFAs) are released by the state. The City will post the Housing Element on the City’s website as soon as it is adopted and contact affordable housing developers annually to provide them with a list of vacant and underutilized sites for the development of affordable housing and inform them of any available funding opportunities.

Funding Source: HOME Program, Community Block Development Grant funds, Multifamily Housing Program, California Housing Finance Agency Multifamily Housing Programs, Mortgage Revenue Bonds or Mortgage Credit Certificates, Low-Income Housing Tax Credits.

Quantified Objective: 10 extremely low- income units, 20 very low-income units and 30 low-income units to improve access to Quail Glen, Montebello, and the Waterfront District neighborhoods for lower-income households and reduce displacement risk resulting from overpayment through increased housing mobility opportunities.

Program 1.D: Site Coordination. The City will continue to work with Caltrans to ensure the transfer of the property rights of the Caltrans Park and Ride site to the City to provide additional opportunities for the development of housing.

Responsible Agency: Development Services

Time Frame: Coordinate with Caltrans to ensure the park and ride site is available. Work with a developer and Caltrans to ensure site feasibility.

Funding Source: General Fund

Quantified Objective: 10 extremely low- income units, 10 very low-income units, 10 low-income units, 60 moderate income units to improve access to Quail Glen, Montebello, and the Waterfront District neighborhoods for lower and moderate-income households and increase housing mobility opportunities.

Program 1.E: Inclusionary Housing Ordinance. The City will research an inclusionary housing ordinance and seek developer input prior to drafting an ordinance. This ordinance will identify acceptable methods to provide affordable housing such as: (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- Limiting the application of the ordinance to developments exceeding a certain size.
- Percentage of housing units required to be set aside as affordable.
- Design and building requirements.
- Timing of affordable unit construction.
- Determination of a fee in lieu of developing affordable units.
- Developer incentives, such as fee deferrals and waivers.
- Administration of affordability control.

Responsible Agency: Development Services

Time Frame: Seek developer input and determine the appropriateness of an inclusionary ordinance within two years after adoption of the Housing Element. If determined appropriate, adopt an inclusionary ordinance within one year of making the determination.

Funding Source: General Fund

Quantified Objective: 145 lower and moderate-income units in Quail Glen, Montebello, and the Waterfront District neighborhoods to promote access to resources and mobility opportunities for target households, prioritizing new opportunities in these neighborhoods and infill opportunities in higher income

neighborhoods, including the Montebello, Petersen Ranch, and Quail Glen South neighborhoods.

Program 1.F: Mortgage Credit Certificate Program. The City will annually meet with representatives of Solano County, Vallejo, Fairfield, Vacaville, and/or other jurisdictions to determine interest in, and feasibility of, applying for a mortgage revenue bond or mortgage credit certificate allocation. The City will investigate at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation.

Responsible Agency: Development Services, Housing Authority

Time Frame: Annually meet representatives from the County and representatives from the other cities in the county to discuss interest in applying for mortgage revenues bonds or mortgage credit certificates. If feasible, apply for the first allocation in 2025. If the program is successful, the City will apply for the second allocation in 2026.

Funding Source: Mortgage Revenue Bonds or Mortgage Credit Certificates

Quantified Objective: Connect 15 eligible residents with the Mortgage Credit Certificate Program to facilitate housing mobility opportunities and reduce displacement risk resulting from overpayment on housing.

Program 1.G: First-Time Homebuyer Program. The City will apply for funding to implement a first-time homebuyer program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers. In order to reduce displacement risk of prospective first-time homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly low-income renters, through providing information multilingual materials at public buildings and locations and will post the programs on the City's website and in City buildings.

Responsible Agency: Development Services

Time Frame: Consider implementing a first-time homebuyer program by December 2025, annually apply for funding thereafter. Develop informational materials by December 2023, updating annually as needed. Distribute and post on the City's website and in City buildings by April 2024.

Funding Source: HOME funds

Quantified Objective: Provide assistance to 6 low-income first-time homebuyers to reduce displacement risk resulting from overpayment on housing.

Program 1.H: Accessory Dwelling Units (ADUs). The City will encourage the construction of ADUs throughout the city through the following actions, which are aimed at providing an increased supply of affordable units and therefore to help reduce displacement risk for low-income households resulting from overpayment:

- Amend the municipal code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.
- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, the City will present homeowner associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law.
- Proactively advertise the benefits of ADUs by distributing multilingual informational materials in areas of high opportunity (Specifically Quail Glen, Montebello, and the Waterfront District neighborhoods) and limited rental opportunities to increase mobility for low-income households by posting flyers in community gathering places and providing to community groups and homeowners' associations at least annually.
- Monitor ADU production and affordability every other year and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites and to accommodate the unmet portion of the lower-income RHNA.
- Apply annually, or as grants are available, for funding to provide incentives for homeowners to construct ADUs.

Responsible Agency: Development Services

Time Frame: Amend the municipal code by June 2023; make ADU materials available by June 2023; evaluate effectiveness of ADU approvals every other year, starting April 2024 and identify additional site capacity, if needed, by 2025. Apply annually for funding to support ADU incentives.

Funding Source: General Fund

Quantified Objectives: 12 ADUs to improve housing mobility and improve proximity to services and employment opportunities for lower- and moderate-income households (8 ADUs are assumed to address the displacement risk.), encouraging at least 6 ADUs in higher income neighborhoods, such as the Montebello, Petersen Ranch, and Quail Glen South neighborhoods.

Program 1.I: Corner Lot Development. The City will continue to allow construction of duplexes on corner lots and other flexible housing designs according to City design guidelines. The City will create an inventory of available corner lots and annually reach out to developers to discuss options and opportunities for developing the corner lots identified.

Responsible Agency: Development Services

Time Frame: Ongoing. Annually reach out to developers.

Funding Source: General Fund, permit fees

Quantified Objective: 10 very-low-income units and 10 low-income units.

Program 1.J: Annual Review of the Housing Element. The City will complete the required Housing Element Annual Progress Report (APR) to review the Housing Element on an annual basis to determine the effectiveness of the programs in the element in achieving the City’s housing goals and objectives. The City will provide annual reports to the City Council regarding the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development.

Responsible Agency: Development Services

Time Frame: Annually, starting April 1, 2023.

Funding Source: General Fund

Program 1.K: Streamlined Approval (SB 35). The City will establish a written policy and/or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The application will be available on the City’s website for developers interested in pursuing the streamlined process.

Responsible Agency: Development Services

Time Frame: Develop an SB 35 streamlined approval process by June 2024 and implement as applications are received.

Funding Source: General Fund

Quantified Objectives: Facilitate construction of 10 very low-income units and 10 low-income units to increase housing mobility opportunities, prioritizing new opportunities in Quail Glen, Montebello, and the Waterfront District neighborhoods and infill opportunities in higher income neighborhoods, including the Montebello, Petersen Ranch, and Quail Glen South neighborhoods.

Program 1.L: Objective Design Standards. The City will develop objective design guidelines and standards to provide clear and objective standards related to single family, multifamily, and mixed-use residential developments.

Responsible Agency: Development Services

Time Frame: Adopt objective design standards by January 2025 and implement thereafter.

Funding Source: General Fund

Quantified Objective: 50 units over the planning period; of these, 25 units in Quail Glen, Montebello, and the Waterfront District neighborhoods to promote access to resources and mobility for target households.

Goal H-2 Housing Conservation and Preservation

Policy H-2.1: Encourage reinvestment in the city’s housing stock by private property owners.

Policy H-2.2: The City shall prioritize the preservation of existing affordable housing at risk of loss of affordability covenants as a critical means of mitigating the displacement and loss of affordable housing units from the City’s inventory.

Policy H-2.3: Maintain code enforcement programs to ensure that all housing units are safe and sanitary and contribute positively to the city’s character.

Policy H-2.4: Focus rehabilitation assistance and community preservation efforts in older areas of the city, which have a concentration of older and/or substandard residential structures.

Program 2.A: Preservation of At-Risk Housing Units. The City shall maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City’s desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Responsible Agency: Development Services, Housing Authority

Time Frame: Annually monitor units at risk of converting; coordinate noticing as required per California law.

Funding Source: General Fund

Program 2.B: Housing Choice Vouchers (Section 8) Rental Assistance. The Suisun City Housing Authority will continue to seek additional Section 8 vouchers for its very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses when funding for additional vouchers becomes available and the Authority is able to apply for such funding.

The City will target resources, as possible, to promote housing mobility and expanded opportunity for extremely low-, very low-, low-, and moderate-income residents to locate in housing in Quail Glen, Montebello, and the Waterfront District neighborhoods.

Time Frame: Ongoing, 2023-2031

Responsible Agency: Housing Authority

Funding Source: HUD

Quantified Objective: 300 lower-income units in Quail Glen, Montebello, and the Waterfront District neighborhoods to promote access to resources and mobility for target households.

Program 2.C: Housing Rehabilitation. The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME, CalHome, and Community Development Block Grant (CDBG) funds, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for lower-income households to assist with place-based revitalization in areas with concentrated poverty or rehabilitation need, including neighborhoods west of Walters Road and in the downtown area where housing units are typically older than 30 years. Targeted efforts to improve housing conditions in areas of need will assist in reducing displacement risk for these residents by improving living conditions and enabling them to stay in their home and community.

Responsible Agency: Development Services Department and Building and Safety Departments

Time Frame: Starting in 2023, annually apply for funding and as Notices of Funding Availability are released.

Funding Source: HOME, CalHome, CDBG, and Section 504 Home Repair Program

Quantified Objective: Rehabilitation of 15 housing units, 8 of these in areas of concentrated poverty or areas with an older housing stock. such as the Dover Terrace South, McCoy Creek South, and downtown neighborhoods, to facilitate place-based revitalization.

Program 2.D: Code Enforcement. The City will develop a proactive code enforcement for ensuring compliance with building and property maintenance codes, which will include property maintenance, abandoned vehicles, housing conditions, overall blight, and health and safety concerns. The City will continue to ensure compliance with building and property maintenance codes. To ensure the City has an accurate percentage of the homes in need of rehabilitation and replacement, the City will complete a Housing Conditions Survey in older neighborhoods and neighborhoods with lower median incomes, to evaluate rehabilitation need. Based on findings of the focused evaluation, the City will identify measures to encourage housing preservation, conservation, and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents. These measures may include, but are not limited to:

- Streamline permit review for home repairs on housing units identified during the conditions survey.
- Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.
- Seek funding to develop a housing rehabilitation program (see **2.C**).

Responsible Agency: Development Services

Time Frame: Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis. Complete a Housing Conditions Survey by December 2023 and determine next steps by June 2024.

Funding Source: General Fund

Quantified Objective: Conservation of 125 housing units to prevent displacement.

Goal H-3 Special-Needs Groups

Policy H-3.1: Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, female-headed households, older adults, military personnel and their families, large families, mobility-impaired individuals, and persons with disabilities, including developmental disabilities.

Policy H-3.2: Encourage housing developers to produce affordable units by providing development standard incentives for projects that include new affordable units available to special-needs groups.

Policy H-3.3: Promote the development of special-needs housing, such as housing for seniors; housing for persons with physical, developmental, or mental disabilities; and housing for extremely low-income persons.

Policy H-3.4: Participate regionally in addressing homelessness issues.

Program 3.A: Support Affordable Housing Development. The City will work with housing developers to expand opportunities for affordable lower-income housing for special-needs groups, including persons with physical and developmental disabilities, female-headed households, large families, farmworker housing, extremely low-income households, seniors, and persons experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities:

- Support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations of this include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons to reduce the displacement risk for these residents from their existing homes and communities.
- Promote the use of the density bonus ordinance, application process streamlining, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas and areas with limited rental opportunities currently.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Give priority to permit processing for projects providing affordable housing for special-needs groups.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to expedite processing of such projects.
- Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes, to meet the needs of female headed of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Encourage residential development near parks, open space, transit routes, civic uses, social services, and other health resources.
- Partner with nonprofit and for-profit affordable housing developers to support their financing applications for state and federal grant programs, tax-exempt bonds, and other programs that become available.
- Pursue federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.

- Pursue partnerships with the North Bay Regional Center to identify funding opportunities and promote housing for persons with disabilities.

Responsible Agency: Development Services

Time Frame: Ongoing, as projects are processed by the City. Annually apply for funding and annually engage with North Bay Regional Center.

Funding Source: Where feasible, leverage state and federal financing, including Low-Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.

Quantified Objective: 50 lower-income units, at least 5 of which including accessibility modifications, to reduce overpayment and displacement risk for lower-income households and special needs groups and encourage access to Quail Glen, Montebello, and the Waterfront District neighborhoods.

Program 3.B: Extremely Low-Income Housing. The City will encourage additional housing resources for extremely low-income residents, particularly seniors, farmworkers, and persons with physical or developmental disabilities, through a variety of actions, including:

- Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the City's identified housing needs.
- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Coordinate with service providers, nonprofit organizations, employers, developers, and other Solano County jurisdictions to explore funding and incentives and to identify specific farmworker development opportunities. Seek partnerships, and work to identify funding for solutions such as financing through USDA.
- Monitor the migrant student population in Suisun City and take additional actions to serve the farmworker population,
- Provide regulatory incentives for construction of farmworker housing, and include a requirement to prioritize a portion of new units for farmworkers and

encouraging local affordable housing providers to set aside units for farmworkers.

- Annually reach out to affordable housing developers to gather interest and input on the need for farmworker housing and provide information on available funding.

Responsible Agency: Development Services

Time Frame: Ongoing, as projects are processed by the Development Services Department. By December 2024, outreach to organizations that support extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications as they are submitted. Annually coordinate to address and identify the needs of farmworkers and inform developers of available funding and incentives for farmworker housing.

Funding Source: General Fund

Quantified Objectives: Assist 30 extremely low-income households to reduce overpayment and displacement risk for special needs groups, as identified in the program.

Program 3.C: Support Housing for Residents with Developmental Disabilities. The City will coordinate housing activities and outreach with the North Bay Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, to increase housing mobility opportunities and pursue funding sources designated for persons with special needs and disabilities. Implement an outreach program in coordination with the North Bay Regional Center that informs families in the city about housing and services available for persons with developmental disabilities, such as developing informational brochures and directing people to service information on the City’s website.

Responsible Agency: Development Services

Time Frame: Meet annually with the North Bay Regional Center to discuss opportunities for persons with developmental disabilities and develop an outreach plan by June 2024. Develop a brochure and/or post information on the City’s website by October 2024.

Funding Source: General Fund

Quantified Objectives: 10 housing units for persons with disabilities to reduce displacement risk stemming from availability of accessible units and housing costs.

Program 3.D: Large Unit Development: The City will work closely with private and nonprofit developers of new multifamily housing to target subsidies and programs to encourage the inclusion of three- and four-bedroom units in affordable rental projects to reduce displacement risk while also facilitating housing mobility opportunities for large households. The City will prioritize projects of three and four bedroom units in areas of concentrated overcrowding.

Responsible Agency: Development Services

Time Frame: Ongoing, discuss large unit potential with developers as projects are proposed and as a part of implementation of Programs 1.B, 1.C, 1.I, and 3.A.

Funding: General Fund

Quantified Objectives: 10 dwelling units that can accommodate lower-income large families to reduce displacement risk.

Program 3.E: Regional Homeless Issues. The City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will monitor the demographic composition of the homeless population to identify needs for targeted resources and determine what efforts to take, such as providing education on the financial assistance and programs available.

Responsible Agency: Development Services

Time Frame: Meet with neighboring cities, and the County annually to discuss homeless issues and identify actions to address homelessness. Kick off meetings by December 2023, develop a plan by June 2024, implement the plan by December 2024.

Funding Source: General Fund

Quantified Objective: Assist with program development and funding identification that will assist at least 10 homeless persons.

Goal H-4 Housing Constraints

Policy H-4.1: Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing housing needs.

Policy H-4.2: Periodically review the City’s regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

Policy H-4.3: Provide streamlined processing of residential projects to minimize time and costs to encourage housing production.

Policy H-4.4: Ensure that all City regulations related to housing are up-to-date and consistent with State housing legislation.

Program 4.A: Amend Development Standards to Remove Constraints. The City will amend the Zoning Ordinance to review and revise standards to comply with State law.

- **Emergency Shelters:** 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, in compliance with Government Code Section 65583(a)(4)(A)(ii).
- **Residential Care Facilities:** Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City’s definition of family.
- **Family Definition:** Define “family” in the Zoning Ordinance to comply with state law.
- **Transitional and Supportive Housing:** Consistent with State law, amend the municipal code to ensure that transitional and supportive housing types permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same zone per Government Code Section 65583(a)(5), and allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- **Mobile and Manufactured Homes:** Allow and permit mobile and manufactured housing in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).
- **Employee Housing:** Treat employee/farmworker 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. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act, and allow for a streamlined, ministerial approval process for projects located on land designated as agricultural or land that allows agricultural uses (Health and Safety Code Sections 17021.5 and 17021.6).
- **Low-Barrier Navigation Centers:** Allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.

- **Parking Standards.** The City will reduce parking standards for studio and one-bedroom units and special needs housing to mitigate possible constraints on development.

Responsible Agency: Development Services

Time Frame: Amend the Zoning Code by December 2024. Monitor parking requirements until January 2027, revise within one year if needed.

Funding Source: General Fund

Quantified Objective: 30 units; of these, encourage 20 units in areas with close proximity to resources and services to improve access to opportunity for lower-income and special-needs persons.

Program 4.B: Reasonable Accommodations. The City will implement state requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities:

- Encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities.
- Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.
- Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical or developmental disabilities.
- Continue to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure is a ministerial process, with minimal or no processing fee, subject to approval by the Development Services Director or appointed staff.

The City will also review and revise findings for approving reasonable accommodation requests, to ensure they do not pose any barriers to housing for persons with disabilities.

Responsible Agency: Development Services

Time Frame: Ongoing, as applications are processed by the City; review and revise regulation approval findings as needed by December 2024.

Funding Source: General Fund

Quantified Objective: Assist five residents with reasonable accommodation requests to reduce displacement risk and encourage five accessible units to improve housing mobility.

Program 4.C: Density Bonus. The City will comply with California Government Code Section 65915, as revised, amend the Zoning Code to be consistent with State density bonus law.

Responsible Agency: Development Services

Time Frame: Amend the Zoning Code by December 2024.

Funding Source: General Fund

Quantified Objective: Facilitate the construction of 12 lower-income units to increase mobility opportunities; encourage density bonus units in Quail Glen, Montebello, and the Waterfront District neighborhoods.

Program 4.D: Development Review and Processing Procedures. The City will annually reach out to developers to continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase housing production in the city. Based on feedback from the development community, the City will review and reduce fees as necessary to ensure they do not constrain development

Responsible Agency: Development Services

Time Frame: Annually reach out to developers to gather input on current development review and processing procedures and review and revise, starting in June 2023 and annually thereafter.

Funding Source: General Fund

Program 4.E: Monitor Nongovernmental Constraints Impeding Residential Development. The City will monitor residential developments that have been approved by the City and where building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to discover why units have not been constructed within two years after approval. If due to nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to reduce or 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 Suisun City and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints

Responsible Agency: Development Services

Time Frame: Monitor two years after project approval, implement as needed.

Funding Source: General Fund

Goal H-5 Fair Housing

Policy H-5.1: Prohibit discrimination in the sale or rental of housing to anyone on the basis of race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other characteristics 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 housing and planning law.

Policy H-5.2: Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.

Policy H-5.3: The City shall 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.

Policy H-5.4: Engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

Policy H-5.5: Work with local tribal representatives to provide cultural sensitivity education to City staff and developers.

Program 5.A: Fair Housing Program: Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such factors. To comply with Assembly Bill (AB) 686, the City has included an Assessment of Fair Housing in this Housing Element and identified the following actions to affirmatively further fair housing (AFFH):

- Implement the following actions:
 - Programs to support place-based revitalization: 2.C, 2.D.
 - Programs to encourage affordable housing in high resource areas: 3.1.1, 3.2.3
 - Programs to facilitate housing mobility opportunities: 1.B, 1.C, 1.D, 1.E, 1.F, 1.H, 1.J, 2.A, 2.B, 3.C, 3.D, 4.B
 - Programs to reduce displacement risk: 1.G, 1.H, 2.C, 2.D, 3.A, 3.B, 3.C, 3.D, 4.B,
- Seek funding annually to contract directly with a fair housing service provider, such as Fair Housing Advocates of Northern California (FHANC).
- With or without an ongoing contract, coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.

- By December 2024, further fair housing practices in the community by publicizing and providing information on fair housing laws and owner and renter rights and responsibilities, as well as referrals to the local fair housing hotline. In addition, the City will include the fair housing complaint hotline number on City housing flyers and on the City’s website.
- By December 2025, provide information on the City’s website about affordable homeownership and rental options in the City and update as new opportunities become available. Provide targeted outreach to distribute this information in the Heritage Park and Waterfront District neighborhoods through making printed flyers available in public buildings, and help lower-income households locate affordable housing opportunities by request.
- Work with Solano Mobility to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the City’s website, social media, and in public buildings by January 2025 and advertised annually in the City’s newsletter to help connect seniors and other residents to services within the city and throughout the county.
- Meet with the Fairfield-Suisun Unified School District annually, beginning in 2025, to work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.
 - Promote acquisition and rehabilitation of affordable housing units in high resource areas to facilitate housing mobility opportunities for lower-income households so that they can access the wide range of programs offered across Fairfield-Suisun Unified School District schools and so that all schools can benefit from increased diversity.
 - Support applications by Fairfield-Suisun Unified School District or individual schools, when feasible, to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.
 - Support investment of additional resources directly into math and reading proficiency in northeastern and southwestern areas to improve the performance of the entire district by focusing resources on student populations which may be homeless, foster youth, or socioeconomically disadvantaged.
- Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and non-residential uses and working with Solano County to reduce impacts associated with solid waste and agricultural uses. Meet with Solano County at least biannually to discuss best practices for reducing impacts of non-residential uses.

- Apply for funding annually, if available, to support local fair housing organizations and other providers that provide linguistically accessible and culturally relevant housing assistance to lower- and moderate-income households and other households with special needs.
- Prioritize projects that facilitate place-based revitalization through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.
- Ensure program availability and funding announcements are made available in Spanish and Asian and Pacific Islander languages.

Responsible Agency: Development Services

Time Frame: Refer to each strategy in the AFFH program for specific timeframes.

Funding Source: General Fund

Quantified Objective: Affirmatively further fair housing through information and collaboration with community partners to increase the availability of services and resources.

Goal H-6 Energy Conservation

Policy H-6.1: Promote energy conservation and efficiency in existing housing and new development.

Policy H-6.2: Encourage the use of energy conservation features in residential construction, rehabilitation, and remodeling.

Program 6.A: Promote Energy Conservation. Promote energy efficiency in existing housing and new development:

- Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.
- Provide information on the website and through printed materials at City Hall on the following programs:
 - PG&E's Energy Savings Assistance Program for low-income households who want to make their homes energy efficient.
 - Promote the Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income residents with one-time energy bill payments and home weatherization services for improved energy efficiency and health and safety.
 - Promote California’s Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy-efficiency upgrades at no cost to residents.

Responsible Agency: Development Services

Time Frame: Make information easily available on the City’s website by June 2023 and print materials and make available at public facilities by August 2023.

Funding Source: General Fund, SCE, and SoCalGas

Quantified Objective: Connect 10 low-income residents with available programs to reduce displacement and facilitate place-based revitalization.

QUANTIFIED OBJECTIVES

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period based on optimal implementation of each program. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table 4**.

TABLE 4 QUANTIFIED OBJECTIVE SUMMARY

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	80	80	95	98	267
New Construction					
Program 1.B	10	20	30		
Program 1.C	10	20	30		
Program 1.D	10	10	10	60	
Program 1.E	15	35	50	45	
Program 1.H		3	4	4	1
Program 1.I		10	10		
Program 1.K		10	10		
Program 1.L		10	15	25	
Program 2.A		25	25		
Program 2.B	20				
Program 3.D		10			
Program 3.C		5	5		
Rehabilitation					
Program 2.C		5	10		
Program 2.D			25	50	50
Conservation					
Program 1.F		10	5		
Program 1.G			6		
Program 2.B		150	150		
Program 3.E	10				
Program 4.A		20	10		
Program 4.D		5			
Program 6.A			10		

Source: City of Suisun City, July 2022

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.
2. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

5. SITES INVENTORY AND ANALYSIS

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 and public facilities and services to these sites.

REGIONAL HOUSING NEEDS ALLOCATION

The RHNA, prepared in accordance with the provisions of Section 65584 of the California Government Code by ABAG, addresses Suisun City’s share of the regional housing need by income group for the 2023-2031 projection period.

Councils of governments, including ABAG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in their region. This methodology must specifically 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.

The current RHNA for the City established by the Solano County subregion for 2023–2031 is displayed in **Table 5**. Suisun City must plan to accommodate a total of 620 units between June 30, 2022, and December 15, 2030. Of the 620 total units, the City must plan to accommodate 160 units for very low-income households, 95 units for low-income households, 98 units for moderate-income households, and 267 units for above moderate-income households.

TABLE 5 REGIONAL HOUSING NEED ALLOCATION, 2023–2031

Income Category	Allocation
Very Low*	160
Low	95
Moderate	98
Above Moderate	267
Total	620

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

**It is assumed that 50 percent of the very low- income category is allocated to the extremely low-income category.*

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 potentially 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.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. None of the sites included in this analysis were identified in previous cycles as meeting the lower-income RHNA. However, four sites (sites 3, 4, 5, and 6) were included in previous cycles to meet moderate and above moderate RHNA and have been since rezoned to accommodate higher density development and are therefore included in this cycle to accommodate lower- and moderate-income RHNA. For compliance with State law, the City has included Housing Element **Policy H-1.4**, which commits the City to allowing residential use by right on sites consistent with Government Code Section 65583.2(c), for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Sites Appropriate for Lower-Income Housing

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The 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 Suisun City is 20 dwelling units per acre. The City has included several sites, listed in **Table 6**, that allow for densities up to 54 units per acre and are assumed to accommodate the City’s lower-income RHNA.

Realistic Capacity

In determining the realistic capacity for the City’s inventory of sites, the City considered land use controls and site improvements and assumed an 80% adjustment to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80% adjustment. To further determine an appropriate realistic capacity assumption, the City considered and evaluated the implementation of its current multifamily development standards (e.g., setbacks, building height, parking, density requirements, land use controls, water and wastewater access, and open space requirements) as well as project examples to determine approximate density and unit capacity to not over project unit potential. After considering the 80 percent adjustment factor and the 69 percent project examples, the city decided to take a conservative approach and assume a 70 percent capacity on sites included in **Table 6** and a 50 percent realistic development potential on mixed-use sites to consider nonresidential uses. Of that 50 percent, only 25 percent of the capacity is assumed to meet the lower income RHNA.

In the Downtown Mixed Use (DMU) zone, mixed use development and 100 percent residential projects are allowed by-right. However, the Commercial Mixed Use (CMU) zone only allows for 50 percent of a project to be residential and allows 100 percent of the project to develop with commercial. To provide more flexibility, and to help facilitate residential on CMU zoned sites, the City has included Program 1.B to create a residential overlay that allows 100 percent residential and/or requires at least 50 percent of the FAR is residential in mixed use projects in the CMU zone. Realistic capacity for approved projects is based on the number of units approved for each project. See **Table 6** for project examples.

TABLE 6 REALISTIC CAPACITY PROJECT EXAMPLES

Project Name	Affordability	Acres	Project Status	General Plan/Zoning	Total Project Units*	Max. Allowable Density	Realistic Capacity
Blossom Apartments	Market Rate	9.09	Approved Built	RM/RM	180	182	99%
Meridian West	Market Rate	7.44	Approved Built	DW/RM	71	179	40%
Marina Village Apartments	Lower Income (TCAC)	5.20	Approved Under Construction	HDR/MU RH2/CR	160	234	68%
Average							69%

Source: City of Suisun City, June 2022

*Density bonus units were not a part of the project.

Sites Inventory

The City prepared an inventory of vacant and underutilized sites available to accommodate the City’s RHNA. **Table 7** provides the characteristics of each site, including, zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities, and **Figure 1** maps the location of each site in the city.

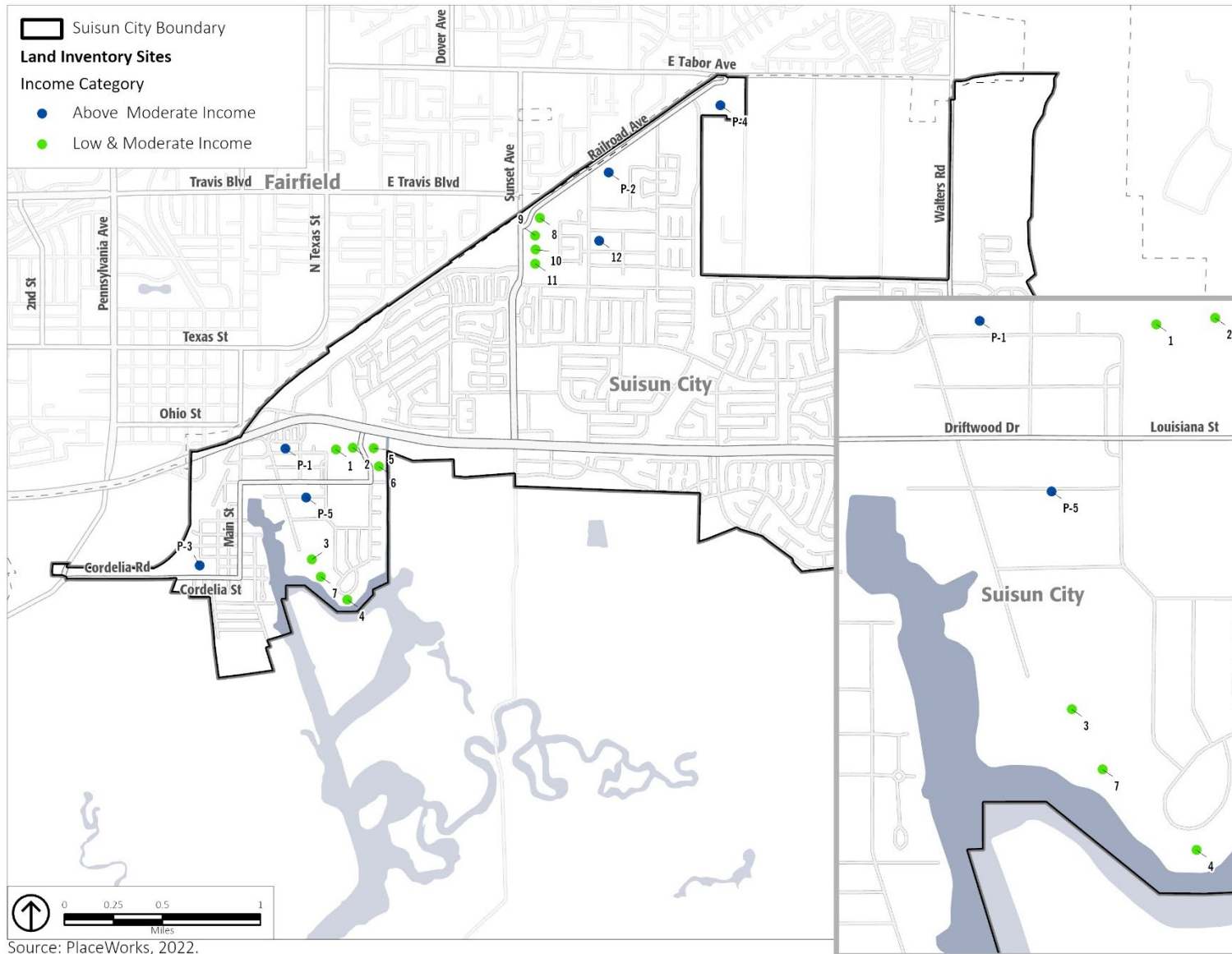
TABLE 7 CURRENT AVAILABLE SITES

Site No.	APN	GP Des	Zoning	Min. Density	Max. Density	Parcel Size (acre)	Max. Capacity	Realistic Capacity			Existing Use	Constraints*
								Lower	Moderate	Above Moderate		
1	0032-281-130	DW	RHD	24	54	1.25	68	23	24		Vacant	None
2	0032-281-110	DW	RHD	24	54	1.61	87	30	30		Vacant	None
3	0032-180-610	DW	RMD	12.1	24	3.44	83	28	29		Vacant	None
4	0032-321-010	DW	RMD	12.1	24	6.74	162	56	57		Vacant	None
5	0032-282-040	DW	RMD	12.1	24	0.75	18	6	6		Vacant	None
6	0032-292-010	DW	RMD	12.1	24	3.00	72	25	25		Vacant	None
7	0032-180-420	DW	RMD	12.1	24	2.30	55	19	19		Vacant	None
8	0037-160-110	CMU	CMU	10	40	3.67	147	36	37		Vacant	None
9	0037-220-130	CMU	CMU	10	40	3.59	144	35	36		Vacant	None
10	0037-220-190	CMU	CMU	10	40	3.43	137	34	34		Vacant	None
11	0037-220-200	CMU	CMU	10	40	3.35	134	33	34		Vacant	None
12	0037-231-210	RL	RL	4	10	0.52	2			1	Vacant	None
Total Units							1,064	325	331	28		

Source: City of Suisun City, December 2022

Note: The sites included do not have any environmental constraints or constraints related to contaminants, easements, site shape or size, compatibility with designated uses, or other physical conditions that would constrain development. Further, all sites have sufficient capacity for sewer, water, and dry utilities.

FIGURE 1 VACANT AND UNDERUTILIZED SITES IN SUISUN CITY



APPROVED AND PENDING PROJECTS

The City is relying on three approved projects and two pending projects to meet the above moderate-income RHNA: Blossom Apartments and Meridian Ranch. These projects provide the City with capacity for 384 units towards the above moderate-income RHNA (**Table 8**). Projects P-1, P-2, and P-3 provide a capacity of 267 units and are expected to begin construction in 2023 or 2024. Projects P-4 and P-5 provide a capacity of 117 and are pending approval. While the City believes all projects listed below will be constructed within the planning period, the City is assuming projects P-1, P-2, and P-3 will accommodate the above moderate income RHNA, and projects P-4 and P-5 will provide additional surplus in the above moderate income category.

Project Status

Project P-1, next steps include recording of the final map and issuance of the building permit. As of January 2023, the third plan check comments have been sent to the applicant.

Project P-2, the building permit has been issued and the developer is expected to begin construction in early 2023.

Project P-3, rough grading of the site has been completed and final map has been recorded; the developer is expected to move forward with construction in 2023.

Projects P-4 and P-5 are pending approval, requiring entitlement and environmental processes prior to submitting applications for building permits and approval of final maps. While still in earlier stages of the project planning process, both are expected to be constructed prior to the end of the planning period.

TABLE 8 APPROVED AND PENDING PROJECTS TO MEET THE RHNA

Site ID	Project Name	Affordability	Acres	Project Status	General Plan/Zoning	Total Project Units
P-1	Lotz Residences	Above Mod.	1.58	Approved - 2022	DW/RMD	16
P-2	Blossom Apartments	Above Mod.	9.09	Approved – 2021	RM/RM	180
P-3	Meridan West ¹	Above Mod.	7.44	Approved – 2017	DW/RM	71
P-4	Olive Tree Ranch	Above Mod.	10.25	Pending – 2023	RM, CMU/CSF, RM	70
P-5	Almond Gardens	Above Mod.	3.19	Pending – 2023	DW/RH	47
	Total Units					384

Source: City of Suisun City, August 2022

1. Delays in development of Meridan West occurred due to litigation and subsequent sale of the land to a new builder. However, the new builder has submitted building permit applications and civil plans. The site has been graded and will break ground for construction in 2023.

ACCESSORY DWELLING UNIT 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, whether the units are permitted by right, 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.

The City issued six building permits for ADUs in 2021 but none during the rest of the planning period. However, the City assumes that with additional funding to support ADU construction and marketing of resources, the City anticipates that 12 ADUs will be built over the next 8 years. To promote ADUs, the City has included **Program 1.H** to comply with state law and make construction of ADUs feasible for more property owners.

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. Of the 12 ADUs projected, it is estimated that 7 will be for lower-income households, 4 for moderate-income households, and 1 for above moderate-income households.

SUMMARY OF CAPACITY TO ACCOMMODATE THE RHNA

Table 9 compares the City’s RHNA to its site inventory capacity. Accounting for approved projects, the vacant site capacity, and the projected ADUs, the City has a total surplus of 460 units. Breaking this down by income category, the City has a surplus of 77 units in the lower-income (including extremely low-, very low-, and low-income) category, a 237 unit surplus in the moderate-income category, and a 146-unit surplus in the above moderate-income category.

TABLE 9 SUMMARY OF RESIDENTIAL CAPACITY COMPARED TO THE 6TH CYCLE RHNA

Income Category	RHNA	Site Capacity	Approved Projects	Projected ADUs	Total Capacity	Surplus
Very Low	160	325	0	7	332	77
Low	95					
Moderate	98	331	0	4	335	237
Above Moderate	267	1	384	1	386	119
Total	620	657	384	12	1,053	433

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, City of Suisun City, August 2022

FINANCIAL RESOURCES

The City of Suisun City 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, which include Community Development Block Grant (CDBG) funds from the state and Section 8 rental assistance. **Table 10** lists a range of potential financial resources that may be used in Suisun City.

TABLE 10 FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of the United States Department of Housing and Urban Development (HUD) to cities through an annual competitive process.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	<ul style="list-style-type: none"> • Land Acquisition • Rehabilitation • Relocation of Unit • Refinancing of Existing Indebtedness
2. State Programs		
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	<ul style="list-style-type: none"> • Support Services • Rehabilitation • Transitional Housing • Supportive Housing

Program Name	Description	Eligible Activities
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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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 five years.	<ul style="list-style-type: none"> • Homeowner Assistance
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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • New Construction • Rehabilitation

Program Name	Description	Eligible Activities
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	<ul style="list-style-type: none"> • Predevelopment, Site Development, Site Acquisition • Rehabilitation • Acquisition/rehab • Down Payment Assistance • Mortgage Financing • Homebuyer Counseling
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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • New Construction
3. Local Programs		
Rebuilding Together (Solano County)	RTSC provides necessary home repairs for low-income veterans/ senior / disabled homeowners.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Rental 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.	<ul style="list-style-type: none"> • Homebuyer Assistance
4. Private Resources/Lender/Bank Financing Programs		
Federal National Mortgage Association (Fannie Mae) Community	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> • Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> • Homebuyer Assistance • Rehabilitation

Program Name	Description	Eligible Activities
Homebuyers Program	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • New Construction
Freddie Mac	Home Works – Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction

Source: City of Suisun City, June 2022

6. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental and market factors that may serve as potential constraints to housing development and improvement in Suisun City.

GOVERNMENTAL CONSTRAINTS

The City's role in the housing market is to facilitate and promote the provision of housing affordable for all economic segments of the community. The facilitation of affordable housing can be constrained by a number of factors inherent in the municipal structure. Some governmental regulations can increase the cost of development, thus constraining the availability of affordable housing.

Although several components of housing production are beyond the control of local government, such as the cost and availability of mortgage capital, labor, and materials, key elements are directly controlled by local government and are thus legitimate subjects of inquiry for the Housing Element. Governmental constraints are those imposed by the government that either limit the number of housing units to be built or increase the costs of those units that are built. Constraints increase costs either by adding direct specific expenses, such as street improvements or development fees to the cost of a housing unit or by increasing the time necessary to build the unit, thereby increasing the builder's incidental costs, such as interest payments or labor costs. All costs are ultimately passed on to the occupant of the housing unit in higher mortgage payments or rent.

Governmental constraints can be classified in three basic categories: those which impose regulation, those which add direct costs, and those which result in time delays. Regulations and time delays result in increased costs, but they cannot be calculated as easily as direct costs such as fees. The most obvious and significant factors under the influence of local government are discussed herein.

Consistent with transparency requirements, (Government Code Section 65940.1 subdivisions (a)(1)(A) and (a)(1)(B)), the City's development standards and fees are available on the City's website.

Land Use Controls

Land use controls can affect the cost of housing if they artificially limit the supply of land available for development and/or limit the type of housing that can be built in a city to certain types that are less affordable. Four key documents control land use in Suisun City:

- General Plan, 1979; revised May 2015
- Zoning Ordinance, 1974; updated in 1992 and 2017
- Historic Downtown and Waterfront Specific Plan, 1983; amended Downtown/Waterfront Specific Plan, 1999; amended Waterfront District Specific Plan, 2016
- Suisun Marsh Protection Plan, 1976

As seen in **Table 11**, the City’s zoning districts provide for a variety of dwelling types, commercial development, manufacturing development, agriculture, and open space. **Table 11** provides a description for each of the City’s zones as well as the number of dwelling units allowed per gross acre, where applicable.

TABLE 11 ZONING DISTRICTS

Zone	Permitted Units per Gross Acre	Description
Agricultural production and sales (APS)	1 dwelling unit and 1 second unit per parcel up to 0.5 floor-area ratio (FAR)	The APS zoning district is intended to preserve agricultural lands in the city, while permitting compatible uses such as, the processing and packaging of agricultural products, recreation, the sales and marketing of agricultural products, and commercial uses, such as restaurants and bed and breakfast establishments. The APS zone is consistent with the agriculture and open space land use designation in the general plan.
Low-density residential (RL)	4 - 10 units	Dwelling types may include single-family detached dwellings on small or standard lots, two-family dwellings (duplexes or duets), townhomes (attached and detached), and other dwellings within the specified density and intensity range. The RL zone is consistent with the low-density residential land use designation in the general plan.
Medium-density residential districts (R-M)	10.1 - 20 units	Dwelling types may include single-family detached dwellings on small lots, two-family dwellings (duplexes or duets), townhomes (attached and detached), multifamily apartments and condominiums, and other dwellings within the specified density and intensity range. The R-M zone is consistent with the medium-density residential land use designation in the general plan.
High-density residential districts (R-H1)	20.1 - 30 units	Dwelling types may include multifamily dwellings in a variety of formats, including attached townhomes and garden court formats, and representing surface and tuck-under parking arrangements. Other dwelling types within the specified density range and meeting the standards, may be included in this zone. The RH-1 zone is consistent with the high-density residential land use designation in the general plan.
High-density residential 2 (RH-2)	20.1 – 45 units	Dwelling types may include multifamily dwellings in a variety of formats, including townhomes and garden court apartments, with surface, tuck-under, and podium parking arrangements. Other dwelling types within the specified density range and meeting the standards, may be included in this zone. The RH2 zone is consistent with the high-density residential land use designation in the general plan.
Residential mixed use (RMU)	10 – 45 units	The residential mixed use (RMU) zoning district is applicable to parcels, where a variety of residential dwelling types and complementary nonresidential uses are desired in proximity. Nonresidential uses are not required on any given parcel but are permitted on the ground floor to increase the likelihood

Zone	Permitted Units per Gross Acre	Description
		of their economic viability and contribute to the goods and services available to the neighborhood. The RMU zone is consistent with the mixed-use land use designation in the general plan.
Waterfront district specific plan (DWSP)	Varied (according to guidelines established in Specific Plan)	The purpose of the waterfront district is to provide a mechanism for carrying out the goals, policies, objectives and regulations of the Waterfront District Specific Plan. Districts within the DWSP area that allow residential uses include Residential Low Density, Residential Medium Density, Residential High Density, and Historic Residential.
Commercial Retail (CR)	n/a	The CR zoning district is applicable to parcels where the sale of goods and services is the primary intended use. This includes large format retail establishments, as well as smaller commercial businesses scaled to neighborhood-serving goods and services meeting the density and intensity standards. The CR zone is consistent with the commercial land use designation in the general plan.
Commercial services and fabricating (CSF)	n/a	The CSF zoning district is applicable to parcels where a mix of retail, services, wholesale, warehousing, light assembly, and manufacturing uses are desirable. The CSF zone is consistent with the commercial land use designation in the general plan.
Commercial mixed use (CMU)	10 - 40 units	The CMU zoning district is applicable to parcels where a variety of commercial uses are desired as the primary use, with residential uses permitted as a secondary use. Residential uses are not required on any given parcel, but if included, must be above or behind ground-floor commercial uses in this zone. The CMU zone is consistent with the mixed-use land use designation in the general plan.
Business and professional office districts (O)	n/a	The O zoning district is applicable to parcels where professional office is the primary intended use, with complementary services and retail permitted as secondary uses. The O zone is consistent with the commercial land use designation in the general plan.
Open space (OS)	n/a	The OS zoning district is intended for the preservation and restoration of open space areas for which the primary use is the retention of these lands in their natural state. Secondary or complementary uses may include trails, accessory buildings (such as maintenance structures), and passive power generation, where these do not impinge on the functionality of the open space areas to be preserved. The OS zone is consistent with the agriculture and open space land use designation in the general plan.
Park	n/a	The P zoning district is the primary park and recreation zone in the city allowing for a variety of permitted active and passive outdoor recreational uses. The zone also allows for compatible public facilities that may benefit from proximity to a park such as, community centers and libraries. The P

Zone	Permitted Units per Gross Acre	Description
		zone is consistent with the park land use designation in the general plan.
Public/Quasi-Public (PQP)	n/a	The PQP zoning district is intended to accommodate governmental, educational, community service (such as fire or law enforcement), religious, childcare, or cultural facilities (galleries, art, and dance schools) that are complementary to community life. The PQP zone is consistent with the civic land use designation in the general plan.
Planned unit development (PUD)	Varies	The planned unit development (PUD) permit is designed and intended to provide for the orderly development of land in conformance with the general plan and applicable specific plan. The permit would allow a flexible design approach and intended to accommodate various types of development such as neighborhood and district shopping centers, professional and administrative office areas, multifamily housing developments, single-family residential developments, commercial service centers, or light industrial parks, or any other use or combination of uses, which can be made appropriately a part of a planned development. The underlying zoning districts and general plan land use designations will vary.

Source: Suisun City Zoning Ordinance, 2022

Residential Development Standards

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, second dwelling units, mobile homes, transitional housing, supportive housing, single-room occupancy units, and emergency shelters. **Table 12** shows development standards for zoning districts that allow residential uses.

TABLE 12 DEVELOPMENT STANDARDS

	Low-Density Residential (RL)	Medium-Density Residential (RM)	High-Density Residential (RH1)	High-Density Residential (RH2)	Residential Mixed Use (RMU)	Commercial Retail (CR)	Commercial Services and Fabricating (CSF)	Commercial Mixed Use (CMU)	Business and Office (O)	Agriculture Production and Sales (APS)
Minimum Site Area	3,600 square feet (sf)	1,800 sf	1,200 sf	800 sf	800 sf	2,400 sf	7,500 sf	2,500 sf	2,500 sf	2 acres
Lot Coverage	40% of the lot ¹	80% of the lot ¹	80% of the lot ¹	80% of the lot ¹	80% of the lot ¹	100%	80%	100%	80%	40%
Front Yard (ft)	10 min — 20 max ²	10 min — 20 max ²	0 min — 15 max	0 min — 15 max	0 min — 15 max	0	10	0 min – 10 max		20 for dwelling
Side to side, interior (ft)	5 min	0 min — 5 max	0 min — 5 max	0 min — 5 max	0 min — 5 max	0		0 min – 10 max		
Rear Yard (ft)	10 min ³	5 min ³	5 min ^{3,4}	5 min ^{3,4}	5 min ^{3,4}	10 ⁶	10 ⁶	15 min ⁶	10 ⁶	15 for dwelling ⁶
Height of Structure (ft)	35	35	55	55	55	45, 3 stories ⁷	45,3 stories ⁷	45,3 stories ⁷	45, 3 stories ⁷	50
Accessory Dwelling Unit										
Minimum side setback, interior	4									
Maximum height of stand-alone unit	16									
Maximum floor area ⁵	Attached – 1,000 sf Detached – 1,000 sf									
Front	Must be in the rear 50% of the lot									
Building Separation	A minimum 5-foot distance shall be maintained between a detached accessory dwelling unit the primary building on the site. A detached accessory structure shall be set back from other structures on the site as required by the building code.									

Source: Suisun City Zoning Ordinance, 2022

¹ Lot coverage includes primary buildings, accessory buildings, covered parking, and covered patios.

² *Garage shall not be closer than 15 feet to the front property line.*

³ *Garage setback shall be no closer than 3 feet to the rear property line.*

⁴ *No required maximum to allow for parking lots and courtyards, as relevant to the design of the dwelling units.*

⁵ *The proposed increase in gross floor area of an attached or detached ADU shall not exceed 50 percent of the existing living area.*

⁶ *May be located at back of sidewalk if adjacent to nonresidential use or up to 20 feet, if adjacent to residential use.*

⁷ *May be exceeded with a Conditional Use Permit.*

Cumulative Impacts of Development Standards

State law requires the City to consider the impacts of development standards on the cost of housing, and further to consider the cumulative impacts of development standards on the cost and supply of housing. The primary development standard affecting housing cost is the lot size standard; however, since this standard effectively establishes a 3,600-square-foot minimum for single-family neighborhoods, this is not a constraint. Additionally, the passage of SB 9 has lessened this constraint by allowing lot splits and duplexes by right. Similarly, the primary standard affecting housing cost for multifamily units is typically the maximum allowable density. However, the City currently allows development at densities up to 45 units per acre which is sufficient for market rate and affordable housing development. Further, the City has included **Program 1.B** to provide flexibility in development standards (i.e., parking, setbacks) for mixed-use projects to promote development of multifamily units.

Parking

Parking regulations are found in the Zoning Ordinance Chapter 18.42 and in the Waterfront District Specific Plan. They apply to any new building, any addition or enlargement of an existing building or use, and any change in occupancy or the manner in which a use is conducted that would result in additional required parking.

In general, the City requires two parking spaces per single-family residence, only one of which must be covered. For studio and one-bedroom multifamily dwelling units, one covered parking space per unit is required and 0.25 guest parking spaces. For multifamily dwelling units with two bedrooms, 1.5 parking spaces per unit are required, one of which shall be covered, and 0.25 guest parking spaces. For multifamily dwelling units with three or more bedrooms, two off-street parking spaces per unit are required, one of which must be covered, and 0.25 guest parking spaces.

The City's parking requirements are typical for cities of similar size and character. However, they may not fully address special types of housing, such as senior housing, studios, and very small one-bedroom apartments. Parking requirements could increase costs for some types of affordable housing. The City has the ability to require less costly parking standards on a case-by-case basis as an incentive for providing affordable housing under its density bonus ordinance. Additionally, the City has included **Program 4.A** to monitor parking requirements, specifically for special needs housing and studio units, to determine whether they pose a constraint to development. If they are a constraint, the City will revise parking requirements for these units.

Residences in Commercial Zones

Suisun City allows residential uses by right for accessory buildings in all commercial zones. Residential uses in the CR zone are permitted with a conditional use permit for emergency shelters. Residential uses in the CSF zone allow emergency shelters by-right. Residential uses in the CMU district are permitted by right for multifamily, ADUs, live-work, SROs, community care facilities, and transitional and supportive housing, and with a conditional use permit for emergency shelters. Residential uses in the O zone are permitted by-right for live-work units. Emergency shelters are permitted with a conditional use permit in the CR, CMU, and O zones.

The Waterfront District Specific Plan has four residential zones established: Residential Low Density (RLD), Residential Medium Density (RMD), Residential High Density (RHD), and Historic Residential (HR). Residential development is also allowed under the Waterfront District Specific Plan in the Historic Limited Commercial (HLC) and Downtown Mixed Use (DMU) zones, and with a conditional use permit in the Main Street Mixed Use (MSMU) and Commercial/Office/Residential Mixed Use (C/O/R) zones. The C/O/R district is to be developed with a mix of businesses, professional offices, retail commercial, restaurant uses, and a hotel. Residential uses are also permitted to be developed as a “standalone” development or as an integrated part of a commercial/office development (e.g., on upper floors over ground floor commercial uses. Any proposed uses and development must be approved through the PUD process. The MSMU designation is primarily devoted to preserving and enhancing the mix of retail, entertainment, and destination uses in the Downtown Core. Retail or personal service businesses are permitted in the ground-floor storefront facing Main Street, and residential, commercial, and professional office uses are encouraged on the upper floors and behind the Main Street frontage.

Typical Densities for Development

The City of Suisun City is a small city in Solano County with physical constraints to outward expansion, such as the Suisun Marsh to the south, Travis Air Force Base to the east and the City of Fairfield to the north and west. Single-family residential lots generally vary in size from approximately 6,000 to 10,000 square feet in the low-density residential zone. Multifamily densities are typically between 20-45 units per acre depending on the land use designation. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone in which the site is located, and the City did not receive any requests to develop below the assumed capacity in the sites inventory.

Parking Requirements

In California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, however, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The City’s Zoning Code establishes residential parking standards, as summarized in **Table 13**. In addition to these standards, the City currently requires at least one parking space for every staff member in emergency shelters, in compliance with California Government Code Section 65583(a)(4)(A)(ii), and one parking space for every 10 temporary residents for emergency shelters. The parking standards included in **Table 13** have already factored in the need for guest parking. Additional guest parking is not required.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. To assist with the development of housing affordable to lower-income households, the City allows for parking reductions for affordable projects through the California Density Bonus Law statute, Government Code Section 65915. In 2021, the City lowered parking reductions for the Marina Village, which offered 160 affordable rental units.

TABLE 13 RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking
Citywide	
Single-Family	2 spaces/unit, 1 in garage
Multifamily ^{1, 2}	
One bedroom or studio ³	1 covered per unit, plus 0.25 guest, 1 covered per unit, plus 0.50 uncovered, 0.25 guest
Two bedrooms	1 covered per unit, plus 0.1 uncovered, 0.25 guest
Three or more bedrooms	1 covered per unit, plus 0.1 uncovered, 0.25 guest
Accessory Dwelling Unit ⁴	1 covered space/unit
Community care facility, small	2 per dwelling, 1 in garage
Community care facility, large	1 per every 4 beds
Dwelling, two-family (duplex)	1 up to 1,000 sf of dwelling space in garage. 2 over 1,000 sf of dwelling space, 1 in garage
Emergency shelter ⁵	1 per employee, plus 1 per every 10 shelter residents
Live-work	Same as multifamily
Mobile Home, single	2 per dwelling unit
Mobile Home, parks	2 per dwelling unit, plus 0.5 guest parking
Rooming and boarding house	2 per unit, plus 0.5 per sleeping room
Senior	1 covered per unit, plus 1.25 guest parking
Single-room occupancy units	1 per unit
Waterfront District Specific Plan	
Single-Family	2 spaces per unit, 1 covered
Multifamily	
One bedroom or studio	1 space per unit
Two or more bedrooms	1.5 spaces per unit, 1 covered
Guest parking	1 space per 5 units (can be substituted with on-street parking on adjacent street)

Source: City of Suisun City Zoning Code, 2022

- ¹ In addition to the required number of parking spaces for each unit, one off-street uncovered parking space shall be provided for each four units for visitor parking. For single-family zero lot line, patio homes, and duplexes, on-street parking may be substituted for visitor parking, where sufficient street pavement width and distance between driveways has been provided.
- ² For developments containing five or more units, up to 35 percent of the required uncovered spaces may be compact-car size.
- ³ The City has included **Program 4.A** to reduce parking requirements for studio and one-bedroom units.
- ⁴ The City has included Program 4.A to ensure compliance with State Law regarding ADUs.
- ⁵ The City will amend the Zoning Ordinance to 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, in compliance with Government Code Section 65583(a)(4)(A)(ii) (**Program 4.A**).

Density Bonus

Chapter 18.47 of the Zoning Ordinance is in accordance with California Code Section 65915. The City’s current density bonus ordinance allows for an increase of at least 35 percent over the maximum allowable residential density. The City has included **Program 4.C** to amend the density bonus standards to comply with state law.

Provisions for a Variety of Housing Types

Suisun City’s Zoning Ordinance allows a variety of housing types. **Table 14** shows which type of housing types are allowed with a conditional use permit (requires approval) or by right in each of the City’s residential zones and the Waterfront District Specific Plan.

TABLE 14 PERMITTED USES IN RESIDENTIAL ZONES

Land Use	Zoning Ordinance									
	R-L	R-M	R-H1	R-H2	RMU	APS	CR	CSF	CMU	O
Accessory buildings	P	P	P	P	P	—	P	P	P	P
Dwelling, single-family	P	P	P	P	P	P	—	—	—	—
Dwelling, multi-family	—	CUP	P	P	P	—	—	—	P	—
Accessory Dwelling Unit	P	P	P	P	P	P	—	—	P	—
Mobile home, ¹ single	P	P	P	P	P	—	—	—	—	—
Mobile home, ¹ park	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—
Live-work units ²	—	P	P	P	P	—	—	A	P	P
Dwelling, two-family (duplex)	P	P	P	P	P	P	—	—	—	—
Rooming and boardinghouses	—	—	P	P	P	—	—	—	A	—
Single-room occupancy	—	—	P	P	P	—	—	—	P	—
Community care facility, small	P	P	P	P	P	—	—	—	P	—
Community care facility, large ³	CUP	CUP	CUP	CUP	CUP	—	—	—	P	—
Transitional and Supportive housing ⁴	P	P	P	P	P	P	—	—	P	—
Emergency Shelter	—	P	P	P	P	—	CUP	P	CUP	CUP
Farm Worker Housing ⁵	P	P	P	P	P	—	—	—	—	—

Source: Suisun City Zoning Ordinance

P = Uses permitted by right, CUP = Conditional use by approval, A = Administrative Review, — Not Permitted

¹ Manufactured homes are permitted in the same manner as mobile homes. Manufactured homes are allowed in all residential districts within the Waterfront District Specific Plan. The City has included **Program 4.A** to permit both mobile and manufactured homes as a single-family use allowed in the same zones as stick-built single-family homes, including the APS district.

- ² *Live-work units shall be subject to the special-use regulations in Section 18.30.100.*
- ³ *The City has included Program 4.A to explore allowing facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone in accordance with the State definition of family.*
- ⁴ *Transitional and supportive housing is allowed in all zones that allow residential uses subject to the same standards as other residential uses.*
- ⁵ *Farm worker housing is defined as “for six or fewer means any attached or detached dwelling unit used to house farm/agricultural workers and their family members, including temporary mobile homes.” The City has included **Program 4.A** to amend the Municipal Code to allow employee/farmworker housing in compliance with state law (Health and Safety Code Sections 17021.5 and 17021.6).*

Accessory Dwelling Units

The City updated its Accessory Dwelling Ordinance in 2020 to comply with state law. Suisun City allows ADUs by right in any residentially zoned parcel or in any district where single-family or multifamily dwellings are a permitted use. The ADU can either be attached to and designed to be within the living area of the existing dwelling or detached from and no less than five feet from the existing single-family dwelling. The proposed increase in gross floor area of an attached or detached ADU shall not exceed 50 percent of the existing living area up to a maximum of 1,000 square feet. The rented unit shall not be leased for longer than 30 days.

If the development services department receives an application to construct an ADU by either adding onto an existing structure or constructing a new detached structure, and the proposal meets all of the requirements of the Zoning Code, the department shall ministerially approve the application without a hearing. If the applicant will not be adding floor area, and instead has submitted a complete application for an ADU entirely within the existing space of a single-family residence or accessory structure, then the director shall, without a hearing, ministerially approve a complete application for a building permit to create an ADU if all the following apply:

- The unit is contained entirely within the existing space of a single-family residence or accessory structure (without adding floor area to the existing residence or accessory structure) and doesn't exceed 50 percent of the existing primary dwelling.
- The unit is in any district where single-family or multifamily dwellings are a permitted use.
- On any lot with an existing or proposed single-family or multifamily dwelling.
- The unit has independent exterior access from the existing residence.
- Fire sprinklers are provided to the same extent that they are required for the primary residence.

Under **Program 1.F**, the City will continue to ensure that the Zoning Code is in compliance with changes to state law and include incentives for ADUs.

Residential 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.

State-licensed residential care homes for six or fewer persons are permitted uses in all residential districts, as well as in the commercial mixed-use district. State-licensed residential care homes for seven or more persons are conditional uses in each of these residential zones and permitted in the commercial mixed-use district. The City has included **Program 4.A** to allow facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone.

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.”

California Government Code Section 65583(a)(4)(A) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The City allows emergency shelters by-right in all residential zones except the Low-Density Residential district (RL), and by-right in the Commercial Services and Fabricating district (CSF), meaning no discretionary actions, which are closer to services and have access to transportation. The Medium-Density Residential (RM), High-Density Residential 1 (RH1), High-Density Residential 2 (RH2), and Residential Mixed Use (RMU) zones provide opportunities for integration into the residential fabric of Suisun City and close proximity to parks, grocery stores, commercial centers, and bus routes. Similarly, the CSF district is adjacent to LR, RM, and RH1 districts, and has similar access to services such as grocery stores and commercial centers, and most CSF areas are within walking distance of the Fairfield Community Seventh-Day Adventist Church Food Distribution Center.

Emergency shelters are permitted conditionally in the Agriculture Production and Sales district (APS), Commercial Mixed Use (CMU), and Business and Office district (O). Vacant sites in the R-3, R-4, and C-H zones are at a wide range of sizes, suitable to accommodate shelters of various sizes. Vacant land suitable for emergency shelters includes one 9.6-acre parcel in the RM zone and 0.47 acres on four

parcels in the CSF zone. As shown in Table 2-39 of the Housing Needs Assessment, during the 2022 Point-in-Time Count, 41 homeless individuals were counted in Suisun City. In compliance with Government Code Section 65583(a)(4)(I), there is ample land area to accommodate one or more facilities with 41 beds and 200 square feet per bed. A single facility with 41 beds could be accommodated in a building of approximately 8,200 square feet. In both the RM and CSF zones, a facility this size could be constructed on a 0.25-acre lot while meeting development standards.

In addition to vacant site capacity in suitable zones, reuse opportunities of existing structures in the RM and CSF zones exist along Railroad Avenue, particularly in underutilized warehouses and similar structures. While there is sufficient vacant land to support an emergency shelter for the homeless population, reuse opportunities reduce costs associated with constructing a new facility and are largely located in areas adjacent to, or incorporated within, residential neighborhoods to encourage integration and access to residential amenities.

In accordance with California Code Section 65583(a)(4), the Zoning Code requires emergency shelters be subject to the following provisions:

- No emergency shelter shall be within 300 feet of any other emergency shelter.
- An emergency shelter shall not exceed 40 residents.
- Any single resident's stay shall not exceed six consecutive months.
- An emergency shelter shall comply with all development standards of the applicable zoning district in which it is located.
- Emergency shelters shall provide one parking space for every staff member and one parking space for every 10 temporary residents.
- An emergency shelter must adequately comply with the management standards:
 - There shall be space inside the building so that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.
 - Security shall be provided on-site during hours of operation.
 - On-site management shall be provided by at least one emergency shelter staff member at all times while residents are present at the shelter.

Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed 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 is not limited to, the following:

- 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
- Pets

- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Program 4.A has been included to comply with state law.

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. Transitional housing 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.

Supportive housing is defined by Health and Safety Code Section 50675.14 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 are usually focused on retaining housing, living and working in the community, and/or health improvement.

Government Code Section 65583 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the Municipal Code. Additionally, Government Code Section 65583(c)(3) requires that jurisdictions change their zoning to provide a “by-right” process and expedited review for supportive housing. The approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, must be allowed without a conditional use permit or other discretionary review.

The City has included **Program 4.A** to comply with state law.

Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households.

The City has defined “rooming house” and “boardinghouse” in the Zoning Ordinance (Section 18.04.570) as “a dwelling other than a hotel where lodging and/or meals for three or more persons are provided for compensation.” The City’s Zoning Ordinance allows the development of rooming houses and boardinghouses by right in the high-density residential zones (RH-1 and RH-2) and residential mixed-use zone (RMU) and with an administrative review for commercial mixed-use zone (CMU). Ordinance 728, adopted November 18, 2014, amended the Zoning Ordinance to allow SROs within the definitions of rooming house and boardinghouse. The City’s Zoning Ordinance defines an SRO as, “a dwelling, other than a hotel, with multiple single room dwelling units and private or shared kitchen and bathroom facilities. Single room occupancy structures shall have units rented individually

and shall accommodate a maximum of one person per unit.” The City allows SROs by right in high-density residential districts (RH-1 and RH-2), residential mixed use (RMU), and commercial mixed use (CMU).

Housing for Persons with Disabilities

As part of a governmental constraints analysis, Housing Elements must analyze constraints on the development, maintenance, and improvement of housing for persons with disabilities. Housing Element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

The City provides for a variety of housing types intended to care for the special needs of individuals with disabilities. The City’s Zoning Ordinance defines community care homes as facilities in residential dwellings where non-medical care is provided on a 24-hour basis. Small or large community care facilities include foster family homes, group homes for children who are wards of the state, adult day support centers, social rehabilitation facilities, transitional care facilities, and adult residential facilities (for adults with mental disabilities). The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations), including disabled accessibility requirements. Based on its zoning, land use policies, and building code practices, there is no evidence that Suisun City has created significant constraints to the location, construction, or cost of special-needs housing for persons with disabilities. The City also ensures that community care facilities are treated as similar residential housing types in the Zoning Ordinance.

- **Reasonable Accommodations:** The City’s Zoning Ordinance includes administrative procedures for reviewing and approving requests for modifications to land use and zoning requirements or procedures regulating the siting, funding, development, and use of housing for people with disabilities to ensure reasonable accommodations (Chapter 18.46). A reasonable accommodation may be approved by the director only after the director of development services first finds:
 - Whether the housing, which is the subject of the request, will be used by an individual with disabilities protected under the ADA;
 - Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the ADA;
 - Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;
 - Whether the requested accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to, building, land use, nuisance, and zoning law.

Program 4.B has been included for the City to review the current reasonable accommodation procedure and ensure the required findings are not potential barriers to housing for persons with disabilities.

- **Separation Requirements:** The City’s Zoning Ordinance does not impose any separation requirements between supportive housing, community care facilities, or residential care facilities.
- **Site Planning Requirements:** Site planning requirements are no different for these uses than other residential uses in the same zone.
- **Definition of “Family”:** The Suisun City Municipal Code does not currently define family. Therefore, the City has included **Program 4.A** to define a family in compliance with state law.

Codes and Enforcement

Suisun City, in accordance with California housing law, establishes certain minimum requirements for residential construction. The City Building Department currently operates under the 2019 California Building Code (CBC), the 1997 Uniform Housing Code, the 2019 California Mechanical Code, the 2019 California Plumbing Code, and the 2019 California Electrical Code. These housing regulations are minimum requirements set throughout the state and therefore do not create specific constraints on one type of building or for one classification of buyer or renter.

Housing code violations are monitored on a reactive basis based on complaints submitted by residents. The City’s active housing rehabilitation program is driven by residents who must apply for the assistance, but City staff monitors code enforcement reports regularly so they are aware of areas with potential rehabilitation need.

The Development Services Department administers the Zoning Ordinance and the Waterfront District Specific Plan under the direction of the Development Services Director and the Planning Commission. Any building construction, development, or modification conducted contrary to the Zoning Ordinance is unlawful and a public nuisance. The City Attorney, by order of the City Manager, must immediately initiate proceedings for an abatement action.

As described previously, the City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City has not made amendments to the code that would diminish the ability to accommodate persons with disabilities.

On- and Off-Site Improvement Standards

On- and off-site improvement standards establish infrastructure or site requirements to support new residential development, such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction’s development goals, the cost of these requirements can represent a significant share of the cost of producing new housing. According to the City’s Zoning Ordinance, the City has determined that the design and type of improvements must conform to the City’s standard details and specifications approved and in use by the City for streets and facilities. No temporary or permanent improvement work is to commence until improvement plans and profiles have been approved by the City Engineer and permits obtained. Permanent improvements must be installed to permanent line and grade to the satisfaction of the City Engineer

in accordance with the standard specifications and other ordinances and regulations in effect at the time of submission of the final map. The City has established the following general on- and off-site improvement standards.

Streets

The City requires housing developments to provide the following improvements: sidewalks, curbs/gutters, curb ramps, street lighting, landscaping, paved streets, roadway signage and striping, water main lines and services, sewer main lines and services, drainage facilities, fire hydrants, and where the City deems necessary, crosswalks, driveways, raised median islands with landscape features, and traffic signals.

The standard street section are as follows: a) for residential streets, minimum 50 feet right-of-way, with minimum 36 feet (as measured from face of curb to face of curb) dedicated for street improvements, and minimum 7 feet on each side for sidewalk and parkway improvements; b) for collector streets, minimum 60 feet right-of-way, with minimum 40 feet (as measured from face of curb to face of curb) dedicated for street improvements, and minimum 10 feet on each side for sidewalk and parkway improvements; c) for arterial streets, minimum 84 feet right-of-way, with minimum 64 feet (as measured from face of curb to face of curb) dedicated for street improvements, and minimum 10 feet on each side for sidewalk and parkway improvements; and d) for divided arterial streets, minimum 110 feet right-of-way, with minimum 84 feet (as measured from face of curb to face of curb) dedicated for street improvements, and minimum 13 feet on each side for sidewalk and parkway improvements.

These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Suisun City. The City does not impose any unusual requirements as conditions of approval for new developments.

Landscaping

Ordinance Chapter 20.04 requires that all developer-installed landscaping for single-family and multifamily residential projects must meet City and state requirements for ensuring water conservation through design and management of proposed landscaping designs.

Park Dedications

Ordinance Section 17.08.220 requires the owner having the ultimate legal responsibility for compliance with this division to additionally dedicate such lands as required by the Planning Commission or pay a fee in lieu of such dedication or provide a combination of such dedication payment for park and recreational purposes, as required by City ordinance.

Bikeways

Ordinance Section 17.08.100 establishes that bikeways are to be provided in accordance with applicable standards for construction where bikeways are required by the General Plan or Specific Plan or by the Planning Commission upon a finding of the necessity thereof to serve users of the division and adjoining land areas.

Easements

Ordinance Section 17.08.030 requires easements on all lots when necessary for public utilities or drainage.

Public Utilities

Ordinance Section 17.08.170 establishes that water, cable television, gas, electric, and other utility services shall be included to serve each lot, with each utility extended to the lot line.

Drainage

Ordinance Section 17.08.180 requires the development of storm drainage facilities or financial contributions for the improvement of any existing or planned storm drainage facilities or the construction of transmission or drainage ways for the proposed improvement to a point of natural or human-made disposal of stormwater.

Water and Sewer Standards

Water

Ordinance Section 17.08.180(A) requires a developed water supply and/or financial contributions for the improvement of any existing source of supply for the construction of transmission lines from that supply to the proposed development.

Sewer

Ordinance Section 17.08.180(B) requires the development of a sewage disposal facility or financial contributions for the improvement of any existing or planned sewer disposal system or the construction of transmission lines for sewage disposal.

Street Improvement Standards

Ordinance Section 17.08.140 requires streets to conform to the City's street plans and specifications. The ordinance requires that streets conform, as to alignment and width, to any applicable General Plan or Specific Plan for streets and highways of the city, including, but not limited to, the City's standard drawings and specifications.

In addition to the general improvements discussed previously, the City also has created an off-site street improvement program.

Off-Site Street Improvement Program

Chapter 12.20 of the City's Ordinance establishes the Off-Site Street Improvement Program, which was established as a program to meet the City's current and future needs for streets and highways. The current fees are \$7,853 for a single-family dwelling unit and \$6,504 for each multifamily unit. The City Council may in its sole discretion waive or reduce the fee on any project or improvement based on a showing of need or justification (Section 12.20.030). The fee will also be waived for any project involving the rehabilitation of any existing structure in which the total cost of construction is less than 60 percent of the fair market value of the structure as determined by the assessor's office in that fiscal

year. Ordinance Section 12.20.030 removes the possible constraint that this program may apply to the development of affordable housing by granting the City Council the authority to remove or reduce the constraint.

These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Suisun City. The City does not impose any additional requirements as conditions of approval for new development.

Open Space Requirements

The City’s General Plan open space goal is “to provide a variety of open spaces to meet community needs for environmental protection, agriculture, recreation, flood management and water quality.” To achieve this goal, the City will designate certain lands to remain undeveloped or developed only with uses that are consistent with plans and programs (Specific Plan, Capital Improvement Program (CIP), Marsh Protection District Plan, etc.) for the use of such lands. In some cases, such as for park and recreation use, land will be acquired and managed publicly. In other cases, open space uses will be assured through cooperative agreements with private property owners or through public easements.

As new development occurs, park and recreational open spaces will be provided according to the standards of the City’s General Plan and CIP. Each large new residential development will provide recreation facilities such as informal open spaces and neighborhood parks that meet the needs of local residents and contribute to citywide programs. The City has established development fees at a sufficient level to fund the proportionate share of a new development’s demand for arterial streets; municipal facilities and equipment; and parks, open space, and recreation facilities. Any added cost to the development of housing will not be significant enough to cause undue constraints to affordable housing development.

In addition, the City requires that medium- and high-density residential projects provide usable open space. Open space requirements are negotiated through the site plan review process.

Universal Design

The City has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. However, Suisun City’s housing policies and assistance programs strongly encourage housing developments to incorporate universal design themes in at least some new units.

Processing and Permit Procedures

Conditional Use Permits. Conditional use permits are required to ensure the proper integration of uses, which, because of their special nature and/or potential for becoming nuisances, may be suitable only in certain locations or zoning districts and then only when such uses can be controlled or designed in a particular manner. **Table 11** provides details regarding permitted and conditional uses for each zone that allows residential uses. Potential concerns addressed by the use permit include factors such as noise, dust, dirt, litter, fumes, odors, vibrations, and traffic congestion. Conditional uses are those that need special review to determine their compatibility with the surrounding area and to establish special conditions to maintain harmony with the neighborhood.

Application for a use permit is made on a specified form and submitted along with site plans to the Development Services Department. The Development Services Director has the authority to grant a use permit, subject to an appeal to the Planning Commission by any affected persons. In practice, the Development Services Director schedules a use permit application for review and action by the Planning Commission. To grant a use permit, findings must be made that the proposed location of the use and the proposed operating conditions will be consistent with the General Plan, Zoning Ordinance, and Waterfront District Specific Plan, where applicable. In addition, a determination must be made that the proposed use will not be detrimental to the public health, safety, or welfare of persons living or working in the neighborhood.

Planned Unit Development Permits. Since 2017, the City received three applications and issued a PUD for all three projects -- a residential subdivision, a hotel project, and a mixed-use project. The residential subdivision and the mixed-use project were requested by the applicant/developer. The PUD permit is optional for all development within the City and is primarily intended to provide for the development of larger parcels designated for mixed uses. The one exception is that a Planned Unit Development is required in Commercial/Office/Residential (C/O/R) Zoning District within the Waterfront District Specific Plan Area. *(Note: There are only three vacant parcels in the city with this zoning and the City is not relying on sites in the C/O/R zone to meet the RHNA.)* Primarily, these parcels are within the Commercial Mixed-Use (CMU) and the High-Density Residential (RH-1 and RH-2) districts. The specific location, layout, design, and phasing of these districts is determined through the PUD process. It allows a flexible design approach to the application of development standards where a higher quality of design, amenity, and community environment would result. However, it is not intended to circumvent the application of normal development standards. In residential districts, the permit is used to accommodate both multiple housing developments and single-family residential developments. It also applies to development of commercial uses such as neighborhood and district shopping centers, professional and administrative office areas, commercial service centers, and light industrial parks.

PUD applications are filed with the Development Services Director, along with a preliminary development plan. Within 30 days, the Director must determine completeness. Once deemed complete, the Director transmits copies of the applications to all departments and responsible permitting agencies for comment, then sets a date for public hearing. The Planning Commission holds at least one public hearing for PUD applications. Within 90 days of the close of the public hearing, the Planning Commission must make findings and recommend to the City Council that the permit be approved, approved subject to specific written conditions to ensure public health, safety, and welfare, or the Planning Commission may deny the application for cause. Written conditions can either be standard conditions or specific to the site of the project. Examples of standard conditions include the following:

- Require the developer to pay applicable development impact fees;
- Require work to comply with City ordinances, rules, and standards;
- Require a point of contact be established for submitting plans, reports, and other documents;
- Corrections needed to plans to comply with City ordinances, rules, and standards; or
- Require appropriate noticing during construction.

Project specific conditions may include constructing privacy and noise barriers, inclusion of open space, requiring utilities and infrastructure to support safety equipment, appropriate naming and wayfinding to support navigation for emergency service providers, and other similar conditions to protect direct concerns related to public health, safety, and welfare for current or future residents.

The City Council holds at least one public hearing typically within 30 days from Planning Commission recommendation for applications for approval, with or without conditions, and must render its decision to approve, approve subject to conditions, or deny the application for cause, within the time limits established by Title 7, Section 65950 or Section 65952.1 of the Government Code. The action of the approving body constitutes the City’s findings regarding consistency. Subsequently, a Precise Development Plan must be submitted that shows the final details of the project. The approval process for PUD applications typically takes between 6 to 12 months from start to finish and is described in detail in Chapter 18.72 of the Suisun City Municipal Code, available through the City’s website.

Approval Procedures. Application for use permits must be in writing on a form prescribed by the Development Services Director and include plans and elevations, site plans, and/or other data necessary to show that conditions set forth in Sections 18.73.060 through 18.73.540 of the City’s Zoning Ordinance are fulfilled. The City has made both the Zoning Ordinance and use permit applications available on its website (<http://www.suisun.com>). Public hearings before the Planning Commission must provide public notice of the use permit application at least 10 calendar days in advance of the Planning Commission meeting, in accordance with state law. To grant a use permit, the Planning Commission must make specific findings, as follows:

- That the establishment, maintenance, or operation of a use or building applied for are in conformity to the City’s General Plan with regard to traffic circulation, population densities and distribution, and/or other aspects of the General Plan considered by the zoning administrator to be pertinent.
- That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
- That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety, or general welfare, the finding shall be to that effect.

Permit Processing

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small-scale projects consistent with General Plan and zoning designations do not generally require environmental impact reports [EIR], General Plan amendments, rezones, or variances). Also, certain review and approval procedures may run concurrently. For example, a

ministerial review for a single-family home would be processed concurrently with the design review, which is a subjective process (the City provides guidelines but does not have specific standards) that does not prohibit development. The City has included **Program 1.L** to adopt objective design standards for both single family and multifamily development. Since the majority of EIRs are prepared in response to a General Plan amendment request, they are often processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone application may be reviewed in conjunction with the required site plan, a tentative map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sectors and could decrease the costs for the developer.

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Development Services Department, Public Works Department, and Fire Department is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the Planning Department and other departments such as Public Works for consistency with City ordinances and General Plan guidelines. Concurrently, the elevations are sent to the Planning Division for review. The plan is then approved at the staff level. Depending on the complexity of the project, a single-family project may be approved in approximately three to six months from date of plan submission, if no variances, exceptions, or zone changes are needed. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

Multifamily projects take 2 to 3 months on average, depending on the necessary development applications. The permitting process would work very similar to that of a subdivision. First, a pre-consultation meeting would take place to discuss any preliminary issues with the project. Development applications are then submitted to the Planning Department, which forwards the application materials to all applicable City departments. Simultaneously to processing the applications, planning staff is conducting an initial study and carrying out the preparation of all environmental documents. Once the project is deemed complete, a public hearing is scheduled for approval of entitlements. Throughout construction, the Building Department will perform building checks to monitor the progress of the project.

Mixed-use projects are typically processed under similar timelines as subdivisions and multi-family projects. Pre-consultation meetings are encouraged to discuss the scope of the project and any preliminary issues. Planning staff would receive the development applications and would involve applicable departments in order to receive comments. Once the project is deemed complete and all the environmental documents have been prepared and circulated, public hearings would be scheduled for entitlement approval. Throughout construction, the Building Department will perform building checks to monitor the progress of the project.

Processing procedures for projects with residential units each contain a variety of approval types from differing departments and commissions.

After the City approves a project, such as at 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.

The length of time between a project’s approval and building permit issuance in many cases is determined by the applicant. The City’s initial review for both civil plan and building permit approval is typically three to six months. 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): two – three months
- Building permit approval: two – three months

As shown in **Tables 14** and **15**, the approval process is longer for larger project types than for single-family projects and can be completed in as little as three months. A variety of approvals must be obtained to develop projects in the city, most of which can be done concurrently, which along with pre-consultation meetings speeds up the approval process. The following are descriptions of each stage of the approval process, as shown in **Tables 14** and **15**.

TABLE 15 SINGLE-FAMILY DEVELOPMENT PROCESS

Type of Approval or Permit	Time to complete (days/months)	Approval Body
Step 1: Site Plan Approval	6-9 months	Planning Commission ¹ Development Service Director ²
Step 2: Plot Plan	2-3 months	Staff
Estimated Total Processing Time	9-12 months	Staff

Source: City of Suisun, 2022

TABLE 16 MULTIFAMILY DEVELOPMENT PROCESS

Type of Approval or Permit	Time to complete (days/months)	Approval Body
Step 1: Site Plan Approval	6-9 months	Planning Commission ¹ Development Service Director ²
Step 2: Building Permit	2-3 months	Staff
Estimated Total Processing Time	9-12 months	Staff

Source: City of Suisun City, 2022

Processing Time

The amount of time that it takes for the City to review and process development approval requests and permit requests can have an impact on the final cost of producing the proposed development. The amount of approval time correlates directly to a delay in development, which will typically increase finance charges that are eventually passed along to the occupant of the completed project.

The City encourages applicants to begin the approval process prior to submitting an application for approval by providing guidance and recommendations to applicants. The majority of City staff time dedicated to the approval process for a use permit or a PUD occurs prior to the submission of the application to ensure that the application is complete prior to being reviewed by the appropriate committee. The City provides summaries of the various permits required as well as applications for each type of permit in portable document format (PDF).

The typical processing times for development and permit approval are presented in **Table 17**, and typical processing times by project type, including time between project approval and issuance of a building permit, are presented in **Table 18**. Looking at **Table 18**, from project approval to the typical time for each approval is consistent with other Bay Area jurisdictions. Several factors have a direct impact on the processing time.

TABLE 17 PERMIT PROCESSING TIME

Type of Approval or Permit	Typical Processing Time	Approval Body
Ministerial Review	30–120 days	Staff
Conditional Use Permit	30–120 days	Planning Commission
Zone Change	180–360 days	City Council
General Plan Amendment	180–360 days	City Council
Site Plan Review	180–270 days	Staff/Planning Commission
Architectural/Design Review	180-270 days	Staff/Planning Commission
Tract Maps	180-270 days	Planning Commission
Parcel Maps	120-180days	Staff/Planning Commission
Initial Environmental Study	120–180 days	Planning Commission
Environmental Impact Report	1 year or more	City Council
Other	5 days (depending on application)	

Source: City of Suisun City, 2022

TABLE 18 PERMIT PROCESSING TIME BY PROJECT TYPE

Process	Length of Time		
	Single-Family Unit	Subdivision	Multifamily
Step 1: Planning Approval	2 weeks	6 months	6 months
Step 2A: Building Permit – Single	2-3 months	2-3 months	2-3 months
Step 2B: Building Permit – Complex	2-3 months	4 months	4 months
Step 3: Approved Final Grading Plan ¹	2 weeks	2-4 weeks	2-4 weeks
Total Estimated Time²	3-4 months	9-12 months	8-9 months

Source: City of Suisun City, 2022

Notes:

- 1 The grading permit is reviewed concurrently with building permit submittal.
- 2 This estimate accounts for the time between approval and building permit issuance, assuming a complete and correct application at first submittal. The final length of time of time between a project’s approval and building permit issuance is determined by the applicant. If corrections are necessary after the City’s initial review, the applicant will need to complete the corrections, and the timing for addressing corrections varies.

Summary

Both single-family subdivisions as well as multi-family apartment projects are reviewed and approved at the Planning Commission level (with appeals going to the City Council) with a few exceptions. (1) The project requires a Planned Unit Development Permit which requires City Council action; or (2) The project requires the adoption of an Environmental Impact Report (EIR); or (3) There is a rezoning or general plan amendment request.

For item going to Planning Commission there is only required to be a single public hearing and most often that is true in practice. The City Council would typically hold a single hearing as well unless there is an ordinance request which would require a public hearing and a follow up consent item for adoption at a separate meeting.

Below are typical findings from a relatively recent residential project approved by the Planning Commission.

1. That the proposed project is consistent with the Goals, Policies and Objectives of the Suisun City General Plan including falling within the allowable density range of the Mixed-Use Land Use District, as follows:
 - a. The density provided in the General Plan for the Mixed-Use Land Use Designation provides for a range of 10.1 to 45 units per acre. The Project falls within this density range.
 - b. The 2015-2023 Housing Element counts on the property to provide high-density residential housing units to meet the City’s Regional Housing Needs Allocation (RHNA).
 - c. The proposed project does not deviate from the alignment of roadways or other public improvements as shown in the General Plan.

2. That the proposed project is consistent with the Goals, Policies and Objectives of Title 18 “Zoning” of the Suisun City Municipal Code including meeting all applicable development standards, as follows:
 - a. The proposed project is consistent with the RH2 Zoning District which allows for between 20.1 to 45 units per acre.
 - b. All applicable development standards of the Suisun City Zoning Code are met with this proposed project.
3. That the proposed project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City. The project proponent has consulted with the applicable public safety agencies to design a project which meets their needs of serving the project.
4. An Initial Study/Mitigated Negative Declaration has been determined to be the appropriate environmental document for the project and has been prepared in accordance with California state law including the California Environmental Quality Act (CEQA) and a Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is included as Exhibit A.
5. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided. The proposed project takes into consideration current existing circulation in and around the site as well as future access and utility improvements.
6. That project will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
7. That the proposed use conforms with all relevant federal, state, and local laws and regulations.

Architectural Design Review

Chapter 18.78 of the Suisun City Municipal Code establishes the Planning Commission as the Architectural Review Board (ARB) for the implementation of the Waterfront District Specific Plan. Other areas of the city are not subject to architectural or design review. The ARB reviews applications for alterations, construction, improvements, demolitions, removal of improvements and signs within the specific plan and is responsible for updating the survey and inventory of historic properties. Chapter 7 of the Waterfront District Specific Plan specifies that architectural review is required for all construction except individual single-family residences that are not part of a proposed subdivision or development project to implement the Design Guidelines (Chapter 6) of the specific plan. Residential building design guidelines for the Waterfront District Specific Plan are as follows:

- Architectural Details: A “cookie cutter” appearance shall be avoided by incorporating significant changes in massing and rooflines between elevations of the same floor plans.
 1. Architectural elements, such as front and side porches, bay windows, rooflines, front door entrances, massing, and façade detailing are important distinguishing residential design elements and should be incorporated in new development. These features and exterior colors should be varied between units and from house to house along the street. These features and exterior colors should be varied between units and from house to house along a street.
 2. Flat roofs should be avoided on single-family homes and garages.
 3. Compatibility of color with soft browns, blues, and greens that dominate the waterfront should be emphasized.
 4. Buildings should be sited so that the first-floor rests directly on grade. A minimum of ten inches off the pad is encouraged in order to provide the home with a more substantial presence on the street.
- Residential Garages:
 5. Garages should be tucked back into the house with limited exposure on the street or placed at the rear of the lot when motor courts or alleys are provided.
 6. Garage doors should be recessed for greater articulation and trash and storage areas incorporated within the garage or parking areas, where appropriate.
 7. Alley-loaded garages shall be set back a minimum of three feet from each side of the alleyway and provide wall hung light fixtures facing onto the alley.

The residential architectural and design standards described in Chapter 6 of the specific plan for both single and multifamily are typical of Solano County cities. Review criteria include items such as lot sizes and setbacks, building heights, residence façades, proximity to parks and open space, and landscaping within the larger subdivision or development project. Features such as fences, porches, bay windows, unique rooflines, front door entrances, and massing are encouraged. Garages should have limited exposure to the street. Criteria for acceptable design elements for a variety of building types are provided in the specific plan. Since the review is accomplished according to design criteria, and thus is not arbitrary, it is not considered an onerous obstruction to streamlined review of multifamily units. However, to ensure that the review process is not subjective, the City has included **Program 1.L** to development objective design guidelines and standards for single family, multifamily, and mixed-use residential projects.

Senate Bill 330 Procedure

Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are 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 Suisun City permitting process is consistent with SB 330, the Housing Crisis Act of 2019. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are 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.

Senate Bill 35 Approvals

SB 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The City has included **Program 1.K** 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.

Permit Streamlining

The Permit Streamlining Act was enacted in 1977 in order to expedite the processing of permits for development projects. Government Code § 65921. The Permit Streamlining Act achieves this goal by (1) setting forth various time limits within which state and local government agencies must either approve or disapprove permits and (2) providing that these time limits may be extended once (and only once) by agreement between the parties. The Permit Streamlining Act does not apply to legislative land use decisions or to ministerial permits. The City adheres to the time limitations by providing completeness responses to applicants within 30 days of receiving a development application. When an application is received, the City establishes internal review times to be completed prior to the 30 day limit to ensure there is sufficient time to adhere to requirements of the Permit Streamlining Act. The completeness response provided to applicants includes a detailed list of missing items, if any, that were identified.

Projects that are exempt from California Environmental Quality Act (CEQA) must be processed within 60 days of deeming the application complete. However, projects that require additional environmental analysis and disclosures to the public are granted additional time to prepare an initial study and circulate the environmental findings for public comments. The City adheres to streamlining requirements under CEQA pursuant to state law.

Development Fees

The City of Suisun City charges a number of planning, building, and engineering fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have an impact on the cost of housing, particularly affordable housing. However, the City continually evaluates its fees to ensure they do not unduly constrain the development of housing. **Tables 19-22** provide the master fee schedules for the City as of August 2022. **Table 23** indicates the building and impact fees in 2022 for a 2,000-square-foot single-family home. The multifamily fees are based on a typical 1,200 square-foot unit in a project made up of 1 building with 12 units.

TABLE 19 MASTER FEE SCHEDULE BUILDING --EFFECTIVE AUGUST 21, 2022

Fee Description	Adopted Fee
Fire Safety Plan Check	
Multifamily	\$859 first building \$476 each additional building
Single-family Residence	\$561
School Fee	
Single-family Residence	\$6.12 per sq. ft. or fraction
Multifamily Residential	\$6.12 per sq. ft. or fraction
Off-Street Improvement Fee (OSSIP)	
Single-Family	\$3,089
Multifamily	\$2,361
Park Improvement Program Fee	
Single-Family	\$8,528
Multifamily	\$7,064
County Public Facilities Fee	
Single-Family	\$9,263
Multifamily	\$6,662
Building Permit Plan Check/Inspection	
Residential Plan Check	65% of Building Permit
Municipal Facilities and Equipment	
Single-Family	\$99
Multifamily	\$82
Fire Facilities and Equipment	
Single-Family	\$922
Multifamily	\$764
Police Facilities and Equipment	
Single-Family	\$789
Multifamily	\$653

Source: City of Suisun City, 2022; Fairfield-Suisun Unified School District, 2022

TABLE 20 MASTER FEE SCHEDULE PLANNING --EFFECTIVE AUGUST 21, 2022

Fee Description	Adopted Fee
Variance	\$1,318
Conditional Use Permit	\$1,501
Temporary Use Permit	\$385
Use Permit – Exceptions (Historic Residential District)	\$439
Site Plan / Architectural Review	
0-1 Acre	\$3,303
1-10 Acres	\$5,007
10+ Acres (Minimum Deposit Required)	\$10,000
Tentative Parcel Map (0-4 Lots)	\$1,098
Lot Line Adjustments / Merger Processing	\$411
Tentative Subdivision Map	
5-100 Units	\$6,108
100+ Units (Minimum Deposit Required)	\$10,000
Annexations	\$4,597
Tentative Map Extension	\$666
Planned Unit Development	
0-5 Acres	\$6,678
5+ Acres (Minimum Deposit Required)	\$10,000
Final Parcel Map	\$495
Final Subdivision Map	\$495
Appeals Planning Commission/City Council	\$416
Rezoning/Pre-zoning	
0-10 Acres	\$4,339
10+ Acres (Minimum Deposit Required)	\$10,000
General Plan Amendment	
0-10 Acres	\$4,339
10+ Acres (Minimum Deposit Required)	\$10,000
Specific Plan Amendment	
0-10 Acres	\$4,339
10+ Acres (Minimum Deposit Required)	\$10,000
Custom Homes	\$853
Demolition Permit (Historic District Resource Assessment)	\$346
Ordinance Amendment – Text or other	\$3,357
Design Review	\$267
Planning & Zoning Inspection – Letter of Compliance	\$134

Fee Description	Adopted Fee
Public Hearing Notice	\$212
Water Efficient Landscaping Ordinance Compliance	\$63
Work of – Professional Staff – Director, per hour	\$177
Work of – Professional Staff – Senior Planner, per hour	\$138
Work of – Professional Staff – Assistant Planner, per hour	\$109
Deposits applied toward Actual Costs of Staff, Attorneys, Consultants	
Development Agreement – Minimum Deposit Required	\$20,000
Environmental Impact Report (EIR), Minimum Deposit Required	\$20,000
Categorical Exemption	\$250
Initial Study at Actual Cost, Minimum Deposit Required	\$12,000
Mitigation Monitoring Program, at Actual Cost – Minimum Deposit	\$5,000
Annexation into Community Facilities District #2, Min. Deposit	\$10,000

Source: City of Suisun City, 2022

**TABLE 21 MASTER FEE SCHEDULE FSSD SEWER CONNECTION FEES --
EFFECTIVE JULY 1, 2022**

Fee Description	Fee
Sewer Connection Fees	
Single-Family Dwelling	\$6,883
Multifamily Dwelling – Units 1,200 sq. ft or greater	\$6,883
Multifamily Dwelling – Units 1,200 sq. ft or less	\$4,129
Sewer Monthly Rates	
Residential	\$45.02

Source: City of Suisun City, 2022

**TABLE 22 MASTER FEE SCHEDULE SSWA WATER RATES
EFFECTIVE JULY 1, 2022**

Fee Description	Adopted
Water Connection Fees	
Single-Family Homes - 3/4" meter	\$6,923
Other Customer Classes – 3/4" meter	\$6,923
– 1" meter	\$11,638
– 1 ½" meter	\$23,207
– 2" meter	\$37,147
– 3" meter	\$69,691
– 4" meter	\$116,180
– 6" meter	\$232,287

Fee Description	Adopted
Water Meter – Set Fees	
¾" Single-Family Residence	\$411
¾"	\$411
1"	\$455
1½"	\$1,000
2"	\$1,207
3"	\$2,300
4"	\$3,960
6"	\$56,291
Water Construction Sites	\$20.45

Source: City of Suisun City, 2022

TABLE 23 FEE SUMMARY FOR DEVELOPMENT BY FEE TYPE

Fee Type	Single-Family ¹	Multifamily ²
Building Permit Valuation Fee	\$7,227	\$1,551
Plan Check (65% of Building Fee)	\$4,698	\$1,008
Municipal Facilities and Equipment Fee	\$99	\$82
Design Review	\$267	\$267
Water Connection	\$6,357	\$3,096
School Fee	\$10,000	\$7,344
Sewer Connection	\$6,883	\$4,130
Off-Site Street Improvement Fee	\$3,089	\$2,361
Parks Improvement Fee	\$8,528	\$7,504
Fire Facilities and Equipment Fee	\$922	\$764
Police Facilities and Equipment Fee	\$7689	\$653
Solano County Public Facilities Fee	\$9,263	\$6,662
Total³	\$60,928	\$34,982

Source: City of Suisun City, 2022

¹ Fees based on a typical 2,000-square-foot single-family home with a ¾-inch water connection.

² Fees based on a typical 1,200-square-foot 12-unit multifamily project with a 2-inch water connection.

³ Impact fees are prohibited for ADUs under 750 square feet.

Normally, Development Services fees would not be a constraint on housing cost because most of the fees are flat rate charges, not per unit charges, and can be spread over the entire development.

However, the Building Division fees have a much greater effect than Development Services Department fees on the final cost of a unit. Such fees include plan check fees, water and sewer impact and hookup costs, off-site improvement fees, park improvement fees (in lieu of land dedication), county public facilities fees, construction taxes, and similar charges. In addition, there are school facility fees. Development impact fees can be significant for affordable multi-family housing projects; however, these fees have not been a constraint to developers constructing market-rate housing that also includes some affordable units.

Permitting costs for a single-family dwelling are estimated at \$60,928 for a 2,000-square-foot home and \$34,982 for a typical 1,200-square-foot multifamily unit, including school fees.

As a means of assessing the cost that fees contribute to development in Suisun City, the City has calculated the total fees associated with development of single-family and multifamily development. As indicated in **Table 24**, the fees for a single-family unit make up 24 percent of the total construction costs, not including the cost of land; for a multifamily unit, fees constitute 17.4 percent of total construction costs. These fees are consistent with other cities in Solano County and do not represent a significant financial constraint to new housing development.

TABLE 24 PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL UNIT

	Single-Family ¹	Multifamily ²
Total estimated fees per unit	\$60,298	\$34,982
Typical estimated cost of development per unit	\$250,954	\$201,097
Estimated proportion of fee cost to overall development cost per unit	24.0%	17.4%

Source: City of Suisun City, 2022; National Building Cost Manual, 2022

Notes:

- ¹ Fees based on a typical 2,000-square-foot single-family home with a 3/4-inch water connection.
- ² Fees based on a typical 1,200-square-foot multifamily unit with a 2-inch water connection as part of a 12-unit project.

Review of Local Ordinances

The City does not have any locally adopted ordinances that hinder the development of housing.

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental economic constraints are driven by the market and typically fall outside the direct control of the local government. Through responsive programs and policies aimed toward offsetting the impacts that the market has on housing affordability, the City can be influential in balancing housing affordability for residents of all income levels and market opportunity for home builders. Analyzing land cost, construction cost, and the availability of financing, the City can develop programs, with key preconditions for land use and housing that are responsive to such conditions, in order to ensure the availability of housing that meets the needs of residents.

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations, such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land, while smaller, more expensive parcels are closer to urbanized areas.

As of June 2022, there were no vacant sites listed for sale in Suisun City. However, in the neighboring cities of Vacaville and Fairfield, the average cost for an acre of vacant land was \$608,640, with prices ranging from \$373,514 per acre to \$886,904 per acre (according to a survey of LoopNet.com listings performed in 2022). The maximum price range is significantly higher now compared to vacant land cost in 2013; however, there are a few lots available at a lower price range. While land prices declined during the economic recession, they have been increasing as shown by the current price range for available vacant land. Additionally, the shortage of available land in Suisun City may be an indicator that land presents a barrier to development.

Construction Costs

Construction costs vary widely depending on the type of structure being built. For instance, the total construction cost of a multifamily structure will be significantly higher than a single-family home, though the cost of each unit in the multifamily structure will be less due to economies of scale. According to the Craftsman Book Company's 2022 National Building Cost Manual, using zip code modifiers for the 94534 and 94585 zip codes, construction costs for a single-family home are approximately \$164 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home, of good quality construction and including a two-car garage and forced air heating cooling in Suisun City. Estimated total construction costs for such a home are \$248,820. These construction costs include labor, materials, and equipment but do not include costs of buying land.

Costs for multifamily construction are approximately \$166 per square foot. This is based on costs calculated for a 4-story building in Suisun City with 40 units and an average unit size of 800 square feet each. The calculation is for a wood or light-steel frame structure, including forced-air heating and cooling and constructed of good-quality materials. The estimated total construction costs for each unit

is \$103,360 and total construction costs for the building are \$4,258,432. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.

Multifamily housing construction is typically the preferred method for constructing affordable housing. Multifamily development allows developers to place more units on a parcel than a single-family subdivision through designs that are typically compact and multi-story. This allows developers to construct individual units within a project at a lower cost than single-family homes. The savings achieved by the developer can then be passed along to prospective tenants at costs more affordable than single-family housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Suisun City. 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 is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed-interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table 25** 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 25 LOAN INTEREST RATES

Term	Interest	APR
Jumbo Loans¹		
30-year fixed	4.500%	4.614%
15-year fixed	4.375%	4.536%
Conforming and Government Loans¹		
30-year fixed	5.125%	5.304%
15-year fixed	4.375%	4.675%

Source: www.wellsfargo.com, May 2022

Note: In 2022, a conforming loan is for no more than \$647,000. A jumbo loan is greater than \$647,000.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Solano County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

Infrastructure Capacity

Water

Domestic water is provided through the Suisun-Solano Water Authority (SSWA), a joint powers authority between the City of Suisun City and the Solano Irrigation District. The City handles the local billing and requests for water and sewer service; the Irrigation District delivers the water to the meter of each property. Water supply is not expected to constrain housing development during the Housing Element planning period.

SSWA delivered an average of 1,051 million gallons of water per year from 2015 through 2020 to approximately 8,686 service connections. The City's primary source of water is surface water from Lake Berryessa, transported by the Putah South Canal to the Cement Hill Water Treatment Plant. Lake Berryessa has a storage capacity of 1.6 million acre-feet of water, and Cement Hill Water Treatment Plant can store up to 8.5 million gallons and process 10 million gallons per day. SSWA and the City of Suisun City implement Wise Water Use Conservation Measures in an effort to save water.

Wastewater

Wastewater service is provided to Suisun City residents by the Fairfield-Suisun Sewer District (FSSD), an independent special district established to manage local sewer issues. However, billing and requests for services are handled by the City Finance Department. The City's Public Works Department maintains sewer mains up to 10 inches in diameter but service laterals from individual homes and businesses to the sewer main are the responsibility of the property owner.

Wastewater treatment, reuse, and disposal capacity are not expected to constrain housing development during the Housing Element planning period. Wastewater collection capacity throughout the city is generally sufficient to meet anticipated housing development levels through the planning period. FSSD serves residential, commercial, and industrial customers in the central Solano County area, including the Fairfield, Suisun City, and Travis Air Force Base, at the West County Wastewater District Treatment Plant. The plant has capacity to treat 23.7 million gallons per day of wastewater, which is adequate to serve growth in Suisun City through 2031. Previous planning and environmental work identified projects to be implemented as growth occurs.

Currently, the City has sufficient water and wastewater capacity to accommodate development of the City's RHNA.

Available Dry Utilities

Dry utilities, including 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 & Electric
- Telephone: AT&T
- Internet Service: Wave, AT&T, Xfinity

Energy Conservation Opportunities

There are many opportunities for conserving energy in new and existing homes. New buildings, by design, can easily incorporate energy-efficient techniques into construction. Since much of Suisun City is already developed, it is important to consider the opportunity for energy savings in existing housing. According to the US Department of Energy, the concept of energy efficiency in buildings is the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation. All the components of the building envelope need to work together to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Pacific Gas and Electric Company (PG&E) offers free home energy audits and can specify areas for energy conservation. The City refers developers and low-income residents to PG&E for energy savings programs. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation that incorporates energy conservation considerations.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

- Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter
 - use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night
 - “burying” part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature
 - use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior

- location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes)
- use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home
- Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - north–south orientation of the long axis of a dwelling
 - minimizing the southern and western exposure of exterior surfaces
 - location of dwellings to take advantage of natural air circulation and evening breezes
- Use of landscaping features to moderate interior temperatures. Such techniques include:
 - use of deciduous shade trees and other plants to protect the home
 - use of natural or artificial flowing water
 - use of trees and hedges as windbreaks

In addition to natural techniques, a number of modern methods of energy conservation have been developed or advanced since the 1990s. These include:

- use of solar energy to heat water
- use of solar panels and other devices to generate electricity
- window glazing to repel summer heat and trap winter warmth
- weather-stripping and other insulation to reduce heat gain and loss
- use of natural gas for dryers, stovetops, and ranges
- use of energy efficient home appliances
- use of low-flow showerheads and faucet aerators to reduce hot water use

The city's warm climate is typical of Northern California with year-round mild temperatures and provides an opportunity to use solar energy techniques to generate electricity, heat water, and provide space heating during colder months. Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 1,000 watts of electricity on a sunny day. This can constitute more than enough power for daily residential operations, and a special converter attached to the solar panels can take excess electricity and funnel it back into the PG&E grid.

Local programs assist low- and moderate-income households in retrofitting their homes. PG&E offers free weatherization to qualified residents, including free attic insulation, weather-stripping and caulking, water heater blankets, and low-flow showerheads. They also offer rebates on the purchase of certain energy-efficient appliances and vouchers for replacing windows, furnaces, and other household items.

State Building Code Standards

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act (Public Resources Code Section 25000 et seq.). Among the requirements of the new law was a directive for the Commission to adopt energy conservation standards for new construction. The first residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised and refined since that time.

The City has adopted and actively enforces Title 24 as part of the energy code. In addition, the City uses the 2019 California Building Code during the entitlement process for all developments.

Water Efficient Landscaping Ordinance

In 2010, the City updated the Water Efficient Landscaping Ordinance to comply with AB 1881. The ordinance applies to new and existing landscapes in order to promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible and establishes a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new construction and rehabilitated projects.

Continuing Efforts to Address Non-Governmental Constraints

As residential developments are approved by the City and building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to learn why units have not been constructed within two years after approval. If these impediments are due to nongovernmental constraints, such as accelerating construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints. In addition, the City will aim to work with stakeholders to identify nongovernmental constraints or other circumstances that may impede the construction of housing in Suisun City and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints (**Program 4.E**).



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