

## CHAPTER 2

### HOUSING PROGRAMS

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This chapter describes the strategies to be carried out during the fifth cycle of the Housing Element Update, from January 31, 2015 to January 31, 2023, to meet Vacaville's housing needs. The policies and programs listed in this chapter concentrate on providing affordable housing for extremely low, very low, low and moderate-income families and individuals; housing for those with above-moderate income seems to need no encouragement. The City's affordable housing strategy is to provide a wide range of housing services to benefit households with incomes at or below 120 percent of median, but to concentrate on helping those in the very-low and low income categories. The City strives to provide a full continuum of housing services, such as support services to entities serving the homeless, rental assistance, assistance for first time homebuyers, housing counseling, and fair housing assistance.

Prior to the dissolution of redevelopment in California, the Vacaville Redevelopment Agency (Agency) placed 20 percent of its tax increment revenues into a Low and Moderate Income Housing Fund (LMIHF) as required. During previous Housing Element planning periods, approximately \$52 million of LIHF was used to carry out affordable housing activities. Upon dissolution, the Agency's affordable housing LIHF cash balance was turned over to the County Auditor-Controller for distribution to the taxing entities. The City became the Successor Housing Agency to the former Agency and received approval of its Housing Assets List from the Department of Finance (DOF). The list included 81 real properties purchased by the former redevelopment agency with the intention of developing affordable housing and a loan portfolio consisting of primarily deferred or forgivable loans to individual homebuyers/owners and affordable housing non-profits.

Senate Bill 341 (SB 341) effective October 13, 2013 dictates how any funds that may be received by the City, as Housing Successor, must be expended (such as loan repayments or proceeds from sale of property). This includes targeting expenditures to households earning 80 percent or less of area median income (AMI). 30 percent of funds received must be spent on housing for households earning 30 percent or less of AMI, 20 percent of funds received must be spent on housing for households earning between 60 and 80 percent of AMI over a five-year period.

In 2012, the City approved a Housing Strategy to sell some real properties and develop other properties as affordable housing as originally intended. Proceeds from any property sales must be used in accordance with applicable Community Redevelopment Law and SB 341 as amended by Assembly Bill 1793.

The City will need to identify and seek alternate sources of funding to fill the gap left with the end of redevelopment. The City hopes it will see this gap partially filled by statewide strategies such as cap and trade funding for affordable, transit-oriented housing as part of the California Homes and Jobs Act (SB 391). Without a permanent source of funding for affordable housing, the City anticipates that public-private partnerships will be created in order to solicit a variety of layered funding sources in order for affordable housing developments to be financially feasible. The principal assumption made is that the City will aggressively pursue a wide variety of resources to meet its housing needs.

## 2. Housing Programs

Although new construction is not expected to fully address the needs of very low and low-income households, Vacaville has been very successful in providing very low income housing units, as shown in Chapter 8 (Evaluation of the Previous Housing Element). In addition, Vacaville has a very large supply of older apartment units, which typically help provide for lower income households.

The two major funding sources for supportive housing activities are the HUD Housing Choice Voucher Program (approximately \$85 million during the planning period) and Community Development Block Grant Funds (approximately \$3 million during the planning period). The programs and annual goals are described in Section 2.4 (Housing Support Services).

The Housing Element goals, policies, and programs are based on the City's commitment to affordable housing, available resources, past experience, evaluation of the past Housing Element, and understanding of the market forces which drive housing development. Existing successful programs have been carried over from the prior Housing Element, while new programs have been identified in order to comply with new State statutes, to address new housing challenges based on the current housing market, and to incorporate feasible programs suggested by housing and social service stakeholders convened in a June 2014 stakeholder interview.

Table 1 shows the number of units to be achieved during the period January 31, 2015 through January 31, 2023. The total new construction goal meets the total housing need determined by the Association of Bay Area Governments (ABAG). Though City growth policies allow a growth rate that far exceeds the total housing need as determined by ABAG, the Housing Element goals for new construction are based upon a more conservative growth rate due to the current economy and housing market. Should the residential housing market conditions significantly improve, it is expected that actual construction will exceed the goals. As documented in the inventory of vacant lands, the City has an ample inventory of residential land. Table 2 provides a detailed breakdown of the quantified goals.

**TABLE 1 SUMMARY OF QUANTIFIED GOALS FOR JANUARY 31, 2007 2015 THROUGH JANUARY 31, 2023**

	<b>Very-low and Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
<b>Housing Need (ABAG Housing Need Determination)</b>	<b>421</b>	<b>173</b>	<b>490</b>	<b>1,084</b>
New Construction Goal	472 <sup>a</sup>	0	4,356	<b>4,828</b>
Existing units acquired and/or rehabilitated	195 <sup>b</sup>	20	-	<b>215</b>
Existing units conserved/preserved	274	-	-	<b>274</b>

<sup>a</sup> Six of these units will be restricted to households with income below 30 percent of the local area median (AMI), with another 30 units affordable to, though not restricted to, households with income below 30 percent of the local area median (AMI).

<sup>b</sup> 17 of these units will be restricted to households with income below 30 percent of the local area median (AMI).

The goal is for 472 new units in the very-low and low-income ranges to be constructed. At least 216 of the units in the very-low and low income category will be restricted to households with incomes below 60 percent of median. The primary reason why housing can be accomplished at 60 and not 50 percent is because of the funding restrictions for tax-exempt bonds and tax

credits which are the primary financing tools. The restriction for units assisted with these funds is 60 percent rather than 50 percent.

Together with new construction, the goal is to construct and acquire/rehabilitate 667 units affordable to low-income households, with 337 of these units affordable to households earning below 60 percent of the median household income; 121 of these units affordable to households earning below 50 percent of the median household income; and 23 of these units affordable to households earning below 30 percent of the median household income.

**TABLE 2 VACAVILLE QUANTIFIED AFFORDABLE HOUSING GOALS, JANUARY 31, 2015 TO JANUARY 31, 2023**

	Units Affordable to Income Ranges						
	Total Units (Goal)	Extremely Low (<30% of median)	Very Low (30%- 50% of median)	Low (50%- 60% of median)	Low (60%- 80% of median)	Moderate (80%- 120% of median)	Above Moderate (above 120% of median)
<b>New Construction</b>							
Units with Affordability Restrictions	472	6	33	177	256	0	0
Units without Affordability Restrictions	4,356	0	0	0	0	0	4,356
<b>Total</b>	<b>4,828</b>	<b>6</b>	<b>33</b>	<b>177</b>	<b>256</b>	<b>0</b>	<b>4,356</b>
<b>Rehabilitation and Conservation</b>							
Units Acquired and/or Rehabilitated with Affordability Restrictions	125	17	15	39	54	0	0
Units Rehabilitated without Affordability Restrictions	90	0	50	0	20	20	0
At Risk Units Preserved (Through additional Housing Choice Vouchers)	274	0	0	274	0	0	0
<b>Housing Support Services</b>							
Housing Counseling/Fair Housing Counseling Services (Services)	3,000	210	1,290	1,000	200	300	
Assist Providers of Emergency Rental Assistance to Provide:							
Shelter Nights (Bed Nights)	96,000	6,720	89,280				
Transitional Housing to Families (Transitional Units)	152	67	85				
Housing Choice Vouchers (Vouchers)	1,193	894	299				
Provide Loans for First Time Home Buyers (Loans)	136			5	131		

Source: City of Vacaville, 2015

## 2. Housing Programs

The policies and programs address a continuum of housing needs, from homeless, rental assistance, and first time homebuyers. However, the majority of funding is targeted to very low and low-income households. The housing program includes policies and programs in four distinct subject areas.

- New Construction
- Rehabilitation and Conservation
- Housing Support Services

As required by Section 65583 of the Government Code, housing program policies in this section seek to meet the quantified housing goals set forth in Tables 1 and 2.

As noted previously, it is more appropriate for the Land Use Element of the General Plan to address residential policies such as land use, growth, density, and design. The Land Use Diagram, which is a part of the General Plan, provides information on planned land use and densities for land within the planning area. The zoning map provides more detailed information for zoning of parcels within the City limits. The Land Use Element also addresses residential development, residential land supply, and land use controls. The programs in the Housing Element deal with more fine-grained questions of providing housing and are consistent with policies contained within the Land Use Element.

### 2.1 ALTERNATIVE SOURCES OF FUNDING FOR HOUSING PROGRAMS

One of the greatest challenges facing the City in its ability to provide needed housing and housing services is the loss in 2012 of its Redevelopment Agency and the associated Low-Income Housing Funds. These funds have been the City of Vacaville's greatest affordable housing financing tool. Due to their elimination, many of Vacaville's affordable housing programs, listed below and described within this document, have been suspended:

First Time Home Buyer (FTHB) Loan Programs:

- Down Payment Assistance (DPALs)
- Shared Equity
- Section 8 FTHB Match

Rehabilitation Loan Programs:

- Owner Occupied
- Owner/Investor

Other Programs:

- Senior Home Improvement (SHIP)
- Security Deposit Loans

It is unclear how State legislators intend to address funds to replace those eliminated with Redevelopment in the upcoming years. The State did return one-time "boomerang" redevelopment funds to the City, but these were earmarked for other purposes. Housing advocates are pursuing the 2013 Homes and Jobs Act (SB 391), which would help establish a permanent, ongoing source of funding dedicated to affordable housing development. The 2014-15 State budget has been approved with 10 percent of cap-and-trade auction revenues dedicated to affordable housing equitable transit-oriented development, estimated to be \$200 to \$300 million/year starting in 2015, as well as a State general fund allocation for HCD's Multi-Family Housing Program (MHP). The elimination of Redevelopment and the Low and Moderate

Income Housing Fund has severely impacted the City of Vacaville's ability to fund new affordable housing activities. The City will continue to implement the programs in this Housing Element as funds are available, and will continue to seek out and apply for alternative sources of funding to support housing development and services.

## 2.2 NEW CONSTRUCTION

The two types of strategies to be employed are planning policies and housing programs. The City of Vacaville Community Development Department will be responsible for ensuring the implementation of planning and building related policies. The City of Vacaville Department of Housing Services, which also staffs the Housing Authority, will be responsible for carrying out the housing programs that expand, conserve, and preserve affordable housing and provide needed housing related services.

The goal during the planning period is to construct 751 housing units affordable to very-low and low- income households. The goal is to construct 500 moderate-income units. Units with long-term affordability agreements will include 10 extremely low-income units and 471 very-low/low income units. Of those 471 very-low/low income units with affordability restrictions, 341 (72 percent) will be affordable to households with incomes below 60 percent of median. Planning policies such as density bonuses for affordability and gap financing such as rent and mortgage subsidies will be utilized, when possible, to meet these goals.

The primary sources of funding for new construction activities are HCD and tax-exempt bonds and tax credits. During the period covered by this Housing Element, the City will apply for and support the use of HOME funds along with other HCD funding opportunities.

### Guiding Policies

- H.1 - G 1** Ensure a supply of housing of differing type, size, and affordability in order to meet Vacaville's housing needs for the current and future residents and workers within the community.
- H.1 - G 2** In conjunction with policies in the Land Use Element of the Vacaville General Plan, ensure that an adequate supply of developable land is available to meet Vacaville's housing need, particularly for affordable housing.
- H.1 - G 3** Remove constraints to the production and availability of housing to the extent consistent with other General Plan policies.
- H.1 - G 4** Ensure the development and availability of housing appropriate for special needs groups including, but not limited to, young adults, young families, seniors, people with physical and developmental disabilities and homeless people.
- H.1 - G 5** Support the development of permanent, affordable, and accessible housing, along transit lines and near services, that allows people with disabilities to live independent lives integrated into the larger community.
- H.1 - G 6** Encourage universal design in new housing developments to support both accessibility for residents with disabilities as well as visitability of friends and neighbors by people with disabilities.

## 2. Housing Programs

- H.1 - G 7** Establish development and construction standards that encourage energy conservation in residential areas.
- H.1 - G 8** Aggressively participate in all programs, state and federal, private and public, suitable for maintaining and increasing the supply of affordable housing.
- H.1 - G 9** Ensure the viability of Travis Air Force Base through the provision of an adequate supply of affordable housing for military families.

### Implementing Policies

- H.1 - I 1** **Continue to use the Density Bonus provisions in the Land Use and Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.**

Implementation: On an ongoing basis, the Community Development Department and the Department of Housing Services will continue to make developers aware of the provisions in the Density Bonus ordinance.

- H.1 - I 2** **Consider an amendment to the Land Use and Development Code to allow innovative and affordable housing within new single-family subdivisions. This could include provisions that allow duplexes to be built on the larger corner lots and secondary living units to be built in conjunction with new homes.**

Implementation: In conjunction with adoption of this Housing Element, the Community Development Department will request that the Planning Commission initiate an amendment to the Land Use and Development Code to allow secondary living units to be a permitted use when constructed at the same time as a new single family home and to permit duplexes and attached single homes to be allowed in residential Planned Developments where the overall density of the project is consistent with the underlying zoning and General Plan designations. It should be noted that through the Planning entitlement process, this program may be implemented prior to adoption of an amendment.

As provided for in Government Code Section 65583.1, the City has, and continues to, apply secondary living units towards its adequate sites requirement. In Vacaville, secondary living units are usually occupied by elderly parents or young, single adults.

- H.1 - I 3** **Continue implementing the Economic Development Incentive Program which grants a 10 percent reduction in development impact fees for the first 100 residential permits issued under this program**

Implementation: The Community Development Department, in coordination with affected City departments, will continue to issue permits with development impact fees discounted to pre-2014 levels, until all 100 permits have been issued.

- H.1 - I 4** **Review and update the development impact fee structure for residential projects.**

Implementation: Following the adoption of the comprehensive General Plan Update, expected in early 2015, the City will conduct impact fee studies that will include an evaluation of changes to the current fee structure. At this time, the City will consider a lower impact fee structure for small single-family starter homes as compared to larger move-up and executive homes, as well as a lower new impact fee structure for multi-family housing. Adoption of the fee studies and updated fees would happen within two years of adoption of the updated General Plan.

- H.1 - I 5      Assist affordable housing developers to construct 472 new housing units affordable to households with incomes below 80 percent of median, with 90 percent of these units being affordable at 60 percent or below median, and 6 of these units being affordable to families with incomes below 30 percent of median.**

Implementation: Implementation will occur during the 2015-2023 housing cycle and includes working with local non-profit entities to mobilize a wide variety of funding, negotiate long-term affordability agreements, participate in project design, assist with planning and building approvals, monitor the affordability agreements, and report to funding sources. The primary source of affordable housing funding is tax credits and tax exempt bonds. It is anticipated that the City will assist affordable housing projects by providing land from former Redevelopment acquisitions.

- H.1 - I 6      Give priority to special needs housing and residential care facilities by allowing for reduced processing time and streamlined procedures for special needs housing land use applications.**

Implementation: The Community Development Department will process special needs housing and residential care facilities submittals as quickly as possible; priority processing may take the form of prioritizing these projects and/or granting concurrent Planning and Building Permit review, as appropriate.

- H.1 - I 7      Encourage preferential handling of special needs populations, such as domestic violence cases, youth aging out of foster care, the developmentally disabled, single parents, etc., in the management plans and regulatory agreements of funded projects.**

Implementation: The City will amend its agreements to require that funded housing projects include, in their management plans, preferential handling of special needs populations.

- H.1 - I 8      Consider adopting a Universal Design ordinance incentivizing accessible design features in new residential development to support visitability, which allows people with limited mobility to stay integrated with the community.**

Implementation: Following the adoption of the comprehensive General Plan Update, expected in early 2015, the City will conduct a study to determine best practices for and feasibility of adopting incentives to encourage Universal Design features in new residential development and if feasible, adopt a Universal Design ordinance.

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### **H.1 - I 9 Identify sites that are appropriate for military families based at Travis Air Force base and work with Air Force housing officials and non-profit housing groups to build off-base housing units that are affordable to active military families at Travis Air Force Base.**

Implementation: The City owns an 8.4-acre site, donated by the developer of the Alamo Place Subdivision. In 2004, a 93-unit affordable apartment and town home project was approved for the site. The project approval lapsed and the non-profit developer is no longer involved in the project. The site has been zoned to Medium Density. The City shall pursue development of this property and other appropriate sites.

### **H.1 - I 10 Continue to implement the Residential Overlay District Ordinance by supporting development of apartments on vacant commercial lands, which are appropriate sites for multi-family development.**

Implementation: The Community Development Department implements the ordinance on a regular basis and will continue to make apartment developers aware of the zoning option to request to construct apartments on commercial lands as an alternative land use. The Residential Overlay District Ordinance has been and will continue to be an effective tool to add multi-family units to the City's housing inventory. To date, several apartment projects have been built as a result of implementation of this policy. River Oaks (312 units), Saratoga Phase I (108 units), Walnut Grove (117 units), The Commons (208 units), Lincoln Corner (134 units) and Northpointe Apartments (312 units) were approved and construction is complete. All of these projects were developed at a density at or above 20 units per acre.

### **H.1 - I 11 Work with private and non-profit developers to target subsidies and programs to expand the supply of three-bedroom apartments to provide affordable multi-family housing for large families and young adult households.**

Implementation: Upon adoption of the General Plan, the Community Development Department will request that the Planning Commission initiate an amendment to the Land Use and Development Code to require new non-senior apartment projects of over 50 units to include a minimum of 15 percent three bedroom units. If initiated by the Planning Commission, the ordinance amendment will be scheduled for public hearings within the first two years of the Housing Element cycle. The City will also support the project on Rocky Hill Road under discussion as of late 2014 that plans to incorporate three- and four-bedroom apartments in a 41-unit affordable housing complex. The Community Development Department will work with private and non-profit developers during the project review process on an ongoing basis throughout the 2015-2023 housing cycle, depending on market and developer interest, to target subsidies and programs.

### **H.1 - I 12 Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.**

Implementation: Following adoption of the General Plan Update, the Community Development Department will request that the Planning Commission initiate an amendment to the Land Use and Development Code to set forth specific findings and the required analysis needed in conjunction with consideration of rezonings of residential land in order to find that the inventory of residential land does not fall below the minimum required to meet the City’s housing goals as determined by ABAG. On an ongoing basis, the Community Development Department’s Planning Division will incorporate project specific conditions of approval as a part of the project entitlement process to require identification signs on properties approved for multi-family housing developments through specific project entitlements and for sites in master planned areas reserved for multi-family development.

**H.1 - I 13      Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to allow up to 65 dwelling units per acre within the Urban High Density (RUHD) Residential Overlay District.**

Implementation: In 2008, the City Council adopted the Opportunity Hill Master Plan and Design Guidelines. In order to implement the Plan, the City Council also will consider a General Plan Amendment to allow up to 65 units per acre within the Opportunity Hill Master Plan area as part of the Comprehensive General Plan Update, which is expected to be adopted in 2015. The Opportunity Hill project will intensify land uses and revitalize portions of the Downtown Area. Land use recommendations identified specialty retail, office uses, housing opportunities (including live/work units, for-sale, and affordable housing component), entertainment and restaurant uses, and a continuation of heritage tourism that celebrates Vacaville’s rich history. This project will be an infill project and the City has already acquired a significant number of parcels in the area that are now vacant. The project will be required to comply with the adopted Master Plan design and development guidelines. To support the Master Plan’s goals, the updated General Plan includes several policies and actions related to design guidelines and standards, parking, development incentives, General Plan and Zoning amendments, connectivity, infrastructure, wayfinding, and affordable housing. In addition, Action LU-A16.4 in the Land Use Element directs the City to amend the Residential Urban High Density Overlay on the Opportunity Hill and Depot Street sites to allow up to 65 dwelling units per acre.

**H.1 - I 14      Consider an amendment to the Land Use and Development Code and/or the Single Family Design Guidelines to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments.**

Implementation: The Community Development Department has coordinated with other affected City departments and consulted with residential builders to identify potential design and development standards specific to small-lot single family projects, requiring such projects to include a significant number of smaller floor plans or less than 1,500 square feet which are affordable by design and to identify alternative design standards to encourage developers to build homes that will be affordable to entry level buyers. The Planning Commission initiated these amendments to the Land Use and Development Code and included 6,000-square foot lots in the policy. The Land Use and Development Code will be

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updated within three years of the adoption of the new General Plan, expected in 2015.

### **H.1 - I 15 High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.**

Implementation: On an ongoing basis, as a part of the discretionary development review process, the Community Development Department will require RHD sites to be designed with a minimum density of 20 units per acre in order to implement the policies of the Housing Element. All recently approved high density projects have been constructed with an average density of 20 units per acre density, except for projects with density bonuses approved at higher densities.

### **H.1 - I 16 Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.**

Implementation: Most recently, in 2014, the City Council amended the Land Use and Development Code to implement SB 2 (Zoning for all Housing Types). On an ongoing basis, each year, as a part of the preparation of the status of the General Plan report, new State legislation related to housing issues will be reviewed and the Community Development Department staff will request the Planning Commission to initiate changes to the Land Use and Development Code as required to maintain consistency with State Law. Updates to the Land Use and Development Code shall include revisions to the City's Density Bonus ordinance to address AB 2222.

### **H.1 - I 17 Implement California energy conservation standards.**

Implementation: On an ongoing basis, the Community Development Department's Building Division enforces the State energy standards, as adopted and amended by the California Building Standards Commission, as a part of the building plan check and permitting process for all residential projects. As part of the General Plan Update process, the City will adopt an Energy and Conservation Action Strategy (ECAS) that includes policies addressing energy conservation. This document and its EIR has been recommended for adoption by the Planning Commission and will be considered by the City Council in early 2015.

### **H.1 - I 18 Implement the California Green Building Standards Building Code.**

Implementation: The most recent version of the California Green Building Standards Code (CALGreen), went into effect January 1, 2014. The Community Development Department's Building Division has implemented the changes in the Code as they apply to all residential projects, and will continue to implement the Code and incorporate future amendments.

### **H.1 - I 19 Encourage energy-conserving development patterns.**

Implementation: On an ongoing basis, as a part of the development review process, the Community Development Department will promote neighborhood

design with pedestrian and bicycle oriented circulation to reduce automobile trips. As an example, the Southtown master plan incorporates a neighborhood center comprised of a central park and neighborhood commercial center which is easily accessible by all future residents in the project via pedestrian pathways. As part of the General Plan Update process, the City will adopt an Energy and Conservation Action Strategy (ECAS) that includes policies addressing energy conservation. This document and its EIR has been recommended for adoption by the Planning Commission and will be considered by the City Council in early 2015.

**H.1 - I 20      Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use.**

Implementation: On an ongoing basis, through the building permit process for new development, the Community Development Department enforces the water efficiency standards for landscaping. Through the environmental review process, energy efficiency is evaluated and where appropriate, mitigation measures are required to address landscaping and parking lot shading. As part of the General Plan Update process, the City will adopt an Energy and Conservation Action Strategy (ECAS) that includes policies addressing energy conservation. This document and its EIR has been recommended for adoption by the Planning Commission and will be considered by the City Council in early 2015.

**H.1 - I 21      Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.**

Implementation: The Land Use and Development Code permits manufactured homes to be constructed in single family zoning districts, subject to the same design review process as a site-built house.

**H.1 - I 22      The City of Vacaville, in its capacity as the City’s water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.**

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

**H.1 - I 23      The City of Vacaville will conduct an affordable housing impact fee study that considers the Community Facilities District fees for multi-family developments.**

## 2. Housing Programs

Implementation: A study commissioned by the City in 2014 to analyze the impacts of the Community Facilities Districts (CFDs) on apartment project feasibility found that the sample apartment project evaluated was not feasible under current economic conditions (80 percent of the shortfall was related to project costs or revenue shortfalls unrelated to CFD fees). Within two years after the adoption of the comprehensive General Plan Update, expected in 2015, the City will conduct an affordable housing impact fee study evaluating the fees for multi-family development. The study will compare Vacaville's requirements for multi-family housing units to those charged by the County and Benicia, Vallejo, Fairfield, and Dixon, and will include CFD requirements along with impact fees, such as traffic, parks, community facilities, and infrastructure. The study will also evaluate how the feasibility and certainty of an affordable housing prototype project would be affected by changes in overall "fee" levels to make Vacaville's more comparable to other jurisdictions (whether higher or lower). Prior to conducting the study, the City will consider whether these fees create a potential constraint for single-family development in Vacaville and, if so, expand the study to address single-family development as well. Based on the conclusions of this impact fee study, the City will consider actions to mitigate any negative impacts of the Community Facilities District fee.

### 2.3 REHABILITATION AND CONSERVATION

Conserving and preserving the existing stock of affordable housing is critical to meeting Vacaville's housing needs. These efforts include enforcing existing affordable housing agreements, making funds available for the acquisition and/or rehabilitation of existing housing units and installing weatherization methods, requiring Housing Quality Standards (HQS) for all Housing Choice Voucher units, enforcing the new ordinance to encourage property maintenance and promoting improved quality of life, disallowing condominium conversions when vacancy is below 3 percent, and preserving federally assisted units which may convert to market rate.

Beginning in 2006, using Agency Low Income Housing Set-Aside funds and taxable bonds proceeds in the amount of \$18 million, the former City of Vacaville Redevelopment Agency (Agency) acquired market-rate multi-family residential complexes along Callen Street, Bennett Hill Drive, and Bennett Hill Court: 18 four-plexes, three duplexes, and one eight-plex. The goal of these acquisitions is to provide comprehensive neighborhood revitalization through rehabilitation and new construction of these units for affordable housing. As of 2014, the City is completing the first of two phases of rehabilitation and new construction. Completion of both phases will result in the production of 130 affordable rental units with affordability rates at 30 to 60 percent of area median income (AMI). Of these 130 units, 74 will be rehabilitated and 56 will be new construction. In addition, City has been working with a developer for the future new construction of (41 units) and rehabilitation of (51 units) of 92 affordable units on Rocky Hill Road and Meadows Court. See Section 6.3 in Chapter 6 of this document for more information about these substantially rehabilitated units.

#### Guiding Policies

- H.2 - G 1** Maintain Vacaville's housing stock in sound condition.
- H.2 - G 2** Preserve and protect historical and architectural resources.
- H.2 - G 3** Take action to preserve existing housing and neighborhoods.

**H.2 - G 4** Maintain the total number of affordable units, present and future, at price levels affordable to the intended income groups.

Implementing Policies

**H.2 - I 1** **Continue to enforce housing affordability agreements between the owners and the City.**

Implementation: This is ongoing and enforced by the Department of Housing Services. Currently there are 126 affordability agreements covering 1,007 units, including homes purchased under the City's Shared Equity Loan Program.

**H.2 - I 2** **Continue to operate and expand below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.**

Implementation: This is an ongoing effort by the Department of Housing Services. During the planning period, 125 units, including 74 at the Callen Street project and 51 at the Rocky Hill project, will be acquired and/or rehabilitated, and all will have long-term affordability agreements. Of the 125 units, all will be affordable for households with incomes below 60 percent of median.

**H.2 - I 3** **Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.**

Implementation: A key component of the Housing Choice Voucher Program is the requirement that all housing owners participating in the program comply with Housing Quality Standards (HQS). The Vacaville Housing Authority (VHA) inspects each unit at move-in and annually thereafter to ensure HQS compliance. The VHA conducts approximately 1,300 HQS inspections annually. Special inspections may also be conducted at the request of the landlord or the tenant.

At this time there are 1,193 Housing Choice Vouchers. The VHA will apply for and accept additional vouchers as they become available.

**H.2 - I 4** **Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities.**

Implementation: This ordinance is enforced by the Fire Department Code Enforcement Division, which receives and investigates approximately 2,000 calls per year regarding the PNO. These calls/cases relate to property accumulations, overgrown vegetation, graffiti, etc. Vehicle abatement in the public right-of-way is addressed by the Police Department. By working with the responsible party to correct the violations, the overall quality of life is preserved and/or enhanced in the neighborhood. In addition, participation in the City's Crime Free Multi-Housing Program is encouraged and is a requirement through affordability covenants for affordable housing developments.

**H.2 - I 5      Continue to enforce and update the Condominium Conversion Ordinance.**

Implementation: Passed in 1982, this ordinance states that no applications for conversion will be accepted if the apartment vacancy rate is below 3 percent. The Department of Housing Services conducts an annual vacancy survey to determine the vacancy rate. On an ongoing basis, the Community Development Department enforces the Condominium Conversion Ordinance by accepting applications for conversions only when the citywide apartment vacancy rate is above 3 percent. In February 2013, the City Council approved an amendment to the Condominium Conversion ordinance that prevents the conversion of senior apartments if the senior restricted apartment rate falls below 3 percent and requires the applicant to fund the vacancy survey.

Following the planned adoption of the General Plan Update, the Planning Commission will consider amending the Land Use and Development Code to include provisions to protect existing tenant rights during the conversion process including first right-of-refusal for purchase.

**H.2 - I 6      Assist in maintaining the affordability of units produced through federal and State programs by working with appropriate organizations to identify units, which may convert to market- rate units, analyzing the cost of keeping the units as affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed.**

Implementation: This is an ongoing program by the Department of Housing Services. There are 274 units of subsidized below market rate housing that are at risk of conversion to market rate within this Housing Element planning cycle. The Housing Services Department will continue its program to maintain the list of “at risk” units, maintain contact with owners of at risk units to determine their interest in selling, prepaying, terminating or continuing participation in a subsidy program, ascertain HUD’s interest in issuing Housing Choice Vouchers for “opt out” units, in order to preserve and/or extend affordability, and 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. It is anticipated that the 60 units at Quail Run that are currently affordable to households earning 80 percent of Area Median Income (20 percent of the total units), will be replaced either by units that have been rehabilitated with government assistance in exchange for affordability restrictions or by newly constructed units with affordability restrictions. Vaca Gables (65 units) and Hillside Senior apartments (15 units) are owned by a local non-profit affordable housing provider. Department of Housing Services staff will continue to communicate regularly with the owner, who is committed to providing affordable housing at these complexes in perpetuity.

**H.2 - I 7      Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.**

Implementation: As housing projects are proposed during the 2015-2023 housing cycle, the Department of Housing Services will continue to seek out additional funding sources to support the development of Extremely Low Income rental housing. In 2013, the City accessed \$6.2 million of the 2006 Affordable

Housing Bond proceeds, which will continue to be used to rehabilitate and construct new apartments in the Callen Street/Bennett Hills areas. In addition, the City has been working with a developer for the future new construction (41 units) and rehabilitation (51 units) of 92 affordable units on Rocky Hill Road and Meadows Court. The City contribution will include a deferred acquisition loan for the fair market value of the City-owned parcel, as well as the assumption of existing City loans. The project will seek State and Federal financing awards from programs directed at Veteran homeless prevention, the developmentally disabled, and families.

In addition, the Department of Housing Services will continue to apply annually for the HOME federal grant, as feasible, during the annual application cycle, which is typically during the summer months. Funds received from this grant will be allocated to the development of housing affordable to extremely low, very low, and low-income households. The City also intends to continue applying on an ongoing basis for housing funds from HCD sources including the Veteran Housing and Homeless Prevention Program, CalHome, the Housing-Related Parks Program, and the Multi-family Housing Program (MHP).

**H.2 - I 8      As funding permits, continue to Promote Community Viability through Comprehensive Neighborhood Revitalization in Target Areas.**

Implementation: The 2009 /2011, City of Vacaville Strategic Plan identifies a goal to continue comprehensive neighborhood revitalization activities in targeted areas. City efforts to improve the physical and social conditions of targeted neighborhoods experiencing a decline in their quality of life are still underway. The City has committed funds to The Leaven, a faith-based organization to provide supportive services to the children residing in the Opportunity House, the recently expanded and rehabilitated local homeless shelter. In addition, the City has worked closely with the local non-profit affordable housing provider, Vacaville Community Housing, Inc., which will release a Request for Proposals for social services at its multi-family units.

The City transferred 0.94 acres on Rocky Hill Road to the Vacaville Storehouse for development of a community garden that will serve nearby tenants of affordable housing. The community garden will be located directly north of the Rocky Hill Trail project. The Rocky Hill Trail is an unofficial local foot path forged through historic railroad right-of-ways connecting Holly Lane to E. Monte Vista Avenue. The Rocky Hill trail project included in the Draft General Plan will create an alternative safe and secure walking and biking path and open space area that connects affordable housing to amenities and increases neighborhood walkability.

**H.2 - I 9      Continue the Process of Acquiring and Converting Market Rate Multi-family Rental Housing Units In The Callen Street/Bennett Hill Drive/Bennett Hill Court Revitalization Area for the Purpose of Substantial Rehabilitation and Converting the Units to Affordable Housing Units.**

Implementation: In 2006, the former City of Vacaville Redevelopment Agency issued taxable housing bonds in the amount of \$18 million for the purpose of acquiring and converting market rate multi- family rental housing units in the

## 2. Housing Programs

Callen Street/Bennett Hill revitalization area. A portion of these funds were used, along with Low Income Housing Set- Aside funds, to acquire 18 four-plexes, three duplexes, and one eight-plex. Since that time, the local homeless facility relocated and doubled its capacity from 24 beds to 48 beds used to assist homeless families and women in the community. This was accomplished through demolition and rehabilitation of one four-plex and one eight-plex owned by the City on Bennett Hill Court. This facility location is permanently affordable through a deed restriction. On April 13, 2013, the Department of Finance (DOF) authorized the City to access \$6.2 million of the 2006 Affordable Housing Bond proceeds for the purpose of developing affordable housing. The City is utilizing these funds to reopen the Callen Street project, which consists of two phases of rehabilitation and new construction activity in the Callen Street/Bennett Hill areas resulting in a total of 130 affordable rental units with affordability rates at 30 to 60 percent of area median income (AMI). In March 2014, the Phase 1 Callen Street/Bennett Hill area began the rehabilitation of 64 units, scheduled to be completed in March 2015.

Phase II of the Callen project includes the demolition and new construction (56 units) and rehabilitation of (10 units) on Callen Street with affordability levels of 30 to 60 percent of AMI. In August 2014, the City Council approved the disposition, development, and loan agreement with the developer, and the Planning Commission approved the Planning applications for the reconstruction of these units.

The Rocky Hill project will include 41 units of new construction and 51 units of rehabilitation on Rocky Hill Road and Meadows Court. In November 2014, the City Council approved the disposition, development, and loan agreement with the developer to transfer land and assume debt in support of the project.

### 2.4 HOUSING SUPPORT SERVICES

In addition to efforts to preserve and conserve the stock of affordable housing, the Department of Housing Services provides a variety of support services as well as direct services to meet the community's housing needs. These efforts include educating the community about fair housing and equal housing opportunity, providing housing counseling services, including first-time homebuyer counseling, and resource information and referral. Support for securing funding, outreach, education, intake, eligibility determination, and tracking are provided to non-profit entities that assist the homeless and those in danger of losing their housing. Direct housing assistance includes rental assistance paid to owners through the Housing Choice Voucher Program, deep subsidies for rents affordable at below 50 percent of the local area median income, and loans to assist first time homebuyers.

The two major funding sources for supportive housing activities are the HUD Housing Choice Voucher Program (approximately \$85 million during the planning period and Community Development Block Grant Funds (approximately \$3 million during the planning period). The programs and annual goals are described below:

During this planning period, it is estimated that 500 emergency vouchers will be provided, 128 households (16 per year) will utilize loans to purchase first homes, and over 600 people (75 per year) will receive housing support services including housing counseling.

Guiding Policies

- H.3 - G 1** Promote equal housing opportunity for all.
- H.3 - G 2** Assist in the providing of direct assistance to households in need of housing.
- H.3 - G 3** Provide affordable housing homeownership opportunities.

Implementing Policies

- H.3 - I 1** **Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories.**

Implementation: This is an ongoing effort through the Department of Housing Services. The Housing Counseling Center, which provided activities such as Fair Housing Month, tenant/landlord counseling, and providing assistance with filing a fair housing complaint, was closed in 2012 when funding was eliminated with the Redevelopment Agency. However, the Department of Housing Services recently renewed the certification for the City of Vacaville Housing Counseling Center (VHCC) through U.S. HUD. As a certified Housing Counseling Agency, limited programs have been reopened to ensure that homebuyers receive as much information and education as possible to help them become successful homeowners over the long term.

Equal access to housing is protected by State and federal law. Discrimination on the basis of race, ethnic or national origin, religion, or marital status is prohibited by the federal Civil Rights Act of 1968 and by Section 53 of the California Unruh Civil Rights Act. The federal Fair Housing Amendments Act of 1988 prohibits discrimination based on age, handicap, and familial status. The Rumford Fair Housing Law (part of the California Fair Employment and Housing Act of 1980) also protects an individual's access to housing.

The California Supreme Court ruled that discrimination against children in housing is prohibited under the Unruh Civil Rights Act in its decision, *Marina Pt. Ltd. v. Wolfson*, (1982) 30 Cal.3d 721. The Fair Housing Amendments Act also prohibits discrimination against children. Mobile home parks and other developments designed specifically for seniors or persons with disabilities are exempt from these provisions against child discrimination.

The City of Vacaville will actively promote fair housing opportunities through its Housing Services Department which will provide housing discrimination referral to the appropriate investigative and enforcement entity, home buyer education training, sponsoring, in partnership with others, Fair Housing Workshops and Landlord Training. The City will continue to work closely with local faith-based organizations, local non-profit agencies, Legal Services of Northern California, the California Rental Apartment Association, and the federal Department of Housing and Urban Development to ensure community support for fair housing concerns and provide housing and family resource services each year.

## 2. Housing Programs

The City will continue to celebrate Fair Housing Month each April by promoting youth and adult education and outreach activities which may include essay, poetry, and art contests in the schools and Vacaville Neighborhood Boys and Girls Clubs; public service announcements and features on the local television cable channel; newspaper articles and editorials; public forums and workshops. Other education and outreach activities may include distributing handouts at the Senior Center, apartment complexes, to Section 8 participants, and displaying posters and handouts in the Housing Services Department lobby in both Spanish and English. In addition, all Department of Housing Services publications will include the Fair Housing logo.

To date, no funding source has been identified to directly support Housing Counseling activities; however, the Department of Housing Services seeks to obtain funding from HUD for Housing Counseling program administration as opportunities become available.

Additionally, the City of Vacaville will continue to prepare an Analysis of Impediments to Fair Housing Choice in the City of Vacaville, in accordance with 24 CFR 91.225(a)(1) regulations as required by the U.S. HUD Community Development Block Grant (CDBG) Entitlement program. The last Analysis of Impediments was prepared in 2009 to identify impediments to fair housing choice within Vacaville and establish actions to overcome the effects of these impediments. The City conducted this analysis by evaluating its current fair housing profile, identifying impediments to fair housing choice, and assessing current public/private fair housing programs and activities. In addition to reviewing public policies and actions, the City also contacted local banks and mortgage companies to review Home Mortgage Disclosure Act reports and other related documents. The Analysis will be updated in 2015.

### H.3 - I 2

#### **Provide technical and/or support services to non-profit agencies and other entities serving the homeless.**

Implementation: This is an ongoing effort of the Department of Housing Services. The City will assist the Vacaville Social Services Corporation, the Vacaville Community Welfare Association, and the Community Action Partnership of Solano (CAP Solano), as well as others who provide homeless services through the provision of technical and/or support assistance, as funding allows. As each entity has different needs, the City will provide support in those areas that would ensure the ongoing viability of the agency and the services the entity provides. Some of these technical and/or support services may include providing staff, counseling or meeting space; assisting in the development of funding proposals; securing partners for potential projects; participating on collaboratives or boards that address the issues of homelessness; provide on-site training for program participants or agency staff; and/or determining eligibility to receive homeless services. Included in these services is the provision of 12,000 shelter nights at the homeless shelter in Vacaville, Opportunity House, and assisting between ten to twenty families per year with transitional housing.

The recent expansion and relocation of Opportunity House was made possible through the Housing Services Department's work with Vacaville Community Housing (VCH, a local non-profit affordable housing provider), which owned the previous shelter and shelter site (Opportunity House), and through a partnership

with Vacaville Social Services Corporation (VSSC, the local non-profit that operates the shelter). Relocation was completed during 2012-2013. Funding for the project was secured through upfront cash from VSSC, a \$480,000 donation from VCH, a capital campaign by VSSC, and a deferred acquisition loan from the City for the purchase of City property.

**H.3 - I 3      Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.**

Implementation: This is an ongoing program by the Department of Housing Services in partnership with the VCWA to provide emergency housing through motel vouchers. DHS staff have provided outreach, intake, verification, and record-keeping services to the VCWA, which uses United Way and Federal Emergency Management Agency (FEMA) funds to provide approximately 300 emergency vouchers per year for households to stay overnight at motels, as well as emergency food and transportation. The program often bridges the gap between moving into a new housing unit, securing space at Opportunity House (the emergency shelter), or arranging to stay with family or friends.

However, funding is no longer available for the emergency housing program. The City will continue to provide support for other emergency housing related programs and activities through the Vacaville Family Resource Center (FRC), which is under the Police Department and receives funds from the VCWA. It will continue to provide \$200 per month for food and gas vouchers, and to conduct screening for the Season of Sharing program. The privately-funded Season of Sharing program provides emergency rental assistance to eligible lower-income Vacaville households each year. In addition, staff will screen for eligibility for utilities assistance on behalf of PG&E.

**H.3 - I 4      Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.**

Implementation: This is an ongoing program by the Department of Housing Services. The Housing Choice Voucher Program will continue to be administered on behalf of the Vacaville Housing Authority (VHA) by the Department of Housing Services. The funding level for this program is approximately \$10 million per year or \$85 million during the planning period. This program provides monthly rent subsidies for very-low-income households. Seventy-five percent of newly admitted households must have incomes below 30 percent of area median. Currently the VHA has 1,193 vouchers to assist eligible households.

In 2011, the VHA was successful in applying for 50 family unification vouchers. Family unification vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families or in the prevention of reunifying the children with their families; or for youth aging out of foster care. Family unification vouchers enable these families to lease or purchase decent, safe and sanitary housing that is affordable in the private housing market. The VHA will continue to apply for additional Housing Choice Vouchers as additional federal and state funding becomes available.

## 2. Housing Programs

The VHA continues to implement its Section 8 Homeownership Program, which provides homeownership opportunities for eligible lower-income households. There are currently 7 households that have been successful in moving to homeownership through the mortgage subsidy this program provides.

### **H.3 - I 5 Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.**

Implementation: This is an ongoing program by the Department of Housing Services. When possible, affordable housing loan repayment or property sales proceeds, HOME or other funds will be used to increase affordability to a greater degree than might be allowed by other funding sources participating in a project. For example, tax- exempt bond and tax credit financing require income levels at 50 percent and 60 percent of median. When feasible, other funds will be loaned in exchange for affordability below 50 percent of median.

### **H.3 - I 6 Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans and homebuyers education activities.**

Implementation: This is an ongoing program implemented by the Housing Services Department. The City will continue to provide a CalHOME Down Payment Assistance Loan program. This program permits first time homebuyer households making up to 80 percent of median income to be eligible for \$50,000 (maximum award). It is estimated that the City will be able to assist 128 first-time homebuyers during the reporting period using a variety of funding sources for Down Payment Assistance loans.

The City will also continue to provide homebuyer education through the Housing Counseling Program's Homebuyer Education and Learning Program.

### **H.3 - I 7 Continue to implement the relocation plan for households displaced as a result of local public action.**

Implementation: As needed, this is an ongoing program by the Department of Housing Services. The City's policy is to make every effort to avoid displacing households as a result of local public action. However, when households are to be relocated, the Department of Housing Services will strive to make the relocation a positive experience for the household being relocated. In most cases, the purpose of the relocation will be to remove blight and dilapidated structures, and to assist households to move from substandard housing to decent, safe and sanitary housing.

Staff will meet with each household facing relocation to determine their needs and housing preferences. If appropriate, the household will be offered assistance through the Housing Choice Voucher program or relocation benefits provided in accordance with State Relocation Law. The assistance will include referrals to available housing and payments for moving expenses and relocation.

**H.3 – I 8      As appropriate, work to ensure that new and rehabilitated affordable units, in particular multi-family units, are developed with supportive services, such as child care, English as a second language, and job training, nearby or as a component of the development.**

Implementation: The Department of Housing Services, in cooperation with the Department of Community Development, will evaluate opportunities on an ongoing basis. The provision of child care and job training, in conjunction with multi-family housing developments, will better serve the residents, improve a parent’s ability to find and access employment, and reduce vehicle trips. Childcare, when it is affordable and of high quality, can enable a parent to move towards economic self-sufficiency.

The City has committed funds to The Leaven, a faith-based organization, to provide supportive services to the children residing in the Opportunity House, the recently expanded and rehabilitated local homeless shelter and the surrounding neighborhood. The City has also worked closely with the local non-profit affordable housing provider, Vacaville Community Housing, Inc., to provide an additional neighborhood center to the Vacaville Neighborhood Boys & Girls program at the Meadows Drive complex. In addition, the two-phase development on Callen Street will include community space where supportive services can be provided to the development. The planned development at Rocky Hill Road includes a spacious community room for supportive services and neighborhood activities.

**H.3 - I 9      Continue to provide housing counseling assistance to residents to help preserve homeownership.**

Implementation: The Department of Housing Services will continue to provide housing counseling first time homebuyer education. This program is currently not funded by HUD, however during the planning period; the Housing Services Department will seek funding opportunities from HUD in order to expand the services provided.

**H.3 - I 10      Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.**

Implementation: The City's Public Nuisance Ordinance requires owners of vacant buildings to maintain them and to register them with the Fire Department Code Enforcement Division if the buildings are anticipated to be vacant for more than 30 days. The Code Enforcement Division will continue to identify and inspect vacant buildings and require that violations be corrected in a timely manner to ensure that vacant properties, especially units in the foreclosure process, do not become blighted and undermine neighborhood stability. This program is primarily funded by the City’s General Fund.

## 2. Housing Programs

### **H.3 - I 11 Continue to address the needs of local military personnel and their families.**

Implementation: The City Manager's Office will continue to participate in the Travis Regional Armed Forces Committee (TRAFC) to discuss the needs of military personnel and their families.

### **H.3 - I 12 Continue to activate and operate emergency cooling and warming centers at the City's community centers during times of extreme weather, which are available to all City residents. In addition, the City will activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents.**

Implementation: The Community Services Department collaborated with the Public Information Officer and Fire Department to develop operational protocols/guidelines for activation of the City's Emergency Shelters. These protocols/guidelines are currently being developed and are included in the City's Emergency Operations Plan. The Community Services Department will collaborate with the American Red Cross and local Health and Human Service agencies to offer new and refresher trainings on shelter activation and management, and common shelter clientele needs such as homelessness, medical, mental, emotional needs and/or support.

### **H.3 - I 13 Continue to participate in the Community Action Partnership of Solano (CAP Solano) to oversee the development of the Homelessness Continuum of Care.**

Implementation: A City staff member participates in the CAP Solano, JPA. The City will continue to participate with the CAP Solano, JPA and on the board of the Solano County Continuum of Care Collaborative, Housing First Solano.

### **H.3 - I 14 Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a "Housing First" or similar type program.**

Implementation: On April 13, 2010, the City Council considered and supported the proposed housing programs identified in a Report on Homelessness report, about homelessness in Vacaville. As identified in the report, the City will continue to collaborate with local faith-based organizations on developing appropriate housing and support services, as it continues to with the Callen Street Rehabilitation Project.

### **H.3 - I 15 Reestablish and collaborate with the Ad-Hoc Homeless Task Force.**

Implementation: The Ad-Hoc Homeless Task Force, a partnership comprised of members of the faith-based community, local social service providers, and City staff, was disbanded in 2012 due to the elimination of the Redevelopment Agency and the Low- and Moderate-Income Housing Fund. The "Report on Homelessness" referred to in Program H.3 – I 14 came from this group. The City has worked to reunite the group as the "Homeless Roundtable" to work

collaboratively homelessness issues. The group's first meeting was held in October 2014.

**H.3 - I 16      Continue to implement the City's crime free multi-family program.**

Implementation: The City implemented its Crime-Free Multi-Family Housing Program in 2006. The program is a voluntary partnership between the Vacaville Police Department and local property managers/owners and residents with the goal of promoting safe, crime-free environments for residents. As part of this program, the Vacaville Police Department provides background check information to property managers/owners for their review when considering a rental application. Each property manager/owner determines their own tenancy requirements.

**H.3 - I 17      Continue to work with non-profit organizations and social service agencies that provide after school programs for childcare in low-income neighborhoods.**

Implementation: The City has worked with and supported community organizations in the past, such as the Boys and Girls Club, and will continue to do so. The Housing Services Department will implement this policy, in cooperation with County agencies, on an ongoing basis throughout the 2015-2023 housing cycle, depending on response from non-profit organizations and social service agencies.

**PROGRAM EVALUATION**

**Guiding Policies**

**H.4 - G 1**      Actively evaluate, on a regular basis, the success of housing programs in meeting Vacaville's housing needs.

**Implementing Policies**

**H.4 - I 1**      **Regularly compile and analyze data relevant to housing need and affordability.**

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

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

Vacaville compiles inventories of current development projects, vacant residential lands, conducts rent surveys, and ascertains vacancy rates. The intention of this

## 2. Housing Programs

policy is to place such efforts on a more formal and comprehensive basis to ensure sound information is available for making sound decisions. Although the Annual Vacancy and Rent Survey was suspended due to the elimination of Redevelopment in 2012, the City began annual surveys again starting in 2014. The Housing Services Department continues to prepare the City's Five Year CDBG Consolidated Plan, Annual Action Plans and Consolidated Annual Performance and Evaluation Report, and the Housing Authority continues to prepare its Five Year Agency Plan and annual plans.

### **H.4 - I 2 Evaluate the success of programs in meeting housing needs and goals in a regular and comprehensive fashion.**

Implementation: Annual progress reports regarding housing related accomplishments are made to the following entities: the City Council and HUD for the Housing Choice Voucher Program, the Housing Counseling Program, and the Community Development Block Grant Program (CDBG); the City Council for HOME funds, and other funds administered through HCD programs; and to the City Council and Planning Commission. Public hearings are also held, at which information is provided about the goals and outcomes of programs administered by the Housing Services Department. Reports provided to these various sources include the CDBG Consolidated Plan, Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER), and the Public Housing Agency 5-Year Plan and Annual Plan, and the Housing Element, including annual status reports.

### **H.4 - I 3 Include an analysis of the City's medium density (RMD), high density (RHD), and urban high density residential (RUHD) vacant land inventory in the Annual Status of the General Plan report.**

Existing law requires each city, county, or city and county to ensure that its inventory or programs of adequate sites identified in its housing element can accommodate its share of the regional housing need throughout the planning period and prohibits a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density for any parcel to a lower residential density that is lower than the density used by the Department of Community Development in determining compliance with housing element law unless the city, county, or city and county makes specified written findings supported by substantial evidence. In years when residential approvals and construction take place in the RMD, RHD, or RUHD zoning designations, the Community Development Department will include an analysis of the vacant land inventory in its Annual Report on the General Plan.