

City of Vallejo

2009 – 2014 Housing Element Update

Prepared for:

CITY OF VALLEJO
PLANNING DIVISION
555 SANTA CLARA STREET
VALLEJO, CALIFORNIA 94590

Prepared by:



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RANCHO CORDOVA, CALIFORNIA 95670

ADOPTED JULY 2011

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DOCUMENT ORGANIZATION

The Vallejo Housing Element is organized into six main sections: an Executive Summary or overview of the key sections of the Housing Element, an Introduction to the Housing Element, the City's public participation efforts, a review of the previous Housing Element, the City's Housing Needs Assessment including demographic information, and finally the City's Housing Element Goals, Policies, and Programs. The Housing Element also includes the following appendices to accompany the document: Appendix A – Housing Advisory Committee Members, Appendix B – Housing Condition Survey Results, Appendix C – Vacant Residential Sites Map, Appendix D – Housing Element Definitions, and Appendix E – Public Comment.

EXECUTIVE SUMMARY

The Housing Element of the General Plan is a comprehensive statement by the 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 importance of compliance lies in the legal responsibility the City has to maintain a certified Housing Element, which protects the City against litigation and its associated costs and allows the City to be more competitive for state grant funds.

Housing is a high priority for the City of Vallejo as a means to balance the community as it evolves. Vallejo has a high proportion of older rental housing stock, and housing prices are generally somewhat lower in the City than in other Bay Area communities. Vallejo is committed to a balanced housing plan that accounts for the wide range of issues that affect the housing needs of its citizens. In developing this plan, the City recognizes that housing can be defined in a variety of ways including:

- Housing as a safe shelter to an individual or family, an investment, or sense of identity
- Housing comprises neighborhoods, community identity, sense of place, history, culture, and diversity

The City has worked conscientiously to develop a Housing Element that reflects these definitions and to strive for a community where an economically and socially balanced and diverse community can become a reality. The City is committed to making a diligent effort to address all the housing needs in the community. As such, the policies and programs 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." More importantly, this Element reflects the City's desire to address its unique housing needs in a manner that creates a more balanced community.

PUBLIC OUTREACH

A Housing Element Advisory Committee was formed to facilitate participation of all segments of the community including representatives of interested residents, small-business owners, legal services, property owners, realtors, developers, public health officials, and community organizations. The City conducted several stakeholder workshops and public hearings with the City Council to involve broad participation of community interests in the development of the Housing Element Update and comply with state requirements. Additional meetings and hearings are planned with the Planning Commission and City Council as the draft Update is prepared for a 60-day California Department of Housing and Community Development (HCD) review and the City's final adoption of the Element.

REVIEW OF PRIOR HOUSING ELEMENT OBJECTIVES AND RESULTS

Vallejo has made significant progress toward achieving one-time and ongoing goals set in the existing Housing Element for the period 2003 to 2008. As required by HCD, the report includes an extensive review and analysis of the program contained in the Element.

HOUSING NEEDS ASSESSMENT OVERVIEW

In accordance with state law, the Housing Needs Assessment describes local housing, economic, and demographic conditions and summarizes constraints to the development of housing affordable to all income levels and special needs populations. In addition, the Housing Needs Assessment demonstrates the City's progress toward meeting its regional housing need allocation and shows capacity to meet the remaining allocation with appropriately zoned vacant or underutilized land.

Demographic Characteristics

- Age Distribution – Vallejo's 18- to 24-year-old age group grew most rapidly from 2000 to 2008, increasing its share from 6 to 9 percent of the total population, while the age group made up of 35 to 44 year olds declined from 17 to 14 percent.
- Persons per Household – The California Department of Finance shows that from 2000 to 2008 the persons per household decreased in Vallejo from 2.9 to 2.82, the same as in Solano County.
- Household Type – Between 2000 and 2008 the percentage of family households (two or more people) declined by 1 percent while single-person households increased by 1 percent.
- Household Tenure and Vacancy Rates – In 2008, 63 percent of occupied housing units were owner occupied and 37 percent were occupied by renters with a 4 percent vacancy rate.
- Household Income – The area median income (AMI) for a 4-person household is \$75,400. HCD provides four income ranges that include very low-income (less than 50 percent of AMI), low-income (51 to 80 percent of AMI), moderate-income (81 to 120 percent of AMI), and above moderate-income (more than 120 percent AMI).
- Employment Trends – Total Vallejo jobs increased by 2.0 percent annually from 2000 to 2005, a similar rate of growth to that in Solano County, but higher than in the Bay Area, which declined by 1.6 percent.
- Existing Housing Conditions – In November 2008, a survey of 2,819 units was conducted and found that 90 percent of the single-family homes were in sound condition, while less than 1 percent was found to be in substantial need of repair or dilapidated.
- Special Needs Housing – HCD requires an assessment of housing for certain special needs groups, such as large families, the elderly, persons with disabilities, single-parent households, farmworkers, schoolteachers, and homeless persons.

Housing Affordability by Household Income

Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by the U.S. Department of Housing and Urban Development (HUD) and HCD; and maximum affordable sales prices based on 10 percent down, 30-year fixed rate mortgage at 7 percent.

- Rental Housing – Median rental prices in Vallejo range from \$975 to \$1,300 for a two- or three-bedroom apartment and \$1,200 to \$1,575 for the same size single-family home rentals.
- Home Ownership – The economic and housing downturn negatively affected housing prices in Vallejo in 2008. Prices declined on average from 2007 to 2008 by 58 percent. Many families lost their homes to foreclosure, but a silver lining has been that low- and moderate-income households can now by their earning levels afford to buy homes at the reduced prices.
- Overpayment – A total of 37 percent of households overpaid for their housing in Vallejo. Forty-one (41) percent of households that were renting were overpaying for housing, compared with 30 percent of homeowners.

Regional Housing Needs Allocation (RHNA)

The first step in addressing state housing needs is the Regional Housing Needs Allocation (RHNA), which is mandated by California Government Code, Section 65584. HCD allocates RHNA numbers to ABAG, which allocated projected housing needs to Vallejo. Vallejo's RHNA for the 2007–2014 planning period is 3,100 units for all four income categories. Vallejo's RHNA target for the planning period 2007 to 2014 for each of the four household income groups is: extremely low-income (327 units), very low-income (328 units), low-income (468 units), moderate-income (568 units), and above moderate-income (1,409 units). Based on building permits issued since 2007 the City has already produced 200 units, of which 85 units were affordable to lower-income households, leaving a remaining need of 2,900 units.

Land Availability – In order to determine which current land is available to meet the RHNA for the City, HCD considers existing land "zoned" for residential single- and multi-family development. The report provides an extensive analysis of land availability in Vallejo. There are currently enough appropriately zoned sites to accommodate up to 3,033 units, which is 133 units more than the remaining RHNA need of 2,900 units.

Constraints on Housing Availability

The report provides an analysis of how the City's regulatory framework and market factors may constrain housing development by evaluating development fees, land use designations and zoning codes, land and construction costs, and the availability of housing financing.¹

Goals, Policies, Programs

The proposed Goals, Policies, Programs, and Objectives contained in this Housing Element Update have been modified from the prior Housing Element in light of the findings in the Housing Needs Assessment, the review of the previous Housing Element and the recommendations of the Housing Element Advisory Committee. The primary consensus was that the Housing Element was overambitious in terms of the number of programs and projects that the City wanted to implement given available resources; therefore, many programs were not implemented.

For this Housing Element planning period, the Goals, Policies, Programs, and Objectives have been streamlined and reorganized to focus on a smaller number of core housing Goals. The following is a listing of the City's nine Housing Element Goals.

Goal A – Facilitate Production of Housing to Accommodate Vallejo's Fair Share of the Regional Housing Demand.

Goal B – Increase the Range of Affordable Housing Opportunities.

Goal C – Improve and Preserve the City's Existing Supply of Affordable Housing.

Goal D – Increase Homeownership Opportunities.

Goal E – Encourage Housing to Meet the Needs of the City's Special Needs Population.

Goal F – Provide Housing Choice for Vallejo Residents.

Goal G – Build and Maintain Quality Residential Environments and Where Necessary Substantially Rehabilitate the City's Aging Housing Stock.

Goal H – Guide Development of Balanced Neighborhoods.

Goal I – Promote Energy Efficiency.

¹ The City has previously entered into a number of development agreements (Das). Under State law, and the terms of the DA(s) a developer is vested with the right to undertake development, essentially unaffected by subsequent government regulations including requiring any type of inclusionary or affordable housing requirement during the term of the DA. To the extent this Housing Element makes reference to vacant sites in previously executed DAs being able to accommodate affordable housing, this statement is based solely on allowable densities and not because the City has a current regulatory basis to lawfully impose affordable housing requirements or deed restrictions on project with DAs. However, this does not limit the City in engaging with developers to obtain voluntary participation in the development of affordable housing.

INTRODUCTION

PURPOSE

The purpose of the Housing Element is to establish a comprehensive, long-term plan to address housing needs in the City of Vallejo (hereinafter “Vallejo”).

AUTHORITY

Along with seven other mandated elements, state law requires that the Housing Element be a part of Vallejo’s General Plan. As mandated by state law, the Housing Element contains an extensive Housing Needs Assessment that evaluates local conditions and needs with regard to housing demand, supply, and affordability. Further, based on the Housing Needs Assessment, Housing Element law requires that Vallejo establish a set of Goals, Policies, and Objectives with regard to housing in the local community and specify a series of programs and activities that the City will implement in order to work toward achieving its goals.

HOUSING ELEMENT PLANNING HORIZON

The Goals, Policies, Objectives, and implementation programs are intended to guide the City’s actions in the arena of housing during the 5-year Housing Element planning period that extends from July 1, 2009, through June 30, 2014.

PUBLIC PARTICIPATION

Housing Element law requires the City to make a diligent effort to facilitate the participation of all segments of the community during the preparation its Housing Element Update. Vallejo has attempted to engage a variety of citizens and housing stakeholders by holding a series of three different types of meetings: Housing Element Advisory Committee discussion sessions, stakeholder meetings, and public hearings open to the public. A more detailed description of each effort is discussed below.

HOUSING ELEMENT ADVISORY COMMITTEE

The Housing Element Advisory Committee was formed by City staff and was partly based on participation in the previous update process. Members include interested residents, small-business owners, legal services, property owners, realtors, developers, public health officials, and community organizations (a complete list of the members can be found in Appendix A).

The first meeting of the committee occurred on September 24, 2008, at the Vallejo City Hall. City staff and the City's consultant prepared a presentation for the members of the committee describing the purpose of the Housing Element and the requirements governing its contents. Topics of discussion included the function of the Housing Needs Assessment, housing development constraints and resources analyses, the review of the previous Housing Element programs, new legislation requirements, and the public outreach process. A schedule of the project and the expected dates of completion for the draft document and public meetings was also shared with the committee.

The advisory committee was convened for a second session on December 2, 2008. In conjunction with City staff, the City's consultant presented the preliminary findings of the Housing Needs Assessment, the housing condition survey conducted in November 2008, and the results of the review of previous programs. Program topics that were discussed included a commercial district mixed-use residential development program, the City's live/work ordinance, code enforcement and rental inspection programs, and how to capitalize on declining home prices and to utilize Neighborhood Stabilization funds within the City's housing assistance programs. Additional program topics discussed included a community land trust, inclusionary housing, employer housing, workforce housing fund, sweat equity for homeownership, and cooperative housing. Members of the committee agreed that these programs were worth continuing because many require further evaluation and in some cases, additional public education about how the programs can help the City reach its housing goals.

The third advisory committee meeting was held on January 29, 2009. Much of the discussion during this session focused on the draft programs and the land inventory. Some concern was expressed over the size of some of the parcels in the land inventory, but the City is focusing on encouraging infill development and mixed-use residential units. Through the discussion, the language for many of the programs, including cooperative housing, rental inspection, and crime-free housing, were altered. Additional special needs housing programs were added as a result of this discussion as well.

STAKEHOLDER MEETINGS

The City held a stakeholder meeting on November 5, 2008. In an effort to get participation from stakeholders or community members that may not be available to attend evening meetings, this meeting was held during the day, from 12 p.m. to 2 p.m. The meeting was noticed two weeks prior to the meeting. Though the meeting was advertised in the local newspaper, the City's website and governmental access cable channel weeks before the meeting, two City employees were the only meeting attendees.

PUBLIC HEARINGS

Staff held Planning Commission meetings on March 2, 2009, May 17, 2010, and June 6, 2011 as well as City Council meetings on March 24, 2009 and July 26, 2011 as part of the Housing Element process and in response to concerns expressed by affordable housing advocates and private developers. Staff believes that edits made to the Housing Element addressing these concerns sufficiently comply with current State law and will be acceptable for HCD certification once the Housing Element is adopted by City Council.

At the July 26, 2011 City Council meeting, the Housing Element was adopted and will be submitted to HCD for the final 90-day certification process. There was one comment made by Lennar Mare Island to complement City staff for working with them to make sure the Housing Element was in order with their development agreement.

Public Comment during the HCD 60-Day Review Period

During the 60-day HCD review period, July 2010 to September 2010, the City made the Draft Housing Element available for public viewing at City offices and on the City website. No public comments were received during this period; however, as noted in Appendix E, the City did receive comments May 2010, one month prior to the 60 day HCD review period. The City forwarded these and other comments received after the 60 day review period to HCD and based on conversations with HCD staff, have incorporated necessary changes to comply with State housing element law.

On July 14, 2009, the City received comments regarding the 2009 Housing Element Negative Declaration from the Department of Fish and Game (DFG) of the California Natural Resource Agency. The DFG requested that the City:

- Provide a complete assessment of the project area of the habitats, flora and fauna within and adjacent to the projected area, including endangered, threatened, and locally unique species and sensitive habitats according to the definitions of such in the California Environmental Quality Act (CEQA).
- Upon findings that a project will result in the take of species of plants or animals a California Endangered Species Act (CESA) Permit must be obtained. Issuance of a CESA Permit is subject to CEQA documentation that specifies impact, mitigation measures, and a mitigation monitoring and reporting program.
- Additionally, for any projects that propose diversion or obstruction of the natural flow, or change the bed, channel, or bank of a river or stream, or use material from a streambed, DFG may require a Lake and Streambed Alteration Agreement (LSAA). DFG will consider the CEQA documentation for the proposed project; therefore the CEQA documentation should fully identify the potential impacts to the stream or riparian

resources and provide adequate avoidance, mitigation, monitoring and reporting commitments.

The City provided a response to the DFG clarifying that the Housing Element is a policy-level document and that any projects submitted to the City are subject to a complete environmental review, including, but not limited to, the comments received by the DFG.

STATE CERTIFICATION

On July 26, 2011 the City Council adopted the Housing Element update. The City is now required to submit the adopted update to HCD once again for review. HCD staff will then determine whether the adopted Housing Element update substantially conforms to state law and will issue a letter stating its findings. Assuming that HCD certifies the Housing Element as being in compliance with state law, the City's responsibility will then be to implement the programs and policies adopted in the document. If HCD does not certify the Housing Element, the City will likely consider undertaking a process to amend the Housing Element to achieve certification.

REVIEW OF PRIOR HOUSING ELEMENT OBJECTIVES AND RESULTS

Vallejo has made significant progress toward achieving one-time and ongoing goals set in the existing Housing Element, which has been effective since 2003. To the extent possible, the section below summarizes Housing Element results from 2003 through January 2009. Appendix B summarizes the results of the housing condition survey. The following section provides a brief description of Vallejo's effectiveness in implementing programs to achieve objectives set in the previous Housing Element, with recommendations based on the Housing Element Advisory Committee and staff comments as to whether previous Housing Element programs should be continued, modified, or discontinued.

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
<p>Goal A – Facilitate production of housing to accommodate Vallejo’s fair share of the regional housing demand. The City strives to provide opportunities for the development of new housing adequate to meet its share of the increasing regional demand from households at all income levels.</p>				
<p>Objective A.1.i.: At a minimum, provide adequate and appropriate sites for the construction of 609 new very low-income housing units, 334 new low-income housing units, 679 new moderate-income housing units, and 529 new above moderate-income housing units during the 5-year Housing Element planning period. This represents the remaining un-built housing units necessary to satisfy Vallejo’s allocation of the regional housing need through June 30, 2006.</p>				
<p>1) Housing Element Monitoring and Reporting Program: Annually, the City will prepare an analysis of its progress in implementing the Housing Element, for submittal to the City Council and to the State Department of Housing and Community Development. As part of this annual review, the City will update its inventory of available sites to accommodate new housing development, report on its progress in meeting its regional housing needs allocations, and determine whether the remaining inventory of sites is adequate to accommodate its unmet housing need. If necessary, the City will undertake appropriate actions to expand the inventory of available sites to accommodate the unmet need.</p>	<p>Planning Division</p>	<p>Annually</p>	<p>Effectiveness: In 2004, the City presented an annual report to HCD. Due to case workload (2005–2006) and staff reductions (2007–present), annual reports have not been submitted. The City maintains a “vacant land inventory” list for residential, commercial, and industrially zoned parcels. The lists were updated in 2008. These lists are not used in conjunction with RHNA goal attainment. An analysis of RHNA goal attainment was made by staff and presented to City Council in preparation for the Housing Element Update. Progress: This program was not successful and it is staff’s hope that the consultant can provide recommendations for an efficient, simple way of tracking Housing Element implementation for a limited staff during the next reporting period.</p>	<p>Appropriateness: Modify</p>
<p>2) Commercial District Mixed-Use Residential Development Program: The City will encourage and facilitate the development of residential units within the City’s commercial zones, particularly units affordable to low- and very low-income households. Current zoning regulations allow residential development above the first floor within the City’s Neighborhood Shopping and Service District, Linear Commercial District, and Pedestrian Shopping and Service District zones. In order to encourage and facilitate these types of mixed-use projects, the City will:</p> <ol style="list-style-type: none"> Conduct a survey of commercial zoning districts and prepare an inventory of vacant sites that would be appropriate for mixed-use residential developments. Make the inventory available to interested developers, including affordable housing developers, to facilitate and encourage them to propose development on these sites. Assist interested developers with obtaining property owner/representative information. Provide developers interested in proposing mixed-use residential projects in commercial districts with technical assistance to design projects in compliance with applicable regulations Provide expedited permit processing for mixed-use residential development applications in commercial zones. Give priority for use of available local, state, and federal housing subsidies, and subsidies for ground floor retail, to mixed-use projects in commercial zones that include permanently affordable low- and very low-income units. 	<p>Planning Division, Housing Authority</p>	<p>Ongoing</p>	<p>Effectiveness: This program has not been officially established. a–c: In 2006 the Community Development Division prepared an inventory of vacant sites for affordable housing developers. The inventory included both City-owned and privately owned parcels. d: The City does not have an expedited process. e: The Housing Authority has a limited pool of dollars which have been allocated for affordable housing development. Should an interested developer approach the City with a viable mixed-use development proposal which would accommodate low- and very low-income families, the Housing Authority will recommend use of affordable housing funds to the City Council. Progress: An official program has not been instituted.</p>	<p>Appropriateness: Modify (evaluate instituting “d” and check on “e”)</p>
<p>Objective A.1.ii: Monitor, remove or mitigate governmental constraints to the production of housing within the City of Vallejo.</p>				
<p>1) Regulatory monitoring and review program: The City will review several local regulations that the Needs Assessment identified as potentially posing undue governmental constraints on the production of housing. These included:</p> <ol style="list-style-type: none"> Regulation requiring a Conditional Use Permit for multifamily housing developments with nine or more units. The City will monitor the approval process for multifamily projects and if there is evidence that the size limitation and Conditional Use Permit requirement does become a constraint, the City will take action to mitigate it or remove it. Regulations that allow density bonuses only for projects in the PD zone. The 	<p>Planning Division, City Attorney’s Office</p>	<p>Review ordinances by December 2003 and adopt appropriate revisions by July 2004.</p>	<p>Effectiveness: Only item “c” was completed (2003) allowing second units ministerially throughout the City with no restrictions on type of inhabitants except renters in both units. Progress: Due to lack of staff availability, the City has been unable to implement all the described programs. Those that were not accomplished will be rolled into new programs.</p>	<p>Appropriateness: Items “a”, “b” and “f” will be continued in Program A 3.1.1. Part “d” will be continued but will focus on clarifying the definition of group facilities to ensure housing for persons with disabilities is allowed. In addition, there will be a new program for Universal Design and reasonable accommodation procedures. Part “e” is now addressed in Program A 1.1.3.</p>

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
<p>existing density bonus provisions do not conform to State law. The City will review the existing regulations, consider the provisions of the State’s model density bonus ordinance, and revise the local density bonus provisions to, at a minimum, fully comply with State law.</p> <p>c) Regulations governing second-family residential units which allow second units only when they will accommodate elderly or disabled residents may discourage production of second units because it limits the pool of potential residents for these units. The City will explore revising the second-family residential unit ordinance to expand the list of permitted inhabitants.</p> <p>d) The City will conduct an analysis of governmental constraints affecting access to housing and supportive services and affordability of housing for persons with disabilities based on guidelines prepared by the California Department of Housing and Community Development (SB 520 Analysis Tool). The analysis will address the City’s permit process, zoning and other regulatory standards, code enforcement, access to public participatory processes, and other relevant topics relating to access for persons with disabilities. Should any constraints be identified, the City will adopt appropriate programs that will mitigate the impediments to housing for persons with disabilities.</p> <p>e) The City’s zoning codes that prevent the development of housing on the ground floor in commercial districts may unnecessarily impede the development of housing on vacant commercial properties. The City will review these regulations and consider either rezoning some vacant commercial land to allow residential development, or amending the commercial zoning regulations to provide opportunities to construct residential units on the ground floor of certain commercial areas, or under certain conditions.</p> <p>f) The City’s parking standards for residential development are based on the number of bedrooms and do not make a distinction between types of units - attached or detached- or potential occupants such as the elderly or disabled which may generate a lower demand for parking spaces. The City will review the parking standards and consider whether the standards should be revised to allow for parking reductions for specified types of residential projects.</p>				
<p>Objective B.1.i: Increase the number of Section 8 vouchers available to assist lower-income Vallejo residents and accepted by local landlords by 400 during the 5-year Housing Element planning period. This represents the number of new vouchers that Vallejo was recently granted by HUD for disabled and elderly who are currently on the Section 8 waiting list.</p>				
<p>Goals B – Increase the range of housing opportunities for all residents.</p>				
<p>1) Section 8 Rental Subsidy Program (Tenant-Based): Apply to HUD for maximum number of additional vouchers for subsidy of rents. Enhance the program by expanding on the City’s existing online Section 8 tenant database by implementing an owner outreach program through the real estate industry and local property owners to encourage more landlords to accept Section 8 vouchers.</p>	<p>Vallejo Housing Authority</p>	<p>Ongoing</p>	<p>Effectiveness: The Housing Authority has established various owner outreach methods, including a quarterly Landlord Power Breakfast and a monthly Property Manager meeting. Staff have given regular presentations to the Solano Board of Realtors, and participate in the Napa/Solano Advisory Chapter of the California Apartment Association.</p> <p>HUD has not offered new vouchers to Housing Authorities through a competitive process since 2003.</p> <p>The Housing Authority has contracted with GoSection8.com, an online landlord listing service. This has been successful in attracting new landlords.</p> <p>Progress: Landlord outreach and retention programs have been successful.</p>	<p>Appropriateness: Continue</p>
<p>Objective B.1.ii: Provide financial or other forms of assistance for at least 43 new housing units affordable to low-income households and for at least 346 new housing units affordable to very-low income households. This represents the number of affordable units in approved projects (Sereno Drive — Citizen’s Housing, Avian Drive — Affirmed Housing, Solano Vista Phase II) currently waiting construction, to which the City has committed affordable housing funds. This number may increase as additional affordable housing projects are proposed and considered by the City.</p>				
<p>1) Below-Market Rate Financing Program (New Construction): Utilize available tax-</p>	<p>Vallejo Redevelopment Agency,</p>	<p>Ongoing</p>	<p>Effectiveness: The City utilized HOME funds to support the</p>	<p>Appropriateness: Continue</p>

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
exempt bond financing, Redevelopment Housing Set-Asides, CDBG and HOME funds, and Housing Authority reserves, and other resources to provide financial assistance for housing affordable to lower-income households.	Vallejo Housing Authority		new construction and substantial rehabilitation of affordable family rental and elderly housing. The City also has available \$4.2 million in Redevelopment, Housing Authority, CDBG, and HOME funds dedicated for future affordable housing development. Progress: Since 2003, over 200 units of affordable family rental housing and 350 units of affordable rental elderly housing have been constructed and rehabilitated.	
Objective B.1.iii: Cooperate with other governmental, for-profit, and non-profit entities to ensure that no lower-income residents are adversely impacted by the conversion of existing affordable housing projects to market-rate rents.				
1) Conversion Monitoring and Response Program: Monitor the status of units at risk of conversion to market rates through the State-mandated process for owners to provide notice of planned conversions. If notice is received, immediately contact qualified and interested non-profit organizations to begin developing plans to preserve, acquire, or replace the affordable units and notify tenants of affected properties of their rights and options.	Vallejo Housing Authority	Ongoing	Effectiveness: The Housing and Community Development Division maintains annual monitoring of rent-restricted properties. The City has not had to deal with a notice to convert in the past 5 years. The Housing and Community Development Division maintains a list of interested nonprofit organizations. If needed, tenants would be notified of a potential conversion by mail.	Appropriateness: Continue
Below-Market Rate Financing Program (Preservation): Utilize available tax-exempt bond financing, Redevelopment Housing Set-Asides, CDBG and HOME funds, and Housing Authority reserves, to assist housing operators to acquire and preserve as affordable housing those units whose conversion to market rates is imminent.	Vallejo Redevelopment Agency, Vallejo Housing Authority	Ongoing	Effectiveness/Progress: The City has not had to use any of these funds to help preserve units at risk for conversion in this reporting period.	Appropriateness: Continue
Objective B.1.iv: Increase the types of new development that will qualify for density bonuses in exchange for providing affordable units.				
See Program 1 under Objective A.1.ii. For reference only: <i>[Regulatory monitoring and review program: The City will review several local regulations that the Needs Assessment identified as potentially posing undue governmental constraints on the production of housing. These included:</i> a) <i>Regulation requiring a Conditional Use Permit for multifamily housing developments with nine or more units. The City will monitor the approval process for multifamily projects and if there is evidence that the size limitation and Conditional Use Permit requirement does become a constraint, the City will take action to mitigate it or remove it.</i> b) <i>Regulations that allow density bonuses only for projects in the PD zone. The existing density bonus provisions do not conform to State law. The City will review the existing regulations, consider the provisions of the State's model density bonus ordinance, and revise the local density bonus provisions to, at a minimum, fully comply with State law.</i> c) <i>Regulations governing second-family residential units which allow second units only when they will accommodate elderly or disabled residents may discourage production of second units because it limits the pool of potential residents for these units. The city will explore revising the second-family residential unit ordinance to expand the list of permitted inhabitants.</i> d) <i>The City will conduct an analysis of governmental constraints affecting access to housing and supportive services and affordability of housing for persons with disabilities based on guidelines prepared by the California Department of Housing and Community Development (SB 520 Analysis Tool). The analysis will address the City's permit process, zoning and other regulatory standards, code enforcement, access to public participatory processes, and other relevant topics relating to access for persons with disabilities. Should any constraints be identified, the City will adopt appropriate programs that will mitigate the impediments to housing for</i>			Effectiveness: Only item "c" was completed (2003) allowing second units ministerially throughout the City (except four neighborhoods) with no restrictions on type of inhabitants except renters in both units. Progress: The City has not been able to implement the described programs.	Appropriateness: Continue

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
<p>persons with disabilities.</p> <p>e) The City's zoning codes that prevent the development of housing on the ground floor in commercial districts may unnecessarily impede the development of housing on vacant commercial properties. The City will review these regulations and consider either rezoning some vacant commercial land to allow residential development, or amending the commercial zoning regulations to provide opportunities to construct residential units on the ground floor of certain commercial areas, or under certain conditions.</p> <p>f) The City's parking standards for residential development are based on the number of bedrooms and do not make a distinction between types of units - attached or detached- or potential occupants such as the elderly or disabled which may generate a lower demand for parking spaces. The City will review the parking standards and consider whether the standards should be revised to allow for parking reductions for specified types of residential projects.]</p>				
Objective B.1.v: Ensure that condominium conversion applications will not adversely effect housing affordability, choice, and balanced neighborhood goals.				
1) Condominium Conversion Ordinance: The City has established and administers a condominium conversion ordinance that was designed to minimize the negative impacts of conversions on the rental market.	Planning Division	Ongoing	<p>Effectiveness: Approximately four conversions have occurred since ordinance adoption in 1981. It has been difficult to know the impacts on the rental market from these conversions since three of the four were originally approved with a condo map then converted years later and the conversion applicants do not have to go through a planning process officially.</p> <p>Progress: Staff started to revise the ordinance in 2006 in order to strengthen mitigations related to conversion impacts, but due to staffing cuts, have put the amendment on hold.</p>	Appropriateness: Continue
Objective B.1.vi: Increase the ability of lower- and moderate-income households to become homeowners.				
1) First-Time Homebuyer Program: The City provides CDBG and HOME funds to Vallejo Neighborhood Housing Services to run a First-Time Homebuyer Program. VNHS provides low- and moderate-income households with down payment assistance loans and closing cost grants, averaging 5 to 10 closings a year.	Housing Division	Ongoing, subject to funding availability	<p>Effectiveness: The City provides CDBG and HOME funds to VNHS annually to provide homebuyer education, first-time homebuyer loans, and closing cost grants, (\$500,000–\$700,000 per year, for 5 to 10 loans per year).</p> <p>Progress: Low- and moderate-income households have been assisted into homeownership.</p>	Appropriateness: Continue
2) Sweat Equity Program for Homeownership: The City will explore and consider implementing a program to provide financial subsidies to prospective homeowners in exchange for investing sweat-equity in constructing a new home or rehabilitating an existing home that is in need of significant repair. The City should consider targeting such a program to older neighborhoods that would benefit from an increase in homeownership rates.	Vallejo Redevelopment Agency, Community Development Department	Explore program options and make a recommendation to City Council by December 31, 2003	<p>Effectiveness/Progress: The City has not implemented a sweat-equity program, primarily due to staff turnover and reduction in the Housing and Community Development Division.</p>	Appropriateness: Continue
3) Section 8 Homebuyer Assistance Program. The City administers a program offering homebuyer classes and financial assistance to Section 8 recipients to help in the purchase of a home.	Vallejo Housing Authority	Ongoing	<p>Effectiveness/Progress: There have been 56 homebuyer classes from 2004 through 2008. However, Section 8 clients are included with non-Section 8 clients in the classes. Ten Section 8 recipients have used vouchers to buy homes through the Homebuyer Assistance program</p>	Appropriateness: Continue
4) Family Self-Sufficiency Program: The City supports the economic and social development of its Section 8 clients and administers a program, which encourages families to obtain employment and buy homes.	Vallejo Housing Authority	Ongoing	<p>Effectiveness/Progress: Ninety-eight families have graduated from the FSS program in the past 5 years. FSS maximum program size has been reduced due to staffing shortages. There a waiting list for the program.</p>	Appropriateness: Continue
Objective B.2.i: On a citywide basis, expand the supply of housing for senior citizens, persons who are physically disabled, large households with lower incomes, single-parent households, lower-income teachers employed by Vallejo City Unified School District, and the homeless.				
1) Section 8 Rental Subsidy Program (Tenant Based, Special Needs): Collaborate with	Vallejo Housing Authority	Ongoing	<p>Effectiveness/Progress: In 1992 the Housing Authority</p>	Appropriateness: Continue

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
service providers to participate in the Shelter + Care Program to expand supportive housing for special needs populations.			applied for and received 400 vouchers dedicated to people with disabilities. Currently there are 1,079 voucher-assisted families headed by a person with disabilities, and 782 families on that waiting list. The City serves on a countywide Joint Powers Authority that supports programs for homeless persons and persons with special needs, and competes for grant funds to support these population groups.	
2) See Program 1 under Objective A.1.ii, regarding revisions to the density bonus ordinance, including changes that would expand opportunities for developers to obtain a density bonus incentive in exchange for providing housing units for the elderly, housing units for the disabled, or for providing affordable housing units.	Planning Division, City Attorney's Office	Review ordinances by December 2003 and adopt appropriate revisions by July 2004.	Effectiveness: The density bonus ordinance has not been revised to expand opportunities. No projects with special need units have used density bonuses. Progress: No progress has been made, though one downtown project did obtain a density bonus for provision of affordable units.	Appropriateness: Continue
3 Accessible Housing Program: The City will explore the adoption of regulations that would require certain new residential development projects to provide a minimum number of units with accessible entry doors and downstairs bathrooms and/or other features that would facilitate everyday living for physically disabled residents	Planning Division, Building Division	Explore options and consider adopting new regulations by July 1, 2004	Effectiveness/Progress: The City did not adopt its own accessible housing program but rather has all multi-family projects comply with Chapter 11 of the state building code. Progress: A separate program is not needed.	Appropriateness: Delete, addressed in Program E.1.1.5, Reasonable Accommodations
Objective B.2.ii: Establish zoning regulations that will facilitate the development of housing suitable for the disabled and for multigenerational and extended families.				
1) See Program 1 under Objective A.1.ii. For reference only: part d of Program 1 under Obj. A.1.ii: d) [The City will conduct an analysis of governmental constraints affecting access to housing and supportive services and affordability of housing for persons with disabilities based on guidelines prepared by the California Department of Housing and Community Development (SB 520 Analysis Tool). The analysis will address the City's permit process, zoning and other regulatory standards, code enforcement, access to public participatory processes, and other relevant topics relating to access for persons with disabilities. Should any constraints be identified, the City will adopt appropriate programs that will mitigate the impediments to housing for persons with disabilities.]	Planning Division, City Attorney's Office	Review ordinances by December 2003 and adopt appropriate revisions by July 2004.	Effectiveness/Progress: A 520 analysis was not completed during the last Housing Element period. However, constraints to housing for persons with disabilities were evaluated during the Housing Element update.	Appropriateness: This program will be continued as part of a reasonable accommodation program (E.1.1.5) and a Universal Design program (E.1.1.6.).
Objective B.2.iii: Establish site development regulations that will allow exceptions or reasonable accommodations and other special considerations for handicapped and elderly housing.				
1) See Program 1 under Objective A.1.ii. For reference only: part d of Program 1 under Obj. A.1.ii: d) [The City will conduct an analysis of governmental constraints affecting access to housing and supportive services and affordability of housing for persons with disabilities based on guidelines prepared by the California Department of Housing and Community Development (SB 520 Analysis Tool). The analysis will address the City's permit process, zoning and other regulatory standards, code enforcement, access to public participatory processes, and other relevant topics relating to access for persons with disabilities. Should any constraints be identified, the City will adopt appropriate programs that will mitigate the impediments to housing for persons with disabilities.]			Effectiveness/Progress: No site development regulations were implemented to allow exceptions for reasonable accommodation for disabled or elderly households.	Appropriateness: Continue
Objective B3.i: Eliminate on a citywide basis all unlawful discrimination in housing with respect to age, race, sex, sexual orientation, marital or familial status, ethnic background, medical condition, or other arbitrary factors, so that all persons can obtain decent housing.				
1) Housing Discrimination Monitoring and Referral Program: Through its HUD-required affirmative housing activities, the Vallejo Housing Authority publicizes fair housing requirements and the availability of assistance. The Housing Authority also uses public notices, general circulation newspaper ads and ads in a Spanish language newspaper as well as a newsletter serving the Filipino community, in addition to coordinating outreach activities with community organizations. The Housing Authority accepts and investigates complaints of housing discrimination and also cooperates with Legal Services of Northern California (LSNC) to share information regarding the incidence of housing discrimination complaints within the community. The City and LSNC will assist households alleging discrimination	Vallejo Housing Authority	Ongoing	Effectiveness/Progress: The Housing Authority publishes a nondiscrimination notice in the Vallejo Times Herald. Nondiscrimination signs are posted in the Housing and Community Development Department lobby. All communication leaving the Housing and Community Development office contains language describing the right of persons with disabilities to reasonable accommodations. The Housing and Community Development Manager is the Section 504 Coordinator for the City. Approximately five discrimination cases per year are fielded	Appropriateness: Modify

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
through tenant/landlord mediation and/or provide affected households with referrals to appropriate agencies, such as HUD or the State Department of Fair Employment and Housing, for further investigation and resolution of complaints. Should LSNC no longer be able to provide services due to lack of funding availability, the Housing Authority will assume the sole responsibility for these activities or identify another local service provider to assist. The Housing Authority will also investigate advertisements that indicate discrimination.			by the Housing and Community Development Division. All discrimination cases are referred to HUD's Department of Fair Housing or to LSNC. Due to staffing constraints, the Housing Authority cannot monitor potentially discriminatory advertisements. However, they will be addressed if brought to staff's attention.	
Objective B.3.ii: Within neighborhoods, provide a range of housing types and densities suitable for households with a range of income levels that are designed to be compatible with those neighborhoods.				
1) Residential Development Review Program: The City will continue to review development proposals in light of this objective.	Planning Division	Ongoing	Effectiveness/Progress: The City does not have a formal development review process to consider providing a range of housing types and densities.	Appropriateness: Modify
2) Inclusionary Housing Program: The City of Vallejo will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the City deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. This program could also consider adopting an affordable housing linkage fee that the City would collect from new non-residential development, based on the anticipated increase in demand for below-market rate housing for employees that the non-residential development would create. Prior to adopting any inclusionary program, the City will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.	Planning Division	Explore options by December 31, 2003; consider adopting an ordinance by July 1, 2004	Effectiveness/Progress: In 2006–2007, City staff began exploring adoption of an Inclusionary Zoning Ordinance. This included adoption by the City Council of a resolution of intention to consider an inclusionary ordinance, focus groups, Council study sessions and Planning Commission public hearings. Staff determined that the political climate was not right for adoption of an ordinance at the current time as much concern was expressed regarding the impact an ordinance would have on development in the City.	Appropriateness: Modify
Objective B.3.iii: Encourage development of affordable housing for lower-income workers employed in Vallejo and, through economic development policies, encourage quality jobs for people who currently live in Vallejo but find it necessary to commute to jobs outside the City.				
1) See Program 1 under Objective B.1.ii, regarding affordable housing. For reference only: Program 1 under Obj. B.1.ii: <i>Below-Market Rate Financing Program (New Construction): Utilize available tax-exempt bond financing, Redevelopment Housing Set-Asides, CDBG and HOME funds, and Housing Authority reserves, and other resources to provide financial assistance for housing affordable to lower-income households.</i>			Effectiveness/Progress: The City has adopted the Downtown Vallejo Specific Plan and is currently implementing the policies in that plan regarding mixed-use projects with housing components.	Appropriateness: Delete this program and continue economic development efforts into one economic or jobs/housing balance program.
2) Economic Development Element Program: The City of Vallejo will develop and incorporate an Economic Development Element into the General Plan that will establish policies supportive of improving the jobs/housing balance in Vallejo and improving the "fit" between available jobs and available housing through attraction of jobs with wage levels that would enable workers to afford local housing.	Economic Development Division	Amend General Plan to include Economic Development Element by July 2002	Effectiveness/Progress: The City did not amend the General Plan to include an Economic Development Element as it has not had staff or money for any General Plan updates aside from the Housing Element.	Appropriateness: Modify to a general economic development or jobs/housing balance program, but an Economic Development Element is unlikely in the near future.
Objective B.3.iv: Provide a range of locations for the placement of mobile homes and manufactured housing. Allow mobile homes on permanent foundations and manufactured housing consistent with State and local law.				
1) Mobile Home/Manufactured Home Zoning Program: The City will periodically review the Zoning Ordinance in regard to regulations pertaining to mobile homes and manufactured housing to ensure that local regulations are in conformance with State law.	Planning Division	Conduct first review and make necessary amendments by December 2003.	Effectiveness: The Mobile Home Conversion Ordinance was revised in 2008 to ensure that it is consistent with state law and that to greatest extent possible by law, rent control is not circumvented. Progress: Completed	Appropriateness: Delete because the City has reviewed its mobile home conversion ordinance for compliance with state law and will not be focusing limited resources on efforts to build more mobile homes.
Goals C – Build and Maintain Quality Residential Environments				
Objective C.1.i: Provide assistance for the rehabilitation of 20 very low-income and 20 low-income housing units during the 5-year Housing Element Planning Period.				
1) Housing Rehabilitation Program: The City will provide funds to assist very low-, and low-income households to undertake repairs to their homes to bring them into a good state of repair and maintain them as viable units in the local housing stock. The City will give priority for participation in this program to very low-, and low-income homeowners who are subject to code enforcement actions that could otherwise lead to displacement of residents.	Community Development Division	Ongoing	Effectiveness/Progress: Approximately \$200,000 in HOME funds each year is allocated by the City to VNHS to provide approximately two rehabilitation loans annually. When applicable, VNHS, in conjunction with Code Enforcement, will give priority for rehabilitation loans to properties subject to code enforcement action in order to address	Appropriateness: Continue

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
			health and safety violations.	
Objective C.1.ii: Enforce existing housing codes and regulations to correct code violations in the most expeditious manner to protect the integrity of the housing while minimizing the displacement of residents. Demolish all dwelling units that cannot be rehabilitated so that hazards will be eliminated and land will become available for new housing.				
1) Code Enforcement Program: The City will more aggressively enforce its existing codes through its Code Enforcement Program, utilizing all available authorities to compel property owners to correct code violations. The City will seek to enhance its code enforcement capacity by increasing Code Enforcement staffing by at least one FTE (full-time equivalent).	Code Enforcement	Ongoing	Effectiveness: The City enforces the codes as effectively as possible with the resources available. Currently the City is looking at ways to improve the process by streamlining database entries and creating fiscal year abatement contracts instead of creating an abatement contract per property. The items above don't necessarily compel owners to correct violations. Working with owners and the applications of fines are useful in compelling owners to correct violations. The code enforcement staff has not been expanded and consists of a Manager, a Senior Code Enforcement Officer, two Code Enforcement Officers, and a Senior Administrative Clerk. Progress: Ongoing	Appropriateness: Continue
Objective C.1.iii: Replace infrastructure as needed to conserve older neighborhoods.				
1) Capital Improvement Program: When updating their capital improvement budgets, the City of Vallejo and Vallejo Sanitation and Flood Control District should allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence.	Public Works, Vallejo Sanitation and Flood Control District	Complete CIP updates annually	Effectiveness/Progress: The City continually updated their capital improvement budgets according to current needs, which includes allocating resources to rehabilitate infrastructure in older neighborhoods.	Appropriateness: Continue
Objective C.1.iv: Protect the character of the existing neighborhoods by preserving the existing lot sizes and requiring in-fill projects to be compatible with the existing neighborhoods.				
1) Ongoing Development Review Program: Through its ongoing development review function, the Planning Division will review parcel map applications, lot line adjustment applications, and infill development projects with this objective in mind. To facilitate infill development, the City will develop a standard set of criteria to use in determining whether proposed in-fill projects are compatible with the existing neighborhoods in which they are proposed, the purpose of which is to give project proponents clear direction for project design and to provide staff and the Planning Commission with clear guidelines for decision-making	Planning Division	Development Review: Ongoing; Development of standards	Effectiveness: Infill criteria, established in 1994, have not been revised, but are used to analyze projects. Staff is considering adopting design criteria and/or a design review board for the whole city, which would then address project design for infill projects. Progress: Ongoing	Appropriateness: Continue
Objective C.1.v: Increase owner occupancy in older neighborhoods that have below-average homeownership rates where such neighborhoods would benefit from reduction in absentee landlords and increased homeowner investment.				
1) See Program 1 under Objective B.1.vi, consider giving priority to qualified households wishing to purchase homes in areas targeted for increased homeownership. For reference only: [Program 1 under Obj. B.1.vi: First-Time Homebuyer Program: The City provides CDBG and HOME funds to Vallejo Neighborhood Housing Services to run a First-Time Homebuyer Program. VNHS provides low- and moderate-income households with down payment assistance loans and closing cost grants, averaging 5 to 10 closings a year.]	Vallejo Housing Authority		Effectiveness/Progress: The City's first-time homebuyer program has not established any priority criteria for homes located in older neighborhoods.	Appropriateness: Continue but combine with First-Time Homebuyer Program (new Program D 1.1.1.).

2009 – 2014 VALLEJO HOUSING ELEMENT

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Objective C.1.vi: The City will develop and enforce a program that will ensure that all rental properties are free of health and safety violations and maintained in sound condition.				
1) Rental Property Inspection Program: Working with local apartment owners, tenants rights advocates, and other stakeholders, the City will explore the development and implementation of a program to inspect rental properties and enforce basic code requirements to ensure that renter households enjoy decent, safe, and sanitary housing.	Development Services Department	Explore development of the program and prepare a report for the City Council by December 2003	Effectiveness: The City does not have a rental inspection program; however, the Code Enforcement Manager is considering drafting a resolution of intention for Council approval to establish such a program. Issues of debate have been the funding of such a program and the fairness to property owners who have complying units. Department issues include Division responsibility and staffing levels to enforce the program. Progress: In progress	Appropriateness: Continue
Objective C.1.vii: Address problems with sub-standard housing in adjacent unincorporated areas of Solano County through collaboration with Solano County.				
1) City/County Cooperative Housing Rehabilitation Program: The City of Vallejo will initiate a program to collaborate with Solano County to identify and implement activities that can help to alleviate problems with sub-standard housing in unincorporated areas that adversely affect neighborhood conditions in adjacent parts of the City of Vallejo.	Planning Division, Redevelopment Agency, Housing Authority	Initiate discussions with County by November 2003; establish plans for action by July 1, 2004	Effectiveness/Progress: The City is focusing on rehabilitation efforts within the city limits.	Appropriateness: Delete
Objective C.1.viii: Preserve and improve historical and architectural resources by providing appropriate incentives for historic preservation.				
1) Mills Act Program: Promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources.	Planning Division	Ongoing	Effectiveness: Ten Mills Act contracts since 2003. The only way the City promotes this information is on the City website at this time. Progress: Ongoing	Appropriateness: Continue
2) State Historical Building Code Program: Continue the use of the State Historical Building Code to maintain and preserve historic buildings and their character-defining features.	Planning Division	Ongoing	Effectiveness/Progress: Vallejo is a Certified Local Government, with two National Historic designated historic districts. All changes or modifications to existing buildings or new buildings in these districts are reviewed for conformance with the Secretary of the Interior's Standards for Rehabilitation. Vallejo also has locally and nationally designated landmark buildings that are outside of the districts, and those are reviewed in a similar manner. Due to staffing constraints, the City is generally not "proactive" in enforcing building violations in the district, relying on the Building Division or neighbors to inform the City of work being done without permits or without a COA.	Appropriateness: Continue
Objective C.2.i: Provide convenient access to schools, parks, shopping, and transportation within neighborhoods.				
1) Neighborhood Park Access Program: Work with GVRD to change policy that precludes parks smaller than four acres so that smaller neighborhood parks can be integrated into new and existing housing developments.	Planning Division	Make proposal by December 2003	Effectiveness: Staff discussed changing this policy with GVRD staff but was told current GVRD practice does not allow new development of parks less than 4 acres due to limited recreational value and the high cost of maintaining and managing such parks. However, mini-parks will be approved if maintenance funds are identified. Currently, staff encourages neighborhood or pocket parks for new subdivisions to be funded by a homeowners association. Progress: Stalled	Appropriateness: Modify
2) Mixed-Use Development Program: The City facilitates mixed-use development through the use of PD zoning.	Planning Division	Ongoing	Effectiveness: The PD zoning facilitates mixed-use development by allowing flexibility in site development standards such as open space, setbacks, etc. One mixed-use project which includes housing has been approved (2006) through the PD process.	Appropriateness: Continue

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
			Progress: Ongoing	
3) Live/Work Ordinance Program: The City is currently developing an ordinance to facilitate development of Live/Work spaces. This ordinance will create opportunities to better integrate residential and commercial activities within neighborhoods.	Planning Division	Adopt Live/Work Ordinance by January 30, 2002	Effectiveness: The Live/Work Ordinance was adopted in 2001. Live/work uses which are not originally or previously legally converted for a commercial use are not allowed in residentially zoned districts. Live/work uses are allowed in commercial and industrial zones with minor use approval. The “work” component must be in the front portion of the building. Twenty-nine live/work units have been approved since ordinance adoption. There are 3 legal live/work units that have been created from the 29 approved. Progress: Ongoing	Appropriateness: Modify
Objective C.2.ii: Use the Planned Development approach to create interesting neighborhoods with a variety of complimentary and compatible uses that are unified by a common theme.				
1) See Program 2 under Objective C.2.i. For reference only: <i>[Mixed-Use Development Program: The City facilitates mixed-use development through the use of PD zoning.]</i>			Effectiveness/Progress: See Objective C.2.i, Program 2 response	Appropriateness: Continue
Objective C.2.iii: Convert vacant in-fill land and surplus, vacant non-residential properties to housing and mixed-use where feasible, economically desirable, and compatible.				
1) Infill Development Fee Waiver. Program: Certain fees are currently waived for development under infill definition.	Planning Division, Building Division	Ongoing	Effectiveness/Progress: Staff is not aware of such a waiver currently in place, and the City is not pursuing this type of program currently due to staff workload.	Appropriateness: Delete, not financially feasible
2) Underutilized Commercial Land Conversion Program: The City will undertake a study of underutilized land in commercial corridors for possible rezoning to expand opportunities for multifamily residential development within the City.	Planning Division	By July 2004	Effectiveness/Progress: The City has not performed a study of underutilized commercial properties.	Appropriateness: Continue
3) See Program 1 under Objective A.1.i. For reference only: Program 1 Obj. A.1.i. <i>[Annually, the City will prepare an analysis of its progress in implementing the Housing Element, for submittal to the City Council and to the State Department of Housing and Community Development. As part of this annual review, the City will update its inventory of available sites to accommodate new housing development, report on its progress in meeting its regional housing needs allocations, and determine whether the remaining inventory of sites is adequate to accommodate its unmet housing need. If necessary, the City will undertake appropriate actions to expand the inventory of available sites to accommodate the unmet need.]</i>			Effectiveness/Progress: See Objective A.1.i. Program 1 response: In 2004, the City presented an annual report to HCD. Due to case workload (2005–2006) and staff reductions (2007–present), annual reports have not been submitted. The City maintains a “vacant land inventory” list for residential, commercial, and industrially zoned parcels. The lists were updated in 2008. These lists are not used in conjunction with RHNA goal attainment. An analysis of RHNA goal attainment was made by staff and presented to City Council in preparation for the Housing Element Update. This program was not successful and it is staff’s hope that the consultant can provide recommendations for an efficient, simple way of tracking Housing Element implementation for a limited staff during the next reporting period.	Appropriateness: Continue
4) See Program 2 under Objective C.2.i For reference only: Program 2 Obj. C.2.ii <i>[Mixed-Use Development Program: The City facilitates mixed-use development through the use of PD zoning.]</i>			Effectiveness/Progress: See Objective C.2.i response. The PD zoning facilitates mixed-use development by allowing flexibility in site development standards such as open space, setbacks, etc. One mixed-use project which includes housing has been approved (2006) through the PD process. Progress is ongoing.	Appropriateness: Continue
Objective C.3.i: Achieve energy efficiency in excess of State-minimum levels in construction of new homes.				
1) Energy Conservation Partnership Program: Partner with local utility providers to promote participation in available energy efficiency programs (e.g., PG&E Comfort	Building Division	Establish program by December 2003	Effectiveness/Progress: Currently, the City does not have a partnership with local utility providers to promote energy	Appropriateness: Modify

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Home Program; rebates for energy efficient appliances).			efficiency.	
Objective C.3.ii: Incorporate energy-saving principles in design and planning of new residential developments, including features such as solar orientation, mixed-use, and transit- oriented development at transit nodes.				
1) New Subdivision Energy Conservation Program: The zoning ordinance encourages the evaluation of all tentative map proposals to ensure efficient street layout, bicycle routes, and pedestrian paths.	Planning Division	Ongoing	Effectiveness: The Zoning Ordinance does require that subdivisions, PUDs, and large-scale commercial developments be designed for energy efficiency through the Energy and Water Conservation Regulations (Chapter 16.74). Progress: More diligence and awareness needed by staff.	Appropriateness: Continue
Objective C.3.iii: Improve the energy efficiency of the existing housing stock.				
1) See Program 1 under Objective C.3.i. For reference only: Program 2 Obj. C.2.ii <i>[Energy Conservation Partnership Program: Partner with local utility providers to promote participation in available energy efficiency programs (e.g., PG&E Comfort Home Program; rebates for energy efficient appliances).]</i>			Effectiveness/Progress: None. Currently, the City does not have a partnership with local utility providers to promote energy efficiency.	Appropriateness: Modify

NEEDS ASSESSMENT

OVERVIEW

This Needs Assessment represents the first step in preparing the Housing Element Update for Vallejo. The purpose of the Housing Needs Assessment is to (1) describe local housing, economic, and demographic conditions, (2) summarize governmental and non-governmental constraints that discourage housing development, (3) assess the demand for housing for households at all income levels and for housing suitable for special needs populations within Vallejo, and (4) assess the capacity to accommodate Vallejo's fair share of the regional housing need. The Housing Needs Assessment is intended to assist Vallejo in developing realistic goals and formulating rational policies and implementation programs to address local housing problems.

To facilitate an understanding of how the characteristics of the incorporated parts of Vallejo proper are similar to, or different from, other nearby communities, this Housing Needs Assessment presents data for Vallejo alongside comparable data for Solano County and for the San Francisco Bay Area as a whole.

This Needs Assessment incorporates data from numerous sources, including the United States Census, the Association of Bay Area Governments (ABAG), the State of California, the State Department of Finance (DOF), and Claritas, Inc. While the 2000 Census is still considered the most reliable source of demographic information, it has now been ten years since the data was collected and therefore the validity of the numbers has lessened. To correct this, the City has used 2008 projections provided by Claritas, a data collection firm. The Claritas numbers use 2000 Census data as a baseline for these projections.

DEMOGRAPHIC CHARACTERISTICS

This section presents information regarding changes in the characteristics of population and employment in Vallejo between 2000 and 2008.

Population

According to the Department of Finance, in 2000 Vallejo had approximately 116,760 people residing within its boundaries. In 2005 the population increased to 119,500. **Table 1** below compares the populations from 2000 and 2005 in Vallejo with those in Solano County and the San Francisco Bay Area based on 2000 and 2005 Department of Finance projections. The average annual compound population growth rate in Vallejo between 2000 and 2005 was 0.5 percent. Vallejo's population growth rate was comparatively slower than Solano County and the Bay Area, which averaged growth rates of 1.4 and 0.9 percent, respectively.

Households

A household is defined as a person or group of persons living in a housing unit, as opposed to persons living in group quarters such as dormitories and prisons. Based on 2005 household estimates furnished by ABAG, there were 41,280 households in Vallejo in that year. As shown in **Table 1**, between 2000 and 2005 the number of households grew at a slower rate than either Solano County or the Bay Area. Annual average household growth rates in all of Solano County and the Bay Area were 1.8 and 0.9 percent respectively, while Vallejo produced an average annual household growth rate of 0.8 percent.

**TABLE 1
POPULATION AND HOUSEHOLD GROWTH TRENDS, 2000–2005**

	Vallejo			Solano County			Bay Area		
	2000	2005	Annual Growth 2000–05	2000	2005	Annual Growth 2000–05	2000	2005	Annual Growth 2000–05
Total Households	39,601	41,280	0.8%	130,403	142,040	1.8%	2,466,020	2,583,080	0.9%
Total Population	116,760	119,500	0.5%	394,542	421,600	1.4%	6,783,762	7,096,100	0.9%

Source: ABAG, 2007 Projections

Projected Population Growth

As shown in **Table 2** below, ABAG anticipates population growth in Vallejo will lag behind Solano County but will slightly outpace the Bay Area, averaging 1.3 percent average annual growth between 2005 and 2015. Vallejo will grow at an average of 1.1 percent annually from 2005 to 2010, but will slow to 0.7 percent annually from 2010 to 2015. Overall, ABAG anticipates that Vallejo will accommodate 6,800 new residents from 2005 to 2010 and 8,400 new residents from 2010 to 2015, for a total of 15,200 new residents over the 10-year period.

Projected Household Growth

The number of households in Vallejo is expected to grow at an average rate of 1.1 percent annually between 2005 and 2015. ABAG projects a similar growth rate in the Bay Area (0.9 percent annually). ABAG projects the number of Solano County households to grow an average of about 1.4 percent annually. In terms of overall numbers, ABAG anticipates the formation of 4,490 new households in Vallejo between 2005 and 2015.

**TABLE 2
PROJECTED POPULATION AND HOUSEHOLD GROWTH, 2005–2015**

	Vallejo			Solano County			Bay Area		
	2005	2015	Annual Growth 2005–15	2005	2015	Annual Growth 2005–15	2005	2015	Annual Growth 2005–15
Total Households	41,280	45,770	1.1 %	142,040	162,620	1.4%	2,583,080	2,819,030	0.9%
Total Population	119,500	134,700	1.3%	421,600	488,400	1.6%	7,096,100	7,730,000	0.9%

Source: ABAG, 2007 Projections

Age Distribution

The distribution of Vallejo's population by age is shown in **Table 3** on the following page. Between 2000 and 2008, the proportion of Vallejo's population in the 18- to 24-year-old age group grew most rapidly, increasing its share from 6 to 9 percent of the total population. This same age group grew rapidly in Solano County as well. In Vallejo, the group with the greatest decline in the share of population was 35 to 44 year olds, which declined from 17 to 14 percent of the total population between 2000 and 2008.

**TABLE 3
CHANGE IN VALLEJO AGE DISTRIBUTION, 2000–2008**

Age Distribution	2000		2008	
	Number	Percentage	Number	Percentage
Under 18	31,824	29%	30,324	26%
18–24	10,372	6%	11,018	9%
25–34	15,440	13%	15,851	13%
35–44	19,375	17%	16,388	14%
45–54	16,991	15%	17,202	16%
55–64	9,304	8%	13,266	10%
65+	13,045	11%	14,276	12%
Total	116,351	100%	118,325	100%

Source: 2000 U.S. Census; Claritas Inc., 2008

Median Age

The 2008 projected median age for the City is 36.2, which is an increase from the 2000 median age (34.9). The County's median age (35.6) is slightly lower than the City's, and the Bay Area's (37.4) is higher than the City's median age.

Ethnic Characteristics

Table 4 below summarizes the changes in Vallejo's ethnic group populations between 2000 and 2008. The population of Vallejo was considerably diverse with a relatively even distribution of ethnicities between white, African American, Asian/Pacific Islander, and Hispanic. The percentage of white residents was expected to decline by 8 percent between 2000 and 2008, while the percentage of Hispanic persons was expected to increase by 6 percent.

**TABLE 4
CHANGES IN VALLEJO ETHNIC CHARACTERISTICS, 2000–2008**

	2000		2008	
	Number	Percentage of Total	Number	Percentage of Total
White	35,533	31%	27,646	23%
Black or African American	26,592	23%	26,592	22%
American Indian and Alaska Native	710	> 1%	550	> 1%
Asian & Pacific Islander	28,712	25%	30,742	26%
Hispanic Origin	18,292	16%	25,479	22%
Other Race	275	> 1%	320	> 1%
Two or More Races*	6,237	5%	5,764	5%
Total	116,351	100%	118,325	100%

Source: 2000 U.S. Census; Claritas Inc., 2008

HOUSING AND HOUSEHOLD CHARACTERISTICS

Persons per Household

According to the Department of Finance and as reported in **Table 5** below, from 2000 to 2008 the persons per household decreased in Vallejo from 2.9 to 2.82. Solano County's average household also decreased in size from 2.9 to 2.81 persons per household.

**TABLE 5
CHANGE IN PERSONS PER HOUSEHOLD, 2000–2008**

	Vallejo			Solano County		
	2000	2008	2000–08	2000	2008	2000–08
Persons per Household	2.9	2.82	-0.3%	2.9	2.81	-0.4%

Source: Department of Finance, 2008

Household Type

The U.S. Census divides households into two different categories, depending on their composition. Family households consist of two or more related persons living together. Non-family households include persons who live alone or in groups of unrelated individuals. As shown in **Table 6** below, 72 percent of Vallejo households were family households in 2000. By 2008, the percentage of family households declined by 1 percent.

**TABLE 6
CHANGE IN HOUSEHOLD COMPOSITION, 2000–2008**

Household Type	2000		2008	
	Number	Percentage	Number	Percentage
Families	28,438	72%	28,434	71%
Non-Families	11,154	28%	11,641	29%
Total	39,592	100%	40,075	100%

Source: 2000 U.S. Census; Claritas Inc., 2008

Household Tenure and Vacancy

It was projected that in 2008, 63 percent of occupied housing units would be owner occupied and the remaining units (37 percent) occupied by renters. According to the Department of Finance, the 2008 vacancy rate in the City and the County was approximately 4 percent.

Household Income

Table 7 below displays the 2008 state income limits for Solano County. The income limits are determined by the Department of Housing and Community Development (HCD) for each county in the state of California. The area median income (AMI) for a 4-person household is \$75,400. The income category that households fall into is dependent on the household size and the household income. For example, a 3-person household that earns \$19,000 would be considered extremely low income, meaning that the household earns 28 percent of AMI for a 3-person household (\$67,900).

TABLE 7
SOLANO COUNTY 2008 INCOME LIMITS

Income Category	% of AMI	2-person household	3-person household	4-person household
Extremely Low	0–30%	\$0–\$18,100	\$0–\$20,350	\$0–\$22,600
Very Low	31–50%	\$18,101–\$30,150	\$20,351–\$33,950	\$22,601–\$37,700
Low	51–80%	\$30,151–\$48,250	\$33,951–\$67,900	\$37,701–\$75,400
Moderate	81–120%	\$48,251–\$72,400	\$67,901–\$81,500	\$75,401–\$90,500

Source: 2008 State Income Limits, California Department of Housing and Community Development.
Note: AMI is abbreviated for “area median income.” 2008 4-person AMI is \$75,400.

The 2008 median household income in Vallejo was \$70,001. **Table 8** shows the distribution of 2008 household incomes. The distribution of household income in Vallejo is clustered among households earning between \$35,000 and \$99,000, which represents approximately 52 percent of all family households. Households earning more than \$99,999 represent 28 percent and those earning less than \$35,000 represent approximately 20 percent of all family households.

The income ranges reported in **Table 8** do not identify household population according to the HCD income limits described in **Table 7**. According to **Table 7**, households earning roughly \$22,000 would be considered extremely low income. The Comprehensive Housing Affordability Strategy (CHAS) reports that there were 4,792 extremely low-income households in 2000. Of those, 65 percent (3,111) were renter households and 35 percent (1,681) were owner households. Presented later in the discussion of the City’s fair share housing allotment, ABAG projects that through 2014 the City will need to plan for an additional 327 extremely low-income households. It is expected that 65 percent (213) of the additional extremely low-income households will be renters and 35 percent (114) will be owner households.

TABLE 8
VALLEJO FAMILY HOUSEHOLDS BY HOUSEHOLD INCOME, 2008

Income Level	Number of Households	Percentage of Total Households
< \$15,000	1,624	6%
\$15,000–\$24,999	1,760	6%
\$25,000–\$34,999	2,379	8%
\$35,000–\$49,999	3,553	13%
\$50,000–\$74,999	6,133	22%
\$75,000–\$99,999	4,897	17%
> \$100,000	8,094	28%
Total	28,434	100%

Source: Claritas Inc., 2008

Employment Trends

Table 9 below provides a summary of the number of employed residents as well as employment by industry sector and the total number of jobs in each area. ABAG provides these employment estimates for Vallejo, all of Solano County, and the Bay Area from 2000 to 2005. As shown in **Table 9**, the number of employed Vallejo residents grew at a slower rate than in the County, averaging 0.4 percent annual growth from 2000 to 2005. The County outpaced Vallejo's annual growth rate at 1.3 percent. According to the ABAG projections, the number of employed Bay Area residents declined 1.3 percent between 2000 and 2005.

The number of total Vallejo jobs increased by 2.0 percent annually from 2000 to 2005. The total number of jobs increased from 32,480 in 2000 to 35,720 in 2005, constituting an increase of 3,240 jobs. This increase is in contrast to both Solano County, which experienced the same growth in total jobs at 2.0 percent, and the Bay Area, which averaged a 1.6 percent annual decline. Several of Vallejo's job sectors gained employment. Financial and Professional Service Jobs, and Health, Education and Recreational Service Jobs increased 3.2 and 2.4 percent, respectively, while the Agricultural and Mining Jobs category had the greatest drop-off from 2000 to 2005, shedding jobs at a rate of 1.6 percent annually.

Much of the increase in total jobs is due to the City's recovery from the closure of Mare Island Naval Shipyard in 1994. The base formerly employed as many as 9,530 military and civilian workers but was officially closed in 1996. It is becoming evident that the employment sector is replacing the loss of jobs. The Other Jobs and Retail Jobs categories have seen an increase of 1.5 and 1.4 percent, respectively. Both job categories combined added 630 jobs between 2000 and 2005, which is a large shift from the previous 5 years when there was a decline in jobs immediately following the closure of Mare Island.

**TABLE 9
EMPLOYMENT TRENDS, 2000–2005**

	Vallejo			Solano County			Bay Area		
	2000	2005	Annual Growth 2000–05	2000	2005	Annual Growth 2000–05	2000	2005	Annual Growth 2000–05
Employed Residents	54,380	55,520	0.4%	182,964	194,900	1.3%	3,452,117	3,225,100	-1.3%
Agricultural and Mining Jobs	370	340	-1.6%	2,060	2,010	-0.5%	24,470	24,170	-0.2%
Manufacturing & Wholesale Jobs	3,040	3,090	0.3%	22,040	22,630	0.5%	863,420	709,380	-3.7%
Retail Jobs	4,120	4,400	1.4%	17,600	19,050	1.6%	402,670	367,680	-1.7%
Financial and Professional Service Jobs	4,160	4,830	3.2%	18,350	21,510	3.4%	851,610	780,160	-1.7%
Health, Education and Recreational Service Jobs	16,130	18,050	2.4%	47,010	53,080	2.6%	1,056,030	1,055,010	-0.02%
Other Jobs	4,660	5,010	1.5%	29,680	32,240	1.7%	555,260	513,240	-1.5%
Total Jobs	32,480	35,720	2.0%	136,740	150,520	2.0%	3,753,460	3,449,640	-1.6%
Ratio Jobs/Employed Residents	0.60	0.64		0.75	0.77		1.09	1.07	

Source: ABAG, 2007 Projections

From 2000 through 2005, the number of employed residents outnumbered the total number of jobs in Vallejo, indicating that the City exported more labor than it imported. By 2005, the number of employed residents grew modestly by approximately 1,140, while the number of jobs increased by 3,240 during the same period. The modest growth in employed residents, compared with the much larger increase in total jobs, improved the availability of jobs for employed people within the City from 0.60 to 0.64 from 2000 to 2005.

Among Solano County and the greater Bay Area, ABAG projects Vallejo to experience the same average annual growth rate in total jobs (1.5 percent per year) over the 10-year period between 2005 and 2015. ABAG expects the annual total job growth rate to remain relatively steady over that period in all three geographic areas. According to ABAG, the total number of jobs is projected to grow at a steady rate of 1.5 percent annually between 2005 and 2015. Overall, ABAG projects a total increase of 5,450 jobs over the 10-year period. Solano County is projected to experience a steady increase in total jobs between 2005 and 2015, adding 23,320 jobs in the County. ABAG projects that total Bay Area jobs will increase by 529,560 between 2005 and 2015.

The Health, Education and Recreational Service Jobs category is expected to grow the most of all the employment sectors in Vallejo at an average annual rate of 1.8 percent. The Financial and Professional Service Jobs sector is projected to be the next highest job category to experience growth at an annual rate of 1.7 percent. Overall, Health, Education and Recreational Service Jobs are expected to increase by 3,230 jobs, while Financial and Professional Service Jobs are projected to rise by 820 jobs between 2005 and 2015. Combined, the employment growth in these two job sectors will make up over 74 percent of the new employment opportunities created over the 10-year period.

According to ABAG, Vallejo is expected to house 11,290 additional employed residents between 2005 and 2015, for an average annual rate of increase equal to 2.0 percent. The total number of employed residents is and will continue to be greater, according to ABAG, than the total number of jobs in Vallejo. In 2005, the total jobs/employed residents ratio was 0.64, resulting in a difference of 19,800 between employed residents and total jobs. By comparison, the jobs/employed residents ratios in Solano County and the Bay Area respectively were 0.77 and 1.07. However, by 2015 ABAG expects that Vallejo's jobs/employed residents ratio will be 0.62. In comparison, ABAG projects that by 2050, the jobs/employed residents ratios in Solano County and the Bay Area will be 0.72 and 1.05, respectively. Vallejo's jobs/employed residents ratio will likely remain static, which means that a large number of working Vallejo residents will still need to commute to locations outside of Vallejo for work by 2015 and thereafter.

**TABLE 10
EMPLOYMENT PROJECTIONS, 2000–2015**

	Vallejo				Solano County				Bay Area			
	2005	2010	2015	Annual Growth 05–15	2005	2010	2015	Annual Growth 05–15	2005	2010	2015	Annual Growth 05–15
Total Population	34,420	37,040	39,600	1.0%	150,520	61,390	173,840	1.0%	6,951,500	7,263,800	7,577,300	.3%
Households	41,280	43,270	45,770	1.1%	142,040	152,400	162,620	1.4%	2,583,080	2,696,580	2,819,030	0.9%
Employed Residents	55,520	60,570	66,810	2.0%	194,900	216,800	240,500	2.3%	3,225,100	3,511,600	3,774,900	1.7%
Agricultural and Mining Jobs	340	350	350	-0.2%	2,010	2,010	2,010	0%	24,170	24,520	24,870	0.3%
Manufacturing & Wholesale Jobs	3,090	3,270	3,450	1.2%	22,630	23,940	25,470	1.3%	709,380	740,960	780,680	1.0%
Retail Jobs	4,400	4,680	4,980	1.3%	19,050	20,370	21,930	1.5%	367,680	392,400	422,880	1.5%
Financial and Professional Service Jobs	4,830	5,240	5,650	1.7%	21,510	23,400	25,510	1.8%	780,160	841,160	913,800	1.7%
Health, Education and Recreational Service Jobs	18,050	19,680	21,280	1.8%	53,080	58,030	63,300	1.9%	1,055,010	1,142,400	1,239,920	1.8%
Other Jobs	5,010	5,220	5,460	0.9%	32,240	33,640	35,620	1.0%	513,240	552,480	597,050	1.6%
Total Jobs	35,720	38,440	41,170	1.5%	150,520	161,390	173,840	1.5%	3,449,640	3,693,920	3,979,200	1.5%
Ratio of Jobs/ Employed Residents	0.64	0.63	0.62		0.77	0.74	0.72		1.07	1.05	1.05	

Source: ABAG, 2007 Projections

Existing Housing Conditions

This portion of the Needs Assessment evaluates the existing housing conditions in Vallejo, including an analysis of the types of housing units found in Vallejo, as reported by the California Department of Finance, as well as an assessment of the physical condition of housing units within Vallejo as indicated by 2008 Claritas projections regarding housing unit ages. The evaluation is augmented by a visual survey of housing units in parts of Vallejo that have large proportions of older housing units that, because of their age, are likely to be in need of rehabilitation.

Housing Stock Characteristics

Similar to other cities in the region, the majority of Vallejo's housing stock is single-family, accounting for 74 percent of the total housing stock in 2008. According to the Department of Finance, approximately 14 percent of the City's housing units are in buildings with five or more units and 9 percent are in buildings with two to four units. As shown below in **Table 11**, Vallejo has a similar proportion of multi-family units as Solano County, where the proportion of dwellings in buildings with five or more units also represents 14 percent of the County's total housing stock. The Bay Area has larger proportions of dwellings in buildings with five or more units (26 percent) than Solano County and the City of Vallejo.

From 2000 to 2008, housing production in the County overall outpaced the City, averaging 1.5 percent annual growth compared to 0.6 percent annual growth for Vallejo. Vallejo's housing distributions by type remained relatively constant from 2000 to 2008 with single-family homes accounting for 70 percent of the City's housing stock. The slight growth of single-family homes was offset by a slight decrease in multi-family production. The proportion of detached single-family units in Solano County increased on average each year between 2000 and 2008 by 1.6 percent and accounted for 71 percent of total housing units in 2008. Detached single-family housing increased by an annual average of 0.9 percent between 2000 and 2008.

The Bay Area has a considerably larger percentage of multi-family units than the City and the County. The counties of Alameda, San Francisco, and Santa Clara make up a large proportion of the multi-family units accounted for in the Bay Area inventory. Solano County's inventory of multi-family units is comparable to other similar "greenbelt" counties in the Bay Area.

**TABLE 11
VALLEJO HOUSING TYPE, 2000–2008**

Housing Unit Type	2000		2008		Annual Growth 2000–2008
	Number	%	Number	%	
Vallejo					
Single-Family Detached	27,758	66%	30,580	70%	1.2%
Single-Family Attached	1,735	4%	1,792	4%	0.4%
Multi-Family (2–4 Units)	4,150	10%	3,928	9%	-0.6%
Multi-Family (5+ Units)	6,933	17%	6,194	14%	-1.3%
Mobile Homes	1,335	3%	1,346	3%	0.1%
Total	41,911	100%	43,840	100%	0.6%
Solano County					
Single-Family Detached	96,064	71%	108,624	71%	1.6%
Single-Family Attached	5,573	4%	7,291	5%	3.8%
Multi-Family (2–4 Units)	10,247	8%	10,668	7%	0.5%
Multi-Family (5+ Units)	19,776	15%	20,782	14%	0.6%
Mobile Homes	4,587	3%	4,676	3%	0.2%
Total	136,247	100%	152,671	100%	1.5%
Bay Area					
Single-Family Detached	1,365,417	53%	1,466,501	54%	0.9%
Single-Family Attached	213,290	8%	233,612	9%	1.2%
Multi-Family (2–4 Units)	261,080	10%	272,843	10%	0.5%
Multi-Family (5+ Units)	656,356	26%	699,127	26%	0.8%
Mobile Homes	61,234	2%	61,328	2%	0.01%
Total	2,557,377	100%	2,733,411	100%	0.9%

Source: Department of Finance, 2008 Projections

Overcrowding

Data on housing overcrowding are available from the 2000 U.S. Census in the form of statistics regarding the number of persons per room in occupied housing units. **Table 12** below provides the most recent available overcrowding data for Vallejo. A housing unit is considered to be overcrowded if there is between 1.01 and 1.5 persons per room. Housing units with more than 1.5 occupants per room are considered to be severely overcrowded.

In total, 88 percent of Vallejo's occupied housing units have 1.0 or fewer persons per room and 12 percent would be considered overcrowded. Of all the units in Vallejo, 6 percent have between 1.01 and 1.50 persons per room and 6 percent have more than 1.50 persons per room. These statistics indicate that Vallejo had a slightly higher percentage of households living in overcrowded conditions compared to Solano County, where approximately 8 percent of households lived in overcrowded conditions.

When broken out according to tenure, overcrowding occurs in relatively equal amounts between renter- and owner-occupied units. About 8 percent (1,174) of Vallejo's owner households have 1.01 or more persons per room, while approximately 18 percent (1,303) of the renter households have 1.01 or more persons per room. In Solano County, 5 percent of owner households and 15 percent of renter households have greater than 1.01 persons per room. Based on this information, it appears that Vallejo would benefit from development of additional affordable rental units sized for larger households (e.g., three bedrooms or more).

**TABLE 12
VALLEJO OVERCROWDING BY TENURE, 2000**

	Owner		Renter		Total Occupied Housing Units	Percentage of Housing Units
Overcrowded (1.01–1.5 persons per room)	1,174	5%	1,303	9%	2,477	6%
Severely Overcrowded (more than 1.50 persons per room)	922	4%	1,344	9%	2,266	6%
Overcrowded by Tenure	2,096	8%	2,647	18%	4,743	12%
Total Occupied Units	25,036		14,524		39,560	100%

Source: 2000 U.S. Census

Physical Conditions of the Housing Stock

Two useful measures of housing conditions are the age of housing and visual inspection. **Table 13** below provides a summary of the projected age of the City's housing stock. **Table 14** through **Table 18** shown on the following pages provide findings from the consultant's survey of the current condition of homes in identified areas within the City. A large portion of Vallejo's housing stock was constructed prior to 1990 (81 percent), of which 46 percent were constructed between 1960 and 1970. Homes that are more than 30 years old will generally need rehabilitation in order to preserve the safety and shelter provided by the home. Homes built prior to 1970 are identified as possible homes needing rehabilitation. This means that Vallejo's older housing stock, which makes up the majority of the City's entire housing stock, may be in need of significant rehabilitation in order to preserve the safety and living standards of residents.

**TABLE 13
VALLEJO HOUSING STOCK AGE, 2008**

Year Structure Built	Units Built	Percentage of Total Units
1999-2008	4,086	9%
1995-1998	1,040	2%
1990-1994	2,511	6%
1980-1989	8,795	20%
1970-1979	6,439	15%
1960-1969	4,947	11%
Prior to 1960	15,299	35%
Total	43,117	100%

Source: Claritas Inc., 2008

This section assesses the conditions of housing within the incorporated area of Vallejo. Through this analysis, the Community Development Department will be able to develop strategies for preserving existing neighborhoods and communities.

Housing Conditions

A survey of the City's current housing conditions was conducted in November 2008. This survey is used as a tool for the City to evaluate the condition of its housing stock and to determine the need for housing programs to assist residents in maintaining the condition of their homes.

The Housing Condition Survey was conducted citywide and included a random sample of residential housing units in the City. The 2008 survey built upon a previous housing condition survey performed in March 2001. The survey update expanded the sample size from 250 units to 2,800 by randomly selecting units from census tracts used in the last survey as well as from additional tracts with older housing stock. The information was obtained with the assessor parcel data to determine the number of units that would be surveyed. The map in **Appendix B** indicates the units that were surveyed by condition category. Including units added in the field, a total of 2,819 units were surveyed.

Definition of Housing Conditions

SOUND – A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

MINOR – A unit that show signs of deferred maintenance or which needs only one major component, such as a roof.

MODERATE – A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

SUBSTANTIAL – A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).

DILAPIDATED – A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

Detailed Survey Results

Many of the homes surveyed in Vallejo were categorized as sound or minor. Less than one-half of 1 percent of the surveyed units were found to need substantial repair or were found to be in dilapidated condition. **Table 14** below summarizes the overall condition of all of the homes surveyed in the City. Ninety (90) percent of the homes surveyed in Vallejo were in sound condition or needed minor repairs. Roughly 9 percent of the remaining homes surveyed were in moderate condition, which means they are in need of one or more major repairs, such as a roof replacement and window repair or replacement. Less than 1 percent of the homes surveyed fell into the substantial or dilapidated categories. These homes require many repairs and replacements that often include structural needs (i.e., roofs or foundations) in the case of the substantial category and complete replacement for those in the dilapidated category.

**TABLE 14
HOUSING CONDITION SURVEY RESULTS, 2008**

Condition	Number of Units Surveyed	Percentage
Sound	2,046	73%
Minor	490	17%
Moderate	265	9%
Substantial	14	< 1%
Dilapidated	4	< 1%
Total	2,819	100

Source: PMC Housing Condition Survey November 2008

Almost all of the City's single-family homes were in sound condition or needed minor repairs. **Table 15** below illustrates that 90 percent of the single-family homes surveyed were in sound or minor condition; little maintenance, if any, was needed. Nine (9) percent of the homes required moderate repairs. A total of 12 (less than 1 percent) units were found to be in need of substantial repair and 3 were in dilapidated condition.

**TABLE 15
SINGLE-FAMILY ATTACHED/DETACHED, 2008**

Condition	Number of Units Surveyed	Percentage
Sound	1,731	72%
Minor	436	18%
Moderate	214	9%
Substantial	12	< 1%
Dilapidated	3	< 1%
Total	2,396	100%

Source: PMC Housing Condition Survey November 2008

Similar to the single-family housing types, duplexes fared well in the survey, with 74 percent in sound condition. Many fewer required repairs, with 21 and 24 units needing minor and moderate repair, respectively. Very few duplexes required major rehabilitation or replacement as shown in the **Table 16**.

**TABLE 16
DUPLEXES, 2008**

Condition	Number of Units Surveyed	Percentage
Sound	138	74%
Minor	21	11%
Moderate	24	13%
Substantial	2	< 1%
Dilapidated	1	< 1%
Total	186	100%

Source: PMC Housing Condition Survey November 2008

Table 17 below depicts the condition of the multi-family structures surveyed. A slight majority of multi-family units (52 percent) were observed in sound condition requiring very minor to no repairs. One quarter (26 percent) of the multi-family structures surveyed needed minor repairs or one major repair, and 22 percent were found to need the moderate level of repairs.

**TABLE 17
MULTI-FAMILY HOUSING, 2008**

Condition	Number of Units Surveyed	Percentage
Sound	65	52%
Minor	32	26%
Moderate	27	22%
Substantial	0	0%
Dilapidated	0	0%
Total	124	100%

Source: PMC Housing Condition Survey November 2008

Note: This is a count of multi-family buildings.

Table 18 below illustrates the condition of both attached and detached single-family homes surveyed that were in foreclosed status. The conditions of the foreclosed homes are included in the totals reported in **Table 18**. Foreclosed homes were identified by external indicator such as foreclosure auction notices, for sale signs that read "Bank Owned" or "REO," and delinquency notices in the windows paired with obvious signs of vacancy. The majority of the foreclosed homes surveyed were found to be in either sound condition or minor condition, meaning very few repairs or replacement of any major components needed and that the home mainly displayed signs of deferred maintenance (unkempt lawn, dirty siding or windows) but no visible signs of dilapidation. Of the 38 foreclosed homes surveyed, only 2 were found to be in need of moderate fixes and one was determined to need substantial repairs. Note that interior conditions were not evaluated for this survey so the overall condition of these homes cannot be determined.

**TABLE 18
FORECLOSURES, 2008**

Condition	Number of Units Surveyed	Percentage
Sound	23	61%
Minor	12	32%
Moderate	2	5%
Substantial	1	2%
Dilapidated	0	0%
Total	38	100%

Source: PMC Housing Condition Survey November 2008

Property Maintenance Ordinance Violations

Vallejo has a property maintenance ordinance (7.54 V.M.C Property Maintenance) that requires property owners to maintain the exterior condition of their property. A property is not in compliance if one or more of the following conditions exist:

- Abandoned or partially destroyed buildings;
- Unpainted buildings, buildings having dry rot, warping, or termite infestation;
- Windows with broken glass or no glass;
- Property in such disrepair that it causes depreciation of the surrounding property values;
- Accumulation of dirt, litter, or debris;
- Damaged lumber, junk, trash, salvage materials, household materials, etc.;
- Unattractive nuisances such as abandoned household appliances, equipment and machinery, hazardous pools, ponds, and excavations;
- Construction equipment or machinery visible to the public;
- Signs related to uses or products no longer sold on the property, or improper maintenance of signs;
- Vehicle routinely parked in front yard;
- Property, which is detrimental to public health, safety, or general welfare;
- Dead, decayed, diseased, or otherwise hazardous trees, weeds, or overgrown vegetation;
- Clothesline or drying laundry in front area of property;
- Any wall, fence, or hedge which is a hazard to persons or property;
- Commercial property with pooled oil or accumulated oil or grease;
- Graffiti;
- Accumulation for an unreasonable period of time; concrete, dirt, sand, gravel, or other similar materials; and
- Leaving any garbage containers in front or side yard except during pickup.

Property owners not in compliance may be fined, have a lien placed on the property, or the City can charge the property owner its costs to repair or clean up the problem. In 2007, Code Enforcement had 1,800 confirmed violations.

SPECIAL HOUSING NEEDS

Special populations can require nonconventional housing types that both serve as shelter and provide services to their residents. Many special populations are on fixed incomes and have limited ability to absorb increased housing costs. In addition, special populations are often unable to find appropriate shelter due to their living condition. This section estimates the extent of various special housing needs populations found in Vallejo and discusses their housing needs.

Large Families

The U.S. Department of Housing and Urban Development defines a large family as one with five or more members. Often, large low-income families live in overcrowded conditions and, due to the presence of minor children, require affordable child care. Most conventional apartment complexes do not have four-bedroom apartments and many apartment developers dedicate only a small portion, if any, of their unit mixes to three-bedroom units suitable for families. Lacking means to purchase larger homes, many low-income families are forced into smaller dwelling units and overcrowded conditions.

The 2000 Census reported that 4,303 owner-occupied and 2,185 renter-occupied households were made up of five or more persons, constituting a "large family." This represented 17 and 15 percent of each respective category. Combined, these owner and renter large families make up 16 percent of all households.

According to Claritas estimates for 2008 as shown in **Table 19** below, there are an estimated 6,713 large families living in Vallejo or approximately 23.6 percent of all family households. Of the total households (40,075) in the City, large family households represent approximately 16.8 percent.

According to the 2000 U.S. Census, approximately 24 percent (3,547 units) of renter-occupied units in Vallejo contained three or more bedrooms and only 7 percent (1,052 units) of renter-occupied units contained four or more bedrooms, including renter-occupied single-family dwellings. Based on 2000 U.S. Census estimates, there are approximately 20,876 occupied housing units with three bedrooms or more in Vallejo, mostly single-family dwellings.

As identified earlier in the Needs Assessment, large family households in Vallejo would benefit from an increase in the development of larger affordable units. **Table 20** displays data from the 2000 Census regarding housing stock size by tenure. The number of larger rental units available is disproportionately smaller than larger owner-occupied units, which is a factor for higher overcrowding in rental units due to the lack of income to own larger homes.

Considering the large supply of units (21,476) with three or more bedrooms in Vallejo and the estimated number of large families (6,713), there appears to be a sufficient supply of large housing units to accommodate housing demand for large families. However, as discussed in subsequent sections of this Needs Assessment, the majority of single-family units suitable for large families will only be affordable to households near or above HCD's moderate-income limits. Unfortunately, reliable information regarding the household income distributions of large families is not available; large families are often disproportionately represented in the very low- and low-income categories because of the nature of their household structure. This is evident in the high percentage of overcrowding that occurs in rental households. Large families tend to have large numbers of minor children who typically are not wage earners. This leaves two parents, or in many cases a single parent, as the sole source of income for a large household. Unless these workers earn disproportionately high wages, the households' incomes will be low in comparison to smaller one- or two-earner households that do not support nonworking dependents.

**TABLE 19
VALLEJO HOUSEHOLD SIZE – LARGE FAMILY, 2008**

Family Households	Estimate	Percentage of Family Households	Percentage of All Households
2 persons	8,595	30%	21%
3 persons	7,071	25%	18%
4 persons	6,055	21%	15%
5 persons	3,518	12%	9%
6 persons	1,738	5%	4%
7 persons	1,457	4%	3%
Large Families (5 or more persons)	6,713	24%	17%
Total Family Households	28,434	not applicable	71%
Total Number of All Households	40,075	not applicable	not applicable

Source: Claritas Inc., 2008

**TABLE 20
NUMBER OF BEDROOMS BY TENURE, 2000**

	Vallejo		Solano County	
	Number of Occupied Units	Percentage of Occupied Units	Number of Occupied Units	Percentage of Occupied Units
Owner-occupied				
No bedroom	357	1%	811	1%
1 bedroom	1,527	6%	3,053	4%
2 bedrooms	5,223	21%	12,716	15%
3 bedrooms	10,944	44%	38,385	45%
4 bedrooms	5,951	24%	25,992	31%
5 or more bedrooms	1,034	4%	4,040	5%
Subtotal	25,036	63%	84,997	65%
Renter-occupied				
No bedroom	1,199	8%	2,562	6%
1 bedroom	4,502	31%	11,681	26%
2 bedrooms	5,276	36%	17,239	38%
3 bedrooms	2,495	17%	10,254	23%
4 bedrooms	926	6%	3,359	7%
5 or more bedrooms	126	1%	311	1%
Subtotal	14,524	37%	45,406	35%
Total	39,560	100%	130,403	100%

Source: 2000 U.S. Census

Elderly

The elderly population often requires special housing to accommodate part-time or full-time care and is also more likely to have lower incomes than the population in general. Simple requirements can include modifications to doors and steps to improve accessibility, and installation of grab bars to make bathing, toileting, and other daily activities safer. Single-story homes are often desirable because stair climbing can be difficult for the elderly. Housing such as apartments or condominiums that do not entail high maintenance requirements can also be beneficial as the elderly continue to age and become less able to perform extensive home maintenance work on their own. The elderly are also commonly on fixed incomes while expending more of their income on medical care, meaning that affordable housing is often needed.

According to Claritas and as shown in **Table 21** below, in 2008 there were approximately 14,276 persons 65 years and older, or 12 percent of the total residents, living in Vallejo. From 2000 to 2008, the senior population in Vallejo grew by roughly 1 percent annually. The number of seniors 65 to 74 living in Vallejo increased from 6,705 persons in 2000 to 7,091 persons in 2008, and the number of persons 75 years and older grew by 1,475. With population growth in the upper age groups, increasing needs for supportive housing for the elderly can be expected.

**TABLE 21
VALLEJO ELDERLY POPULATION, 2000–2008**

Age Range	2000		2008	
	Total Population	Percentage	Total Population	Percentage
65-74	6,705	51%	7,091	49%
75 and older	6,340	49%	7,815	51%
Total	13,045	100%	14,276	100%

Source: 2000 U.S. Census; Claritas Inc., 2008

As reported by CHAS (Comprehensive Housing Affordability Strategy), and shown in **Table 22**, there were 7,267 elderly households in the City in 2000. Of the total households, 26 percent were renters (1,898) and 74 percent were owners (5,369). Roughly 17 percent of all elderly households (1,657) in the City earned less than 30 percent of the median family income (MFI) in 2000. In Solano County, and as reported in **Table 23**, roughly 17 percent of all elderly households earned less than 30 percent MFI. The distribution of elderly households in each income category is similar in the County and the City for households earning between 31 and 80 percent MFI. The City has a higher percentage of elderly households earning less than 30 percent MFI and a lower percentage of elderly households earning more than 81 percent MFI.

**TABLE 22
VALLEJO ELDERLY HOUSEHOLDS BY TENURE AND INCOME, 2000**

Income Level	Elderly Renter Households		Elderly Owner Households	
0–30%	790	42%	867	16%
31–50%	440	23%	869	16%
51–80%	354	19%	1,299	24%
81% and above	314	17%	2,334	43%
Total	1,898	100%	5,369	100%

Source: 2000 CHAS Data

TABLE 23
SOLANO COUNTY ELDERLY HOUSEHOLDS BY TENURE AND INCOME, 2000

Income Level	Elderly Renter Households		Elderly Owner Households	
0–30%	1,721	34%	2,058	12%
31–50%	1,130	23%	2,719	16%
51–80%	940	19%	4,114	24%
81% and above	1,199	24%	8,485	49%
Total	4,990	100%	17,376	100%

Source: 2000 CHAS Data

Persons with Disabilities

Disabilities can take many forms and have numerous implications for housing need. Many disabled people can live in conventional housing without any modifications or with only minor modifications, while some disabled people require substantial modifications and/or on-site care to maintain everyday living, and others may need occasional assistance but do not require everyday care. Accessible units are more expensive to build and can include features such as ramps, extra-wide doors, handrails, lowered counters, raised toilets, and a variety of other accessibility features. While costs for accessible housing are higher than for conventional housing, the disabled population tends to earn less. According to a study prepared for the State Independent Living Council, disabled persons are more than three times more likely to be unemployed and the disabled persons who work full time average 20 percent less in annual earnings compared to the overall full-time working population. In addition, disabled persons are more likely to live alone. Approximately 21 percent of disabled persons live alone compared to 2 percent of the general population and another 27 percent live in group settings compared to 5 percent of the general population. Overall, many disabled persons demand smaller units compared to the population overall and would benefit from accessible and affordable units.

Table 24 below shows 2000 Census data for the total number of disabilities reported in the County and the City by age group as well as the total number of disabled individuals in the City. As shown in **Table 24**, there were approximately 22,895 disabled individuals reported in the City and 117,774 total disabilities in the County. Approximately 37 percent of the population between the ages of 16 and 64 in the City reported to have a disability that prevented them from having the ability to work. Twenty-nine (29) percent of the County's population reported to have a disability as compared to 37 percent of the City's population.

Approximately 26 percent of Vallejo's population 16 and over had an employment disability, a self-care limitation, or a physical limitation, and about 22 percent of the population of the County overall had one or more of these disabilities. City Planning staff have indicated that a likely explanation of the disproportionately large disabled population in Vallejo is because Vallejo has a very large number of board and care homes. In the late 1980s and early 1990s, residential property values in Vallejo were quite low and this allowed board and care home operators to inexpensively purchase single-family homes and outfit them for this use, subsequently attracting large numbers of disabled clients, who may have had difficulty finding suitable accommodations in other communities where costs were higher. Thus, the large disabled population in Vallejo may be more related to supply of available facilities than to the particular needs of residents of Vallejo itself.

**TABLE 24
DISABILITY TYPE BY AGE, 2000**

Total Disabled Disability Type/Age	Vallejo		Solano County	
	Number	% of age group	Number	% of age group
Total Disabled individuals 5 to 15 years	1,026			
Disabilities tallied 5 to 15 years				
Sensory disability	124	10%	615	13%
Physical disability	196	15%	600	12%
Mental disability	804	62%	3,187	65%
Self-care disability	174	13%	467	10%
Subtotal disabilities tallied 5 to 15 years	1,298	100%	4,869	4%
Total Disabled individuals 16 to 64 years	15,934			
Disabilities tallied 16 to 64 years				
Sensory disability	1,500	5%	5,202	6%
Physical disability	5,388	19%	16,003	19%
Mental disability	3,266	11%	9,287	11%
Self-care disability	1,598	6%	4,319	5%
Go-outside-home disability	6,256	22%	15,976	19%
Employment disability	10,738	37%	31,418	38%
Subtotal disabilities tallied 16 to 64 years	28,746	100%	82,205	70%
Total Disabled individuals 65 years +	5,935			
Disabilities tallied 65 years +				
Sensory disability	2,113	17%	5,418	18%
Physical disability	4,172	33%	10,343	34%
Mental disability	1,754	14%	4,140	13%
Self-care disability	1,572	12%	3,416	11%
Go-outside-home disability	2,966	24%	7,383	24%
Subtotal disabilities tallied 65 years +	12,577	100%	30,700	26%
Total Disabled Individuals	22,895			
Total Disabilities	42,621	--	117,774	--

Source: 2000 U.S. Census

SB 812, Development Disabilities

SB 812 requires the City to include in the special housing needs analysis, needs of individuals with a developmental disability within the community. A developmental disability is a disability that:

- Occurs before an individual reaches 18 years of age;
- Is expected to continue indefinitely;
- Constitutes a substantial handicap.

Developmental disabilities include:

- Mental retardation;
- Cerebral palsy;
- Epilepsy;
- Autism;
- Disabling conditions closely related to mental retardation or requiring similar treatment to that required for mentally retarded individuals.

North Bay Regional Center

The North Bay Regional Center (NBRC) serves the counties of Napa, Solano, and Sonoma. Any person who lives in Sonoma, Solano, or Napa counties, regardless of age or income, and who is believed to have or be at risk of having a developmental disability may receive an assessment from NBRC clinical professionals to determine if she or he is eligible for regional center services.

NBRC is staffed by 192 individuals, including Client Program Coordinators (CPC), Early Intervention Specialists (EIS), Quality Assurance Monitors, Community Resource Consultants, Consumer Advocates, psychologists, physicians, nurses, and a senior management team and executive staff, as well as fiscal staff. CPCs and EIS assess for service needs, refer to community agencies, purchase services needed, and monitor services for quality outcomes for an average of 75 individuals per caseload. The NBRC Community Services Unit oversees and monitors vendors, including program development and vendorization, for over 3,000 service providers/vendors.

A person may apply for NBRC services by calling or writing and indicating he or she wants to apply. A Client Services Assistant will direct the call to the Assessment Counselor or Referral Coordinator. Clients will be seen within 15 working days.

NBRC provides the following services:

- Diagnosis and evaluation;
- Individual program planning;
- Prevention services;
- Crisis intervention;
- Family support services, as determined on a case-by-case basis;
- Advocacy;
- Consultation with other agencies;
- Program evaluation;

- Community education;
- Community resource development;
- Coordination of services with community providers such as school, health, welfare, and recreation resources;
- Transition planning;
- Admissions to and discharges from State Developmental Centers.

Early Intervention Services

NBRC also provides early intervention services. A family with an infant or toddler who seems to have delays or may be at risk for delays might be referred by a doctor or other care provider to a county office of education, a local school district, or a regional center for early intervention services. Eligible children and their families may receive a variety of early intervention services. Some children and families need many services, while others may need only one or two. Based on the child's developmental needs and the family's concerns, priorities, and resources, services may include:

- Assistive technology, including devices or services;
- Audiology or hearing services;
- Counseling, home visits, and training for the family;
- Health services necessary for the child to benefit from other early intervention services;
- Medical services for diagnosis and evaluation only;
- Nursing services;
- Nutrition services;
- Occupational therapy;
- Physical therapy;
- Psychological services;
- Respite services;
- Service coordination;
- Social work services;
- Special instruction;
- Speech and language services;
- Transportation and related costs necessary for the child to receive services;
- Vision services.

NBRC serves a total of 7,689 individuals, of whom 960 (12 percent) are from Napa County, 3,090 (41 percent) are from Solano County, 3,493 (45 percent) are from Sonoma County, and 146 (2 percent) are from other surrounding areas. There are no specific numbers available for the number of persons being served from the City of Vallejo.

Housing Services

NBRC is the placement agency for the consumers it serves. Priorities for living arrangements for consumers with developmental disabilities are for independent living options in the community, these values are set at the State level with a priority that people with developmental disabilities live in their own homes. Although NBRC does not directly provide housing for its developmentally disabled service population, they do provide supported and independent living services including referrals and placement with the assistance of a third party agency. According to NBRC's Director of Client Services, Alfonso Carmona, there is an acute need for affordable housing to serve the developmentally disabled in Solano County. Based on individual service need housing opportunities can include market rate housing, affordable housing, and transitional shelters.

Because there are generally no special programs or 'set-asides' for this special need community, housing options are limited to licensed care homes, to affordable housing options, e.g. housing vouchers. In both cases, this means that the developmentally disabled are competing with the general population for limited housing opportunities. To help address the housing needs for Vallejo's developmentally disabled population, the City will meet with service providers such as NBRC annually to discuss opportunities to expand supportive housing and assist in their housing services provided for Solano County residents. The City will also continue to implement Program E 1.1.1: Section 8 Rental Subsidy Program (Tenant Based, Special Needs). This program requires the City to meet with service providers on an annual basis to discuss opportunities to expand supportive housing, "affordable housing that provides on-site services to people who may need support to live independently," for special needs populations, e.g., formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, and young people aging out of foster care.

Single-Parent-Headed Households

Single-parent-headed households with children tend to have a higher need for affordable housing compared to two-parent family households in general. The Housing Element evaluates the number of single-parent households as well. According to Claritas, 26 percent of single-parent-headed households with children living in Vallejo are below the poverty level. In addition, single-parent-headed households with children are more likely to need child care since the parent is often the sole source of income and the sole caregiver for children in the household.

There are 28,438 families in the City, of which 8,380 are headed by either a male-only or female-only householder. Many of these households are single-parent families with children; 1,162 families with children were headed by a male with no wife present and 3,375 families with children were headed by females with no husband present, for a total of 4,537 single-parent households with children.

The U.S. Census Bureau establishes the level of poverty thresholds each year, and in 2007, a single parent with two dependent children earning less than \$16,530 would be considered to be in poverty. These households would have a significant need for affordable housing and assistance with child care and job training services. Of the single-parent families, 1,412 were below poverty level. Of those single-parent families with children below the poverty level, 226 are headed by males and 950 are headed by females.

According to the 2000 Census, there were 4,537 single-parent family households in Vallejo. In 2000 there were 4,429 single-parent households above and 1,176 below the poverty level. According to Claritas, between 2000 and 2008, the number of single-parent family households grew to 4,911 or 8 percent. Of those 4,911 families, 1,257 were estimated to live below the poverty level.

Farm Workers

Some farm workers tend to have special housing needs due to the seasonal nature of their work along with their need to migrate based on seasonal farm worker demand. Vallejo does not have a large agricultural industry, if any, but may provide housing to laborers who work in Napa County. According to ABAG, Vallejo has approximately 350 agriculture or mining jobs within its city limits. These jobs are likely to be landscaping jobs rather than agriculture production employment. Because these types of jobs are essentially urban in nature, it is assumed that there are not significant special housing needs for farm workers in Vallejo. To the extent that such jobs would likely involve laborers who may earn relatively low wages, the needs of these workers would be similar to those of other lower-income Vallejo households.

Schoolteachers

Discussion among the Housing Element Advisory Committee members indicated an interest in evaluating schoolteachers as a special housing needs sub-population, due to the relatively low wages that schoolteachers earn relative to their professional responsibilities and educational attainment. The advisory committee noted that a quality educational system is important to the overall health of Vallejo and that if schoolteachers do not have access to affordable housing, it will be difficult for the local school district to attract and retain quality educators.

According to the Education Data Partnership (Ed-Data), the Vallejo City Unified School District (VCUSD) employed 866 teachers in the 2006–07 school year. According to the District's J-90 report, the 2006–07 average salary for teachers in the district was \$56,307. Teachers' salaries tend to vary based on the number of years of experience and educational attainment. The salary range for VCUSD teachers was between \$36,636 and \$70,251. Teachers at the beginning of their career (credentialed and uncredentialed) earn a lower salary, because the pay scale is primarily dependent on years of experience. Teachers who have earned a bachelor's degree and have completed 60 units of education beyond a bachelor's degree earn a minimum of \$54,206. According to household income guidelines published by HCD, an uncredentialed or credentialed first-year schoolteacher with one dependent would be considered to be slightly below the low-income limit earning less than \$42,200 a year. As discussed in subsequent sections regarding housing affordability, a household would need to earn over \$63,300 per year — above VCUSD's average teacher salary — to be able to purchase a typical single-family home in Vallejo. In addition, a starting VCUSD teacher would need to overpay (pay more than 30 percent of his/her gross monthly income) for the typical one- or two-bedroom apartment in Vallejo. In summary, housing opportunities for VCUSD schoolteachers are limited considering existing salary levels and local housing market conditions. This situation could adversely affect the District's ability to successfully recruit and retain high-quality teachers, and may suggest a need for the City and the District to collaborate on strategies to provide housing assistance, particularly to entry-level teachers, so that they can afford to live in the community they serve.

Families and Individuals in Need of Emergency Shelter

The Consolidated Plan is a HUD-required plan for all communities that receive formula allocations of federal housing and community development funds. The Vallejo Housing and Community Development Division produced the Consolidated Plan in consultation with local service providers, community activists, and affordable housing developers to create a 5-year community development strategy for HUD-related activities in Vallejo. As part of the Consolidated Plan, Vallejo identified the estimated need and inventory for shelter, transitional housing, permanent supportive housing, and permanent housing for families and individuals. According to the 2005 Consolidated Plan, on any given night in Vallejo there is a demand for approximately 69 emergency shelter beds for homeless individuals and 91 emergency shelter

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units for homeless families; 20 transitional housing units for individuals and 30 for families; and 14 supportive permanent housing spaces for individuals and 29 units for families.

The Consolidated Plan estimates that there is a shortage of approximately 5 emergency shelter beds for homeless individuals, but that there are adequate shelter facilities for homeless families. There is an estimated shortfall of 7 transitional housing units for individuals and 29 transitional housing units for families. At present, there are no permanent supportive housing facilities for individuals or families, so the shortfall is equal to the current demand of 13 units and 49 units, respectively.

Within the 2005 Consolidated Plan, the City has placed a high priority on eliminating chronic homelessness in the City by 2012. The City has been a member of the Solano County Continuum of Care (COC) since the COC was established in the County. In 2004 the COC contributed over \$600,000 to assist with placing homeless persons in transitional and supportive housing. In order to address the need of homeless persons for transitional housing, the City has adopted a plan to assist in the rehabilitation of a 16-bed transitional housing facility.

Solano County has a 10-year plan addressing homelessness for the 2008 to 2018 time frame. According to their most recent data (January 2007), Solano County has approximately 328 homeless persons with an additional 172 homeless persons in correctional facilities being released to the streets. The County is aware that there may be an estimated 1,500 to 2,000 persons who are homeless at any point in time and for whom statistics were not captured at the time of this count. Solano County has 179 beds year round in emergency shelters, 118 beds year round in transitional housing, and 99 beds year round in permanent housing. Even with these 396 beds, Solano County is looking at a need for over 3,000 homeless persons at any one time in the County. Vallejo's 2008 population represented approximately 28 percent of Solano County's total population. This proportion was used to discern the number of homeless persons in the City from the overall County count results. According to this method, approximately 92 of the 328 homeless persons and 48 of the 172 persons being released from prison would be Vallejo citizens. Additionally, between 420 and 560 of the estimated 1,500 to 2,000 total homeless persons would be Vallejo residents.

Solano County has ten strategies addressing homelessness:

- Discharge planning and decrease the number of people of being discharged into homelessness by 25 percent;
- Create new permanent housing beds for homeless and chronically homeless persons;
- Increase percentage of homeless persons staying in permanent housing over 6 months to 71 percent;
- Increase percentage of homeless persons moving from transitional housing into permanent housing by 61 percent;
- Increase percentage of homeless persons becoming employed by 11 percent;
- Ensure that the Continuum of Care has a functional Homeless Management Information System with 90 percent of the shelters and housing projects actively participating;
- Improve access to mainstream resources by 25 percent;
- Chronically homeless individuals will be fully engaged in the continuum of services and housing available to them;
- Chronically homeless people are forced to live on the street until permanent housing or affordable housing is available;

- Ensure sufficient outreach to homeless, at-risk families and non-chronically homeless individuals and provide for their basic needs;
- Further strengthen self-sufficiency supports for homeless people moving out of homelessness.

In Vallejo, homeless persons can find assistance at the Christian Help Center, the Reynaissance Family Center, the House of Acts, Hope Haven Center, the Rosewood House, the Global Center for Success, and the Salvation Army. The City's Redevelopment Agency provides transitional services for homeless people.

HOUSING AFFORDABILITY AND COST

This section of the Needs Assessment provides information on the current affordability and cost of housing in Vallejo. This information is important, because it reveals the extent to which the private housing market is providing for the needs of various economic segments of the local population. This information on housing market conditions is combined with demographic information of the local population to identify those segments of the population that face difficulties securing affordable housing that does not cause a housing cost burden for them.

Housing Affordability by Household Income

Table 25 below displays the maximum rents and sales prices, respectively that are affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by HUD and HCD; and maximum affordable sales prices based on 10 percent down, 30-year fixed rate mortgage at 7 percent.

**TABLE 25
HOUSING AFFORDABILITY IN VALLEJO, 2008**

Income Group	Household Rent Levels			
	1-Person	2-person	3-Person	4-Person
Extremely Low				
Monthly Income	\$1,317	\$1,508	\$1,696	\$1,883
Monthly Rent	\$395	\$453	\$509	\$565
Max. Sales Price	\$49,320	\$56,430	\$63,450	\$70,470
Very Low				
Monthly Income	\$2,200	\$2,513	\$2,829	\$3,141
Monthly Rent	\$660	\$754	\$849	\$942
Max. Sales Price	\$82,440	\$94,050	\$105,930	\$117,630
Low				
Monthly Income	\$3,517	\$4,021	\$4,251	\$5,025
Monthly Rent	\$1,054	\$1,206	\$1,356	\$1,508
Max. Sales Price	\$131,670	\$150,660	\$169,380	\$188,280
Moderate				
Monthly Income	\$5,275	\$6,033	\$6,792	\$7,542
Monthly Rent	\$1,582	\$1,810	\$2,038	\$2,262
Max. Sales Price	\$197,640	\$225,990	\$254,520	\$282,600
Above Moderate				
Monthly Income	> \$5,275	> \$6,033	> \$6,792	> \$7,542
Monthly Rent	> \$1,582	> \$1,810	> \$2,038	> \$2,262
Max. Sales Price	> \$197,640	> \$225,990	> \$254,520	> \$282,600

Source: 2008 Income Limits, Department of Housing and Community Development, April 2008.

Note: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.
Monthly mortgage calculation: <http://www.mortgage101.com/Calculators/Afford.asp?p=amo>

Note: Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 7% annual interest rate. 30% of household gross income used to calculate affordable monthly mortgage payment.

Rental Rates

In October 2008 PMC conducted a market rental survey of single-family and multi-family homes in Vallejo. The results of the survey are shown below in **Table 26**. The market survey consisted of evaluating and compiling data from a variety of sources. A total of 201 units were evaluated, which consisted of 99 apartments and 102 single-family homes. According to the findings of the survey, the median rental price is \$1,575 per month for a three-bedroom single-family home and \$1,300 for a three-bedroom apartment. The median price is \$975 per month for a two-bedroom apartment and \$1,200 for a two-bedroom single-family house. There were not any one-bedroom single-family homes found nor were any five-bedroom apartments found.

Comparing the rental rates in **Table 26** with the maximum monthly rental rates affordable to the income levels described in **Table 25**, extremely low-income and very low-income households do not earn enough income to afford the monthly rental rates described in **Table 26**. For example, an extremely low-income three-person household can afford \$509 per month on rent and the median rental price for a two-bedroom apartment is \$975. The average rental rates for single-family homes are much higher than for apartments, and therefore single-family homes are also not affordable to extremely low-income and low-income households. Low-, moderate-, and above moderate-income households do earn enough income to afford the median rental rates of all bedroom sizes for apartments. However, only the moderate- and above moderate-income households can afford the rental rates of single-family homes.

**TABLE 26
PMC RENTAL SURVEY, 2008**

Number of Bedrooms	Single-Family		Multi-Family	
	Median Rent	Number of Units Surveyed	Median Rent	Number of Units Surveyed
Studio	--	--	\$695	7
1 bedroom	--	--	\$825	28
2 bedroom	\$1,200	19	\$975	44
3 bedroom	\$1,575	48	\$1,300	14
4 bedroom	\$1,785	22	\$1,395	6
5+ bedroom	\$2,000	13		
Total	--	102	--	99

Source: PMC Rental Survey, October 2008

Single-Family and Condominium Home Sales Prices and Trends

Data Quick is a division of MDA Lending Solutions and provides recent home sales activity and reports concerning recent real estate activity, which is used by industry professionals, research firms, and lending institutions. According to Data Quick's "DQ News" reports, the Vallejo housing market experienced a huge decrease in the sold price of homes in August 2008 as compared to August 2007. As seen in **Table 27** below and reported by Data Quick, in the three zip codes data was reported, the median sales price of homes declined significantly over the previous year. In zip code 94590, the median sales price declined by approximately 58 percent. In the same zip code, the number of housing units sold increased slightly (8.8 percent) as compared to the other zip codes. In zip codes 94589 and 94591, the number of housing units sold compared to the previous year increased 76 and 35 percent, respectively. The median sales prices for the three zip codes were considerably less than the median sales price for homes sold in the County, as seen in **Table 28** below.

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The recent trend in declining median sales prices in the housing market is not unique to Vallejo and Solano County. As seen in **Table 28** below, the Bay Area experienced a decline in median sales home prices of 31.8 percent. The major difference between the Vallejo housing market and the Bay Area as a whole is the large increase of housing units sold in August 2008 as compared to August 2007. The Bay Area experienced a slight decline of 0.9 percent in total housing units sold, while Vallejo averaged an increase of 40 percent more units sold over the previous year. One explanation for the large increase in units sold in Vallejo may be the sharp decline in the price per square foot of homes sold in Vallejo.

As reported in **Table 25** above, the maximum affordable sales prices that extremely low- and low-income households can afford are below the median sales price of homes as reported in **Table 27** below. Low-income (except one-person households) and moderate- and above moderate-income households earn enough income to afford to purchase a home according to the median sold price of homes reported below in **Table 27**. Prior to the decline in the median sold prices of homes, only larger moderate-income households and above moderate-income households could have afforded to purchase a home. The declining sold price of homes in Vallejo has increased the opportunity for homeownership to low-income households.

TABLE 27
CITY OF VALLEJO HOME SALE DATA, AUGUST 2008

City	Zip Code	Units Sold	% Change	Median Sale Price	% Change	Highest Sold Price	\$/ Sq. ft.	% Change
Vallejo	94589	44	76.0%	\$190,250	-44.6%	\$469,600	\$146	-45.1%
Vallejo	94590	37	8.8%	\$155,000	-58.1%	\$480,000	\$143	-54.4%
Vallejo	94591	73	35.2%	\$287,500	-36.8%	\$570,000	\$170	-41.3%

Note: % Change is the change from August 2007 to August 2008
Source: dqnews.com, "Bay Area Cities Home Sales," August 2008

Table 28 below presents home sales data for the counties of the Bay Area between August 2007 and August 2008. Solano County had the largest increase (43 percent) in the number of homes sold, which is likely due to the large decrease (36 percent) of the median sold price of homes, allowing for more people to afford a mortgage. According to Data Quick, 62 percent of the resold homes in August 2008 were foreclosed properties, which was the highest percentage of resold foreclosed homes in the Bay Area.

TABLE 28
BAY AREA HOME SALES, AUGUST 2007–AUGUST 2008

	Sales Volume			Median Price		
	Aug. 07	Aug. 08	% Change	Aug. 07	Aug. 08	% Change
Alameda	1,501	1,271	-15.30%	\$619,000	\$440,000	-28.90%
Contra Costa	1,279	1,733	35.50%	\$570,000	\$330,000	-42.10%
Marin	264	247	-6.40%	\$899,500	\$675,000	-25.00%
Napa	103	124	20.40%	\$597,500	\$453,500	-24.10%
Santa Clara	1,908	1,648	-13.60%	\$700,000	\$555,500	-20.60%
San Francisco	577	529	-8.30%	\$822,000	\$725,000	-11.80%

	Sales Volume			Median Price		
San Mateo	731	560	-23.40%	\$788,000	\$632,000	-19.80%
Solano	418	598	43.10%	\$420,000	\$270,000	-35.70%
Sonoma	518	522	0.80%	\$505,000	\$350,000	-30.70%
Bay Area	7,299	7,232	-0.90%	\$655,000	\$447,000	-31.80%

Source: dqnews.com, "Bay Area Home Sales," August 2008

Vacancy Rates and Trends

The Department of Finance (DOF) tracks vacancy rates annually by jurisdiction. According to DOF, the vacancy rate in 2000 was approximately 3.93 percent for Vallejo and 3.01 percent for Solano County overall. In 2008, the DOF reported the vacancy rate in Vallejo at 3.92 percent, indicating that vacancy rates in Vallejo have remained consistent. In 2008, the countywide vacancy rate increased to 3.85 percent.

Overpayment

Table 29 below presents the total number of households by income that were overpaying for housing as reported by the 2000 Census. Thirty-five (35) percent of all households were overpaying for housing. Households that pay between 30 and 34 percent are considered to be burdened by the cost of housing, while those paying more than 35 percent of median income are considered to be severely burdened by housing costs.

Generally, renters tend to have much higher rates of overpayment than homeowners. This is true for most lower-income households in Vallejo too. As show in **Table 29** below, 62 percent of lower-income renters compared to 58 percent of owners pay more than 30 percent of their monthly income of housing costs. Lower-income households are defined as those in the low-, very low-, and extremely low-income groups. Of the lower-income renter households overpaying, 28 percent (2,498) were actually extremely low-income compared with 16 percent (4,792) lower-income owner households. Overall 60 percent of all lower-income households (both renter- and owner-occupied) in Vallejo paid more than 30 percent of their income on housing costs.

**TABLE 29
VALLEJO HOUSEHOLDS OVERPAYING BY INCOME RANGE, 2000**

	Renters		Owners		Totals	
	Number	Percentage	Number	Percentage	Total Households	Percentage
Extremely Low-Income	2,498	28%	1,237	16%	4,792	29%
Very Low-Income	1,915	21%	1,190	15%	4,664	28%
Low-Income	1,179	13%	2,101	27%	7,322	44%
Total Lower-Income Overpaying	5,592	62%	4,528	58%	10,120	60%
Total Lower-Income Households	8,988	100%	7,790	100%	16,778	100%

Source: 2000 Comprehensive Housing Affordability Strategy (CHAS)

Affordable Housing Units at Risk of Conversion to Market Rate

State law requires local Housing Elements to include an inventory of affordable housing developments that could be at risk of converting to market rates during the 10-year period of the current Housing Element planning period and of the one period that follows the adoption of the Element. For those units found to be at risk of conversion, the Housing Element must estimate the cost to preserve or replace the at-risk units, to identify the resources available to help in the preservation or replacement of those units, and to identify those organizations that could assist in these efforts.

City staff had previously prepared an inventory of affordable housing developments in conjunction with the preparation of the City's HUD Consolidated Plan, which required a similar analysis of units at risk of conversion to market rates. That inventory serves as the basis for this analysis; however, certain information contained in the Consolidated Plan has been updated.

Inventory of Existing Affordable Units

Table 30 below shows the inventory of existing affordable housing developments in Vallejo. This table also indicates the earliest dates of termination of affordability restrictions for each of the listed projects. As shown in the table, many of the projects had multiple funding sources that contribute to project affordability. Typically, this included some form of subsidized mortgage financing in conjunction with project-based Section 8 certificates, through which HUD agreed to subsidize the rents for a specified number of units that would be made available to Section 8-eligible low- or very low-income households. Typically, the property owners cannot “opt out” of the project-based Section 8 affordability contracts unless they pay off any HUD-insured/subsidized mortgages associated with their properties.

**TABLE 30
ASSISTED HOUSING PROJECTS, 2009**

Name	Address	Total Units	Earliest Date of Termination	Assisted Units (including Sec 8)	Section 8 (units)	Other Subsidy (units)
Ascension Arms*	301 Butte Street	75	3/1/2017	75	Project-based (42) and Vouchers (5)	Section 202 (75)
Avian Glen	301 Avian Drive	87	3/12/2056	87	Project-based (21)	
Bay View Vista Senior Apartments*	445 Redwood Street	192	3/1/2062	112	Vouchers (35)	Bond financed (77)
Blue Rock Village	1900 and 2000 Ascot Parkway	560	n/a	112	none	Bond financed (112)
Casa De Vallejo*	1825 Sonoma Blvd.	136	10/1/2021	136	Project-based (136)	
Fountain Plaza Hills	300 Hilary Way	184	n/a	37	None	Bond financed (37)
Marina Heights	135 Carolina Street	152	10/1/2030	130	Project-based (64) and Vouchers (5)	Bond financed (61)
Marina Towers*	601 Sacramento Street	155	8/01/2062	137	Project-based (136) and Voucher (1)	
Marina Towers Annex	575 Sacramento Street	57	12/11/2056	57	Project-based (57)	
Marina Vista Apartments	201 Maine Street	88	10/1/2030	88	Project-based (51) and Voucher (1)	Bond financed (36)
Marina Vista II	201 Maine Street	148	10/1/2030	118	Project-based (58)	Bond financed (60)
Mission Terracina	2700 Tuolumne Street	76	3/1/2017	76	Vouchers (26)	Bond financed (76)
Redwood Shores*	400 Redwood Street	119	3/31/2052	119	(none)	Section 202 (119)
Sea Breeze Apartments	121 Larissa Lane, Bldg. 4	184	n/a	59	Vouchers (22)	Bond financed (37)
Sereno Village Apartments	750 Sereno Drive	125	2/11/2057	35	Project-based (25) and Vouchers (10)	
Solano Vista*	40 Valle Vista Avenue	96	2/2/2062	36	Vouchers (36)	
Windrush Hills	969 Porter Street	178	n/a	137	Vouchers (65)	Bond financed (72)
Total Units		1,787	Total Assisted Units	1,321	Total Project-Based 569 Total Vouchers 208	

Source: City of Vallejo, Consolidated Plan 2005–2010; * Age-restricted units

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Table 31 lists several projects that were financed with mortgage revenue bonds (below-market interest rates), which could be prepaid during the next 10 years. Projects include Bay View Vista, Blue Rock Village, Fountain Plaza Hills, Marina Heights, Marina Vista I, Marina Vista II, Mission Terracina, Sea Breeze, and Windrush Hills. **Table 31** below summarizes each of the bond financed properties, including the type of financing used, the source of the funds, the total built units, affordability requirements, and the number of affordable units made available.

TABLE 31
BOND-FINANCED RESIDENTIAL PROPERTIES, 2009

Residential Complex	Type of Financing	Funding Source	Built Units	Affordability Requirements	Affordable Units
Bay View Vista	Multifamily Housing Revenue Bonds; Vallejo RDA	City of Vallejo	192	40% of units at or below 60% MFI	77
Blue Rock Village	Multifamily Housing Revenue Bonds	City of Vallejo	560	20% of units at or below 80% MFI	112
Fountain Plaza Hills	Multifamily Housing Revenue Bonds	Vallejo Housing Authority	184	20% of units at or below 80% MFI	37
Marina Heights	Multifamily Housing Revenue Bonds, 221(D)(3); Vallejo RDA	City of Vallejo	152	40% of units at or below 60% MFI	61
Marina Vista I	Multifamily Housing Revenue Bonds, 221(D)(3); Vallejo RDA	City of Vallejo	88	40% of units at or below 60% MFI	36
Marina Vista II	Multifamily Housing Revenue Bonds, 221(D)(3); Vallejo RDA	City of Vallejo	148	40% of units at or below 60% MFI	60
Mission Terracina	Multifamily Housing Revenue Bonds	Association of Bay Area Governments	76	100% of units at or below 60% MFI	76
Sea Breeze	Multifamily Housing Revenue Bonds, 221(D)(4)	City of Vallejo	184	20% of units at or below 80% MFI	37
Windrush Hills	Multifamily Housing Revenue Bonds	City of Vallejo	178	40% of units at or below 60% MFI	72

Source: City of Vallejo, Consolidated Plan 2005–2010

Note: MFI refers to Median Family Income.

Units at Risk of Conversion

The affordable housing developments at risk of conversion during the next 10 years include those whose affordability restrictions expire in 2017. As shown in Table 32, City records indicate that two projects have regulatory agreements that will expire within the next 10 years. (Note: This assumes that HUD will continue to offer property owners renewal of their project-based Section 8 contracts during this time period. Although HUD's ability to continue these contracts is subject to congressional appropriations, HUD staff has indicated that they expect the agency will continue to have the resources necessary to continue these contracts.)

During the planning period there are two affordable housing projects with a total of 151 units in which portions of the rents are subsidized through HUD financing that are at risk of converting to market-rate units. The HUD funding sources that provide rental assistance for the at-risk units have dates of termination that occur prior to 2019. **Table 32** below displays the complexes from **Table 30** above that have termination dates prior to 2019.

**TABLE 32
SUBSIDIZED AFFORDABLE RENTAL UNITS CONSIDERED AT RISK OF CONVERSION, 2009**

At-Risk Complex	Units At Risk	Earliest Date of Termination	HUD Funding Source
Ascension Arms	75	3/1/2017	Section 202
Mission Terracina	76	3/1/2017	Section 236(J)(L)
Total	151		

Source: City of Vallejo, Housing and Community Development Division, 2008

Cost of Replacing At-Risk Units

Generally, the cost of preserving assisted housing units is estimated to be significantly less than replacing units through new construction. Preserving units entails covering the difference between market rate and assisted rental rates. New construction tends to be less cost efficient because of the cost of land, which is often a limiting factor in the development of affordable housing.

Preservation

An analysis of the cost to preserve at-risk units includes determining the cost to acquire and rehabilitate the at-risk project as well as determining the monthly subsidy necessary to preserve affordability. In the event that the affordability terms expire on the units in the seven at-risk properties and the owners of the projects decide to convert the rental rates of the units to be equal to or more than the fair market rental rates, interested parties (nonprofit, for profit, the RDA) may purchase and rehabilitate the property in order to maintain the affordability of the units. Purchasing the at-risk units depends on the owner's willingness to sell, interested parties to purchase the project, and available funding assistance.

In November 2008, Loopnet.com listed a 22-unit multi-family apartment complex for \$2,275,000, which equates to \$103,409 per unit. Similar multi-family projects listed on Loopnet in the City have a similar per unit cost. Approximately, the total cost to acquire and preserve the at-risk units (751) through purchasing the at-risk projects would be \$77,660,159 (determined by multiplying the total at-risk units by the average purchase price per unit). In the event that the owners of each of the seven projects do not preserve affordability restrictions following the termination dates, it will be necessary for interested parties to purchase the existing projects and subsidize rent to the tenants to ensure affordability restrictions, allowing access to shelter for low-income families.

Following the acquisition and rehabilitation of the units, the ongoing cost to preserve affordability is determined by identifying the gap (subsidy) between the assisted rent and the market rent. The market rent is based on the results from the PMC rental survey and found in the previous **Table 26**. The exact subsidy is difficult to estimate because the rents are based on a tenant's income and therefore would depend on the size and income level of the household. **Table 25** through **Table 27** shown previously summarized the affordability situation in the City.

Following are some general examples of expected subsidies:

- An extremely low-income person can only afford up to \$395 per month and the market rental rate in the City for a one-bedroom unit is \$695 per month. The subsidy needed would be approximately \$300 per month or \$3,600 per year.
- A very low-income family of three can afford \$849 a month and the market rent in the City for a two-bedroom unit is \$975. The subsidy would be approximately \$126 per month or \$1,512 per year.
- A low-income family of four or larger would most likely find it difficult to find suitable housing. To avoid overcrowding, a large low-income family would need to find a single-family unit, and these rents are generally higher than those for multi-family units. A family of four could afford up to \$1,508 per month, and the market rent for a three-bedroom unit is \$1,575. The subsidy would be approximately \$67 per month or \$804 per year.

Replacement

Another option for ensuring that the number of affordable units is preserved as current affordable units become at risk is to develop a new affordable housing project to replace the units lost to conversion. The methodology used to determine the estimated cost of building a new multi-family project is to use the cost of construction of a recent multi-family project as the basis for determining the estimated cost of a new project. In 2007, the construction of Avian Glen apartments (87 units) was completed and it became available to low-income residents. The total cost to construct Avian Glen was \$16,050,433, which equates to \$184,487 per unit. When affordability restrictions expire and the units are converted to market rate, and if the owners are unwilling to sell the complex in order to preserve affordability, the units will need to be replaced. The cost to replace the units is determined by multiplying the per unit cost of \$184,487 from the Avian Glen project by the 151 at-risk units, which is equal to \$27,857,537.

It is not likely that all of the units considered to be at risk will convert to market-rate units. Of those that do convert, the likelihood of the need to replace the units will be much lower than the probability that through negotiation and additional funding the units will be preserved.

Financial Resources Available to the City to Assist in Preservation

Clearly, the costs to preserve or replace housing units that rent at levels significantly below market rates are substantial. Fortunately, Vallejo has already successfully preserved a significant number of affordable housing units that were at risk of conversion. Nevertheless, the City must still consider what resources are available to help preserve or replace those units so that lower-income tenants are not displaced in the event that the projects are converted to market rates. The City has access to a range of different funds that could potentially assist in a preservation effort including:

- City Redevelopment Agency Low/Moderate Income 20% Set-aside Funds;
- CDBG Entitlement;

- HOME Entitlement;
- Mortgage Revenue Bonds;
- State Grant Programs;
- Federal Grant Programs;
- Low Income Housing Tax Credits; and
- HUD Housing Choice Vouchers.

With the exception of the Redevelopment Housing Set-Aside Funds, which the City can project based on anticipated growth in the Redevelopment Agency's tax increment funds, it is difficult for Vallejo to predict exactly how much revenue it will have available to help assist with affordable housing preservation efforts that may be necessary for the planning period extending through June 30, 2014.

During the 2007/2008 and 2008/2009 fiscal years, the City has determined that it will assist in developing one project with HOME funds and loans and Housing Authority loans. **Table 33** below illustrates the name of the project, the amount of funding that will be allocated, and the source of the funding. This anticipated project will be managed by Vallejo Neighborhood Housing Services, Inc. (VNHS), a Community Housing Development Organization (CHDO). Per HOME funding guidelines, money allocated to the CHDO is not used to subsidize the affordable rental gap, but is used to assist with developing proposed affordable housing projects.

TABLE 33
2007/08 TO 2008/09 PLANNED AFFORDABLE HOUSING PROJECTS

Project Name	Funding Source	Planned Allocation
CHDO Project	HOME funds	\$191,606

Source: Vallejo Housing Authority, November 2008

Affordable Housing Developers and Property Managers Interested in Participating in Preservation Projects

In many cases, the City will find it advantageous to collaborate with private affordable housing developers or managers to develop and implement a viable plan to preserve affordable housing units. Private developers can often bring additional expertise and access to funding, such as tax credits. The California Department of Housing and Community Development maintains a list of affordable housing developers and property managers who have expressed an interest in working with local communities on preservation of affordable housing projects. This database lists organizations that are interested in working in any county within the State of California, including such well-known affordable housing providers as Mercy Housing, Inc. and EAH, Inc. The database also lists numerous organizations that have expressed interest in working on preservation projects in Solano County in particular. This list includes such organizations as Affirmed Housing, Bridge Housing Corporation, Las Palmas, Mid-Peninsula Housing Coalition, Solano Affordable Housing Foundation, Solari Enterprises, and Vallejo Neighborhood Housing Services, Inc. The organizations listed above are but a few of those listed in the HCD database that Vallejo might consider as potential partners in the event it becomes necessary to assemble a team to preserve an affordable housing project whose conversion to market-rate housing is imminent.

HOUSING RESOURCES

Regional Housing Needs Allocation

Pursuant to state law, ABAG has assigned Vallejo a regional fair share housing production allocation of a total of 3,100 housing units for the period extending from January 1, 2007, through June 30, 2014, according to the income breakdown in **Table 34**.

**TABLE 34
REGIONAL HOUSING NEED ALLOCATION, 2007–2014**

Income Category	Total Units	Percentage of Share
Extremely low income (0–30% AMI)	327	11%
Very low income (31–50% AMI)	328	11%
Low income (51–80% AMI)	468	15%
Moderate income (80–120% AMI)	568	18%
Above Moderate income (> 121% AMI)	1,409	45%
Total	3,100	100%

Source: State Income Limits, 2008, Association of Bay Area Governments
*2008 Solano County AMI = \$75,400

Housing Unit Construction

Table 35 below provides a breakdown of the housing units by income categories that have been constructed during the planning period (January 2007–2014). The units have been credited toward the City's RHNA as the first step to determine the remaining need of housing units in each income category.

There are a total of 210 units to credit toward the City's RHNA, which leaves a remaining housing need of 2,890. The following is a summary of the residential housing developments that are included in this credit.

- Avian Glen, completed in the summer of 2007, is an 87-unit multi-family project that is 100 percent affordable. The following units are restricted to the following income categories at the Avian Glen complex: 7 for extremely low income, 19 for very low income, 59 for low income, and 2 managers units which are not restricted.
- On Mare Island, 20 market rate units in a multi-family development were completed and can accommodate moderate-income households. As previously determined from a survey of market rates for multi-family units, apartment rental rates are available to moderate-income earners.
- Belvedere Townhomes consists of 24 age-restricted single-family condominiums located on North Ascot Parkway between Columbus and Turner. The units constructed as part of the Belvedere projects have been counted as progress toward the City's above moderate-income housing need allocation.
- In the Hiddenbrooke community, 71 market-rate single-family homes have been constructed as part of The Summit residential project. The homes are not restricted to income levels and have been recorded in the table below as built units that are available to those earning above moderate income.
- Castlewood Townhomes consist of 10 market-rate units under construction available to above moderate-income households.

TABLE 35
RHNA PROGRESS, CONSTRUCTED, AND UNDER CONSTRUCTION AFTER JANUARY 2007

Income Category	Total RHNA	Constructed	Remaining RHNA
Extremely low-income (0–30% AMI)	327	7 ¹	320
Very low-income (31–50% AMI)	328	19 ¹	309
Low-income (51–80% AMI)	468	59 ¹	409
Moderate-income (80–120% AMI)	568	20 ²	548
Above moderate-income (> 121% AMI)	1,409	105 ³	1,304
Total	3,100	210	2,890

Source: City of Vallejo, Planning Division

1. Avian Glen: 7 extremely low-income, 19 very low-income, and 59 low-income.

2. Mare Island: 20 moderate-income market rate multi-family.

3. The Summit as part of the Hiddenbrook planned community: 71 above moderate-income single-family homes; Belvedere Townhomes: 24 above moderate-income single-family condominiums; Castlewood Townhomes: 10 above moderate-income townhomes.

Inventory of Land Suitable for Residential Development

A key provision of state Housing Element law is a requirement that each local jurisdiction make available a sufficient quantity of land, with appropriate zoning and adequate infrastructure, to accommodate its local fair share of the regional housing needs during the 7-year planning period. The objective is to ensure adequate sites for new housing construction affordable to all economic segments of the community. Local jurisdictions must ensure sites are available for housing affordable to very low-, low-, and moderate-income households as well as above moderate-income households. The state has generally held that the most appropriate way for local jurisdictions to provide adequate sites to meet the need for lower-income households is to provide land zoned for higher-density multi-family housing in addition to land for lower-density multi-family and single-family housing. Particularly in urban areas where land is expensive, high-density housing construction allows developers to reduce development costs by building more units on a given quantity of land.

The remainder of this section identifies the inventory of land available in Vallejo to accommodate anticipated housing demand and discusses the appropriateness of this land supply to meet the housing needs of households of various income levels.

Vacant Residential Sites

As part of the City's commitment to encourage development of housing for all income groups, City staff maintains an updated inventory of vacant residential, commercial, and industrial sites (Housing Element Program A 1.1.2). The inventory is used to assist developers with identifying developable land as well as to provide City staff with a tool to monitor RHNA progress.

Vacant Single-Family Land

The City has identified approximately 710.11 acres of single-family residential vacant land. Of these acres, 449.8 are vacant and 260.63 are vacant with development agreements approved for single-family development or a mix of uses that include single-family homes. Based on current zoning, the City estimates that the 449.8 acres of vacant residential land can easily accommodate the construction of 1,427 single-family units. In addition, the City has approved the development of 607 single-family units on the 26 acres.

Prior to the start of the current planning period, single-family residential development in the U.S. began to decline. According to the Census Bureau, between 2005 and 2007, single-family building permits in the U.S. declined by 42 percent. Between 2007 and 2008, single-family building permits declined 47 percent. Single-family residential development in Vallejo has also declined considerably.

In February 2009, the City reported 14 approved residential projects containing single-family homes, of which 2 projects (Belvedere Townhomes and The Summit) will begin construction prior to the expiration of the permits. The City anticipates that the remaining 12 projects with development approval will not begin construction prior to the expiration of their development agreements; therefore this land will be counted as vacant land.

Vacant Multi-Family Land

The U.S. Census Bureau reports that between 2005 and 2007 building permits for multi-family development in the U.S. declined by 11 percent. In 2008, multi-family development declined by 32 percent. Vallejo has experienced the same trend as the nation as a whole. Multi-family development has slowed and is expected to continue to decline over the next few years.

The City has identified roughly 80 acres of vacant land zoned appropriately for multi-family residential development. Of the vacant land suitable for multi-family development, the City has identified 75.5 acres not currently locked into development agreements and capable of supporting the development of 1,564 units. In addition to appropriately zoned vacant land, there are 6 approved projects permitted for construction of 178 multi-family units.

Realistic Capacity of Vacant Sites

Tables 36 and **37** (on pg 73) below provide a summary of vacant residential land in the City. The vacant sites are shown by the corresponding residential district (LDR, MDR, HDR, PDR, MUPD). **Table 36** describes sites with current development approval and **Table 37** describes vacant sites. The realistic capacity of sites with current development approval is based on the approved number of housing units. The housing unit capacity for the inventory of vacant parcels without development approval has been determined through a consideration of the site development standards contained in the zoning code governing the development of each site and recent development projects in the City.

Approved Development Projects

As shown in **Table 36** there are 8 sites with current development approvals totaling 946 units. The approved projects listed in **Table 36** do not include units that will be income-restricted. However, sites 2-3, and 5-8 in **Table 36** include units that would likely be affordable to moderate-income households based on 2010 market rates. As previously discussed and shown in **Tables 27** and **28**, moderate-income households can afford market-rate prices in Vallejo. Combined, these six sites could produce 349 units affordable to moderate-income households and 137 to above moderate-income households. The remaining moderate-income housing need is 199 units. The remaining sites (460) in **Table 36** will produce housing units affordable to above moderate-income households for a total of 597 above moderate-income housing units, which results in a remaining need of 707 above moderate-income housing units.

**TABLE 36
VACANT RESIDENTIAL SITES WITH DEVELOPMENT APPROVAL**

Site Numbers	APN	Location	Available Acres	Available Sq. Feet	Realistic Capacity	Zoning	GP Designation	Environmental Constraints
Planned Development Residential (PDR)								
1	82-010-100, 120	Columbus Pkwy. & Benicia Rd.	177	7,710,120	454 SFR	PDR-LD	R-LD	None
2	59-041-110, 120	Solano Ave. & 9 th St.	0.4	17,424	14 MFR	PDR-MD	R-MD	None
3	56-024-020 thru 070	El Dorado St. & Illinois St.	0.9	39,204	24 MFR	PDR	R-MD	None
4	56-024-080, 090	Illinois St. & Fern St.	0.47	20,473	6 SFR	PDR-LD	R-LD	None
Subtotal			178.77	7,787,221	498 (460 SFR/38 MFR)			
Mixed Use Planned Development (MUPD)								
5	66-050-050	Mare Island – North of Flagship Dr. (8A)	30	1,306,800	43 SFR/24 MFR	MUPD	R-MD	None
6	66-050-050	Mare Island – North of Flagship (8C)	22	958,320	58 SFR/28 MFR	MUPD	R-MD	None
7	66-050-050	Mare Island –East of Azuar (4B/4C)	27	1,176,120	36 SFR/47 MFR/20 DUP	MUPD	R-MD	None
8	66-050-050	Mare Island-East of Flagship Dr. (8B south)	16.9	631,620	192 MFR	MUPD	R-MD	None
Subtotal			95.9	4,197,441	448(137 SFR/291 MFR/20 DUP)			
Total			274.67	11,984,662	946 (597SFR/329 MFR/20 DUP)			

Source: Residential Activity List, City of Vallejo

Note: SFR- single-family residential; MFR-multi-family residential; DUP- duplex

Vacant Residential Sites

Rural Residential (RR) and Low Density Residential (LDR)

Table 37 identifies that there are 449.48 vacant acres zoned for RR and LDR development, making the sites ideal for single-family development. The City has determined that the vacant parcels in the RR and LDR zones have capacity to support the development of 551 single-family homes available to above moderate-income households. The remaining above moderate-income housing need is 156 units.

Medium Density Residential (MDR)

The City currently has 18.84 acres of MDR land capable of supporting the development of 277 multi-family units. The capacity of the MDR parcels was determined by subtracting the required square footage for open space and parking by the minimum square footage per housing unit as prescribed by the MDR site development standards of the zoning code. For example, the vacant parcel located on Locust Drive (parcel 13 in **Table 37**) is 1.34 acres or 58,370.40 square feet. Dividing the total square feet of the Locust Street parcel by 2,500 square feet (minimum lot area per dwelling unit), the parcel could accommodate 23 units. Twenty-three (23) units represents the maximum buildout of the site and does not take into consideration parking and open space requirements.

The first step in calculating the realistic capacity of the Locust Street parcel is to determine the number of required off-street parking spaces and the required amount of open space. The site development standards regulate that for each unit, 150 square feet of open space should be developed for the sole purpose of the individual unit (typically included as a deck or porch) and 150 square feet should be available as usable land. Multiplying the maximum buildout of Locust Street (23 units) by the 150 square feet of usable land open space required results in 3,450 required square feet of open space.

On average, it is required that each housing unit in a multi-family development has 1.5 parking spaces (depending on unit size, the zoning code calls for a differing number of spaces). City staff indicates that there are 234 square feet per 1.5 parking spaces. Calculating the number of required square feet for parking is determined by multiplying the maximum buildout of the project (23 units) by the required square feet per parking space (234 sq. ft.), resulting in a need of 5,382 square feet for parking.

The sum of the required square feet for parking and open space for the Locust Street project is 8,832 square feet of land. The total square footage of the Locust Street parcel is 58,370.40; however the buildable square footage is 49,538.40 due to the provision of open space and parking requirements. Dividing the buildable square footage by the minimum lot area per dwelling unit (2,500 sq. ft.) in the MDR zone, the realistic capacity of Locust Street is 20 units.

As shown in **Table 37**, the total capacity of vacant MDR land without development approval (18.84 acres) is 277 multi-family residential units that could be built to accommodate lower-income households. As shown in **Table 35** there is a remaining lower-income housing need of 1,038, which is reduced to 761 after accounting for the unit capacity of vacant MDR sites.

High Density Residential (HDR)

The City currently has 17.57 acres of vacant HDR land capable of supporting the development of 361 multi-family units. The method in determining the realistic capacity of the vacant HDR sites is the same as discussed previously for the vacant MDR sites. The HDR site development standards allow for denser development than the MDR site development standards by reducing the required lot area for each dwelling unit from 2,500 square feet to 1,600 square feet. The same open space and parking requirements apply to HDR sites as MDR sites.

Parcel number 23 at 105 Sonoma Boulevard in **Table 37** is a vacant 1-acre HDR site. The maximum buildout of the site is 27 units, which does not include required open space and parking requirements. Applying the same method to calculate the realistic capacity of 105 Sonoma Boulevard as the method described for finding MDR capacity, the parcel could realistically accommodate 21 units.

Though the City has a limited inventory of large vacant parcels in the MDR and HDR zones, the City has a successful track record of producing infill housing projects. Solano Townhomes, a recently approved project with 14 units, is approved on a site of less than an acre (.54 acres). Vacant HDR parcels have the realistic capacity to accommodate the development of 361 units, which could be developed as housing for lower-income households. As discussed in the analysis of vacant MDR sites, the remaining lower-income housing need is 761 units. Accounting for the capacity of lower-income housing units on vacant HDR sites results in a remaining need of 400 housing units.

Planned Development Residential (PDR)

There is a total of 72.9 vacant acres zoned PDR. Of the 72.9 acres, 5.64 acres are zoned appropriate for higher-density development and the remaining 67.26 acres are zoned appropriate for lower-density development.

Vallejo has two vacant PDR sites (sites 29 and 30 in **Table 37**) that are designated by the General Plan as medium-density residential suitable for multi-family development. Site 29 is located on Mini Drive and site 30 in Vista Cove. As shown in **Table 37**, the Mini Drive site is 1.97 acres and the Vista Cove site is 3.67 acres. PDR sites are not restricted by density and lot coverage percentages in the Zoning Ordinance, providing developers flexibility in site design and density. The Zoning Ordinance does require that open space and parking requirements are achieved for permit approvals. The flexibility allowed in the PDR process allows developers to consider a wide array of options for both PDR sites.

The capacity of both PDR sites was determined by utilizing the dwelling units per acre achieved in the Avian Glen development. The Avian Glen project secured a PDR permit to construct 87 units on a 4.22-acre parcel, resulting in a density of 21 dwelling units per acre. In addition to providing 87 affordable housing units, the Avian Glen project provides residents with a multipurpose room, computer lab, swimming pool, barbeque area, playground, and various courtyard and garden areas. Considering the use of space employed by the Avian Glen project, 21 dwelling units per acre for PDR sites is a reasonable capacity for both vacant PDR sites.

Mini Drive contains 1.97 acres of vacant land with a realistic capacity of 49 units and Vista Cove contains 3.67 acres with a realistic capacity of 92 units. Combined, both PDR parcels have a realistic capacity of 141 dwelling units, available to lower-income households, thus reducing the remaining lower-income housing need to 259 units.

Historically, the permit approval process has been expedited much quicker for PDR permits, thus saving developers time and money, which can be passed along as savings to future tenants.

Sites 31 through 33 are designated PDR and based on their General Plan designation are suitable for lower-density development with capacity for 511 single-family housing units. The capacity of the lower-density PDR sites was determined by using the average density approved for PDR projects in **Table 36** (sites 1 and 4). Site 1 is approved with a density of 2.6 dwelling units per acre and site 4 with 12.7 dwelling units per acre, for an average density of 7.6 dwelling units per acre. The parcel size of sites 31 through 33 was multiplied by 7.6 dwelling units per acre to determine the realistic capacity of each site, totaling 511 units. As previously discussed and shown in **Tables 26** and **27**, moderate-income households can afford the median sales price and median rental rates of homes in Vallejo, which satisfies the remaining housing unit need for moderate-income households (199), creating a surplus of 312 units.

Mixed Use Planned Development (MUPD)

Land that is designated MUPD means that the land is associated with an approved development plan that encompasses a mixture of uses. The City has adopted a number of Specific Plans within the City, which involved redesignating parcels included within the planning area boundaries as MUPD. **Table 37** identifies sites with an MUPD (sites 34–38) designation. Each Specific Plan establishes goals and policies for the development of the specified area, meaning that each site must be evaluated according to the goals and policies of the corresponding Specific Plan.

The City plans to promote mixed-use development (Program A 1.1.3) through implementation of the City's Downtown Vallejo Specific Plan (Program H 2.1.2). Program A 1.1.3 emphasizes the City's commitment to encouraging residential development in commercial zones as part of mixed-use projects as well as housing that is affordable to lower-income households. Program H 2.1.2 supports the effort to provide housing affordable to lower-income households by committing the City to encourage high-density residential development in mixed-use projects.

The realistic capacity and corresponding income level of the capacity of sites 34 through 38 are provided below in the discussion of each of the City's Specific Plans.

Mare Island Specific Plan

The Mare Island Specific Plan was adopted in March 1999 and last amended in July 2007. The Specific Plan creates a job generating and financially sustainable vision and guiding policy document respecting historic preservation and providing for the redevelopment of Mare Island. The Specific Plan was vested by the Mare Island Development Agreement in 2001. The City acknowledges that the units developed would not be subject to any restricted housing obligations and that the developer would need to elect to participate in any such restricted program. The Specific Plan is broken into reuse areas, each of which has been identified for an intended use. Site 8 in **Table 37** is located east of Flagship Drive and west of Azuar Drive in Reuse Area 8B (South). According to the Specific Plan, Area 8 is intended to be primarily residential. Area 8 calls for a variety of residential densities available to a mix of incomes based on unit type. The Specific Plan establishes that projects are considered medium-density residential if the project exceeds 8.7 dwelling units per acre (du/ac). Assuming that Site 8 (16.9.0 acres) develops at the minimum density allowed for medium-density development (8.8 du/ac), Site 8 has a minimum capacity of 192 units, all of which would be affordable to moderate-income households based on current market rates. As noted earlier, adding the proposed units based on the tentative map approved in 2005 for Site 8 to the surplus amount of units for moderate-income households (312) results in a total surplus of 504 housing units.

Downtown Vallejo Specific Plan

The Downtown Vallejo Specific Plan was adopted in September 2005 and provides the vision and guidelines for the redevelopment of Downtown Vallejo. The Specific Plan is broken into five districts, with each district providing an array of supportive services for adjacent districts, thus ensuring a mixture of use types will be developed as part of the City's efforts to revitalize the Downtown area. Site 35 in **Table 37** is located within the Central Downtown district, which the Specific Plan identifies as the district to be redeveloped with the highest intensity.

Land Use Goal 4.1 of the Specific Plan is supported by policies that have been created to "develop a significant amount of new housing in downtown." The Central Downtown district of the Specific Plan has been identified as the portion of the Specific Plan in which a large share of residents will be housed. Policy 4.3.1 of the Specific Plan "encourages the highest intensity of uses in Central Downtown." Policy 4.3.1 is supported by site development standards that allow the tallest buildings with the largest floor area ratio (FAR) in the Central Downtown district. Also, Policy 4.1.1 of the Specific Plan "provides for a variety of housing types throughout the downtown area." More specifically, Policy 4.1.1 calls for a mix of residential use types that are accessible to different sectors of the community including facilitating mixed-income housing (market-rate and affordable housing). The location of Site 35 in the Central Downtown district is ideal to satisfy the housing needs of lower-income households because it is the district intended for the highest residential intensity.

The Specific Plan does not define intensity according to dwelling units per acre. Rather, the plan identifies specific building height and FAR regulations. The Central Downtown district has a FAR of 4.0 and a maximum building height of 7 stories, meaning that Site 35 is prime for a high-density residential development. Since the adoption of the Specific Plan there has been very little development in the Downtown area, due to a slow economy, making it difficult to use past development examples to estimate the realistic capacity of Site 35. However, between late 2005 and 2008, Site 35 was approved (approval expired prior to issuance of building permit) for the development of 150 multi-family residential units, 8 live/work units, and ground-floor commercial. The approval also included a FAR bonus of 1.0, allowing for higher intensity development. Estimating the site capacity of Site 35 not including a FAR bonus and being relatively conservative, the site has capacity for at least 90 multi-family units. Though the Specific Plan does not measure intensity as unit density, if Site 35 is developed with 90 units, it would achieve a density of nearly 54 units per acre. Approving development of such a high density would allow the framework for a developer to provide housing units affordable to lower-income households and reduces the remaining lower-income housing need to 220 housing units.

Waterfront Planned Development Master Plan

The Waterfront Planned Development Master Plan was adopted in October of 2005. The overarching objective of the Master Plan is to complement the Downtown Specific Plan to regain the historic place as the heart of the community. The Master Plan represents the zoning for all three Waterfront Districts (Northern, Central, and Southern Districts) and outlines key design criteria and minimum standards for development in the districts.

Site 36 in **Table 37** is located in the Northern District of the Waterfront. The site is identified in the Master Plan as suitable for 175 town homes and podium units, which is a density of roughly 16.2 units per acre. It is possible that developers will utilize incentives from the City to achieve higher densities in the Northern District by providing affordable housing units. For the purposes of identifying land suitable for residential development, the capacity (175) of Site 36 has been allocated toward the remaining above moderate-income housing need (156 units), resulting in a surplus of 19 units.

Site 37 is located in the Southern District of the Waterfront. Site 37 represents the residential component to support surrounding uses (retail/open space/light industrial). Site 37 is a critical resource for the Waterfront District, supplying the district with a large share of residents. Though there are numerous locations that will include residential units above ground-floor commercial spaces as well as residential units developed in the Northern District (Site 36), the vision for Site 37 is to develop with high-density residential. The Master Plan envisions the site to be developed with 3 flat stacked residential condominium buildings containing a total of 650 residential units, which is a density of nearly 44 dwelling units per acre. Developed at such a high density, the units could be made affordable to some lower-income households. The remaining lower-income housing need is 220 units and after accounting for the capacity of Site 37 (650), there is a surplus capacity for lower-income housing units of 430 units.

In addition to establishing appropriate use types on available land in the Waterfront District, the Master Plan also contains policies and programs that regulate development standards. Policy 1.G of the Master Plan facilitates and encourages the development of housing for a diversity of household types, including age, household composition, and income.

Hiddenbrooke Specific Plan

The Hiddenbrooke Specific Plan was adopted in September of 1987 and last amended in February 1999. The Specific Plan creates a community of low-density residential neighborhoods. While a large portion of Hiddenbrooke has been developed, there are a few parcels that remain to be developed as part of the final phase of the Specific Plan. Site 38 in **Table 37** is located within the boundaries of the Hiddenbrooke Specific Plan. The Specific Plan calls for a mixture of detached single-family homes (estate and suburban). According to the Specific Plan, Site 38 has a realistic capacity of 70 units. It is expected that these units will be available to above moderate-income households. As previously discussed, the above moderate-income housing need has been met, creating a surplus of housing units available to above moderate-income households. The capacity of Site 38 (70 units) has been added toward the surplus (19) of above moderate-income housing, resulting in a surplus of 89.

Zoning to Encourage Housing Affordable to Lower-Income Households

In the City's High Density Residential (HDR) zone, the maximum number of dwelling units per acre allowed is 27. In addition, sites zoned as PDR and MUPD have been identified as suitable to meet the City's lower-income housing need. The assumed buildout density of PDR sites is 21 dwelling units per acre. The density of MUPD sites available to meet lower-income housing needs varies according to the standards described in each specific plan. According to HCD, the City of Vallejo's default density to accommodate housing for lower-income households is 30 and the City's current maximum density is 27 units per acre; therefore an analysis of the City's regulatory measures is required to show that the standards do not constrain affordable housing development.

The analysis considers factors such as market demand, development experience, and financial feasibility of developing housing units available to lower-income households at densities lower than 30 dwelling units per acre. Interviews were conducted with local housing developers to determine whether the regulatory policies of the Zoning Ordinance encourage and facilitate the development of housing for lower-income households.

The Solano Affordable Housing Foundation indicated that while the current economic situation precludes development at this time, they confirmed that affordable housing development in Vallejo is possible at roughly 20 units per acre. The Foundation noted that affordable housing

developments at densities lower than 18 dwelling units per acre can be difficult to achieve due to higher subsidies needed.

Affirmed Housing Group was contacted and indicated that a range of 15 to 27 units per acre is appropriate and that the densities were not cost prohibitive. In 2007, Affirmed Housing Group developed Avian Glen, an 87-unit multi-family project in Vallejo. The project was developed on a 4.22-acre site, resulting in a density of 21 units per acre. Avian Glenn is 100 percent affordable and provided 7 units affordable to extremely low-income households, 19 units affordable to very low-income households, 59 units affordable to low-income households, and 2 manager units, which are not rent-restricted. As mentioned, Avian Glen was developed in a PDR designation and is an example of meeting market demand for affordable housing developments in the PDR zone.

BRIDGE Housing was also contacted and indicated that 20 units to the acre is the most economical way to develop in the City of Vallejo. At densities higher than that, wood frame is no longer an option and a concrete podium would be required, making the project much more expensive to develop. In 2008 BRIDGE constructed Cottonwood Creek apartments, which are affordable to very low-income households in nearby Suisun City. This project has 94 units and was constructed on a 4.55-acre site, equating to a density of 20.7 units per acre.

**TABLE 37
VACANT SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT**

Site Numbers	APN	Location	Available Acres	Available Sq. Feet	Realistic Capacity	Zoning	GP Designation	Environmental Constraints
Rural Residential (RR) and Low Density Residential (LDR)								
Subtotal			449.48	19,579,348	551 SFR			none
Medium Density Residential (MDR)								
9	51-181-15	100 Frisbie St	0.65	28,314	10 MFR	MDR	R-MD	none
10	52-110-14	1800 Broadway St	0.98	42,688.8	14 MFR	MDR	R-HD	none
11	74-160-74	1200 Warren	0.65	28,314	10 MFR	MDR	R-LD	none
12	79-340-32	Carquinez Strait shoreline	6.47	281,833.2	95 MFR	MDR	R-LD	none
13	81-060-25	Locust Drive	1.34	58,370.4	20 MFR	MDR	R-LD	none
14	81-292-01	Columbus/ Springs Rd	1.31	57,063.6	20 MFR	MDR	R-MD	none
15	81-292-03	Columbus/ Springs Rd	1.41	61,419.6	20 MFR	MDR	R-MD	none
16	79-120-10		5.25	228,690	75 MFR	MDR	R-MD/Open Space ¹	none
17	71-062-020	1035 Castlewood Dr.	0.78	33,976.8	11 MFR	MDR	R-MD	none
Subtotal			18.84	820,370.4	277 MFR			
High Density Residential (HDR)								
18	52-080-41	Ifland Wy	0.48	20,908.8	10 MFR	HDR	R-HD	none
19	52-282-35	Fairgrounds Dr	1.17	50,965.2	24 MFR	HDR	R-LD	none
20	52-320-25	Lincoln Rd West	1.5	65,340	31 MFR	HDR	R-LD	none
21	62-010-41	Sonoma Blvd. @ Country Lane Dr.	1.95	84,942	40 MFR	HDR	R-HD	none
22	62-080-05	Sonoma Blvd. @ Maritime Academy Dr.	1.95	84,942	40 MFR	HDR	R-HD	none
23	62-080-06	105 Sonoma Blvd	1	43,560	21 MFR	HDR	R-HD	none
24	62-120-01	201 Sanday Beach Rd	3.4	148,104	70 MFR	HDR	R-HD	none

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Site Numbers	APN	Location	Available Acres	Available Sq. Feet	Realistic Capacity	Zoning	GP Designation	Environmental Constraints
25	69-032-24	Kathy Ellen Dr	2.39	104,108.4	49 MFR	HDR	R-HD	none
26	94-601-21	Sacramento St. @ Valle Vista Dr.	0.58	25,264.8	12 MFR	HDR	R-HD	none
27	53-162-200	1545 Broadway St.	0.88	38,332.8	18 MFR	HDR	R-HD	none
28	94-481-950	101–209 Forest Ridge Drive	2.27	98,881	47 MFR	HDR	R-HD	none
Subtotal			17.57	765,349	361 MFR			
Planned Development Residential (PDR)								
29	68-100-35	300 Mini Dr	1.97	85,813.2	49 MFR	PDR	R-MD	none
30	75-010-33	Vista Cove	3.67	159,865.2	92 MFR	PDR	Highway	none
31	82-030-230, 060	Columbus Pkwy. & Springs Rd./ Tennessee St.	42	1,829,520	319 SFR	PDR-LD	R-LD	none
32	81-060-39	Oakwood Ave. & Matthew Ct.	5.25	228,690	40 SFR	PDR-LD	R-LD	none
33	69-010-530, 630	Parajo Dr. & Skyview Dr.	20	871,200	152 SFR	PDR-LD	R-LD	none
Subtotal			72.89	3,175,088	511 SFR/ 141 MFR			
Mixed Use Planned Development (MUPD)								
34	66-050-050	Mare Island- South of Flagship Dr. ¹ (Marine Barracks)	2.86	124,581	42 MFR	MUPD	R-MD	none
35	56-191-100, 260	Downtown- Virginia Street ²	1.67	45,500	90 MFR	MUPD	MUPD	none
36	55-010-220	Waterfront/ Downtown ³	10.8	470,448	175 MFR	MUPD	MUPD	none
37	58-090-090, 220, 58- 050-090	Waterfront/ Downtown ³	14.9	649,044	650 MFR	MUPD	MUPD	none
38	182-060-040, 200, 800, 810, 820	Hiddenbrooke Planned Community ⁴	11.89	517,928	70 SFR	MUPD	MUPD	none
Subtotal			42.12	1,843,746	1,089 (70 SFR/957 MFR)			
Total			600.9	37,860,173.4	2,930 (1,132 SFR/1,736 MFR)			

Source: Vacant Land Inventory, City of Vallejo

¹Site is part of the Mare Island Specific Plan

² Site is part of the Downtown Vallejo Specific Plan

Note: SFR- single-family residential; MFR-multi-family residential

³ Site is part of the Waterfront Planned Development Master Plan

⁴ Site is part of the Hiddenbrooke Specific Plan

Summary of Vacant Land Capacity

The vacant land in the City zoned to allow the development of single-family development has capacity to accommodate 1,729 single-family housing units (597 units from parcels that are vacant with current permits and 1,132 from vacant land without approvals). Vacant land capable of supporting the development of multi-family housing (MDR, HDR, PDR, and MUPD) can realistically accommodate the development of 2,085 multi-family units (329 MFR units and 20 duplex units from vacant permitted sites and 1,736 from vacant sites without approvals). **Table 35** identified that the remaining balance of the City's fair share of housing after subtracting units built from 2007 is 2,890 units.

The City's inventory of vacant land has realistic capacity to accommodate the development of 3,814 units (1,729 single-family, 2,065 multi-family, and 20 duplexes), which is a surplus of 924 units.

Table 38 provides a summary of the City's current vacant land supply and the ability of the supply to meet the needs of residents across all income categories. The income categories are organized into three categories: (1) below moderate-income, (2) moderate-income, and (3) above moderate-income. The income groups have been organized into each category based on the unit type that typically serves the need of the income group. It is assumed that multi-family housing is developed and offered at more affordable rates than single-family housing.

TABLE 38
SUMMARY OF VACANT LAND POTENTIAL AND ABILITY TO MEET HOUSING NEEDS

Income Category	ABAG Allocation	Units Built Since 2007 ¹	Remaining ABAG Allocation	Unit Capacity/ Vacant Sites	Surplus
Extremely low	327	7	320	1,519 units ²	481
Very low	328	19	309		
Low	468	59	409		
Subtotal	1,123	85	1,038	1,519 units	
Moderate	568	20	548	902 units ³	354
Above moderate	1,409	105	1,304	1,393 units ⁴	89
Total	3,100	210	2,890	3,824 units	924

Source: Association of Bay Area Governments, City of Vallejo, Vacant Land Inventory.

¹ See Table 35 for breakdown of constructed units.

² The lower-income housing need can be accommodated on Sites 9–17 (277 units); Sites 18–28 (361 units); Sites 29–30 (141 units), Site 35 (90 units); Site 37 (650 units).

³ The moderate-income housing need can be accommodated on Sites 2-3 & 5–8 (349 units) and Sites 31–34 (553 units).

⁴ The above moderate-income housing need can be accommodated on Sites 1&4 (460 units); Site 5-7 (137 units); RR and LDR sites in Table 37 (551 units); Site 36 (175 units); Site 38 (70 units).

EXISTING HOUSING PROGRAMS

Rehabilitation Loan Program

In partnership with the Vallejo Neighborhood Housing Services, Inc. (VNHS), the City provides low interest loans to qualifying residents. In order to qualify for a rehabilitation loan, residents must earn 80 percent or less of the area median income as defined by HCD. The City uses HOME and Community Development Block Grant (CDBG) funds to activate and disperse cash for the loans.

Residents applying for rehabilitation assistance are required to draft a scope of work for the needed home rehabilitation and submit the scope to a minimum of three contractors in an effort to secure the most affordable and qualified contractors. The scope of work must ensure that the improvements being made to the home are for health and safety improvements. It is the City's and VNHS's intent to utilize and execute the Rehabilitation Loan Program as a means to ensure that reinvestment is made into the community and that all residents have access to safe and sanitary housing.

Down Payment/Closing Cost Assistance Programs

The City contracts with Vallejo Neighborhood Housing Services, Inc. to offer down payment assistance loans and closing cost assistance to families purchasing homes. The three programs include the Incorporate Program for properties in the city limits of Vallejo. Families earning up to 80 percent of the area median income can acquire a 30-year down payment assistance loan for up to 20 percent of the sales price of the home. Three (3) percent of the sales prices is also made available for closing costs but the borrower must put 1 percent down. The maximum assistance available for older (built pre-1978) homes is \$25,000 including closing costs unless the home is certified lead-based paint abated.

The VNHS Service Areas program provides up to 20 percent down payment assistance for properties located in Solano, Napa, or Lake County or the cities of Concord, Pittsburg, or Antioch (in Contra Costa County). Pre-1978 homes are also limited to \$25,000 in these areas unless lead-based paint abated. This program does not have a closing cost component.

Housing Choice Voucher Ownership Program

Current Housing Choice Voucher (formerly known as Section 8 voucher) recipients may be eligible for the voucher ownership program, which allows the recipient to use their voucher toward a mortgage payment instead of a monthly rental rate. Details of the program are determined and discussed with case workers on an individual basis.

Neighborhood Stabilization Funds

In September 2008, the City learned it was eligible to apply for \$2,657,861 in additional funding through the federal CDBG program as part of the Neighborhood Stabilization Program (NSP) that came out of the Housing and Economic Recovery Act of 2008. The intent of the funds is to redevelopment foreclosed homes that may become dilapidated and lead to blighted neighborhoods. Twenty-five (25) percent of the NSP fund must be used to house very low-income households (earning up to 50 percent of AMI) and unlike the regular CDBG program, NSP funds can be used to house moderate-income (those that earn up to 120 percent of AMI) individuals or families. Vallejo intends to allocate its NSP funds in the following ways:

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- Goal to create up to 15 units of affordable multi-family housing units for households at or below 50 percent of the area median income, through a COV-initiated competitive Request for Qualifications/Request for Proposals (RFQ/RFP) process. Funding allocated is \$664,466. The COV-initiated competitive RFQ/RFP will give interested sponsors the choice of proposing either an acquisition/rehabilitation multi-family project or an acquisition/new construction multi-family development.
- Provide homeownership opportunities to 5 or more potential homeowners for households at or below 120 percent of the area median income through the Homebuyer Financing programs. Funds allocated are \$1,000,000. (This VNHS-approved activity is being redefined and will be taken to the City Council to modify the allocated activities to include the reallocation of Down Payment Assistance (DPA) funding to the acquisition and rehabilitation of foreclosed homes.)
- Complete analysis of Community Land Trust (CLT) and then initiate steps to begin the establishment of the CLT. No funds allocated to activity. The CLT will acquire, rehabilitate, and sell affordable homeownership units to households at or below 120 percent of the area median income, with a direct focus of targeting households with area median incomes below 80 percent. The CLT will maintain the units' long-term affordability through a 99-year ground lease; the ownership structure will be a leasehold estate. Financing mechanisms used to aid in achieving increased homeownership will include the COV Down Payment Assistance (DPA) program, which includes the use of silent second mortgage subsidies and funds for down payment and closing costs.
- Acquire, rehabilitate, and sell 4 or more foreclosed homes through a COV-initiated competitive RFQ/RFP process. Funding amount allocated to activity is \$727,609. Implement a homeownership program targeting households at up to 120 percent of the area median income that is separate from the CLT. The homeownership program will also utilize the City's DPA and closing cost programs in addition to its rehabilitation loan program.

Redevelopment Low and Moderate Income Housing Funds (LMIHF)

The Redevelopment Agency provides funds for a variety of housing programs for both owner- and renter-occupied units, including a rental acquisition and rehabilitation project, and potential funding for acquisition and rehabilitation of foreclosed single-family homes incorporated into a Community Land Trust.

**TABLE 39
PROJECTED LMIHF AMOUNT AND USES BY PROGRAM, 2009 – 2010 THROUGH 2013 – 2014**

Year	Beginning Balance	Amount Accrued	Amount Spent	Planned Use
Allocated FY 2006/07	--	\$750,000	\$750,000	Acquisition and rehab of at least 15 rental units
2009/2010	\$81,000	\$780,000	\$769,000	Debt service \$491,000 Administration \$104,000 Professional Services \$138,000 Acquisition/Rehabilitation of foreclosed properties \$36,000
2010/2011	\$11,000	\$699,000	\$658,000	Debt service \$472,000 Administration \$22,000 Professional Services \$89,000 Acquisition/Rehabilitation of foreclosed properties \$75,000
2011/2012	\$41,000	\$711,000	\$657,000	Debt service \$471,000 Administration \$22,000 Professional Services \$25,000 Acquisition/Rehabilitation of foreclosed properties \$139,000
2012/2013	\$54,000	\$742,000	\$666,000	Debt service \$469,000 Administration \$22,000 Professional Services \$25,000 Acquisition/Rehabilitation of foreclosed properties \$150,000
2013/2014	\$76,000	\$764,000	\$654,000	Debt service \$467,000 Administration \$22,000 Professional Services \$25,000 Acquisition/Rehabilitation of foreclosed properties \$150,000

Source: City of Vallejo Redevelopment Agency

GOVERNMENTAL CONSTRAINTS ON HOUSING AVAILABILITY

Local government has few direct influences on housing production cost factors. The one direct cost affected by local agencies is fees. Lot improvement costs are indirectly influenced by local standards for streets and other site improvements. Planning densities also indirectly affect housing costs. These examples represent constraints to housing production that local government can influence, to some extent, by policies and regulations. Among these are land use and development controls, building codes and enforcement, site improvements, fees, and local processing and permit procedures.

Land Use Controls

The City's land use controls offer limited options for new construction of low- and moderate-income housing. The City's primary control over where housing can be constructed is the City Zoning Ordinance. The Zoning Ordinance includes nine categories for residential development, ranging from single-family homes to multi-family dwellings at up to 27 units per acre. With PDR zoning, densities can and do exceed this figure when density bonuses are granted for provision of certain features such as affordable units, senior units, open space or recreation facilities for nonresidents, or interior pedestrian trails or bicycle paths which connect with city trails and paths.

Residential Use Types in a Variety of Zones

The City Zoning Ordinance allows residential units to be constructed in a variety of zones. **Table 40** that follows provides a list of the residential use types and a description of each of them as defined by Zoning Ordinance Section 16.06. The Zoning Ordinance defines a residential use type as a structure that includes "the occupancy of living accommodations on a wholly or primarily nontransient basis; but exclude institutional living arrangements which provide twenty-four-hour care to seven or more persons and those providing forced residence, such as asylums and prisons."

**TABLE 40
DESCRIPTION OF RESIDENTIAL USE TYPES, 2008**

Residential Use Type	Description
Family Residential	The family residential use type refers to the residential occupancy of dwelling units, other than mobile homes, as defined in Section 16.04.320*, by families on a weekly or longer basis. Typical uses include occupancy of dwellings or apartments.
Second Family Residential	The second family residential use type refers to the residential occupancy of second family residential units, as defined in Section 16.04.398, by a person(s) or family on a weekly or longer basis.
Group Residential	The group residential use type refers to the residential occupancy of dwelling units by groups of more than five persons who are not related by blood, marriage, or adoption, on a weekly or longer basis. Typical uses include occupancy of sorority houses, retirement homes, or boardinghouses.
Group Care	The group care use type refers to services provided in residential facilities licensed by the Director of the State Department of Social Services to serve seven to twelve persons, or in facilities authorized to provide day care services for seven to twelve persons, but excluding those uses classified under Major Impact Services and Utilities. Typical uses include halfway houses, intermediate care facilities, or day nurseries.
Residential Facility	“Residential facility” means any family home, group care facility, or similar facility, as determined by the Director of State Department of Social Services, which provides twenty-four-hour non-medical care of persons in net of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.
Mobile Home Residential	The mobile home residential use type refers to the residential occupancy of mobile homes by families on a weekly or longer basis, but only when the mobile homes are located in mobile home or trailer parks.
Farm Employee Residential	The farm employee residential use type refers to the occupancy by farm employees and their families of any living accommodations, without regard to duration, which occurs exclusively in association with the performance of agricultural labor on the premises.
Guest Residential	The guest residential use type refers to living quarters within a detached accessory building for the temporary use by guests, but not more than one family, of the occupants of premises. These accommodations typically have no kitchen facilities and are not rented or otherwise used as a separate dwelling.
Live/Work	The live/work residential use type refers to joint living and working quarters, in which both the residential and the commercial uses occupy the same unit. The “live” component of such units shall be equipped with kitchen and bathroom facilities. The “work” component must be primarily conducted by a person or persons making the unit their principal residence.

Source: City of Vallejo Zoning Ordinance, November 2008

*“Mobile home” means a vehicle, other than a motor vehicle, designed and equipped to contain one or more dwelling units to be used without a permanent foundation, and which is in excess of 8 feet in width and in excess of 40 feet in length.

Live/Work

The live/work residential use type is limited in residential districts to buildings that were originally constructed for commercial uses or buildings that have been legally converted for commercial uses. The Zoning Ordinance differentiates the live/work use type from typical home occupations by allowing the “work” component to (1) include employment of persons not living in the residential portion; (2) occupy more than 20 percent of the floor area and 400 square feet of the premises; (3) have a separate designated access or private entrance specifically for the business use; (4) include alterations or features not customarily found in residential dwelling units; (5) have window displays; (6) sell articles not produced on the premises; and (7) have limited signage on the premises. In addition to the above, a minor use permit allows food handling, processing, or packing.

Zoning Districts

Part II of Title 16 of the Zoning Ordinance identifies and describes the basic zoning districts in the City. **Table 41** below describes the basic zones in the City, provides the number of residential units that are allowed to be built per acre, and identifies instances in which residential use types (as described above in **Table 40**) are allowed. The Zoning Ordinance describes residential density per acre by defining the total number of units allowed per lot and the minimum lot size allowed. The permitted dwelling units per acre in **Table 41** were determined by calculating the total number of units allowed per lot and the total number of lots allowed per acre, as determined by the minimum lot size allowed (in square feet) and divided by 43,560 (total square feet in an acre). For example, in the High Density Residential (HDR) district, the minimum size for each lot is 1,600 square feet, which means that the maximum number of lots allowable in an acre is slightly more than 27.

The zoning districts for Rural Residential (RR) and Low Density Residential (LDR) are split into subcategories, which have been defined in **Table 41**. In the RR district, there are four subcategories that establish differing densities in order to accommodate the transition from the higher-density zones in the urban core and agricultural zones located in the outskirts of the City. There are three subcategories in the LDR zone, each with differing densities, which implement the Land Use Element of the City's General Plan to establish neighborhoods in which residents have access to living in lower-density residential neighborhoods.

The Medium Density Residential (MDR) district offers a variety of housing types, including single-family and multi-family dwelling units. The General Plan Land Use Element establishes the MDR district as a district within the central city that is higher in density and can be supported by the current level of urban services provided. The High Density Residential (HDR) district offers a variety of housing options, similar to the MDR district. The HDR district establishes the intent of the General Plan Land Use Element, which aims to complement large urban service areas (shopping centers, parks, large employment centers, etc.) with high-density residential development.

The RR, LDR, MDR, and HDR zones are the primary zones in which the variety of residential uses are allowed. However, residential uses are allowed in select commercial and shopping center districts, subject to the approval of an appropriate use permit.

**TABLE 41
SUMMARY OF BASIC ZONING DISTRICTS**

District	Permitted DU per Gross Acres	Residential Use Type	Description
Resource Conservation (RC)	0.05	1. Family residential 2. Farm employee residential 3. Guest residential	The purpose of Section 16.10.010 through Section 16.10.060 is to create and establish regulations for a resource conservation district that is designed to preserve remaining open spaces in their natural state, protect valuable resources, and provide for planned agricultural and residential development consistent with the intent of the General Plan.
Rural Residential (RR)	0.4	1. Family residential 2. Live/work* 3. Second family residential*	The purpose of Section 16.12.010 through Section 16.12.060 is to create and establish regulations for a rural residential district in which agriculture, open space, and low population density residential development with necessary supporting public service facilities are the principal uses. The intent of the rural residential district is to implement the policy of the Land Use Element of the Vallejo General Plan which requires the establishment of areas on the urban fringe to provide a transition between more highly developed areas and agricultural and open space areas surrounding the community.
RR-5	0.2	1. Family residential 2. Live/work* 3. Second family residential*	The purpose of Section 16.12.010 through Section 16.12.060 is to create and establish regulations for a rural residential district in which agriculture, open space, and low population density residential development with necessary supporting public service facilities are the principal uses. The intent of the rural residential district is to implement the policy of the Land Use Element of the Vallejo General Plan which requires the establishment of areas on the urban fringe to provide a transition between more highly developed areas and agricultural and open space areas surrounding the community.
RR-10	0.1	1. Family residential 2. Live/work* 3. Second family residential*	The purpose of Section 16.12.010 through Section 16.12.060 is to create and establish regulations for a rural residential district in which agriculture, open space, and low population density residential development with necessary supporting public service facilities are the principal uses. The intent of the rural residential district is to implement the policy of the Land Use Element of the Vallejo General Plan which requires the establishment of areas on the urban fringe to provide a transition between more highly developed areas and agricultural and open space areas surrounding the community.
RR-15	0.07	1. Family residential live/work* 3. Second family residential*	The purpose of Section 16.12.010 through Section 16.12.060 is to create and establish regulations for a rural residential district in which agriculture, open space, and low population density residential development with necessary supporting public service facilities are the principal uses. The intent of the rural residential district is to implement the policy of the Land Use Element of the Vallejo General Plan which requires the establishment of areas on the urban fringe to provide a transition between more highly developed areas and agricultural and open space areas surrounding the community.

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District	Permitted DU per Gross Acres	Residential Use Type	Description
Low Density Residential (LDR)	8.7	1. Family residential 2. Live/work* 3. Second family residential* 4. Mobile home residential**	The purpose of Section 16.14.010 through Section 16.14.060 is to create and establish regulations for a low-density residential district, in which permanent single-family residences are the principal use. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which calls for the establishment of the specific residential neighborhoods to provide housing opportunities for persons wishing to live in low-density residential areas.
LDR- ½	2.0	1. Family residential 2. Live/work* 3. Second family residential* 4. Mobile home residential**	The purpose of Section 16.14.010 through Section 16.14.060 is to create and establish regulations for a low-density residential district, in which permanent single-family residences are the principal use. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which calls for the establishment of the specific residential neighborhoods to provide housing opportunities for persons wishing to live in low-density residential areas.
LDR- 1	1.0	1. Family residential 2. Live/work* 3. Second family residential* 4. Mobile home residential**	The purpose of Section 16.14.010 through Section 16.14.060 is to create and establish regulations for a low-density residential district, in which permanent single-family residences are the principal use. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which calls for the establishment of the specific residential neighborhoods to provide housing opportunities for persons wishing to live in low-density residential areas.
Medium Density Residential (MDR)	17	1. Family residential* 2. Live/work* 3. Mobile home residential**	The purpose of Section 16.16.010 through Section 16.16.060 is to create and establish regulations for a medium-density residential district, in which single-family, two-family or multi-family residences, or combinations of these uses are the principal uses. This district implements the policy of the Land Use Element of the Vallejo General Plan which calls for establishment of urban medium-density residential districts for areas within the central city where the level of urban services cannot support higher densities, and for areas suitable for clustering of development for design variety or to preserve environmentally sensitive areas.
High Density Residential (HDR)	27	1. Family residential* 2. Live/work* 3. Group residential** 4. Mobile home residential**	The purpose of Section 16.17.010 through Section 16.17.060 is to create and establish regulations for a high-density residential district in which multiple-family residential and high-density housing are the principal uses. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which calls for establishment of an urban high-density district for areas adjacent to large community shopping areas and convenient to a variety of services such as large parks, schools, and major employment centers.
Limited Office (LO)	none	1. Family residential** 2. Live/work***	The purpose of Section 16.18.010 through Section 16.18.060 is to create and establish regulations for a limited office district to provide areas for low-density office activities with modest space and parking requirements. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which provides for the establishment of limited office zones as land use buffers between downtown commercial and existing older residential areas.

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District	Permitted DU per Gross Acres	Residential Use Type	Description
Professional Offices (PO)	none	none	The purpose of Section 16.19.010 through Section 16.19.060 is to create, preserve, and enhance areas devoted primarily to conference, research, and administrative activities in attractive surroundings. The intent of this district is to implement the policy regarding large scale professional offices of the Land Use Element of the Vallejo General Plan.
Neighborhood Shopping and Service (C-N)	none	1. Family residential** 2. Live/work***	The purpose of Section 16.20.010 through Section 16.20.060 is to create and establish regulations for a neighborhood shopping and service district, in which limited retail commercial goods and services are provided to meet the day-to-day needs of local residents. The principal uses in such districts would be food and beverage retail sales combined with general retail sales. The intent of this district is to implement the goal of the Land Use Element of the Vallejo General Plan which provides for the establishment of local convenience centers to serve new and existing residential neighborhoods.
Linear Commercial (C-L)	none	1. Family residential* 2. Live/work***	The purpose of Section 16.22.010 through Section 16.22.060 is to create and establish regulations for a linear commercial district, in which well-designed, community-level commercial areas are developed along major thoroughfares. As described in the Land Use Element of the Vallejo General Plan, commercial strip areas are often problem areas, frequently characterized by clogged streets, lack of parking, haphazard siting of commercial establishments, and inconvenient access.
Pedestrian Shopping and Service (C-P)	none	1. Family Residential*	The purpose of Section 16.24.010 through Section 16.24.060 is to create and establish regulations for a pedestrian shopping and service district, in which a wide range of retail goods and services are permitted. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which calls for the development of pedestrian-oriented commercial shopping areas that allow comparison shopping within relatively compact areas.
Waterfront Shopping and Service (C-W)	none	1. Family Residential** 2. Live/work***	The purpose of Section 16.26.010 through Section 16.26.070 is to create and establish regulations for a waterfront shopping and service district, in which the development of marine-oriented activities adjacent to the city's waterfront is encouraged. The intent of this district is to implement the goal of the Land Use Element of the Vallejo General Plan which calls for the development of the waterfront as a focal point of interest and business in the city.
Freeway Shopping and Service (C-F)	none	none	The purpose of Section 16.28.010 through Section 16.28.060 is to create and establish regulations for a freeway shopping and service district, in which automobile associated traveler services are the principal use. It is the intent of this district to provide commercial goods and services in places conveniently and safely accessible from freeways, to discourage those uses that are unrelated to the needs of freeway users, and to prohibit those uses that may adversely affect adjacent noise-sensitive land uses.
Public and Quasi-Public Facilities	none	none	The purpose of Section 16.30.010 through Section 16.30.060 is to create and establish regulations for a public and quasi-public facilities zoning district, in which parks, governmental, educational, public utility and other community facilities of a public nature are the principal use. The intent of this district is to implement those policies of the Land Use Element of the Vallejo General Plan

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District	Permitted DU per Gross Acres	Residential Use Type	Description
			which relate to governmental and quasi-governmental services, schools, parks and open space areas.
Medical District (M)	none	none	The purpose of Section 16.32.010 through Section 16.32.060 is to create and establish regulations for a medical district, in which a concentration of medical facilities and supporting commercial services can be provided without the encroachment of incompatible uses. The principal land use in this district is a general hospital.
Intensive Use District (I-U)	none	1. Family residential (when accessory to a permitted use)** 2. Live/work**	The purpose of Section 16.33.010 through Section 16.33.060 is to create and establish regulations for an intensive use limited district, to provide areas for low-intensity activities with minimal disturbance potential to adjacent properties. The uses would be limited commercial services, research, light-manufacturing, and wholesale storage and distribution.
Intensive Use – Limited (IU-L)	none	1. Live/work**	The purpose of Section 16.34.010 through Section 16.34.060 is to create and establish regulations for an intensive use district, in which a wide range of commercial services, manufacturing, and wholesale storage and distribution can be undertaken in close proximity to one another without encroachment or disturbance of incompatible land uses.

Source: City of Vallejo Zoning Ordinance, November 2008

Note: Unless noted in the residential use type, the use type is considered permitted.

* Designates a permitted use with limitations

** Designates a major permit use type required

*** Designates a minor permit use type required

Residential Development Standards

Table 42 below provides a summary of the City's residential development standards as set forth in the Zoning Ordinance. The residential development standards are created to ensure that the overall health, safety, and welfare of the community are protected while ensuring that the vision, goals, and policies of the General Plan are achieved.

Minimum lot size: Minimum lot sizes range from 20 acres in the RC district to 5,000 square feet in the low-, medium-, and high-density zones. Minimum lot sizes do not impose a constraint for the development of housing.

Minimum dwelling unit size: The City does not directly impose a minimum dwelling unit size in each of the residential zones. However, the City does impose a minimum lot area for each dwelling unit in the MDR and HDR zones. The minimum lot area per dwelling unit is 2,500 square feet in the MDR zone and 1,600 square feet in the HDR zone.

Maximum height: With the exception of the HDR zone, the maximum building height permitted in all residential zones is 35 feet. The maximum building height allowed in the HDR zone is 75 feet, which allows for the construction of higher-density projects by employing the land to the maximum allowed use established in the zoning code.

Minimum yard setbacks: Minimum yard setbacks for projects in the MDR and HDR districts are 15 feet for the front, 5 feet for the side, and 5 feet for the rear. For each story in excess of two in the MDR and HDR district, the side and rear setback increases by 2 feet, which minimizes the total developable area of the site. However, projects can take advantage of multi-story development which provides an opportunity to achieve higher-density development suitable for affordable housing development.

Maximum lot coverage: The lot coverage of main building structures ranges from 2 percent to 60 percent of the lot size. In the RC zone, the maximum amount of lot coverage for the main building is 2 percent of the lot, in the RR it is between 7.5 and 2.5 percent, in the LDR it is between 50 and 12 percent, and in the MDR and HDR it is 60 percent.

**TABLE 42
RESIDENTIAL DEVELOPMENT STANDARDS, 2008**

Zoning District	Minimum Lot Area		Minimum Lot Width (Feet)	Minimum Yard (Feet)			Maximum Main Bldg. Coverage	Maximum Bldg. Height (Feet)
	Acres	Sq. Ft.		Front	Side	Rear		
Resource Conservation	20	871,200	(a)	60	20	20 (b)	2%	35
Rural Residential	2.5	108,900	(a)	30	20	20 (b)	7.5%	35
Rural Residential-5	5	217,800	(a)	30	20	20 (b)	4.5%	35
Rural Residential-10	10	435,600	(a)	30	20	20 (b)	2.5%	35
Rural Residential-15	15	653,400	(a)	30	20	20 (b)	2.5%	35
Low Density Residential	0.11	5,000	50	15	5	5 (b)	50%	35
Low Density Residential-1/2	0.50	21,780	50	15	5	5 (b)	25%	35
Low Density Residential-1	1.00	43,560	50	15	5	5 (b)	12%	35
Medium Density Residential	0.11	5,000	50	15	5	5 (c)	60%	35
High Density Residential	0.11	5,000	50	15	5	5 (c)	60%	75

Source: City of Vallejo Municipal Code, Chapter 16, Part II. October 2008

Notes:

- a) The ratio of lot depth to lot width can be no greater than three to one for Resource Conservation Zones and four to one for Rural Residential Zones.
- b) Buildings over 24 feet must add 2 feet of yard for each story over 24 feet.
- c) Plus 2 feet of side and back yard for each story over two.

Planned Development Zoning

Conventional zoning regulations and their associated site development standards can sometimes preclude development of certain parcels where special conditions are present that make development difficult. The City has successfully utilized Planned Development (PD) zoning to provide flexibility in meeting zoning requirements for unique projects or sites. The PD zoning also facilitates mixed-use development by allowing the development of mixed residential and nonresidential uses as an integral unit. The PD zoning designation allows flexibility of design for sites that are not being utilized due to special circumstances which prevent them from being developed through the conventional application of regulations of the Zoning Ordinance. The PD zoning designation can allow for density bonuses for provision of low- or moderate-income housing, senior housing, open space or recreation facilities for nonresidents, or interior pedestrian trails or bicycle paths which connect with city trails and paths. Avian Glen, a recently constructed affordable housing complex, utilized the PD zoning process to expedite the plan approval phase.

Planned Development Residential (PDR)

Chapter 16.106 (Planned Development Residential District) of the Municipal Code implements the policies of the Vallejo General Plan which call for the establishment of the specific residential areas where flexibility of design and development of land is appropriate. These areas will be conducive to creative and experimental methods of land development, including the application of new technologies or the innovative application of existing technologies relating to resource conservation. These areas will also facilitate the development or redevelopment of land which is not being utilized due to special circumstances which prevent its development or redevelopment through the conventional application of the regulations of the zoning district.

Development in the PDR zone is subject to the density standards set forth in the General Plan and is not subject to Section 16.79 (Multi-dwelling and Condominium Project Development Standards) of the Municipal Code. However, residential projects developed with housing units affordable to lower- and moderate-income households are awarded density bonuses at a rate of two units for every affordable unit constructed. Site development standards of projects in the PDR district are established through either an approved master plan or unit plan and are exempt from Section 16.75 (Site Development Standards), which allows developers to utilize a variety of technologies that would not otherwise be permitted in 'traditional' developments. In addition, PDR development provides developers with an opportunity to utilize sites that would not otherwise be suitable for residential development under basic zoning regulations. The PDR district does not constrain the development of lower-income housing development, rather it encourages and promotes such development. As previously mentioned, Avian Glen was developed in a PDR designation and is an example of meeting market demand for affordable housing developments in the PDR zone. Avian Glen is a 87-unit multi-family project in Vallejo that was developed on a 4.22-acre site, resulting in a density of 21 units per acre. Avian Glenn is 100 percent affordable and provided 7 units affordable to extremely low-income households, 19 units affordable to very low-income households, 59 units affordable to low-income households, and 2 manager units, which are not rent-restricted.

Mixed Use Planned Development (MUPD)

Chapter 16.112 (Mixed Use Planned Development District) of the Municipal Code intends to create and establish regulations for a mixed-use district, in which residential, commercial, and/or industrial uses are developed as an integral unit. All uses shall complement and enhance each other and their diversity shall be unified by an overall design concept. The intent of this district is to implement the policies of the Vallejo General Plan which call for the establishment of specific areas where flexibility of design and development of diverse land use is appropriate for the benefit of the City as a whole. These areas will be conducive to creative and experimental methods of land development, including the application of new technologies or the innovative application of existing technologies relating to resource conservation. These areas will also facilitate the development or redevelopment of land which is not being utilized to its best advantage due to special circumstances which prevent its development or redevelopment through the conventional application of the regulations of the Zoning Ordinance.

Development standards for projects in the MUPD zone are the same as those described for projects in the PDR district. The difference is that mixed-use projects will typically yield fewer residential units due to a mix of uses developed in a mixed-use project. However, the PDR process encourages developers to submit project plans for sites that include residential uses for sites that the basic zoning code may constrain. The MUPD district does not constrain residential development, rather it allows for market forces to develop residential units which may have been constrained by the basic zoning regulations.

As discussed, the PDR and MUPD process provides developers with flexibility from zoning standards that possibly constrain the development of sites with unique characteristics, such as sites that are sloped or have unique shape. The following exemptions apply to PDR and MUPD development.

16.70 – Screening and Landscaping. For sites in which development is constrained by the characteristics of the site (topography and shape), it can be difficult for developers to comply with screening and landscaping regulations. Screening includes such things as fences, walls, berms, or plantings. The City finds that this requirement can sometimes make development infeasible or inconsistent (increasing development cost) with surrounding uses. Both the PDR and MUPD districts provide flexibility to mitigate screening and landscaping constraints. Landscape regulations include the number of trees, shrubs, and other vegetation required as part of development approval. The City has found that landscape regulations make some sites difficult to develop due to the unique characteristics of a site, and the PDR and MUPD process provides flexibility to minimize site constraints so that the site can be developed to its maximum use.

16.75 – Site Development Standards. The PDR and MUPD process is intended to allow developers opportunities to maximize the potential of sites that would otherwise be hindered by the current zoning regulations. The City finds that the characteristics (mostly slope and surrounding uses) of some sites require a higher degree of flexibility to maximize development potential, thus the PDR and MUPD process allows for such flexibility by exempting projects from site development standards that would otherwise constrain development. For example, minimum open-space standards may be difficult to achieve due to the shape of a site, which means residential development may not be maximized on the site. The PDR and MUPD process provides developers with the flexibility to develop sites that because of their characteristics are constrained by the zoning code, thus the constraints are waived.

16.79 – Multifamily/Condominium Standards. The PDR and MUPD process exempts developers from the MF/Condo development standards with the exception of condo conversions (16.79.050–16.79.070). Though development applications are reviewed based on the standards that developers define in applications regarding MF/Condo projects, developers are provided flexibility from the zoning code, so long as the application addresses the anticipated needs of residents and the surrounding community. For the most part, PDR/MUPD development applications occur within areas subject to specific plans and developers are encouraged to apply based on the goals of the specific plan. Once again, the PDR and MUPD process provides flexibility from the zoning code (it constrains development on some sites due to the site characteristics). Such development standards may increase allowed density if the specific plan calls for higher density.

Permitted Uses

Table 43 below displays zoning districts that allow residential construction and the types of residential construction allowed. The zoning code explicitly establishes the required permits for each residential structure to be constructed. Residential use type construction is allowed in 12 different zones within the City and permitted as either a permitted use (PU), a permitted use with limitations (PU-L), a minor use permit (UP-MN), or a major use permit (UP-MJ). Permitted uses are allowed by right. For example, in **Table 43**, family residential use types are allowed by right without limitations in the Resource Conservation (RC), RR, and LDR districts. In all other instances, residential development is allowed by permitted use with limitations, a conditional minor use permit, or a conditional major use permit.

Use Permitted with Limitations

The zoning code defines which types of permitted uses are allowed with limitations. The intent of these provisions is to establish restrictions on certain uses to better reflect the purpose and intent of the district in which they are permitted. In the MDR and HDR zones, the family residential use type is permitted by use with limitations. The limitations that apply to the residential use type in the MDR and HDR zones are defined by Zoning Ordinance Section 16.57.020. The limitations for the family residential use type in Subsection A of Section 16.57.020 establishes that all multiple dwelling structures comprising three to eight dwelling units are subject to review by the Planning Division according to Site Development Plan Approval. A permit for occupancy will not be issued by the City until the Planning Division has determined that the proposed development meets the requirements of the Site Development Plan Approval. Subsection A of Section 16.57.020 also establishes that any proposed family residential development consisting of nine or more units must be reviewed by the Planning Commission subject to the standards established for authorizing a conditional use permit.

Subsection BB of Section 16.57.020 also establishes the approval requirements for the construction of live/work units in which the project is subject to permitted use with limitations. As shown in **Table 43**, live/work construction is permitted with limitations in the RR, LDR, MDR, and HDR zones. Live/work occupancies in residential zones are limited to buildings that were originally constructed or had been previously legally converted for commercial purposes, subject to approval of a minor use permit.

Second family residential construction is permitted with limitations in the RR, LDR, and MDR districts. Subsection DD of Section 16.57.020 establishes the approval limitations to which second family residential construction are subject and are in accordance with Section 65852.2 of the California Government Code. Second family residential units are discussed further in the “Second Dwelling Unit” section below.

Conditional Use Permit

The Zoning Ordinance establishes the instances in which a conditional use permit (CUP) is required for project approval. The required CUP is either minor or major, depending on the zoning district in which the use type will be constructed. A minor use type requires public notice but not a public hearing, while a major CUP requires both public notice and public hearing.

As shown in **Table 43**, any residential use type that is proposed for construction in the nonresidential zones is subject to a major use permit, with the exception of family residential uses in the C-L and C-P zones, in which a permitted use with limitations is allowed. Group residential use types are allowed in the HDR zone with the approval of a major CUP. Mobile homes are also subject to a major CUP in all residential zoning districts.

Table 43 also identifies instances in which a minor CUP is required, primarily applicable to the construction of live/work units in nonresidential zones. Live/work units are subject to a variety of standards that are applicable to the zone of the proposed unit. Due to the nature of the “work” component of the live/work use type, the unit may either be applicable to commercial use (as in the C-W district) or residential use (as in the HDR district).

**TABLE 43
PROVISIONS FOR A VARIETY OF HOUSING TYPES, 2008**

Residential Use Type	RC	RR	LDR	MDR	HDR	LO	C-N	C-L	C-P	C-W	I-U	IU-L
Family Residential	PU	PU	PU	PU-L	PU-L	UP-MJ	UP-MJ	PU-L	PU-L	UP-MJ	UP-MJ ¹	
Second Family Residential		PU-L	PU-L	PU-L								
Group Residential					UP-MJ							
Group Care Residential	PU-L	PU-L	PU-L	PU-L	PU-L							
Residential Facility												
Mobile Home Residential ²			UP-MJ	UP-MJ	UP-MJ							
Farm Worker Residential	PU											
Guest Residential	PU	PU ³										
Live/Work		PU-L		PU-L	PU-L	UP-MN		UP-MN	PU-L	UP-MN	UP-MJ	UP-MJ
Emergency Shelters								UP-MJ				

¹Permitted when accessory to a permitted use.

²A mobile home residential unit is defined as a unit in a mobile home park and requires a major use permit. Program D.1.1.6 will amend the code to clarify that a single mobile home or a manufactured house is allowed by right in the LDR zone.

³Permitted only in the RR-5,-10,-15 zones. Not permitted in the RR zone.

PU = Permitted uses without discretionary review

PU-L = Permitted uses with limitation (these limitations are described in the section preceding this table).

UP-MJ = Major use permit

UP-MN = Minor use permit

Source: City of Vallejo Municipal Code, Chapter 16: Zoning, November 2008.

Emergency Shelters

The City's Zoning Ordinance defines group residential use types as the "residential occupancy of dwelling units by groups of more than five persons who are *not* related by blood, marriage or adoption, on a weekly or longer basis. Typical uses include occupancy of sorority houses, retirement homes or boardinghouses." Emergency shelters are not excluded from being defined as a group residential use type. The Zoning Ordinance allows for group residential construction with a major use permit in the HDR zone.

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."

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) 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. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior on-site waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

The current zoning code allows for the construction of emergency shelters with a major use permit in the Linear Commercial (C-L) district. As stated earlier, the major use permit requires a public hearing and Planning Commission approval, which is not fully in compliance with the requirement set forth by SB 2, stating that emergency shelters must be allowed “without any discretionary action in at least one zone that is appropriate for permanent emergency shelters.” The City currently has 18.27 vacant acres in the C-L district and will allow emergency shelters without discretionary review in the C-L district. (Program A 3.1.2 addresses this concern). The C-L district is appropriate for emergency shelters as it encourages community-level commercial uses along major thoroughfares so these areas have adequate transit access and are likely to be close to neighborhood services and amenities.

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the California Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the California Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

SB 2 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. Transitional and supportive housing is not explicitly defined in Vallejo's zoning code, though it can be interpreted as a residential use type under “group residential.” The zoning code defines group residential as “the residential occupancy of dwelling units by groups of more than five persons who are not related by blood, marriage or adoption, on a weekly or longer basis. Typical uses include occupancy of sorority houses, retirement homes or boardinghouses.” The only residential zone in which group care (7 to 12 persons) are allowed is in the HDR zone with a major CUP. Also, under the civic use type classification, the City defines

group care facilities as a use in which “services provided in residential facilities licensed by the Director of the State Department of Social Services to serve seven to twelve persons, or in facilities authorized to provide day care services for seven to twelve persons, but excluding those uses classified under Major Impact Services and Utilities. Typical uses include halfway houses, intermediate care facilities, or day nurseries.”

Currently, the Zoning Ordinance allows for the development of group residential (5 or fewer persons) in all residential zones, with the approval of a minor CUP. In Program A 3.1.1, the City commits to amending its Zoning Ordinance to ensure compliance with state law to mitigate any constraints to housing for persons with disability by providing clearer definitions of group care facilities in alignment with state law and by permitting small facilities by right in residential zones. In addition, Program A 3.1.3 states that the City will define supportive and transitional housing types to clarify where those housing types are permitted.

Extremely Low-Income Households

Assembly Bill (AB) 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The existing need is demonstrated in **Table 7** and the projected need is shown in **Table 35**. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. The City’s Municipal Code does not explicitly define SRO housing. According to the Housing Resource Center, an SRO is defined as a type of residential hotel offering one-room units for long-term occupancy by one or two people. SROs may have kitchen or bath facilities, but not both. The City plans to update the current zoning code to define an SRO as well as establish provisions for allowing the development of SROs according to AB 2634 (see Program A 3.1.1)

Inclusionary Zoning Ordinance

The City does not currently have an inclusionary housing ordinance. The most recent report, “Draft Inclusionary Housing Ordinance,” was completed by the Vallejo Housing and Redevelopment Commission on November 14, 2007. The report was presented to the City Council, but no action was taken at that time. Future efforts will focus on education about different types of inclusionary programs and the various features (on-site, off-site, in-lieu fee) can be incorporated into the program to fit the needs of Vallejo.

Second Dwelling Units

The City has defined a second dwelling unit as a second family residential unit “which means an additional dwelling unit constructed or adapted within, onto, or apart from an existing dwelling unit on a single-family residential lot.” The zoning code explicitly allows for a second family residential unit to be allowed so long as the proposed construction of the unit meets the criteria set forth in the zoning code. The criteria established does not constrain the development of second units, and according to the ministerial review of the application, design portions of the criteria may be unmet in the event that the unit provides for housing permanently disabled persons. Features such as ramps and alterations to doors and windows that do not meet the architectural design standards may be approved in the event that the dwelling unit provides housing compliant with the Americans with Disabilities Act (ADA) for disabled persons.

Second dwelling units are allowed in the RR, LDR, and MDR zones as a permitted use with limitations. Ordinance 16.57.020 (DD) establishes that for requests for second dwelling units that meet the requirements of the limitations, second dwelling unit construction is approved following a ministerial review.

The zoning code is in compliance with AB 1866 (second unit legislation) and promotes the construction of suitable ADA-compliant housing for disabled persons in the City in need of such housing.

Housing for Persons with Disability

As part of a governmental constraints analysis, Housing Elements must analyze constraints upon 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 ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

Reasonable Accommodation

The City currently abides by all Americans with Disabilities Act (ADA) building requirements but does not have an established reasonable accommodations procedure as required by Chapter 671, Statutes of 2001, Senate Bill 520. This legislation requires jurisdictions to identify whether they have an established reasonable accommodation procedure that allows for the application and permitting of necessary accessibility retrofits for persons with disabilities. Jurisdictions must also analyze whether their current procedure for processing these types of requests may be a constraint to the ability of persons with disabilities to acquiring the necessary accommodations. The City will develop a reasonable accommodation procedure as stated in Program E 1.1.5.

Mobile Home Residential

Government Code Section 65852.3 (a) requires jurisdictions to allow the development of factory-built and mobile home units with the same development standards as stick-built housing (family residential) is subject to. As shown in **Table 43**, the City's Municipal Code allows mobile home residential units in a mobile home park with a major use permit in the LDR, MDR, and HDR zones. Family residential development in the LDR zone is allowed as a permitted use, and in the MDR and HDR zones family residential is allowed as a permitted use with limitations. The City will implement Program D 1.1.6 to amend the Municipal Code to clarify that a single mobile home or a manufactured house is currently allowed by right in the LDR zone.

ZONING AND LAND USE

Permits and Processing

As described in the section regarding second dwelling units, the City considers second dwelling units as permitted uses with limitations. Part DD.k of Section 16.57.020 allows the planning manager to exempt required limitations regarding the construction of second dwelling units in the event that the proposed construction will include installation of features that facilitate access for persons with limited mobility, for example, the approval of ramp installation that allows the design to deviate from second dwelling building standards, given that the ramp provides increased access for persons with limited mobility. Allowing exemptions from the zoning code to construct second dwelling units that are built with features that increase access for persons with limited mobility provides incentives for the construction and use of second units as a use type that effectively provides housing for persons with disabilities in a non-group setting by removing the constraint.

Building Codes

Ordinance 12.01.010 of Title 12 of the City's Municipal Code established the adoption of the 2007 California Building Code Standards, which includes required building provisions for persons with limited mobility within all newly built structures in the City.

In addition, the City has adopted the 1997 edition of the Uniform Housing Code as Ordinance 12.08 and seeks to minimize constraints on building standards to ensure that all housing that is built provides safe and sanitary shelter. Potential barriers to provide site improvements for persons with limited mobility are removed by minimizing building standards for housing.

Development Standards and Fees

The City has developed site development standards for all structures constructed in the City. Site development standards have been adopted and are enforced in order to ensure that the development of property within Vallejo achieves the following:

- Makes a positive contribution to the existing development on neighboring properties.
- Ensures that new or altered structures are compatible and harmonious with the design and use of existing structures on neighboring properties.
- Respects the existing views, privacy, and access to light and safety of neighboring properties.
- Does not adversely affect neighboring properties, with "adversely affect" to mean to impact in a substantial, negative manner the economic value, habitability, or livability of these properties.

Table 42 above summarizes the basic site development standards in each of the residential zones as described in the Zoning Ordinance. In addition to the site development standards described in **Table 42**, residential projects constructed in the City requiring either a conditional use permit or a site development approval plan are subject to site development standards described in the Zoning Ordinance. One- and two-family structures are subject to meeting the site development standards established by Ordinance 16.75.040, which requires that the structure meet standards concerned with architectural treatment, circulation/access, and utilities. The site development plans for constructing one- and two-family residential units do not place a constraint on the development of such units and achieve the goals set forth by the City.

Multi-family and condominium dwellings are also subject to site development standards beyond those described in **Table 42**. As presented in **Table 43**, all proposed projects with nine units or more, including the conversion of condominium projects, are subject to approval of a conditional use permit. Multi-family residential projects that require a site development plan must demonstrate that they will be in compliance with Ordinance 16.79.030, which requires design standards compatible with adjacent low-density residential projects, circulation, open space, solid waste disposal, and laundry facilities.

According to **Table 43**, projects in all zones are subject to similar review, meaning that the standards do not place an unreasonable constraint on the development of multi-family structures.

The construction and conversion of condominium projects are subject to the site development standards described in Ordinance 16.79.040. All projects that meet the development standards are allowed to be developed or converted in all residential zones by obtaining the required permit. In addition to complying with the development standards for each district described in **Table 43**, the following development standards apply: separation from other structures, open space, storage, sound transmission, laundry facilities, utilities, traffic, declaration of covenants, and subdivision ordinance requirements. The development standards established by Ordinance 16.79.040 do not constrain the development of condominium projects.

Planned Development Zone Standards

As discussed previously, the City provides developers of residential construction with an alternative to the above site development standards by offering building permits through the Planned Unit Development (PD) process. The PD process intends to implement the policies of the Vallejo General Plan which calls for the establishment of the specific residential areas where flexibility of design and development of land is appropriate. The PD process offers applicants an opportunity to develop residential uses in areas that have unique characteristics (this opens up residential development rather than constraining it). The PD process also promotes the development of innovative land uses. The PD review process applies to the following residential use types: family residential, guest residential, and second family residential.

All projects proposed under the PD permit procedures are subject to the following standards: size/location of the site, circulation patterns, topography, preservation, relationship to surrounding area, mix of use types, architecture, public improvement, development intensity, landscaping, and the intent and purpose of the proposed development.

The PD process provides an alternative for developers to pursue in instances that a proposed property has conditions that would make it difficult and/or expensive to develop.

Residential Parking Requirements

The City's residential off-street parking requirements are shown below in **Table 44**.

**TABLE 44
RESIDENTIAL PARKING STANDARDS, 2008**

Unit Type	Parking Requirement
One-Family Dwelling	2 spaces per unit
Condominiums and Apartments	
Studio	1 space per unit
One-Bedroom	1.5 spaces per unit
Two-Bedroom or larger	2 spaces per unit
Guest Parking	1 space per 5 units

Sources: City of Vallejo Zoning Ordinance, 2008

The City's parking standards do not make a distinction between types of units — attached or detached — or potential occupants such as the elderly or disabled which may generate a lower demand for parking spaces. The current standards are quite typical of most cities and do not present any additional requirements that would inhibit development on their own. Nevertheless, unnecessary parking space requirements could serve to increase project development costs for developments built for seniors or as transit-oriented development. As a remedy, according to Section 16.62.105 of the City's zoning code, parking requirements for senior citizen housing and other facilities serving senior citizens may be reduced up to 50 percent by the development services director. The requirements may be reduced when a developer can demonstrate that other forms of transportation will be used, including walking, bicycling, and transit.

Building Codes

The City regularly adopts the International Council of Building Officials (ICBO) recommended building and housing codes. By adopting these building codes, the City aligns its building standards with those used by most other jurisdictions. This should help to facilitate the construction and rehabilitation of housing in Vallejo because it allows builders familiar with the construction standards in other communities to easily work in Vallejo. It should help to increase the pool of building contractors who will work in Vallejo, which should in turn ensure that construction costs remain as reasonable as possible.

Code Enforcement

The City's Code Enforcement Division is responsible for enforcing the property maintenance ordinance (7.54) of the Public Health, Welfare, and Safety Title 7 of the Municipal Code. Code Enforcement's main objective is to empower Vallejo residents to assist in helping maintain safe, healthy, and attractive living and working environments. Citizens of Vallejo are encouraged to contact Code Enforcement with violations by telephone, in person, or by completing an online form from the City's Web page. The following are violations of Ordinance 7.54:

- Abandoned or partially destroyed buildings;
- Unpainted buildings or buildings with deteriorating paint;
- Broken windows;

- Deteriorated, unsightly, or defective exteriors;
- Accumulation of dirt, litter, or debris;
- Used, damaged or discarded lumber, furniture, junk, or trash visible from public street or alley;
- Attractive nuisances, hazardous pools, excavation;
- Construction machinery or equipment;
- Improper maintenance of signs;
- Detrimental maintenance of property;
- Vehicles parked on front yard areas;
- Maintenance of property as to cause a public nuisance;
- Hazardous trees;
- Clotheslines in front yard;
- Deteriorated exterior wall, fence, or hedge;
- Pooled oil accumulation on commercial or industrial property;
- Excessive dust or debris accumulation in front yards;
- Graffiti or posters on property;
- Storing or keeping of sand, gravel, or concrete; and
- Garbage cans, refuse containers, or recycling bins in public view.

Permit Fees

Vallejo building, development impact, and planning fees are shown in the following **Tables 45, 46, and 47**. Based on a record of building permits issued in 2007, a 1,832 square foot home with three bedrooms and two bathrooms was valued at \$217,993.10 and the total fees paid were \$21,808.54. In the same year, the developer of a 48-unit apartment complex valued at \$11,996,901 paid \$650,362.68 in fees, which equated to \$13,549.21 per unit. Compared to the fees established by jurisdictions in and around Solano County, Vallejo's fee schedules are similar and do not place an unreasonable constraint on developers' ability to construct new housing in the City.

Building permit fees are based upon the Uniform Building Code and are set at levels designed to offset the City's cost to monitor building construction activities. This is common practice in most jurisdictions.

**TABLE 45
BUILDING PERMIT FEES, 2007-2008**

Total Valuation	Fee
1. Building Permit Fee	
\$1.00 to \$500	\$90
\$501 to \$3,800	\$90 for the first \$500, plus \$7.88 for each additional \$100 or fraction thereof to and including \$3,800
\$3,801 to \$44,000	\$350 for the first \$3,800, plus \$8.71 for each additional \$1,000 or fraction thereof, to and including \$44,000
\$44,001 to \$236,000	\$700 for the first \$44,000, plus \$8.07 for each additional \$1,000 or fraction thereof, to and including \$236,000
\$236,001 to \$480,000	\$2,250 for the first \$236,000, plus \$7.85 for each additional \$1,000 or fraction thereof, to and including \$480,000
\$480,001 to \$1,200,000	\$4,165 for the first \$480,000, plus \$6.02 for each additional \$1,000 or fraction thereof, to and including \$1,200,000
\$1,200,000 and up	\$8,500 for, the first \$1,200,000, plus \$3.65 for each additional \$1,000 or fraction thereof
2. Excavation Fees	
A. Permit Fees	\$590
B. Inspection Fees	
0 to 50 ft of trench	\$730
51 to 100 ft of trench	\$1,100
101 to 200 ft of trench	\$1,510
201 or more ft. of trench	\$2,000
3. Grading Inspection Permit Fee	
0 to 50 cubic yards	No permit required
51 to 1,000 cubic yards	\$200 + \$580 for each 100 cy over 50 cy
1,001 to 40,000 cubic yards	\$6,000 + \$163 per 1,000 cy over 1,000 cy
40,001 or more cubic yards	\$12,357 + \$60 for each additional 1,000 cy
4. Plan Check Fee	70% of Building Permit Fees

Sources: City of Vallejo Schedule of Fees for Development, January 2008

Development impact fees are displayed in **Table 46** below. The fees are presented for both single-family and multi-family construction and include fees for sewer/drainage, transportation mitigation, county facilities, park/recreation, inspections, and fire mitigation.

**TABLE 46
DEVELOPMENT IMPACT FEES, 2007–2008**

Fee Designation	Cost		
	Single-Family	Multi-Family	
I. Impact & Connection Fees			
a) Basic Permit Fees			
Sewer	\$2,230/unit	\$2,230/unit	
Drainage	\$4,770/unit	\$28,645/acre	
b) Transportation Impact Mitigation Fee	\$5,002/unit	\$2,814/unit	
c) County Facilities Fee	\$8,789/unit	\$8,314/unit	
d) School Impact Fees	\$2.24/sq. ft.	\$2.24/sq. ft.	
e) Park & Recreation Fee			
1-bedroom		\$1,411.27	
2-bedroom		\$1,881.69	
3-bedroom		\$2,352.12	
4-bedroom		\$3,292.96	
5-bedroom		\$4,233.80	
II. Plan Check Fees			
a) Project Plan Fee			
10 units	\$25 /unit, \$250 minimum		
Over 10 units	\$15 /unit		
b) Preliminary Plan Review Fee	10% of the projected plan fee, \$20 minimum		
III. Inspection Fee	5% of the engineers estimate of construction cost of the facilities for which the permit is issued. \$50 minimum.		
IV. Administration Fees			
Application Fee	\$20		
Extension Fee	\$75		
Refund Fee	\$110		
V. Annexation Fee	\$230		
VI. State Earthquake Fee	excluding the first \$10,000 value		
VII. Excise Tax	\$3,905 /unit		
VIII. Fire Mitigation Fee	\$134 /unit		
Special District Surcharge Fee	Single-Family	Multi-Family	Townhouse/Condominium
(Sky Valley Only for the American Canyon Road Overpass)	\$2,385	\$885	\$385

Sources: City of Vallejo Building Division and Planning Division

Planning fees are displayed below in **Table 47**. The fees include residential-related fees for major/minor use permits, planned development permits, and site development permits.

**TABLE 47
PLANNING FEES, 2007–2008**

Permit Type	Fee
Conditional Use Permit	
Major	\$3,048 ^E , \$5,570 ^N
Minor	\$1,604
General	\$1,540
Second Unit Review	\$437
Planned Development	
Unit Plan	\$4,300
Single-family	\$4,730
Master Plan (5+ acres or .5 FAR)	\$30,932
Master Plan/Unit Plans (5+ acres or .5 FAR)	\$37,961
Site Development	
New Single-family	\$3,399
Existing Single-family	\$3,146
Multi-family	\$5,302

Source: City of Vallejo Planning Division

^E Existing units

^N New units

Permit Processing

The permit approval process can have an effect on housing costs. Lengthy processing of development applications can add to construction costs. Expediting review of developments that will offer lower- and moderate-income housing could be an incentive. Normally, approval of single-family housing units in an area zoned for single-family housing development requires the approval from the Planning Division, the Building Division, Fire Prevention, Public Works, and from the Vallejo Sanitation and Flood Control District, and would typically take 10 to 12 weeks, assuming no special conditions. Normally, construction of a multi-family housing complex in an appropriately zoned area would follow the same regulatory approval process and timeline.

Generally, the City's entitlement process is reasonably quick; however, the requirement that multi-family housing projects of more than eight units first obtain a conditional use permit that must be approved by the Planning Commission, even if located in the High Density Residential (HDR) zone, can become a constraint to the development of affordable housing. Housing advocates have expressed to the City that the additional layer of a public hearing fails to facilitate development of affordable housing on parcels appropriately zoned for such use.

The Planning Division indicates that the time for staff to process a project of eight or fewer units is generally 30 to 45 days and that by comparison the time to process a conditional use permits for a project of nine or more units is generally 45 to 60 days, depending on the scheduling of Planning Commission meetings. The added length of time for projects requiring conditional use

permit approval can be further extended if City staff determines that community meetings are necessary or the project is appealed to the City Council. The City's track record with recent large multi-family projects is instructive. Sereno Village Apartments, with 125 units, had a processing time of about two and a half months, and Avian Glen Apartments, with 87 units, had a processing time of two months.

Though Staff believes that projects larger than eight units may still take longer to process due to the complexity inherent of larger multi-family projects, compared to smaller projects without the conditional use permit requirement, Staff does believe removal of the conditional use permit requirement will act as an elimination of a development constraint for affordable housing developers (see program A 3.1.1).

On/Off-site Improvements

Chapter 15.06 of the City's Municipal Code establishes the general regulations governing the required on- and off-site improvements of subdivisions. The purpose of the provisions required for subdivision development is to ensure the orderly growth of the City and to protect public health and safety. Upon approval of a final subdivision map, the City may accept a dedication of real property as a means to satisfy required site improvements, including streets, alleys, drainage, and other public easements. There is a selection of improvements that must be provided through real property dedications (identified below). In the event that the City does not accept proposed dedications, it is the responsibility of the subdivider to provide the site improvements. The following are required site improvements:

- Streets – The width and alignment must be in accordance with any City Council-approved street master plan. In the event that a master plan does not apply, it is the responsibility of the Public Works Director to establish the improvement standards.
- Public Transit – Dedications for public transit services (bus turnouts, benches, shelters, landing pads, and similar items) must be made for subdivision requests in which the maximum density allowed according to the General Plan would allow 200 or more units.
- Bicycle Paths – Subdivisions with 200 or more parcels may be required to provide additional dedications for the development of bicycle paths, depending upon the direction of the City Council.
- Sidewalks – The Public Works Director must approve plans to ensure sidewalks will be installed to grades, locations, widths, and cross-sections.
- Blocks – The maximum length allowed for each block is 1,000 feet and must be sufficient for a maximum layout of two rows of lots according to the provisions of the applicable zoning requirements.
- Easements – The City Council may order that dedications are provided for the installation of utilities, planting strips, and other public purposes. In the event that the subdivider provides the dedication to an agency other than the City, the agency is responsible for implementation.
- Sanitary Sewers – The subdivider shall provide all on-site and off-site sanitary sewer facilities determined necessary by the Vallejo Sanitation and Flood Control District.
- Storm Drainage – The subdivider shall provide all on-site and off-site storm drainage facilities determined necessary by the Vallejo Sanitation and Flood Control District.
- Water Mains and Fire Hydrants – Water mains and fire hydrants of design, layout, and locations approved by the Public Works Director connecting to the city water system shall be installed in accordance with the water ordinance of the City.

- Gas and Electric Facilities – The subdivider shall provide all on-site and off-site gas and electric facilities determined necessary by the public utilities company providing service.
- Communication Facilities – The subdivider shall reimburse a telephone corporation and/or cable television system for all costs for the replacement, undergrounding, or permanent or temporary relocation of existing facilities of a telephone corporation and/or cable television system required by the subdivision.
- Mail – The subdivider of a residential subdivision shall provide locations for mail delivery boxes in accordance with U.S. Postal Service requirements.
- Landscaping – Landscaping must remain consistent with the zoning code. Landscaping, including street trees, shall be installed along all streets, highways, freeways, and other public rights-of-way which are part of or which border a subdivision.
- Street Lighting – The subdivider may be required by the Public Works Director to dedicate easements for street lighting and to install such lighting.

Upon approval of the City's subdivision ordinance, the ordinance was determined to be consistent with the City's zoning code and General Plan. In addition, the ordinance is consistent with the provisions of the Subdivision Map Act. The on- and off-site improvement requirements do not unreasonably constrain the development of new housing. The site improvement requirements are necessary to ensure that the public health and safety of all residents is protected and that the growth of the City is orderly.

Infrastructure Availability

Vallejo staff indicated that the City's current water and sewer capacity will allow for General Plan buildout and should not be a concern in the immediate future. Vallejo also implements a development fee program that collects funds from new development to pay for infrastructure to support that growth. Developers pay school impact, road, and fire mitigation fees. Overall, Vallejo anticipates development will not be inhibited due to either a lack or shortage of supporting infrastructure.

To comply with Senate Bill (SB) 1087, 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.

Opportunities for Energy Conservation

With respect to residential construction, opportunities primarily take the form of construction of new homes using energy-efficient designs, materials, fixtures, and appliances, or retrofitting existing homes to be more energy efficient (e.g., weather stripping, upgrading insulation, upgrading to more energy-efficient fixtures and appliances). At a minimum, new housing construction in Vallejo must comply with the State of California Title 24 energy efficiency standards. These requirements are enforced through the building plan check process. The City has established Program I 1.1.1 to create partnerships with local utility programs that assist residents with saving on energy cost through increased energy efficiency. The City has also established Program I 1.1.2 as a measure to adopt the State's Green Building Code, which will focus on improving the efficiency of residential structures through design and construction.

In addition to the design and construction of individual buildings, the development industry is becoming increasingly aware of opportunities for energy conservation at the site planning level and even at the community planning level. New developments are increasingly being planned so that building orientations will take advantage of passive solar energy benefits. Larger-scale land use planning is increasingly considering the benefits of compact urban form (i.e., higher densities) as a means to reduce auto dependency for transportation, and the benefits of mixed-

use land use patterns to make neighborhoods more self-contained so that residents can walk or bicycle to places of work, shopping, or other services. Compact urban development patterns also are necessary to improve the effectiveness of buses and other forms of public transit. If effective public transit is available and convenient, energy will be conserved through reduced auto use. Program H 2.1.4 encourages transit-oriented development, which takes advantage of site location near transportation services, thus reducing residents' dependency on automobile usage. The City should consider incorporating these or other sustainable development principles into new developments that are planned in Vallejo as well as provide incentives for builders to construct residential structures that minimize energy usage.

NON-GOVERNMENT CONSTRAINTS ON HOUSING AVAILABILITY

Major factors within the private market system that contribute to the direct sales prices and rental costs of new housing include land costs, construction costs, and the availability of financing.

Land Costs

While there is limited residential land available for sale in Vallejo, a few properties were located within the City for which asking prices were quoted. According to Loopnet, an online resource advertising undeveloped residential land for sale in the City, land prices vary between \$515,000 and \$742,000 per acre, an average cost of \$640,000 per acre. Fairfield, which is a neighboring jurisdiction, currently contains land that is selling for slightly less than land in Vallejo. In Fairfield, vacant land ranges from \$415,000 to \$739,000 per acre, an average cost of \$490,000 per acre. The higher cost of land in Vallejo is mainly due to the City's greater accessibility to the more densely populated Bay Area jurisdictions. Geographically, Vallejo is at the eastern fringe of the Bay Area, located approximately 18 miles west from Fairfield. The cost of available land in the City is not considered a constraint on housing production.

Construction Costs

Building-Cost.net is an online resource that provides construction cost estimates based on the calculations used in the National Construction Cost Manual. According to Building-Cost.net, the approximate cost of constructing a 1,700 square foot single-family home is \$242,911. The estimate assumes average quality building materials and also includes a contractor's markup as well as indirect costs. The total indirect cost and contractor markup for the construction of the home is \$35,855 and the total direct cost is \$207,056. Direct costs include estimates for material costs (\$90,775), labor costs (\$113,112), and equipment costs (\$3,159). The cost for off-site infrastructure, impact fees, and permit fees are not calculated in the construction cost, because the market is not responsible for administering those fees, it is the City that imposes such fees. Construction costs alone are not considered a constraint to making affordable housing available.

Availability of Financing

Table 48 displays data regarding home loan totals for Vallejo and the Vallejo/Fairfield Metropolitan Statistical Area (MSA) for 2005 through 2007. The data in the table was made available by the Federal Financial Institutions Examinations Council (FFIEC). The FFIEC provides data reported by lending institutions as required by the Home Mortgage Disclosure Act (HMDA).

Over the 3-year period reported in **Table 48**, 66 percent of all loan applications in the Fairfield/Vallejo MSA were approved. During the same years, 61 percent of loan applications in Vallejo were approved.

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As seen in the table, loan activity in Vallejo and the Vallejo/Fairfield MSA declined significantly between 2005 and 2007. The total number of approved loans as a percentage of total loans in the City declined by 8 percent, which is reflective of stricter lending practices and less available credit. In 2007, the highest ratio of denied loans to approved loans was in Census Tract 2511 (Leachman Park) and Census Tract 2507.01 (South Vallejo).

These neighborhoods were the only census tracts in 2007 that experienced more denied loans than approved loans. In Leachman Park (Census Tract 2511), the ratio of denied loans weighed against approved loans was 1.088, and in South Vallejo (Census Tract 2507.01), the ratio of denied loans to approved loans was 1.35. Both neighborhoods are not considered to be underserved, and the Census reports that each neighborhood has a moderate income level. Reasons for loan denials vary and are related to the amount of risk that an applicant poses to a lending institution. It can be reasonably assumed that in each of these two census tracts the number of riskier loan applicants exceeded the number of less risky applicants. Each of these census tracts were the only two to show a higher level of riskier applicants in the time period analyzed, and the ratios were fairly low. The availability of financing does not constrain access to affordable housing.

TABLE 48
HOME PURCHASE LOANS CITY OF VALLEJO AND VALLEJO/FAIRFIELD MSA, 2005–2007

Year	Approved			Denied			Withdrawn/ Incomplete			Total Loan Applications
	Vallejo	Fairfield/ Vallejo MSA/MD	% Purchase Loans	Vallejo	Fairfield/ Vallejo MSA/MD	% Purchase Loans	Vallejo	Fairfield/ Vallejo MSA/MD	% Purchase Loans	Fairfield/ Vallejo MSA/MD
2005	6,126	17,860	69.11%	1,835	4,774	18.47%	1,109	3,208	12.41%	25,842
2006	3,197	11,993	66.43%	1,618	3,949	21.87%	722	2,111	11.69%	18,053
2007	1,643	5,870	61.91%	1,026	2,555	26.95%	328	1,056	11.14%	9,481
Totals	10,966	35,723	66.93%	4,479	11,278	21.13%	2,159	6,375	11.94%	53,376

Source: Home Mortgage Disclosure Act, 2005, 2006, 2007.

Note: Loans Approved include loans originated and loans approved, not accepted.

GOALS, POLICIES, PROGRAMS

This section of the Vallejo Housing Element explains what the City seeks to accomplish with the implementation of its Housing Element in the pursuit of nine broad Goals. The City has established these Goals in consideration of its own local needs and priorities and its obligations under state Housing Element law. A series of Policies are listed under each Goal. These Policies will guide City actions to help achieve the associated Goals. Along with each Policy, there are one or more Programs that state specific accomplishments that the City can use to measure its progress toward meeting its Goals. A summary of specific quantified objectives required by state law follows the Goals, Policies, and Programs.

CHANGES IN GOALS, POLICIES, PROGRAMS FOR THE HOUSING ELEMENT UPDATE

The proposed Goals, Policies, and Programs contained in this Housing Element Update have been modified from the prior Housing Element in light of the findings discussed above regarding the City's implementation results from the prior planning period. The primary conclusion from the review of the prior Housing Element is that Vallejo's Housing Element was overambitious in terms of the number of programs and projects that the City could implement given available resources; therefore, many programs were not implemented.

For this Housing Element planning period, the Goals, Policies, and Programs have been streamlined and reorganized to focus on a smaller number of core housing Goals. In addition, consolidating and eliminating redundancies wherever possible ultimately resulted in a reduced number of Policies, which simplified the guiding policy framework. To establish better benchmarks to assess the progress toward achieving Goals, the Housing Element Update associates a Policy which are in turn associated with specific Goals. Finally, to link actions directly to achieving objectives, at least one implementing program is specified for each Goal.

GOAL A – FACILITATE PRODUCTION OF HOUSING TO ACCOMMODATE VALLEJO'S FAIR SHARE OF THE REGIONAL HOUSING DEMAND.

Policy A.1: The City of Vallejo strives to provide opportunities for the development of new housing adequate to meet its share of the increasing regional demand from households at all income levels.

Program A 1.1.1: Housing Element Annual Review

Annually, the City will prepare an analysis of its progress in implementing the Housing Element, for submittal to the City Council and to the California Department of Housing and Community Development. As part of this annual review, the City will establish a Housing Element working group, patterned after the Housing Element Advisory Committee, who will collaborate with City staff to implement Goals, Policies, and Programs identified in this Housing Element. If necessary, the City will undertake appropriate actions to expand the inventory of available sites to accommodate the unmet need.

Responsible Party: Planning Division

Time Frame: Annually

Funding Source: General Fund

Program A 1.1.2: Vacant Land Inventory

The City of Vallejo will continue to maintain a vacant land inventory for residential, commercial, and industrially zoned parcels. In considering development applications and/or pending changes in local land use policy, the City of Vallejo will place a priority on activities (i.e., expedite when possible) that support the City's ability to meet its unmet share of the regional housing need.

Responsible Party: Planning Division

Time Frame: City staff will review list annually to ensure enough land to meet the City's RHNA allocation and update site information as projects are approved through the Planning Division.

Funding Source: General Fund

Program A 1.1.3: Mixed-Use Development

The City will continue to encourage and facilitate the development of residential units within the City's commercial zones, particularly units affordable to low- and very low-income households. Current zoning regulations allow residential development above the first floor within the City's Neighborhood Shopping and Service District, Linear Commercial District, and Pedestrian Shopping and Service District zones. The City will consider either rezoning some vacant commercial land to allow residential development or amending the commercial zoning regulations to provide opportunities to construct residential units on the ground floor of certain commercial areas or under certain conditions. The City's vacant land inventory listed in Program A 1.1.2 will include a listing of mixed-use sites identified in Table 37 appropriate for mixed-use development and may accommodate lower and moderate-income households, subject to existing development agreements. This inventory will be made available to interested developers, including affordable housing developers, to facilitate and encourage them to propose development on these sites.

The City will continue to facilitate the construction of residences in the mixed-use developments by doing the following:

- Discouraging the development of exclusively commercial projects.
- Continuing to provide marketing materials on the City's website that delineate site opportunities for mixed-use, and provide technical assistance for interested developers. Technical assistance includes assisting interested developers with obtaining property owner/representative information and information on the available development incentives (Program A 2.1.1). The City will provide development incentives, including higher densities, expedited permit processing to projects that include pedestrian linkage amenities, and density bonuses to projects that include affordable or senior housing, to encourage the development of mixed-use projects and continue to provide financial subsidies, including but not limited to, fee deferrals.
- Encourage lot consolidation for mixed-use developments by providing technical assistance to developers to facilitate negotiations between property owners.
- As sites become available, establish a protocol to monitor development interest, inquiries, and progress toward mixed-use development. Periodically re-evaluate approach and progress.

Responsible Parties: Planning Division, Housing and Community Development Division

Time Frame: Ongoing, as projects are processed through the Planning Division

Funding Source: Give priority for use of available local, state, and federal housing subsidies, and subsidies for ground-floor retail, to mixed-use projects in commercial zones that include permanently affordable low- and very low-income units.

Policy A.2: Convert vacant infill land and surplus, vacant nonresidential properties to housing and mixed use where feasible, economically desirable, and compatible.

Program A 2.1.1: Underutilized Commercial Land Conversion Program

The City will undertake a study of underutilized land in commercial corridors for possible rezoning to expand opportunities for mixed-use development within the City. The study will be completed in conjunction with the vacant land and mixed-use opportunity inventory. The City will proactively encourage the development of underutilized commercial and high-density zoned sites. The City will offer regulatory incentives such as relaxed development standards, building setbacks, height, FARs, and parking), expedited permit processing for projects that contain an affordable housing component, and offer financial subsidies including but not limited to fee deferrals for affordable housing projects and use funds from the City's Redevelopment Agency. The City will also promote the availability of both the underutilized sites and fiscal and regulatory incentives through the use of the City's website and during pre-application meetings and during any other community outreach workshops/meetings. Lastly, the City will monitor the supply of underutilized sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. As necessary, the City will make changes to this program to ensure that infill development remains a realistic and viable development strategy.

Responsible Party: Planning Division

Time Frame: Study and site inventory will be completed by December 2011. Promotional materials will be prepared and put on the website by December 2012.

Funding Source: General Fund

Policy A.3: Monitor, remove, or mitigate governmental constraints to the production of housing within the City of Vallejo.

Program A 3.1.1: Removal of Governmental Constraints

The City will remove and/or review several local regulations that the Needs Assessment identified as potentially posing undue governmental constraints on the production of housing. These included:

- a) Remove regulation requiring a conditional use permit for multi-family housing developments with nine or more units.
- b) Regulations that allow density bonuses only for projects in the PD zone. The existing density bonus provisions do not conform to state law. The City will review the existing

regulations, consider the provisions of the state's model density bonus ordinance, and revise the local density bonus provisions to, at a minimum, fully comply with state law.

- c) State law requires group residential facilities of six or few persons to be permitted in all residential zones. Currently "group residential" facilities under five persons are permitted with a minor CUP. The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Ordinance so that group residential use types are defined as for six or fewer persons and will be permitted by right in all residential zones.
- d) Assembly Bill (AB) 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, which includes supportive housing and single-room occupancy units. Currently, single-room occupancy units (SROs) are not explicitly allowed in the Zoning Ordinance. The City will add a definition of SRO to the Zoning Ordinance and also provide a zone where SROs will be permitted.

Responsible Party: Planning Division and the City Attorney

Time Frame: Remove the conditional use permit requirement for multi-family housing by December 2011 and review ordinances by March 2012 and adopt appropriate revisions by November 2012.

Funding: General Fund

Program A 3.1.2: Emergency Shelters

Pursuant to Senate Bill 2 (SB 2) the City will amend its zoning code to allow emergency shelter facilities as a permitted use by right in the Linear Commercial (C-L) zone where they are currently allowed with a major use permit. The City currently has 18.27 vacant acres in the Linear Commercial (C-L) district. The City will consider adopting standards consistent with Government Code Section 65583 (a)(4) that address design criteria that may include:

- Lighting
- Maximum number of beds or person to be served nightly by the facility
- Off-street parking based on demonstrated need
- Professional security during hours that the emergency shelter is in operation

Responsible Party: Planning Division

Time Frame: The City will amend the zoning code to permit emergency shelters by December 2011.

Funding Source: General Fund

Program A 3.1.3: Supportive and Transitional Housing

Pursuant to Senate Bill (SB) 2, supportive and transitional housing must be clearly defined in the City's zoning code and be treated as a residential use in all residential zones.

Responsible Party: Planning Division

Time Frame: Amend the zoning code to add definitions of supportive and transitional housing and allow supportive and transitional housing in all residential zones by December 2011.

Funding Source: General Fund

GOAL B – INCREASE THE RANGE OF AFFORDABLE HOUSING OPPORTUNITIES.

Policy B.1: The City of Vallejo strives to increase the range of housing opportunities for all residents, including those unable to afford market-rate housing within the community.

Program B 1.1.1: Section 8 Rental Subsidy Program (Tenant-Based)

Continue to apply to HUD for the maximum number of additional vouchers for subsidy of rents for extremely low-, very low-, and low-income households, making extremely low-income households a priority. The Vallejo Housing Authority will continue the current owner outreach efforts including a quarterly Landlord Power Breakfast, a monthly Property Manager meeting, regular presentations to the Solano Board of Realtors, and participation in the Napa/Solano Advisory Chapter of the California Apartment Association. In addition, the Housing Authority contracts with gosection8.com, an online landlord listing service to attract new landlords.

Responsible Party: Housing and Community Development Division

Time Frame: Apply for vouchers as they are made available; outreach efforts are ongoing 2009–2014

Funding Source: Housing Authority funds

Policy B.2: Provide financial or other forms of assistance for the development of affordable housing units.

Program B 2.1.1: Below-Market-Rate Financing Program (New Construction)

Continue to utilize available tax-exempt bond financing, Redevelopment Housing Set-Asides, CDBG and HOME funds, Housing Authority reserves, and other resources to provide financial assistance for housing affordable to extremely low-, very low-, and low-income households. Funds will be prioritized for extremely low-income housing based on project feasibility.

Responsible Party: Vallejo Redevelopment Agency, Housing and Community Development Division

Time Frame: Apply for affordable housing funds annually.

Funding Source: State/federal grant funds

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Program B 2.1.2: Inclusionary Zoning

The City will continue to explore Inclusionary Zoning options that would assist in meeting Vallejo's "fair share" of Regional Housing Needs Allocations. The City will consider the following topics:

- Target specific future growth areas
- Minimum number of units threshold
- Feasible affordable set-aside requirements (in-lieu fee)
- Alternatives to building on-site such as a fee tied to the lost opportunity to develop affordable units
- Establishment of an Affordable Housing Trust Fund using in-lieu or alternative site fees
- Link to rehabilitation of existing units
- Types of effective incentives
- Research applicable best practices – focus on results

Responsible Party: Planning Division

Time Frame: Present these options to the City Council for consideration and feedback by 2013 if determined to be necessary.

Funding Source: General Fund

Program B.2.1.3: Increased Redevelopment Low-Moderate Housing Set Aside Funds

Support extremely low- and very low-income rental development by the consideration of an additional allocation of Redevelopment Agency redevelopment funds (considering an amount greater than the 20% set-aside required by the State [e.g. 25%]) during the fiscal year 2011-12 budgeting process.

Responsible Party: Finance Department, Redevelopment Agency, Housing and Community Development Division.

Time Frame: Present option to Redevelopment Agency for consideration during 2011/2012 budget process.

Funding Source: Redevelopment Agency

Program B.2.1.4: Explore Additional Funding Opportunities

Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources, such as participating in applying for development funding from the national Housing Trust Funds when funding becomes available.

Responsible Party: Housing and Community Development Division

Time Frame: Apply as funding becomes available

Funding Source: State and Federal funds

Policy B.3: Encourage development of affordable housing for lower-income workers employed in Vallejo and, through economic development policies, encourage quality jobs for people who currently live in Vallejo but find it necessary to commute to jobs outside the City.

Program B 3.1.1: Economic Development

The City of Vallejo will analyze residential zoned vacant parcels and other zoned districts which limit commercial and industrial uses for possible rezoning in order to facilitate commercial development as part of a General Plan update.

Responsible Party: Economic Development Division

Time Frame: Update the General Plan Land Use Element by August 2014.

Funding Source: General Fund

GOAL C – IMPROVE AND PRESERVE THE CITY’S EXISTING SUPPLY OF AFFORDABLE HOUSING.

Policy C.1: Cooperate with other governmental, for-profit, and nonprofit entities to ensure that no lower-income residents are adversely impacted by the conversion of existing affordable housing projects to market-rate rents.

Program C 1.1.1: Conversion Monitoring and Response Program

The Housing and Community Development Division maintains annual monitoring of the status of units at risk of conversion to market rates through the State-mandated process for owners to provide notice of planned conversions. If notice is received, immediately contact qualified and interested nonprofit organizations to begin developing plans to preserve, acquire, or replace the affordable units and notify tenants of affected properties of their rights and options.

Responsible Party: Housing and Community Development Division

Time Frame: Ongoing; the City will contact owners one year prior to expiration date to determine the best approach to keep the units affordable.

Funding Source: Annual monitoring, Housing Authority Funds. Assistance with property funding would be determined on a case-by-case basis.

Program C 1.1.2: Below-Market-Rate Financing Program (Preservation)

Utilize available tax-exempt bond financing, Redevelopment Housing Set-Asides, CDBG and HOME funds, and Housing Authority reserves to assist housing operators to acquire and preserve as affordable housing those units whose conversion to market rates is imminent.

Responsible Party: Vallejo Redevelopment Agency, Housing and Community Development Division

Time Frame: Ongoing

Funding Source: Funding will be determined on a case-by-case basis.

Program C 1.1.3: Community Land Trust

Complete an analysis of the Community Land Trust (CLT) and then initiate steps to begin the establishment of the CLT. There are no funds allocated to this activity. The CLT will acquire, rehabilitate, and sell affordable homeownership units to households at or below 120 percent of the area median income, with a direct focus of targeting households with area median incomes below 80 percent. The CLT will maintain the units' long-term affordability through a 99-year ground lease; the ownership structure will be a leasehold estate. Financing mechanisms used to aid in the achieving increased homeownership will include the COV Down Payment Assistance (DPA) program, which includes the use of silent second mortgage subsidies and funds for down payment and closing costs.

Responsible Party: Housing and Community Development Division, Planning Division

Time Frame: The City Council will review Community Land Trust Options in Spring 2011.

Funding Source: Housing Authority reserve funds, CDBG, HOME, Redevelopment Agency, and Neighborhood Stabilization Program (NSP) funds are being considered.

Policy C.2: Ensure that condominium conversion applications will not adversely affect housing affordability, choice, and balanced neighborhood goals.

Program C 2.1.1: Condominium Conversion Ordinance

Continue to administer the City's condominium conversion ordinance that was designed to minimize the negative impacts of conversions on the rental market. The City will review the ordinance to consider an amendment to mitigate potential displacement of affordable units and to address complexes with approved condominium maps that are yet to be converted.

Responsible Party: Planning Division

Time Frame: Ongoing

Funding Source: General Fund

GOAL D – INCREASE HOMEOWNERSHIP OPPORTUNITIES.

Policy D.1: Increase the ability of lower- and moderate-income households to become homeowners.

Program D 1.1.1: First-Time Homebuyer Program

The City provides CDBG and HOME funds to Vallejo Neighborhood Housing Services (VNHS) to run a First-Time Homebuyer Program. VNHS provides low- and moderate-income households with down payment assistance loans and closing cost grants, averaging 5 to 10 closings a year. The City will consider establishing a program to give priority criteria to homes located in older neighborhoods to increase ownership investment in those areas. The City will receive more than \$2 million through the Neighborhood Stabilization Program (NSP) and will use some of their allocation to boost homeownership rates in the following ways:

- Provide homeownership opportunities to 5 or more potential homeowners for households at or below 120 percent of the area median income through the Homebuyer Financing programs. Funds allocated are \$1,000,000. (This VNHS-approved activity is being

redefined and will be taken to the City Council to modify the allocated activities to include the reallocation of Down Payment Assistance (DPA) funding to the acquisition and rehabilitation of foreclosed homes.)

- Acquire, rehabilitate, and sell 4 or more foreclosed homes through a COV-initiated competitive Request for Qualifications/Request for Proposals (RFQ/RFP) process. Funding amount allocated to activity is \$727,609. Implement a homeownership program targeting households at up to 120 percent of the area median income that is separate from the CLT. The homeownership program will also utilize the City's DPA and closing cost programs in addition to its rehabilitation loan program.

Responsible Party: Housing and Community Development Division

Time Frame: Ongoing, subject to funding availability

Funding Source: CDBG/HOME – Housing and Community Development Division funds/NSP funds

Program D 1.1.2: Sweat-Equity Program for Homeownership

The City will consider implementing a program to provide financial subsidies to prospective homeowners in exchange for investing sweat equity in rehabilitating an existing home that is in need of significant repair. The City will consider targeting the program to foreclosed or blighted dwellings and working with a nonprofit organization which specializes in sweat-equity programs or develop a hybrid program in conjunction with the Neighborhood Stabilization Program (NSP). NSP is a component of the federal Community Development Block Grant (CDBG) program and was established for the purpose of stabilizing communities that have suffered from foreclosure and abandonment.

Responsible Parties: Vallejo Redevelopment Agency, Housing and Community Development Division

Time Frame: Explore program options and make recommendation to City Council by December 2011.

Funding Source: Neighborhood Stabilization Program

Program D 1.1.3: Section 8 Homebuyer Assistance Program

The City administers a program offering homebuyer classes and financial assistance to Section 8 recipients to help in the purchase of a home.

Responsible Party: Housing and Community Development Division

Time Frame: Ongoing

Funding Source: Housing Authority funds

Program D 1.1.4: Family Self-Sufficiency Program

The City supports the economic and social development of its Section 8 clients and administers a program which encourages families to obtain employment and buy homes.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Ongoing*

Funding Source: *Housing Authority funds*

Program D 1.1.5: Cooperative Housing Program

The City will explore additional affordable housing ownership opportunities in the form of cooperative housing. The City will form a working group of interested individuals throughout the community to identify cooperative housing best practices and identify successful products currently being developed in other communities. This information will then be provided to the City Council for consideration.

According to the National Association of Housing Cooperatives (NAHC), a housing cooperative is formed when people join with each other on a democratic basis to own or control the housing and/or related community facilities in which they live. Usually they do this by forming a not-for-profit cooperative corporation. Each month they simply pay an amount that covers their share of the operating expenses of their cooperative corporation. Personal income tax deductions, lower turnover rates, lower real estate tax assessments (in some local areas), controlled maintenance costs, and resident participation and control are some of the benefits of choosing cooperative homeownership.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Form a working group of interested citizens by January 2012. Identify cooperative housing best practices by December 2012.*

Funding Source: *Housing and Community Development Division/Redevelopment Agency funds*

Program D 1.1.6: Mobile Homes

The City will amend the Municipal Code definition to distinguish mobile home residences in parks from a single mobile home or manufactured units which are currently a permitted use in the LDR zone. Mobile home residences in a park require a major use permit in the LDR zone.

Responsible Party: *Planning Division*

Time Frame: *Amend the Municipal Code by March 2012.*

Funding Source: *General Fund*

Program D.1.1.7 Mobile Home Permitting

The City will amend the code to clarify that a single mobile home or a manufactured house on a permanent foundation will be processed and permitted the same as conventional single family homes in all zoning districts.

Responsible Party: Planning Division

Time Frame: Amend the Municipal Code by March 2012.

Funding Source: General Fund

GOAL E – ENCOURAGE HOUSING TO MEET THE CITY’S SPECIAL NEEDS POPULATION.

Policy E.1: On a citywide basis, expand the supply of housing for seniors citizens, persons who are physically disabled, large households with lower incomes, single-parent households, lower-income teachers employed by the Vallejo City Unified School District, and the homeless.

Program E 1.1.1: Section 8 Rental Subsidy Program (Tenant Based, Special Needs)

The City will meet with service providers on an annual basis to discuss opportunities to expand supportive housing, “affordable housing that provides on-site services to people who may need support to live independently,” for special needs populations, e.g., formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, and young people aging out of foster care.

Responsible Party: Housing and Community Development Division

Time Frame: Ongoing

Funding Source: Federal/Redevelopment Agency funds

Program E 1.1.2: Senior Housing Needs

The City will identify the existing and future housing needs of senior citizens including the seniors displaced by the Case de Vallejo fire. The City will conduct a senior citizen housing survey to determine the need for housing and care facilities for senior citizens. The survey results will help develop a priority list of senior housing needs. Based on the needs identified in the survey, the City will meet with affordable housing/senior housing developers on an annual basis to discuss available sites and senior needs in the community. The City will provide incentives to developers to provide housing and care choices for seniors of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).

Responsible Party: Housing and Community Development Division, Planning Division

Time Frame: Apply for funding to complete a senior needs survey annually and/or as Notice of Funding Available (NOFAs) are released. Meet with affordable housing/senior developers annually to discuss potential projects.

Funding Source: Federal or Redevelopment Agency funds

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Program E 1.1.3: Homeless Needs

To identify the number of homeless persons, the City will annually meet with the Vallejo City Unified School District and Solano County Health and Human Services. The City will also partner with these agencies and other community organizations to pursue funding from available sources for homeless services. The City will annually apply for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.

Responsible Party: Housing and Community Development Division

Time Frame: The City will meet with organizations that support the homeless population in Vallejo annually and apply for funding or assist these groups in applying for funding for homeless services annually.

Funding Source: Federal or Redevelopment Agency funds

Program E 1.1.4: Community Action Partnership of Solano County

Continue to be an active member on the Community Action Partnership of Solano County (CAC Solano), a joint powers authority, to coordinate homeless services and develop a regional response to homeless needs.

Responsible Party: Housing and Community Development Division

Time Frame: Ongoing

Funding Source: Federal or Redevelopment Agency funds

Program E 1.1.5: Reasonable Accommodations

As required by both the federal Fair Housing Act and the California Fair Employment and Housing Act, the City will amend the Zoning Ordinance to establish a procedure for allowing reasonable accommodation requests made by persons with disabilities for exceptions or modifications and other special considerations during the planning process.

Responsible Party: Planning Division

Time Frame: Amend the Zoning Ordinance by March 2012.

Funding Source: General Fund

Program E 1.1.6: Universal Design

The City will inform homebuilders regarding Universal Design features that can be incorporated into new houses, condominiums, and townhomes. Information will be provided on Universal Design on the Planning Division's website, at the Planning Division's information counter, and at the Building Division's permit counters.

Responsible Party: Planning Division, Building Division

Time Frame: Publicize Universal Design standards by January 2014.

Funding Source: General Fund

GOAL F – PROVIDE HOUSING CHOICE FOR VALLEJO RESIDENTS.

Policy F.1: The City of Vallejo will work to ensure that all population groups have equal access to housing opportunities and will facilitate housing options for a range of income levels, at various densities, and in different styles to meet the diverse needs and preferences of the community.

Program F 1.1.1: Housing Discrimination Monitoring and Referral Program

Through its HUD-required affordable housing activities, the Vallejo Housing Authority publicizes fair housing requirements and the availability of assistance. The Housing Authority also uses public notices, general circulation newspaper ads, and ads in a Spanish-language newspaper as well as a newsletter serving the Filipino community, in addition to coordinating outreach activities with community organizations. The Housing Authority accepts and investigates complaints of housing discrimination and also cooperates with Legal Services of Northern California (LSNC) to share information regarding the incidence of housing discrimination complaints within the community. The City and LSNC will assist households alleging discrimination through tenant/landlord mediation and/or provide affected households with referrals to appropriate agencies, such as HUD or the California Department of Fair Employment and Housing, for further investigation and resolution of complaints. Should LSNC no longer be able to provide services due to lack of funding availability, the Housing and Community Development Division will assume the sole responsibility for these activities or identify another local service provider to assist. The Housing Authority will also investigate advertisements that indicate discrimination.

Responsible Party: Housing and Community Development Division

Time Frame: Ongoing

Funding Source: Housing Authority funds

Program F 1.1.2: Analysis of Impediments

The Housing Authority and the City will coordinate efforts to further fair housing and equal opportunity through an update and revision of the local Analysis of Impediments to Fair Housing document (AI) as required by the U.S. Department of Housing and Urban Development (HUD).

Responsible Party: Housing and Community Development Division

Time Frame: Monitor by June 2012.

Funding Source: CDBG, HOME, Housing Authority, and NSP funds

GOAL G – BUILD AND MAINTAIN THE CITY’S QUALITY RESIDENTIAL ENVIRONMENTS AND WHERE NECESSARY SUBSTANTIALLY REHABILITATE THE CITY’S AGING HOUSING STOCK.

Vallejo seeks to ensure that it maintains and improves the quality of life and historic integrity of its existing neighborhoods. Vallejo also intends that new neighborhoods will contribute to a citywide balance between residential and commercial uses and that the housing stock within these neighborhoods is maintained in sound condition.

Policy G.1: The City of Vallejo will undertake a range of efforts to assist the private sector in maintaining and improving the condition of existing housing units and also to maintain and improve the living environments within the City's neighborhoods.

Program G 1.1.1: Housing Rehabilitation Program

The City will provide funds to assist very low-, low-, and moderate-income households to undertake repairs to their homes to bring them into a good state of repair and maintain them as viable units in the local housing stock. The City will give priority for participation in this program to very low-, low-, and moderate-income homeowners who are subject to code enforcement actions that could otherwise lead to displacement of residents. The City has received more than \$2 million through the Neighborhood Stabilization Program and expects to receive more than \$1.7 million in additional Neighborhood Stabilization 3 funds (NSP 3). The City will use their allocation for rehabilitation of foreclosed and dilapidated housing units in the following ways:

- Acquire, rehabilitate, and sell foreclosed homes through a COV-initiated competitive RFQ/RFP process. Implement a homeownership program targeting households at up to 120 percent of the area median income. The homeownership program will also utilize the City's Down Payment Assistance (DPA) and closing cost programs in addition to its rehabilitation loan program.

Responsible Party: Housing and Community Development Division

Time Frame: Rehabilitation projects funded through CDBG, NSP and HOME are ongoing.

Funding Source: HOME and CDBG funds, NSP funds

Program G 1.1.2: Neighborhood Amenities

The City will evaluate residential proposals at the time of initial proposal to determine what, if any, project-serving retail or services could be incorporated into the project or concurrently developed adjacent to the project which would offer residents the ability to meet their everyday needs easily and efficiently. Examples of services include, but are not limited to, service commercial uses, carpool facilities, and child care.

Responsible Party: Housing and Community Development Division, Planning Division

Time Frame: Ongoing

Funding Source: General Fund

Policy G.2: Enforce existing housing codes and regulations to correct code violations in the most expeditious manner to protect the integrity of the housing while minimizing the displacement of residents. Demolish all dwelling units that cannot be rehabilitated so that hazards will be eliminated and land will become available for new housing.

Program G 2.1.1: Code Enforcement Program

The City will more aggressively enforce its existing codes through its Code Enforcement Program, utilizing all available authorities to compel property owners to correct code violations. The City will consider ways to improve the process such as streamlining the database entries and creating fiscal year abatement contracts instead of creating an abatement contract per property. The City will seek to enhance its code enforcement capacity by increasing Code Enforcement staffing by at least one FTE (full-time equivalent).

Responsible Party: Code Enforcement

Time Frame: Ongoing

Funding Source: General Fund/ CDBG funds

Policy G.3: Replace infrastructure as needed to conserve older neighborhoods.

Program: G 3.1.1: Capital Improvement Program

When updating their capital improvement budgets, the City will collaborate with Vallejo Sanitation and Flood Control District to allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence.

Responsible Parties: Public Works

Time Frame: Complete CIP updates annually.

Funding Source: General Fund

Policy G 4.1: The City will develop and enforce a program that will ensure that all rental properties are free of health and safety violations and maintained in sound condition.

Program G 4.1.1: Rental Property Inspection Program

The City will present a resolution of intention to the City Council regarding a rental property inspection program. The program may include the following features: working with local apartment owners, tenants' rights advocates, and other stakeholders, the City will explore the development and implementation of a program to inspect rental properties and enforce basic code requirements to ensure that renter households enjoy decent, safe, and sanitary housing.

Responsible Party: Building Division and Code Enforcement

Time Frame: Prepare a resolution of intention for the City Council by August 2012.

Funding Source: General Fund

Program G 4.1.2: Crime Prevention Program

The City will consider developing a crime-free certificate program to target and help rehabilitate existing multi-family complexes. As part of the program, the City shall work with the Police Department to evaluate existing multi-family complexes and provide rehabilitation recommendations to address crime and safety and to promote the implementation of Crime Prevention through Environmental Design (CPTED) strategies.

Responsible Party: Planning Division, Housing and Community Development Division

Time Frame: Review as projects are submitted to the Planning Division

Funding Source: Planning Application Fees (paid by property owners of multi-family complexes)

Policy G.6.1: Preserve and improve historical and architectural resources by providing appropriate incentives for historic preservation.

Program G 6.1.1: Mills Act Program

The City will promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources through information located on the City's website.

Responsible Party: Planning Division

Time Frame: Ongoing

Funding Source: General Fund

Program G 6.1.2: State Historical Building Code Program

Continue the use of the State Historical Building Code to maintain and preserve historic buildings and their character-defining features.

Responsible Party: Planning Division

Time Frame: Ongoing

Funding Source: General Fund

GOAL H – GUIDE DEVELOPMENT OF BALANCED NEIGHBORHOODS.

Policy H.1: Provide convenient access to schools, parks, shopping, transportation, and services within neighborhoods.

Program H 1.1.1: Neighborhood Park Access Program

The City encourages the development of neighborhood or pocket parks for new subdivisions.

Responsible Party: Planning Division

Time Frame: As subdivisions are submitted to the Planning Division

Funding Source: Funded through developers and neighborhood associations

Program H 1.1.2: Neighborhood Services

The City will evaluate, and if appropriate, encourage the development of services, such as child-care centers, within or adjacent to neighborhoods that will allow residents to minimize vehicle trips and access services close to home.

Responsible Party: Planning Division

Time Frame: As plans are submitted to the Planning Division

Funding Source: General Fund

Policy H.2: The City will facilitate mixed-use development through the use of Planned Development (PD) zoning, implementation of the Downtown Vallejo Specific Plan, and the creation of live/work units.

Program H 2.1.1: Planned Development Zoning

The City uses the PD zoning approach to create interesting neighborhoods with a variety of complementary and compatible uses that are unified by a common theme. PD zoning allows for flexibility in site development standards such as open space, setbacks, etc. The City has been successful adding affordable housing units through the PD process. The City will encourage affordable housing development on PDR sites listed in Table 37.

Responsible Party: Planning Division

Time Frame: As projects are submitted to the Planning Division

Funding Source: General Fund

Program H 2.1.2: Downtown Vallejo Specific Plan

Implement the Downtown Vallejo Specific Plan to introduce high-density mixed-use housing while revitalizing existing retail and commercial areas. The Specific Plan focuses on improvements to the physical environment through development standards and design guidelines, both for public improvements and for private developments. The City will encourage the development of affordable housing units (identified in Table 37) to implement residential development as part of the Specific Plan goals.

Responsible Party: Planning Division

Time Frame: As projects are submitted through the Planning Division

Funding Source: General Fund

Program H 2.1.3: Live/Work Ordinance

The City currently permits live/work units with an administrative review process and will continue to process applications in this manner to facilitate the development of live/work units.

Responsible Party: Planning Division

Time Frame: As projects are submitted through the Planning Division

Funding Source: General Fund

Program H 2.1.4: Transit-Oriented Development (TOD)

The City will implement the goals of the Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Downtown Vallejo Specific Plan to implement transit-oriented development. The City shall actively support and encourage vacant sites or underutilized sites near transit stops or along major transit corridors to be rezoned to mixed-use designations by offering regulatory incentives such as relaxed development standards, building setbacks, height, FARs, and parking), to encourage transit-oriented development, specifically Site 35 (Central Downtown District of the Downtown Vallejo Specific Plan), and Site 37 (Southern District of the Waterfront Planned Development Master Plan) in Table 37. The purpose of TOD development is to stimulate the production of housing developments located near transit stations that include affordable units and increase public transit ridership and minimize automobile trips. TODs also strengthen local transit and promote infill, retail, employment, and residential development around existing and future transit stations, centers, and corridors.

Responsible Party: Planning Division

Time Frame: Support transit-oriented development within the Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Downtown Vallejo Specific Plan through implementation of TOD goals which includes the rezoning of sites by December 2012 and continuing beyond the planning period.

Funding Source: General Fund

Policy H.3: Protect the character of the existing neighborhoods by preserving the existing lot sizes and requiring infill projects to be compatible with the existing neighborhoods.

Program H 3.1.1: Design Review

The Planning Division is considering adopting design criteria. The City will develop a standard set of criteria to use in determining whether proposed infill projects are compatible with the existing neighborhoods in which they are proposed, the purpose of which is to give project proponents clear direction for project design and to provide staff and the Planning Commission with clear guidelines for decision-making. This criteria could include a pre-application process to provide clear direction for the project.

Responsible Party: Planning Division

Time Frame: Ongoing

Funding Source: General Fund

GOAL I – PROMOTE ENERGY EFFICIENCY.

Policy I.1: The City of Vallejo will promote energy efficiency in residential development within the City, including reduction of energy use through better design and construction in individual homes and also through energy-efficient urban design.

Program I 1.1.1: Energy Conservation Partnership Program

Partner with local utility providers to promote participation in available energy efficiency programs (e.g., PG&E Comfort Home Program; rebates for energy-efficient appliances).

Responsible Parties: Building Division

Time Frame: Establish program by December 2012.

Funding Source: General Fund

Program I 1.1.2: Green Building Code

Once the State's new "Green Building Code" is completed, the City will utilize it as a guideline to develop its own green building ordinance. To facilitate the implementation of green building features in new housing units, the City will consider placing a requirement on federally funded housing projects for green building features as part of the ordinance. Staff will consider developing a brochure which would provide developers with a range of green building design features to choose from that will satisfy the requirements of the ordinance.

Responsible Party: Building Division, Planning Division

Time Frame: By December 2013

Funding Source: General Fund

Program I 1.1.3: Incentives for Green Building

To encourage the implementation of green design features, the City will provide incentives such as project expediting, a study of fee reductions, and development standard exceptions.

Responsible Party: Building Division, Planning Division

Time Frame: By December 2013

Funding Source: General Fund

MEANS TO ACHIEVE CONSISTENCY WITH REMAINDER OF GENERAL PLAN

The City has conducted a review of the proposed Housing Element Update and determined that the proposed Update will not create any inconsistencies with the City's other General Plan elements. As the proposed Housing Element Update proceeds through the revision process toward adoption of a final Housing Element Update, the City will continue to review the proposed document for consistency. Should any inconsistencies result from future changes to the proposed Housing Element Update, the City will determine the most appropriate means to achieve overall General Plan consistency, which would likely involve amending other parts of the General Plan as necessary to achieve consistency with the proposed Housing Element Update.

Based on the policies and programs outlined above, **Table 49** illustrates the quantified objectives that represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the next 5 years. The City should be able to facilitate the construction of 2,929 new units, assist with the rehabilitation of 10 units, and work with nonprofits and property managers to conserve units that may convert to market-rate rents.

**TABLE 49
QUANTIFIED OBJECTIVES FOR HOUSING PRODUCTION 2007–2014**

Item	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction						
Fair Share Allocation ¹	327	328	468	568	1,409	3,100
Residential Permits Issued 1/07 through 01/09	0	26	56	20	55	171
New Construction Objectives	327	302	412	548	1,354	2,929
Rehabilitation	–	5 ²	2 ³	3 ³	0	10
Units for Conservation/Preservation		--	--	--	--	751

Source: City of Vallejo

¹ The RHNA planning period for the Housing Element is January 1, 2007, through January 1, 2014.

² According to the City's Neighborhood Stabilization application, there will be five units acquired and rehabilitated for sale to inventors to rent to households earning 50 percent or less of the AMI (very low-income).

³ According to the City's Neighborhood Stabilization application, there will be five units acquired and rehabilitated for eventual homeownership for households earning between 51 and 120 percent of the AMI (low- and moderate-income).