



6/4/14 - Emailed Brian Miller links to the form & the webinar
6/5/14 - Received form via email

CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

Housing Policy Department
Received on:

JUN 04 2014

REH
CY 2013

May 29, 2013

Lisa Bates
Deputy Director
Department of Housing and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

Re: 2013 Annual Report on the General Plan

Dear Ms. Bates:

Attached please find the City of Fairfield Annual Report on the General Plan for 2013, which was accepted by the City Council on May 6, 2014.

This report follows the City of Fairfield's now standard format. This report fulfills California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs . . ."

Should you have any questions, please feel free to contact me at 707.428.7461.

Sincerely,

BRIAN MILLER
Associate Planner

BKM

1. Attachment: 2013 Annual Report on the General Plan

bkmiller@fairfield.ca.gov

COUNCIL

Mayor
Harry T. Price
707.428.7395

Vice-Mayor
Rick Vaccaro
707.429.6298

Councilmembers
707.429.6298

Pam Bertani

Catherine Moy

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...

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Sean P. Quinn
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Gregory W. Stepanicich
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City Clerk
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City Treasurer
Oscar G. Reyes, Jr.
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DEPARTMENTS

Administrative Services
707.428.7394

...

Community Development
707.428.7461

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Community Resources
707.428.7465

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Finance
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Public Works
707.428.7485

EXHIBIT A

CITY OF FAIRFIELD

**2013
ANNUAL REPORT
ON THE
GENERAL PLAN**

JANUARY 1, 2013 THROUGH DECEMBER 31, 2013

INTRODUCTION AND PURPOSE OF THE ANNUAL REPORT

An Annual Report is required for all General Plans by California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs..."

The General Plan represents Fairfield's future vision of the City in the year 2020. The Plan identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Plan states future goals for community-wide recreational amenities, housing, transportation, and safety, and contains important policies guiding open space and conservation, economic development, and urban design.

This Report describes the City's progress in implementing the policies and programs of the General Plan as set forth in the General Plan Implementation Program, including the City's progress on providing its share of the regional housing needs. The Report is divided into topic areas based on the City's General Plan Elements.

This is the 11th Annual Report prepared by the Community Development Department since the 2002 General Plan update. For further information or additional copies of this Report, please contact:

**City of Fairfield
Community Development Department
1000 Webster Street, 2nd Floor
Fairfield, CA 94533
707-428-7461**

The Annual Report is also available on the City of Fairfield Homepage at www.fairfield.ca.gov under Community Development Department.

Development in 2013

This section lists major development projects approved by staff, the Planning Commission, or City Council during calendar year 2013.

RESIDENTIAL PROJECTS:

- House plans for Gold Ridge in northeastern Fairfield
- Garibaldi Ranch house plans in southern Cordelia
- Hidden Oaks Subdivision on Suisun Valley Road
- Delija Multifamily (6 units in downtown Fairfield)
- House Plans and reauthorization of the Community Design Plan for The Cottages at Fairfield on Union Avenue

COMMERCIAL, INDUSTRIAL, AND OFFICE PROJECTS:

- Paradise Valley Dental – new 5,000 square foot dental office building
- Specialty Sales Event Center – authorization of an event center at the former Walmart on Chadbourne Road
- Arco AM-PM – new convenience market on Walters Road
- Parcel 6 Retail – McDonalds and retail space on Nelson Road
- Anheuser Busch Wind Turbine #2
- Fairfield Paintball – outdoor paintball facility on City property near the sewer plant south of Cordelia Road
- 1800 North Texas Street – medical office building
- Northbay Medical Office Building – 34,000 square foot administrative office building in Green Valley
- Ball Metal Coil Storage Building
- Cell Antenna Upgrades – staff processed multiple new permits for local cell service providers at existing sites throughout the City
- Buzz Oates – 800,000 square foot distribution center on Cordelia Road

Land Use Element

Zoning Ordinance Cleanup. Staff continues to update the Zoning Ordinance and Zoning Map to correct and clarify language, remain consistent with State law, and to codify any new policies. In 2013, amendments addressed fence heights, tobacco and e-cigarette sales, Gateway Court, recreational vehicle sales, and cyber cafes.

Campus Estates (Fairfield Corporate Commons). General Plan Amendment and Rezoning to the RM (Residential Medium) land use to allow development of 146 single family homes. This project is under review.

Train Station Specific Plan. The City Council adopted the Train Station Specific Plan in July 2011. The Specific Plan envisions parks, schools, open space, residential,

commercial, industrial, and office land uses arranged in neighborhoods, including a "transit village" near the Train Station. During 2013, implementation activities included outreach to existing property owners in the Peabody Road corridor, processing of Interim Use Permits for five properties in said corridor, and conceptual reviews for preliminary project designs.

Hawthorne Mill. In 2007, Edenbridge submitted an application to the City for a General Plan Amendment, Zone Change, Development Review, and Environmental Review for a project located south of Cement Hill Road, west of Peabody Road and north of Union Pacific Railroad. Staff continues to work with consultants and state and federal resource agencies on issues identified in the draft environmental documents (EIR and EIS) prepared by Michael Brandman and Associates. A public workshop was held in July 2013. The City's consultants are currently revising the environmental documents; sections will be recirculated in 2014.

Regional Planning Efforts. City staff also continued participation in regional planning efforts related to the Land Element and Housing Element, providing comments to HCD, ABAG and MTC staff on issues impacting the City of Fairfield.

Housing Element

The City issued 217 building permits for new single family homes in 2013. No new affordable units were produced during 2013.

As always, these numbers represent only *new construction* and do not reflect other methods of increasing housing affordability that effectively add to the overall supply, including rehabilitation loans, first-time homebuyer programs, and mortgage credit certificates. These programs have enabled lower-income households to purchase homes in older residential neighborhoods. In addition, short sales and foreclosure sales continued to provide opportunities for lower and moderate income households with credit and down payments.

HUD Section 8 Housing Choice Voucher Program. This subsidy program provides assistance to low and very low-income renters. In 2013, the Fairfield Housing Authority (FHA) administered 851 Housing Choice Vouchers (HCV) and 12 portable vouchers from other jurisdictions. When available, the FHA will apply for additional vouchers from the U.S. Department of Housing and Urban Development that benefit the FHA local preferences (i.e. elderly, disabled, or veterans). In addition to rental assistance, the FHA offers the Family Self-Sufficiency (FSS) Program to interested Housing Choice Voucher holders. Currently there are 81 participants that have signed a five year contract with goals that include increasing household earned income and reducing dependency on welfare and/or housing rental assistance. FSS participants are encouraged to consider homeownership through the HCV Homeownership option initiated in 2003. The HCV Homeownership option enables working families, elderly

families and families with a disabled adult to use Section 8 assistance for mortgage payments. There are currently 6 HCV homeowners and another 22 graduates who became homeowners without the HCV program. The FHA will continue working with FSS graduates who show interest in using the HCV Homeownership option.

Housing Rehabilitation Assistance. Housing Rehabilitation Programs are targeted to low-income (single-family) and low- and very low-income (multifamily) households. In 2013, the City completed 28 single-family and multi-family projects with loans and grants totaling \$234,623. To follow up on previous grants and loans issued, the City also completed annual 183 HOME monitoring inspections.

**Table One
Regional Housing Needs
New Construction through December 2013**

Year	Income Level					Subtotal
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Projected Need 2007-2014	437	436	562	675	1,686	3,359
Units Built 2007-2013	0	0	4	23	1232	1232
Remaining Need	437	436	558	652	464	

Sources *"Projected Need" assigned by Association of Bay Area Governments.
New construction data provided by City of Fairfield Building Division.*

Open Space, Conservation, and Recreation Element

Rockville Hills Regional Park. The City continues to implement the priorities identified by the City Council in 2007. Key accomplishments during 2013 included: additional service road pavement work; extending the newly paved section from the service entrance to the group camp area; updating the trail map with 'degree of difficulty' ratings; printing new park brochures with maps for distribution at the park entrance; entering into a bio-monitoring agreement with Solano Community College; completing photo monitoring of sensitive species; and installation of a bicycle work station to provide mountain bikers with a place to perform repairs. In addition, staff attended quarterly meetings with the Rockville Citizen Advisory Committee.

Cordelia Community Park. The City is implementing the Cordelia Community Park Master Plan (adopted in December 2008) in four phases. Cordelia Community Park – Phases 1 & 2 opened for use in June 2012. Phase 3 is under design and is currently budgeted to begin construction during fiscal year 2016/2017. Phase 4 will occur when future capital and operating funds are available.

City Park Lighting Program. Phase 2 of the City Parks Lighting Project was recently awarded by City Council. The project included installing energy efficient security level LED lighting and teen deterrents at the following neighborhood parks: Vintage Green Valley and Meadow Glen Neighborhood Parks. Underground infrastructure for video surveillance is also to be installed at these parks. Phase 3 of the project is currently in design. The Phase 3 improvements are planned for Allan Witt Community Park and are scheduled for implementation in fiscal year 2014/2015.

Other Capital Improvements. The City is replacing the play equipment at the Utah Street Tot Lot. The new equipment complies with current safety and Americans with Disability Act requirements. The project should be ready for use by April 2014.

Dunnell Nature Center. Revisions to the plans and specifications for the Dunnell Nature Park and Education Center were recently completed. The project bids were due on March 6, 2014. Construction is expected to commence during this summer and be completed prior to the 2015 school year.

Laurel Creek Community Park. Landscape Improvements were bid in February. The project will provide for the installation of 1.5 acres of new landscaping, sod, trees and irrigation at the corner of Gulf and Pepper Tree Drives. Work should be completed by mid-summer 2014.

Park and Recreation Facility Maintenance. Hardscape improvements in Mankas Neighborhood Park and along Waterman Boulevard were completed. At Allan Witt Park, the City will be replacing the two wooden picnic structures, which were removed in February 2013. New structures are under design and should be fabricated and installed by late summer 2014.

Habitat Conservation Plan. Staff continued to work with Solano County Water Agency (SCWA), Suisun City, Vallejo, Vacaville, U.S. Fish and Wildlife Service, California Department of Fish and Game, and consultants to develop a Habitat Conservation Plan (HCP) for the protection of endangered species. A draft workbook was issued in 2009 for review by Fairfield Planning Division staff. Local agencies continue to review the draft documents, and City staff is working to integrate an Army Corps of Engineers Clean Water Act “404” permitting process. The EIR/EIS is now being prepared by the lead agency. SCWA staff has been presenting updates and overviews of plans to participating agencies prior to the release in summer of 2013. Review continues.

Tri-City and County Cooperative Planning Group. The City continued to participate in the Cooperative Planning Group. During 2013, the Planning Group continued to fund the activities of the Solano Land Trust, including public access improvements at Lynch Canyon, public outreach, and a freeway sign program for Lynch Canyon. The group went into temporary hiatus during mid-2013.

Circulation Element

Transit Programs (Fairfield and Suisun Transit (FAST)). Environmental studies are nearing completion and a design team has been hired for the new Fairfield/Vacaville Intermodal Rail Station and Track Improvements project near the intersection of Peabody and Vanden Roads. Utility relocation and construction began during 2013, with actual construction of the station scheduled for 2014. The station will begin serving passengers by 2017.

Public Works staff continued planning for a second parking structure at the Fairfield Transportation Center near the West Texas Street/Interstate 80 Interchange that will increase commuter parking capacity from 640 spaces to at least 1,000 spaces. Staff also anticipates completing a retrofitting project for the existing structure; new spaces may include fee for parking provisions. Accompanying this project will be improvements to the West Texas Street Gateway, including enhanced pedestrian access to the Fairfield Transportation Center from West Texas Street.

Jepson Parkway. Jepson Parkway will link Suisun City, Fairfield and Vacaville and provide an alternative route for Interstate 80. Public Works is now designing the next phase of Jepson Parkway (Peabody Road and Vanden Road).

West Texas Street. The City received a planning grant from Solano Transportation Authority to prepare construction drawings for the West Texas Street gateway and improvements near the Fairfield Transportation Center. The City is working with Caltrans to finalize the design and get approvals of necessary permits so the project can be constructed as soon as funding for the construction phase is secured. The long term planning process continues for the area.

Public Facilities and Services Element

Urban Water Management Plan. The City continues implementing its Urban Water Management Plan and other water conservation programs, which include 14 accepted best management practices, including in-school education programs, irrigation water management plans, and residential water audits.

Infrastructure Maintenance and Upgrades. Implementation of the City's Capital Improvement Program continued, as the Public Works Department completed several

planned roadway and pavement improvements, upgrades to water infrastructure, and upgrades to public facilities. Water infrastructure included the East-West Transmission Line, a major water supply main that will improve the city's ability to manage its water supply. Upcoming projects currently under design include the Train Station, Jepson Parkway, and the final phases of Cordelia Community Park.

Economic Development Element

North Texas Street Programs. Staff continues to work with the North Texas Street Business Improvement District (NTBID). Special events included the 6th Annual Crab and Shrimp Feed, Business Workshop Series and Business Resource Fair, the Historic Route 40 Car Show and Chili Cook-off, Fall Spectacular, and Holiday Coloring Contest. Merchant services included a BID sponsored co-op advertising program in the Breeze (a local publication), staff assistance with promotional materials and events, and general assistance as needed to address business concerns. Additional Economic Development programs include business retention and recruitment activities, and business crime watch meetings in partnership with the Fairfield Police Department. The NTBID anticipates continuing these programs as well as a new three part promotional campaign titled "Texas Street Tuesdays," consisting of a corporate catering program, restaurant promotions, and buy local message.

Downtown Revitalization Programs. The City of Fairfield continued to support the Fairfield Main Street Association and revitalization of downtown. The Association sponsors a variety of activities and programs, including the Tomato Festival, the Holiday Tree Lighting and Candlelight Caroling, Veterans and Independence Day parades, business mixers, ribbon cuttings, and newsletters. The Association also hosted a variety of merchant training events. Marketing programs included street banner maintenance, a shopping and dining directory and Highway 12 directional sign management. Downtown special events went green last year and diverted landfill waste while creating new jobs. The Association received a Cal-Recycle grant which funded staff and supplies. The addition of the Thursdays on the Green event in conjunction with the Farmers' Market generated \$10,000 in new revenue for the Association. Twenty six new businesses opened within the district resulting in 41 new jobs. Numerous façade improvements took place with new paint, awnings, signs and other design upgrades.

Business Recruitment and Retention Programs. Economic Development (ED) Division staff implements the City's business recruitment and retention programs. ED staff researches targeted industries, monitors trade publications, networks with brokers and property owners, attends trade shows, responds to leads and inquiries with marketing and property information, prepares recruitment mailings, calls and visits, and arranges business retention visits to existing employers. ED staff also works with the Communications Division to prepare and distribute press releases, an electronic newsletter and marketing e-mails to brokers and developers (Hot Properties List).

The City also offers financial assistance to small business through a Revolving Loan Fund (RLF). The RLF program assists businesses throughout the community based upon job generation or retention.

Travis Protection Element

Travis Community Consortium. The City of Fairfield continues to participate in the Travis Community Consortium (TCC), a coalition whose active members include the Cities of Dixon, Fairfield, Suisun City, and Vacaville as well as Solano County, Solano Community College, Solano EDC, and the Travis Regional Armed Forces Committee. The purpose of TCC is to support efforts that enhance the military value of Travis Air Force Base and secure the base against future rounds of BRAC (base closures or realignments) or other movements detrimental to the installation and local community.

The TCC extended a contract with Madison Government Affairs (MGA) to assist with these efforts. Activities of the TCC and MGA include continued support for military construction and programmatic funding for base military functions as well as identification of new missions. The TCC and MGA also advocate for military personnel issues that support service members, including adequate housing for Air Force families.

Though Travis was not adversely affected by the last round of BRAC, the TCC needs to remain vigilant in its support of Travis because individual missions can be moved, without BRAC, as evidenced by the Secretary of Defense disestablishing Joint Forces Command (JFCOM) as well as the recent Secretary of the Air Force decision to eliminate 13,000 civilian personnel positions from the Air Force civilian force structure. From the present to the next BRAC round (which could very possibly occur in 2015), there will be opportunities for Travis to grow and enhance its military missions and/or prepare to accommodate missions resulting from consolidation.

Huntley, Robin@HCD

From: Miller, Brian <BKMILLER@fairfield.ca.gov>
Sent: Thursday, June 05, 2014 1:45 PM
To: Huntley, Robin@HCD
Subject: RE: Annual Progress Reports
Attachments: HCD Form.xls

From: Huntley, Robin@HCD [<mailto:Robin.Huntley@hcd.ca.gov>]
Sent: Thursday, June 05, 2014 9:14 AM
To: Miller, Brian
Subject: RE: Annual Progress Reports

Thank you for the feedback! I will pass that along to the powers that be!

Robin Huntley
HPD Analyst
NEW(916) 263-7422 desk

*HCD has moved!
Our new address is:
2020 W. El Camino, Suite 500
Sacramento, CA 95833*

From: Miller, Brian [<mailto:BKMILLER@fairfield.ca.gov>]
Sent: Thursday, June 05, 2014 9:05 AM
To: Huntley, Robin@HCD
Subject: RE: Annual Progress Reports

OK.

One comment:

The formatting of the spreadsheet (use of merged cells) makes cutting and pasting text impossible. Next year's update might look at the formatting.

BRIAN KEITH MILLER
Associate Planner
City of Fairfield
707-428-7461

From: Huntley, Robin@HCD [<mailto:Robin.Huntley@hcd.ca.gov>]
Sent: Thursday, June 05, 2014 7:57 AM
To: Miller, Brian
Subject: RE: Annual Progress Reports

You can copy and paste the language from the housing element into the APR form. Unfortunately, we need it on the form-not as an attachment.

Robin Huntley
HPD Analyst
NEW(916) 263-7422 desk

HCD has moved!
Our new address is:
2020 W. El Camino, Suite 500
Sacramento, CA 95833

From: Miller, Brian [<mailto:BKMILLER@fairfield.ca.gov>]
Sent: Wednesday, June 04, 2014 6:15 PM
To: Huntley, Robin@HCD
Subject: RE: Annual Progress Reports

Robin:

The form is perfectly doable for the data, but the discussion of Housing Element programs can be lengthy.

Would it be possible to attach the Housing Element Programs Analysis from the forthcoming Housing Element, which discusses the status of the 2009 programs? That format would be much more readable and would avoid significant retyping.

BRIAN KEITH MILLER
Associate Planner
City of Fairfield
707-428-7461

From: Huntley, Robin@HCD [<mailto:Robin.Huntley@hcd.ca.gov>]
Sent: Wednesday, June 04, 2014 3:52 PM
To: Miller, Brian
Subject: Annual Progress Reports

Hi, Brian!

Per our conversation, here is a link to HCD's website regarding the required forms for reporting. As I mentioned, you have the option of either completing the forms and mailing them to HCD or submitting online. http://www.hcd.ca.gov/hpd/housing_element2/OR_apr.php

In addition, here is a link to a webinar we have posted on our website regarding completing the Annual Progress Report forms. <http://www.hcd.ca.gov/hpd/>

Robin Huntley

HPD Analyst

NEW (916) 263-7422 desk

HCD has moved!

Our new address is:

2020 W. El Camino, Suite 500

Sacramento, CA 95833

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202.)

Jurisdiction City of Fairfield
Reporting Period 1/1/2013 - 12/31/2013

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1	subsection (c)
	Extremely Low-Income*	Very Low-Income	Low-Income				
(1) Rehabilitation Activity	0	12	16	28		Single Family Housing Rehabilitation Program funded with HOME (2013)	
(2) Preservation of Units At-Risk	0	0	0	0			
(3) Acquisition of Units	0	0	0	0			
(5) Total Units by Income	0	12	16	28			

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

1.	Family	Single	2. 2 - 4 Units	3. 5+ Units	4. Unit	Second	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0		6	0	0		0	6	6
No. of Units Permitted for Above Moderate	0		0	0	0		0	0	0

* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**
(CCR Title 25 §6202)

Jurisdiction City of Fairfield
Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Permitted Units Issued by Affordability										Total Remaining RHNA by Income Level
	2007	2008	2009	2010	2011	2012	2013	Total Units to Date (all years)			
Income Level	RHNA Allocation by Income Level										973
	Deed	0	0	0	0	0	0	0	0	0	
Very Low	Restricted	0	0	0	0	0	0	0	0	0	0
	Non-deed restricted	0	0	0	0	0	0	0	0	0	0
Low	Deed	0	0	0	0	0	0	0	0	0	0
	Restricted Non-deed restricted	0	0	0	0	0	0	0	0	0	0
Moderate	Deed	0	0	0	0	0	0	0	0	0	0
	Restricted Non-deed restricted	0	0	6	0	0	0	27	0	23	0
Above Moderate		199	35	185	138	180	254	219	1,210	476	2,653
Total RHNA by COG. Enter allocation number:		199	35	191	138	180	281	219	1,233		
Total Units		199	35	191	138	180	281	219	1,233		
Remaining Need for RHNA Period		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Fairfield
Reporting Period 1/1/2013 - 12/31/2013

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
HO 1.1 A Housing Sites Study		Document available multifamily sites	2009	Not needed in 2009. Maintained in 2014 Housing Element
HO 1.1 B Remove Density Cap		Remove density cap on high density housing	ongoing	Not completed as Citywide change. Train Station Specific Plan has higher density zoning (up to 50 du/acre permitted).
HO 1.1 C Site Identification Signs		Identify sites zoned for multifamily housing	ongoing	Continues
HO 1.2 A 80-to-80 Corridor Plan		Implement Plan	2011	Plan did not reflect current market realities. New program references forthcoming Specific Plan for two of the three key areas in the Corridor Plan
HO 1.2 B Downtown South		Prepare Plan	2010	City has now received funding for a full Specific Plan, which will be completed by 2016
HO 1.2 C Support Innovative Housing		Work with developers to support innovative housing types	ongoing	City continues to offer pre application consultation.
HO 1.2 D Innovative Design Standards		Develop standards for innovative housing types	ongoing	Train Station Specific Plan incorporates design standards and prototypes
HO 1.2 E Mixed Use/Live Work		Implement standards for mixed use development	ongoing	Train Station Specific Plan incorporates design standards and prototypes. Forthcoming Specific Plan will address these issues
HO 2.1 A Infill outreach		Educate developers on flexibility needed to develop smaller infill projects	ongoing	Several projects approved in City on infill sites.
HO 2.2 A: Lot consolidation incentives		Develop incentives to encourage lot consolidation	ongoing	Train Station Specific Plan incentivizes master planning. Forthcoming Specific Plans will address this issue
HO 2.3 A Information and Community Outreach		Flexibility and community outreach to support multifamily housing	ongoing	City continues to offer pre application consultation.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Fairfield	Reporting Period	1/1/2013 - 12/31/2013		
HO 3.1 A Density Bonuses	Offer density bonuses	ongoing	While the program remains in place, there has been no recent interest in density bonuses from developers		
HO 3.1 B Implement Flexible Development Standards	Flexibility and community outreach to support multifamily housing	ongoing	Limited interest. City has worked with developers downtown to approve infill projects		
HO 3.2 A Financing	Reduce financing costs for housing development in exchange for affordable units	ongoing	Not pursued during the time period. Redevelopment has been eliminated and alternative sources are very limited.		
HO 3.2 B Apply for funding for affordable housing development	Support development of affordable units	ongoing	No funds obtained for new construction. More success with rehabilitation.		
HO 3.2 C Seek financing from lenders for affordable housing construction	Support development of affordable units	ongoing	City worked with CHOC on two projects in Fairfield		
HO 3.3 A Mortgage Certificate Program	Support the purchase of housing by moderate and low income households	ongoing	City provided MCCs to 69 homebuyers during the time period of this Housing Element.		
HO 3.3 B Downpayment Assistance Program	Support the purchase of housing by moderate and low income households	ongoing	67 homebuyers assisted		
HO 3.3 C Support nonprofit homeownership developments	Support the activities of local nonprofits developing affordable ownership housing	ongoing	The City continues to work with Habitat for Humanity on a limited basis.		
HO 3.3 D Section 8 Homeownership	Support the purchase of housing by low income households	ongoing	6 HCV Homeowners and 22 program graduates		
HO 3.4 A Use Redevelopment Set Asides to support development	Support development of affordable units	ongoing	Redevelopment eliminated. Program not implemented.		
HO 3.4 B Implement Strategy Plan of 1999	Housing rehabilitation	ongoing	Using a variety of funding sources, the City has rehabilitated several hundred housing units.		
HO 3.5 A Manufactured Homes	Allow manufactured homes in existing neighborhoods	ongoing	One project implemented downtown during timeframe of Housing Element. City continues to allow manufactured units subject to design review.		
HO 3.6 A Housing Choice Voucher	Use funding to support affordable housing choices for low and very low income households	ongoing	Ongoing program. Over 800 certificates		
HO 3.7 A Housing Rehabilitation	Support the rehabilitation of housing in exchange for affordability	ongoing	Several projects completed during time frame, including working with CHOC at South PACE and Gateway Village.		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Fairfield	Reporting Period	1/1/2013 - 12/31/2013	
HO 3.7 B	Housing Preservation	Preserve at risk units	ongoing	Rockville Manor and Parkside Village acquired by new owners with housing funds and are no longer at risk.
HO 3.8 A	Long Term Affordability	Require long term affordability as a condition of City assistance	ongoing	The City obtained affordability covenants for South PACE.
HO 3.8 B	Monitor Affordability	Monitor affordability of assisted units and ensure high quality conditions	ongoing	Despite limitations in staff due to the dissolution of Redevelopment, the City continued to discharge its monitoring function, with a focus on HOME funded projects.
HO 4.1 A	Demolitions	Monitor demolition of multifamily housing and address displacement	ongoing	No demolitions
HO 4.1B	Relocation Expenses	Require compensation for tenants displaced due to code violations	ongoing	Temporary relocation was necessary in South PACE
HO 4.1 C	Mobile Home Park Relocation	Address relocation needs when mobile home park closed	ongoing	No mobile home parks closed.
HO 4.1D	Redevelopment Agency Relocation	Replace housing removed due to actions of Redevelopment Agency	ongoing	Redevelopment eliminated. Program not implemented.
HO 5.1 A	QNT	Support quality of life in targeted neighborhoods through QNT program	ongoing	QNT Program eliminated. Crime Free Multifamily Program implemented
HO 5.1 B	Rehabilitation Project Management	Assist in the management of rehabilitation programs and projects	ongoing	Inspections continue on a limited basis due to funding cuts.
HO 5.1 C	Covenants	Preserve affordability	ongoing	Continues, but will require new funding sources for acquisition and monitoring.
HO 5.2 A	Housing Rehabilitation	Rehabilitation of existing single family and apartment units.	ongoing	Continued using Cal Home, HOME, and CDBG funding.
HO 5.3 A	Data on Housing Conditions	Maintain information on housing conditions	ongoing	Ongoing, with focus on HOME funded projects
HO 5.3 B	QNT	Evaluate neighborhoods for inclusion in QNT program	ongoing	QNT Program eliminated. Crime Free Multifamily Program implemented
HO 5.3 C	Pride in Fairfield	Encourage neighborhood and property maintenance	ongoing	Pride in Fairfield Program eliminated due to funding cuts.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Fairfield	Reporting Period	1/1/2013 - 12/31/2013
HO 6.1 Homeless Services	Provide funding and support for services for the homeless	ongoing	The City supported the Bridge to Life Center and Heather House.
HO 6.1 B and HO 6.1 C: CAC Solano	Support Countywide organizations addressing homelessness	ongoing	City participated in Countywide Continuum of Care efforts
HO 6.1 D Employment for Homeless	Support private sector efforts to provide jobs for the homeless	ongoing	City works with Workforce Investment Board
HO 6.1 E Mission Solano	Support the Mission Solano facility and programs	ongoing	Center has opened. City working with Mission Solano to expand the facility to fully serve the population
HO 6.2 A Emergency Shelter Zoning	Permit Emergency Shelters in at least one zoning district with no Use Permit	2010	City will be amending the code in Fall 2014 to address this issue.
HO 6.2 B Supportive and Transitional Housing	Amend Zoning Ordinance to meet State requirements	2010	Amendments completed.
HO 6.2 C SRO Housing	Amend Zoning Ordinance to address SRO projects	2010	Amendments completed.
HO 6.3 A Fair Housing Program	Support a fair housing counseling program through Pacific Community Services	ongoing	Funding cut for fair housing, but City refers clients to PCS and Vacaville.
HO 6.4A Child Care Center	Support development of affordable housing with child care services	ongoing	No affordable housing development, but City will continue to work with developers interested in incorporating such facilities into projects.
HO 6.5 A Senior Housing	Support development of affordable housing for senior adults	ongoing	Limited interest by developers, but City did approve one assisted living project and has amended the Zoning Ordinance to facilitate development of a second project which appears to be going forward.
HO 6.6 A Regional Travis Air Force Base Planning	Support efforts to address housing needs of Air Force personnel	ongoing	Ongoing participation continues.
HO 6.6 B Travis Housing Realignment	Work with TAFB to support housing realignment	ongoing	Realignment completed. City will continue to cooperate with Travis on off-base housing issues.
HO 6.7 A Accessibility	Implement accessibility requirements	ongoing	Ongoing

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HO 6.7 B Group Homes	Support group home development	ongoing	Permitted by Zoning Ordinance. The City has worked with Caminar Solano in the past on local facilities serving these populations.		
HO 6.8 A Larger units	Support new larger units for families	ongoing	No developer interest. CHOC's Gateway Village project did include larger units.		
HO 6.8 B and 6.8 C Target rehabilitation of larger units	Support rehabilitation of larger units for families	ongoing	City focus has been rehabilitation of single family homes for moderate and low income residents		
HO 6.8 D Self Help Housing	Support development of homes by self-help groups	ongoing	While Mercy Housing did not go forward, the City has assisted Habitat for Humanity.		
HO 6.9 A , 6.9 B, and 6.9C Farm Worker Housing	Support development of farm worker housing	ongoing	No new projects developed. City did support County General Plan and Zoning Amendments to facilitate housing for agricultural workers		
HO 7.1A State Energy Conservation	Ensure new buildings meet State energy conservation standards and goals	ongoing	Ongoing		
HO 7.1 B Green Building Code	Adopt a Green Building Code	2010	Adopted		
HO 7.2 A Energy Efficiency	Ensure energy efficiency in landscaping and site planning	ongoing	Considered during site plan review		
HO 7.3 A Low Income Household Energy Efficiency	Support energy efficiency improvements by lower income households	ongoing	Included in rehabilitation projects. Also: Climate Action Plan will support programs and policies which address this issue.		
HO 7.3 B Energy Efficiency for First Time Homebuyers	Support energy efficiency improvements by lower income households	ongoing	CDBG programs dropped due to limited funding. City now emphasizes Energy Efficient Mortgages Program		
HO 8.1 A Counseling	Support home retention through counseling	ongoing	City sponsored workshops and funding program has been spent. No future workshops planned.		
HO 8.1 B, HO 8.2B Eviction Assistance and Neighborhood Stabilization	Assist evicted families and rehabilitate abandoned homes	ongoing	City administers NSP-3 funds for targeted neighborhoods in City and Solano County.		
HO 8.2 A Vacant Building Blight	Limit blight from vacant homes	ongoing	Ordinance implemented		

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General Comments: