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

Jurisdiction City of Fairfield

Reporting Period 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development (See Instructions)	Deed Restricted Units (See Instructions)	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
Cottages	SF	O	0	0	0	43	43	43	None	None	None
Eastridge	SF	O	0	0	0	17	17	0	None	None	None
Garibaldi Ranch	SF	O	0	0	0	79	79	0	None	None	None
Gold Hill Village	SF	O	0	0	0	58	58	0	None	None	None
Goldridge	SF	O	0	0	0	91	91	0	None	None	None
Madison	SF	O	0	0	0	63	63	0	None	None	None
Green Valley Apartments	MF	R	0	0	284	0	284	0	None	None	None
Bradbury Park	SF	O	0	0	0	39	39	39	None	None	None
Other	SF	O	0	0	6	0	6	6	None	None	None
(9) Total of **Moderate and Above Moderate** from Table A3 ► ► ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			0	0	0	390	680	88			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

INFORMATIONAL ATTACHMENT 2

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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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type		Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
		Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		5	15	29	49	
(2) Preservation of Units At-Risk						
(3) Acquisition of Units						
(5) Total Units by Income		5	15	29	49	

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

* Note: This field is voluntary

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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.										Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020		
Very Low	Deed Restricted	779	0	0						0	779
	Non-deed restricted		0	0						0	
Low	Deed Restricted	404	2	0						2	402
	Non-deed restricted		0	0						0	
Moderate	Deed Restricted	456	0	0						0	162
	Non-deed restricted		4	290						294	
Above Moderate		1,461	319	381						700	781
Total RHNA by COG. Enter allocation number:		3,100	325	671							2,104
Total Units ▶ ▶ ▶											
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶											

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
HO 1.1A Multifamily Sites Study	Maintain an inventory of housing sites suitable for multifamily	as needed	Report will be updated as planning for Train Station Specific Plan proceeds and identifies specific projects.
HO 1.1B, 1.1C Implement Train Station Specific Plan	Development of a range of diverse housing, including higher density and affordable housing/	ongoing	First Master PUDs under review in 2015
HO 1.1D Downtown/West Texas Street	Facilitate development of infill and higher density and mxed use development in the Specific Plan Area.	Summer 2016	Plan preparation continued during 2015, with completion scheduled for 2016.
HO 1.1E Monitor development activity	Maintain an inventory of housing sites suitable for multifamily	ongoing	Staff continue to monitor development potential on larger high density sites.
HO 1.1 F Multifamily Site Signage	Ensure public awareness of future multifamily housing sites	ongoing	Ongoing policy to require signage where needed.
HO 1.2A Train Station Town Center	Ensure the development of a mixed use town center for the Specific Plan Area	upon application	Staff anticipates Town Center may be developed in a later phase of the TSSP.
HO 1.2D, HO 1.2B Downtown/West Texas Street High Density Housing	Facilitate development of infill and higher density and mxed use development in the Specific Plan Area.	ongoing	Plan preparation continued during 2015, with completion scheduled for 2016. Draft plan contains several multifamily sites anda reas suitable for redevelopment
Innovative Prototypes for Mixed Use (HO 1.1C, HO 1.1D, HO 1.1E, HO 2.1A)	Several programs which encourage innovation in infill housing design and development	ongoing	Train Station Specific Plan includes innovative housing types. Heart of Fairfield Plan will likewise recommend prototypes. Mixed Use a key goal of Heart of Fairfield Plan.
HO 2.2 A Incentive Programs for Lot Consolidation	Encourage property owners to consolidate small lots, particularly in downtown Fairfield.	ongoing	Heart of Fairfield Plan may contain incentives for lot consolidation.
HO 2.3A Public Outreach in Support of Infill Housing	Address public concerns about higher density housing	ongoing	Ongoing staff policy. Heart of Fairfield Specific Plan included substantial outreach which addressed need for infill housing.
HO 3.1A Density Bonus Law Consistency	Facilitate use of Density Bonus provisions as a tool for affrodable housing	2014	Not completed. Limited interest in density bonus programs.

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HO 3.1B Flexible Development Standards	Facilitate infill development through flexible standards	ongoing	Will be incorporated into Heart of Fairfield Plan
HO 3.1C, HO 3.1 D Grants (MTC, Strategic Growth Council)	Obtain funding from regional, state, and federal agencies to support affordable housing	ongoing	Staff reviews all NOFAS for suitability for Fairfield.
3.2A Housing Rehabilitation Grants	Fund the City's ongoing housing rehabilitation programs	ongoing	Housing Rehabilitation Program includes multiple funding sources.
HO 3.2B Federal and State Grants for Homebuilders	Facilitate development of affordable housing through grants	ongoing	City remains interested in working with builders when funding is available. No active projects in 2015
HO 3.2C Private Funding	Identify and work with private financial partners (banks, credit unions) to facilitate housing development	ongoing	Staff continues to maintain contacts with private lenders. No projects were funded in 2015.
HO3.2 D Fee Credit Bank	Support affordble housing through fee credits	ongoing	City continues to collect fee credits and adminster the program. No projects this year.
HO 3.2E PACE Sale Proceeds	Support future affordable housing development and services with funds obtained through property sale.	Spring 2015	PACE sale completed. Funding has been banked for future use in affordable housing.
HO 3.2F Fee Deferral	Support the development of affordable housing through fee deferrals	ongoing	Program remains available. Not used in 2015
HO 3.3A Mortgage Certificate Program	Support affordable home ownership for moderate and low income households.	ongoing	No MCCs were offered in 2015
HO 3.3B Downpayment Assistance	Support affordable home ownership for moderate and low income households.	ongoing	The City assisted 13 moderate income home buyers in 2015 using CalHome funding.
HO 3.3C Self Help Housing	Support affordable home ownership for moderate and low income households.	ongoing	In the past, the City has worked with Habitat for Humanity. Three homes were completed in Downtown Fairfield in 2015.
HO 3.3D Section 8 Homeownership	Support affordable home ownership for lower income households.	ongoing	The City continues to work with agencies to implement the homeownership and family self sufficiency programs.
HO 3.4A Manufactured Homes	Support manufactured homes as an affordable alternative.	ongoing	City ordinances continue to permit manufactured housing in Fairfield. No applications during 2015.

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HO 3.5A Housing Successor Agency funding	Support ongoing affordable housing programs	ongoing	Successor Agency funding continues to pay for staff, outreach acitivites, and ongoing Fairfield Housing Authority programs.
HO 3.5B Market Successor Agency Properties for Housing	Generate sites for housing and funding for housing programs	ongoing	Active marketing process underway. Also contingent on Heart of Fairfield Specific Plan.
HO 3.6A Housing Choice Vouchers	Provide rental support for low and very low income households.	ongoing	882 Housing Choice Vouchers in 2015.
HO 3.7A, HO 3.7B, HO 3.8B, HO 5.1C Maintain Affordability	Ensure that housing which receives assistance remains afforable	ongoing	Monitoring continues on limit basis as staff availability permits.
HO 3.8A Long Term Affordability	Ensure that housing which receives assistance remains afforable	ongoing	City contractts for assistance continue to include affordability covenants. No new covenants in 2015
HO 4.1A, HO 4.1B Relocation Assistance	Reduce impacts on low income tenants due to public and private projects.	ongoing	Staff worked with nonprofit agencies to relocate tenants living in dangerous and unsanitary conditions at one property in Fairfield. This relocation effort continues in 2016.
Ho 4.1 C Mobile Home Park Conversion	Prevent displacement of mobile home park residents	ongoing	No parks proposed for conversion in 2015.
HO 5.1A Neighborhood Quality of Life	Address public safety and quality of life issues in affordable housing and neighborhoods	ongoing	The City continues to work with property owners through Code Enforcement and Crime Free Multifamily programs. No new projects enrolled in 2015.
HO 5.1B Inspections and Construction Management	Provide assistance to lower income residents with rehabilitation	ongoing	City staff continue to manage construction projects associated with rehabilitation funding.
HO 5.2A Housing Rehabilitation Grants	Provide assistance to lower income residents with rehabilitation	ongoing	City staff continue to manage construction projects associated with rehabilitation funding.
HO 5.3 A Housing Conditions Database	Monitor housing conditions in assisted neighborhoods and dwelling units	December 2015	Monitoring continues on limit basis as staff availability permits.
HO 5.4A Vacant Building Ordinance	Reduce impacts of vacant homes on neighborhood stability	ongoing	Program monitored by Fairfield Code Enforcement
HO 5.4B Neighborhood Stabilization Programs	funding is provided to facilitate reuse of abandoned housing in target neighborhoods	ongoing	Program funding has been expended.
HO 5.5 A and B Maintain affordability of projects at risk of conversion to market rate	Existing HUD funded projects at risk of conversion will be contacted	December 2014/ongoing	No conversion activity occurred in 2015

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HO 6.1 A, B, C, D Homelessness Programs	Work with County and private organizations to develop strategies to reduce homeless ness	ongoing	The City Manager's Office and the Police Department continue to work with the County on homeless outreach programs.
HO 6.1 D Employment for the homeless	Work with the Workforce Investment Board and private sector to facilitate employment opportunities for the homeless	ongoing	The City continues to provide information and support to the Workforce Investment Board to facilitate training for the homeless. Employment training is also a program of Mission Solano, which the City continues to support.
HO 6.1E Mission Solano	Support the Bridge to Life Center and the activities of Mission Solanoo	ongoing	The City continues to work with Mission Solano to facilitate the operation of the Bridge to Life Center
HO 6.2A Address Transitional and Supportive Housing	Implement SB2 and other requirements related to supportive and transitional housing	completed	The City Council adopted ordinance amendments that defune supportive and transitional housing as occupancies of existing housing. The Ordinance amendments treat these occupancies the same as other occupancy types.
HO 6.3A Housing Non-Discrimination	Refer victims to local nonprofits	ongoing	The City no longer has a contract with Pacific Community Services but does continue to refer clients to their services.
HO 6.4 A Childcare	Work to integrate child care centers in housing	ongoing	No projects have been completed which integrate child care into housing. However, the Zoning Ordinance continues to be permissive as to the location of child care in the City of Fairfield.
HO 6.4 B After School Programs	Work with developers and nonprofits to provide after school programs which support youth development	ongoing	City staff have been working with the School District and nonprofit organizations to develop new youth programs. The Leaven Program has identified a site in central Fairfield that will serve a neighborhood impacted by crime and social issues.
HO 6.5A Senior Housing	Support development of senior housing	ongoing	The City sold land for a site and approved Rockville Terrace, an assisted living project which will offer a range of services and housing options.
HO 6.6 A, HO 6.6 B Travis Air Force Base	Support the mission of Travis	ongoing	The City continues to participate on the Committee and to work with the base on issues of mutual interest
HO 6.7A Accessible and Adaptable Housing	Facilitate the development of housing suitable for the disabled	ongoing	The City continues to review all projects for compliance with ADA and State law.
HO 6.7 B Group Homes	Assist organizations establishing group homes for the disabled	ongoing	Permitted by Zoning Ordinance. The City has worked with Caminar Solano in the past on local group home facilities.
HO 6.7 C Reasonable Accomodation Ordinance	Accommodate special needs through exceptions in development standards	1-Jan-15	The City Building Division implements the reasonable accomodation requirements in the California Building Code. Planning staff will review zoning ordinance to determine where reasonable accomodation requirements are needed.
HO 6.8 A Larger units	Work with developers to provide larger units	ongoing	The City continues to work with multifamily developers to permit larger (2 and 3 bedroom) apartments.

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HO 6.8 C Single Family Rehabilitation Program	Rehabilitate for lower income households single family homes	ongoing	The City renovated 49 multifamily and single family units
HO 6.8 D Self Help Housing	Work with organizations engaged in self-help housing programs	ongoing	The City has worked with Habitat for Humanity on past projects and remains open to self-help efforts.
HO 6.9 A , 6.9 B, and 6.9C Farm Worker Housing	Support farm worker housing	ongoing	No new projects developed. City continues to support County General Plan and Zoning Amendments to facilitate housing for agricultural workers
HO 6.9 D Employee Housing	Permit employee housing	January 2015	Draft Ordinance has not been prepared at this time.
HO 6.10 A Housing for the Developmentally Disabled	Work with nonprofits to preserve and develop housing for the developmentally disabled	ongoing	No specific projects approved or developed. Zoning remains permissive in higher density zoning districts and some commercial districts
HO 6.10 B National Housing Trust Fund	Target Housing Trust Fund to housing and services for the developmentally disabled	pending	Pending establishment of the Housing Trust Fund.
HO 7.1A State Energy Conservation	Ensure new buildings meet State energy conservation standards and goals	ongoing	Standard practice in Building Division
HO 7.2 A Energy Efficiency	Ensure energy efficiency in landscaping and site planning	ongoing	Standard practice in Planning and Building Division 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 Efficient Mortgages	Support energy efficiency improvements by lower income households	ongoing	City supports Energy Efficient Mortgage programs