

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name:

City of Suisun City



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HOUSING POLICY
DEVELOPMENT, HCD

APR 06 2009

Reporting Period by Calendar Year:

From January 1, 2008 to December 31, 2009

Submitted to:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Suisun City
 Reporting Period 1-Jan-08 - 31-Dec-08

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | | |
|--|--------------------|------------------------------------|---|------------|-----------------|-----------------------|------------------------------|--|------------------|---|---|--|
| 1 Project Identifier (may be APN No., project name or address) | 2 Unit Category | 3 Tenure R=Renter O=Owner | 4 Affordability by Household Incomes | | | | 5 Total Units per Project | 6 Assistance Programs for Each Development | | 7 Deed Restricted Units | | 8 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. |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | See Instructions | See Instructions | See Instructions | | |
| ----- | | | 0 | 0 | 0 | 0 | 0 | | | | | |
| ----- | | | 0 | 0 | 0 | 0 | 0 | | | | | |
| ----- | | | 0 | 0 | 0 | 0 | 0 | | | | | |
| (9) Total of Above Moderate from Table A2 | | | ▶ | ▶ | ▶ | ▶ | ▶ | ▶ | ▶ | ▶ | ▶ | |
| (10) Total by income units (Field 5) Table A | | | ▶ | ▶ | ▶ | ▶ | ▶ | ▶ | ▶ | ▶ | ▶ | |
| | | | 31 | 31 | 31 | 31 | 31 | | | | | |

Table A2
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

| No. of Units Permitted for Above Moderate | Single Family | 2 - 4 Units | 5+ Units | Second Unit | Mobile Homes | Total |
|---|---------------|-------------|----------|-------------|--------------|-------|
| 31 | 0 | 0 | 0 | 0 | 0 | 31 |

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. | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Very Low | Deed Restricted | 173 | 110 | 0 | | | | | | | | 110 | 63 |
| | Non-deed Restricted | | | | | | | | | | | | |
| Low | Deed Restricted | 109 | 64 | 0 | | | | | | | | 64 | 45 |
| | Non-deed Restricted | | | | | | | | | | | | |
| | Deed Restricted | | 0 | 0 | | | | | | | | | |
| Moderate | Deed Restricted | 94 | | | | | | | | | | | 94 |
| | Non-deed Restricted | | | | | | | | | | | | |
| Above Moderate | | 234 | 126 | | | | | | | | | 126 | 108 |
| Total RHNA by COG. Enter allocation number: | | 610 | | | | | | | | | | 300 | |
| Total Units | | | 300 | | | | | | | | | | 310 |
| Remaining Need for RHNA Period | | | | | | | | | | | | | |

| Housing Program | Objectives | Deadline | Status of Implementation |
|--|--|--|--|
| Goal 1 – Provide housing opportunities for all segments of the community to meet current and future needs. | | | |
| <p>Program 1.A-1: Plan for the construction of new housing according to ABAG's Regional Share. Continue to plan for and facilitate private construction of 1,004 dwelling units with the following allocation shown in Table 1.A: To accommodate the City's regional allocation for very low- and low-income housing, the City will redesignate and rezone a maximum of 6.0 acres of suitable land, without physical or environmental constraints, to High-Density Residential to facilitate the development of an average of 108 units (assuming the average buildout of 18 du/acre from the General Plan) or a maximum of 126 units (assuming the highest range of 21 du/acre from the General Plan). AND WILL DO ONE OR MORE OF THE FOLLOWING: Conduct an inventory of properties that would be suitable for redevelopment by 2006 and identify the potential number of additional dwelling units on such sites based on the age, condition, and density of existing land uses in relation to zoning or specific plan requirements. The City will make the inventory available to interested residential developers. Create additional regulatory and financial incentives to increase the probability that residences will be constructed in commercial zones, either as single-use projects or in mixed-use developments, in particular within the City's Downtown Waterfront Specific Plan area.</p> | <p>Provide housing opportunities for all segments of the community to meet current and future needs.</p> | <p>June 30, 2005 Complete inventory of potential sites by June 2005. Amend the Zoning Ordinance and the Downtown/ Waterfront Specific Plan by June 2005. Construct dwelling units in the 2005-2007 timeframe.</p> | <p>Progress: The City permitted 1,165 units: 110 were permitted for very low- income, 64 for low-income, 36 for moderate-income, and 958 above moderate-income households. The City rezoned 4.55 acres of commercial zone to High-Density Residential to accommodate the construction of a 94-unit affordable housing project (21 du/acre). The City also zoned 18 acres for the development of 144 medium-density residential units. The City updated a property list for all available properties as well as a list for all City- or Agency-owned properties. The lists are available to developers. Financial incentives have been created by the City using \$8.3 million in Housing Set Aside Funds, which are used to assist a First-time Homebuyer (FTHB) Program, reduce foreclosures, provide down payment money to developers for first-time homebuyers and assist owners with rehabilitation of affordable housing units. The development of Harbor Park Apartment produced 36 moderate-income units. The Agency is in the process of implementing a FTHB program for low- and moderate-income persons and families, with \$4,400,000 allocated to provide down payment (up to 25 percent of the purchase price) assistance in the form of deferred payment shared equity second mortgages. Effectiveness: The City exceeded its total RHNA of 1,004 units. The City met its goal of redesignating and rezoning a maximum of 6 acres of land for high-density development with the rezoning of 4.55 acres developed with 21 du/acre.</p> |
| <p>Program 1.B-1: Density Bonus. Pursuant to State density bonus law, if a developer allocates at least 20% of the units in a housing project to lower-income households, 10% for very low-</p> | <p>Establish affordable housing goals for new development for the production of low-,</p> | <p>2004-2009</p> | <p>Progress: The City supports state density bonus law and currently offers bonus incentives as a condition of approval. As of October 2008, there have not been any density bonus units built during the last 5 years.</p> |

Suisun City Annual Housing Report
 April 1, 2009

| Housing Program | Objectives | Deadline | Status of Implementation |
|---|--|------------------|---|
| <p>income households, or at least 50% for "qualifying residents" (e.g. senior citizens), the City must either (a) grant a density bonus of 25%, along with one additional regulatory concession to ensure that the housing development will be produced at a reduced cost, or (b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. Regulatory concessions may include such items as reduction in fees, modified development standards, e.g., parking or allowances for mixed use on a residential property (see Program 1.12). The developer shall agree to, and the City shall ensure, the continued affordability of all lower-income density bonus units for a minimum 30-year period. The City will reserve the option of granting an additional density bonus to increase the financial feasibility of an affordable housing project that it believes would be of benefit to the City.</p> | <p>moderate-, and above moderate-income housing in the City.</p> | | <p>Effectiveness: The City has not, to date, officially approved any density bonuses. The City does permit a PD zoning which offers flexibility in zoning requirements.</p> |
| <p>Program 1.C-1: Financial incentives for the production of affordable housing. Provide financial incentives to make construction of affordable housing economically feasible by applying for state and federal subsidies. The City will make use of all available programs for which it is eligible to apply and for which eligible projects have been identified. The City will assist non-profit housing corporations and for-profit developers in applying for state and federal funds for eligible projects (i.e., HOME Program and community Block Development Grants). If necessary, the City will also provide fee reductions or use Redevelopment Housing Set-Aside Funds to pay permit or impact fees for residential projects containing affordable</p> | <p>Use state, federal, and other programs for which the City would be the applicant, or a co-sponsor, and work with non-profit and for-profit developers to make use of those programs directed to homebuilders.</p> | <p>2004-2009</p> | <p>Progress: The RDA issued \$575,000 in pre-development loan financing (gap financing) for Bridge Housing to develop affordable housing units (Cottonwood Apartments, 94 very low-income units). So far there have not been any examples of the City providing fee reductions or using Redevelopment Set Aside Funds to pay for permit or impact fees. However, we are have deferring fees until certificate of occupancy for a BEGIN application for the Summerwood Phase II (O'Brien Homes) project (69 above moderate-income units). The City has completed negotiations and approved of using Housing Set Aside funds for rehabilitation of Continental Apartments (76 very low-income units). An inclusionary Housing ordinance has not been adopted by the City but, as of October 2008, there is a draft ordinance ready to take before City Council.</p> <p>Effectiveness: The City has effectively utilized Redevelopment Set Aside funds as gap financing to assist Bridge Housing with pre-development costs.</p> |

| Housing Program | Objectives | Deadline | Status of Implementation |
|---|--|--|--|
| <p>housing units. The Redevelopment Agency will consider the use of housing set-aside funds as gap financing to provide additional financial incentives when necessary (see Program 1.C-4 for further details).</p> | | | |
| <p>Program 1.C-2: Non-profit housing developer. The City will seek interested non-profit housing sponsors/developers to make use of available financing techniques for affordable housing projects. The City will identify for-profit and non-profit housing developers interested in developing affordable housing in Suisun City. In the past, the City has worked with Bay Homes Development Cooperation, California Housing Partnership Corp., and Solano Senior Housing Limited.</p> | <p>Use state, federal, and other programs for which the City would be the applicant, or a co-sponsor, and work with non-profit and for-profit developers to make use of those programs directed to homebuilders.</p> | <p>2004-2009</p> | <p>Progress: The RDA is willing and ready to work with all interested parties in the development of affordable housing projects. Currently Bridge Housing and Mid-Peninsula Housing Coalition have been identified by the City as nonprofit housing developers with interest in developing affordable housing. Bridge Housing has expressed to the RDA an interest in purchasing and rehabilitating two affordable housing projects: Humphrey Place and Almond Gardens. The JPA California Communities partially funded Breezewood Apartments with tax-exempt housing bonds (16 very low- and 64 low-income units). Bridge-Cottonwood project is fully occupied (94 very low-income units). Continental Apartments: Resolution adopted, DHI in progress to obtain permits (76 very low-income units). Effectiveness: The City has effectively established working relationships with local housing developers and has the RDA as a resource to facilitate cooperative projects.</p> |
| <p>Program 1.C-3: Mortgage Bonds. The City will seek to participate in a joint powers authority to apply for a mortgage revenue bond or mortgage credit certificate allocation. The City will investigate at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation through the joint powers authority. To implement this program, the City will: Meet with representatives of Solano County, Vallejo, Fairfield, Vacaville, and/or other jurisdictions to determine interest in, and feasibility of</p> | <p>Use state, federal, and other programs for which the City would be the applicant, or a co-sponsor, and work with non-profit and for-profit developers to make use of those programs directed to homebuilders.</p> | <p>Seek participating jurisdictions for a joint powers authority in 2002. Apply for first allocation in 2003. If the program is successful, the City will apply for the second allocation in 2005.</p> | <p>Progress: The City issued bonds for the Cottonwood Apartment Project (94 very low-income units) and will issue bonds on the upcoming Continental Apartments Project (76 very low-income units). Effectiveness: The City was able to implement this program but lack of interest caused the City to focus its efforts on other programs.</p> |

Suisun City Annual Housing Report
 April 1, 2009

| Housing Program | Objectives | Deadline | Status of Implementation |
|---|--|------------------|---|
| <p>issuing bonds; Reach an agreement on the City's financial participation if a bond or certificate issuance is determined to be feasible; Promote the availability of the bond financing within the local development community to generate interest in using this resource to develop affordable housing units meeting bond program requirements; and Refer interested developers to the administering agency for participation in the program.</p> | | | |
| <p>Program 1.C-4: Use of Redevelopment Agency Funds. The City will use the Redevelopment Agency funds to supplement state, federal, and private funding sources, if available and if needed, to complete affordable housing projects. The first priority for the Redevelopment Agency housing set-aside funds will be for housing rehabilitation. Remaining funds will be available to supplement other financing sources as needed. The City had available to it approximately \$4.7 million in its Redevelopment Agency Housing Set Aside (HSA) fund, as of June 30, 2004. It is projected that the Agency will receive about \$2 million per year for deposit into this fund. These funds are proposed to be used to develop at least 4 acres of land at Railroad and Sunset Avenue for multi-family affordable housing, purchase and develop ¼ acre lot at 419 Main Street for the construction of affordable housing apartments, the future development of six acres for another multifamily affordable housing site on the north side of Highway 12 behind Sunset Shopping Center. The HSA was used to assist the development (by a private developer) of the 55-unit Harbor Park subdivision,</p> | <p>Use state, federal, and other programs for which the City would be the applicant, or a co-sponsor, and work with non-profit and for-profit developers to make use of those programs directed to homebuilders.</p> | <p>2004-2009</p> | <p>Progress: Bridge Housing's affordable housing project, Cottonwood Creek Apartments, used approximately \$7.2 million in RDA funds to supplement other funding sources to build 94 very low-income units.</p> <p>Effectiveness: The City considers this program a success as evidenced by the Cottonwood Creek development. Get more info on job training programs from BRIDGE.</p> |

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| <p>of which 33 single-family units will be sold as affordable homes. The HSA funds will also be used when seeking out Community Development Block Grants such as the Homeowner Occupied Rehabilitation Program and the Housing Acquisition and Rehabilitation Grants where fund matches are required.</p> | | | |
| <p>Program 1.D-1: Second unit development. The City will continue to implement flexible standards that will encourage the creation of second units, while protecting the integrity of single-family neighborhoods.</p> | <p>Continue to allow second units, manufactured housing on single-family lots, and other alternative types of housing.</p> | <p>2004-2009</p> | <p>Progress: The City Zoning Code 18.44.150 defines second dwelling units so that the regulations are minimal and flexible. Second dwelling units must resemble the architecture of the existing building. Space requirements are regulated in comparison to the lot size. The City has approved the construction of 5 second units on McCoy Creek. Effectiveness: The City has addressed the need for encouraging the construction of second units, while preserving the integrity of single-family neighborhoods.</p> |
| <p>Program 1.D-2: Manufactured housing outside mobilehome parks. The City will continue to allow manufactured homes on foundations on any land zoned for residential use, subject to the same development standards as site built housing.</p> | <p>Continue to allow second units, manufactured housing on single-family lots, and other alternative types of housing.</p> | <p>2004-2009</p> | <p>Progress: The City continues to facilitate manufactured housing by allowing it in all residential zones. Effectiveness: The City has done its part to facilitate these housing types but lack of developer interest or consumer demand has kept development from occurring.</p> |
| <p>Program 1.D-3: Residential Use in Commercial Zones. The City will continue to allow the conversion of commercial space above street level for residential use and other types of residential housing in specified commercial zones according to the Zoning Ordinance and the Downtown-Waterfront Specific Plan. The City promotes this opportunity through the Suisun City Redevelopment Agency, which meets with interested developers and discusses the City's mixed-use opportunities. The Agency also may provide financial assistance for mixed-use projects through its tax increment fund.</p> | <p>Continue to allow second units, manufactured housing on single-family lots, and other alternative types of housing.</p> | <p>2004-2009</p> | <p>Progress: A TOD feasibility study was completed in 2008, and is pending Council adoption on April 7, 2009. A total of 10 potential project sites were identified for the residential conversion scenario. This encompasses a total of 10.5 acres of new and/or converted land uses. The Downtown/Waterfront Specific Plan allows the conversion of commercial space above street level to residential. The City has approved the construction of the Delta Cove-Live/Work Project (37 above moderate-income units) and the McCoy Creek live/work Project (34 above moderate-income units). Effectiveness: The City has been effective in producing mixed-use housing projects in the Downtown Waterfront area.</p> |
| <p>Program 1.D-4: Duplexes on corner lots. The City will continue to allow construction of</p> | <p>Continue to allow second units, manufactured</p> | <p>2004-2009</p> | <p>Progress: The City does not currently restrict the construction of duplexes on corner lots, permitting them in R-M, R-H, and</p> |

Suisun City Annual Housing Report
 April 1, 2009

| Housing Program | Objectives | Deadline | Status of Implementation |
|--|---|--------------------------------------|---|
| duplexes on corner lots and other flexible housing designs according to City design guidelines. | housing on single-family lots, and other alternative types of housing. | | PUD zoning. Effectiveness: The City will continue to encourage the use of duplexes on corner lots but the current housing market has not produced any units. |
| Program 1.E-1: Review development proposals to ensure quality design. The City will evaluate development proposals based upon development standards, the distinctiveness of design and compatibility with existing residential development within the vicinity of the proposal. The City will evaluate the compatibility with the physical and environmental characteristics of the area in which a development proposal is to be located and by using the specific plan and planned unit development processes, the City will encourage the distinctiveness of new residential neighborhoods. | The City will continue to implement design guidelines for new residential construction to ensure a maximum level of housing design quality. | 2004-2009 | Progress: The City Planning Commission currently reviews all development proposals, including landscape plans, and makes a recommendation to the City Council. All reviews are based on meeting one or more of the plans, i.e., Specific Plan, Development Guidelines, Zoning Code, and General Plan Policies. Effectiveness: All development since the RDA was created has met or exceeded all expectations for design, density, etc. |
| Program 1.F-1: Revise open space standards in the Zoning ordinance for the medium- and high-density residential zones. The City will revise the Zoning Ordinance to make open space standards for medium- and high-density residential developments, guidelines rather than mandatory requirements. The objective of the code revision will be to allow for flexibility in the application of open space guidelines by the Community Development Director so that open space requirements do not create a constraint to the achievement of the maximum density otherwise permitted in the medium- and high-density residential zones. | The City address open space needs in medium- and high-density residential zones. | Revise Zoning ordinance by June 2005 | Progress: The current Zoning Code permits flexibility in providing open space in newly developed zones. For example, each one-bedroom apartment must have 600 square feet of open space. The R-S zone requires that only 40 percent of a site can be developed with aggregate cover. The PUD zoning allows for flexibility of open space requirements in any zone district. In October 2005, side yard setbacks in the Zoning Ordinance were slightly revised and minor text amendments were made. The City amended the setback requirements to give the Community Development Director the ability to "adjust side yard setbacks achieving a combined setback of (15) fifteen feet." Standards have not been revised for the R-M and R-H zones, but applicants can request a PUD zoning which would provide more flexibility. Effectiveness: The City implemented more flexible standards in the PUD and R-S zones in order to give the Community Development Director purview over open space requirements. |
| Program 1.G-1: Consistent with State law, the City will | The City will evaluate its | January 2005, and annually | Progress: The City has prepared and submitted annual progress reports regarding |

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|---|--|-------------------|--|
| <p>review its progress in meeting Housing Element goals and evaluate the factors contributing to that progress. As required by State law (GC Section 65400) the City will annually review and evaluate its progress in meeting Housing Element Objectives and prepare a report to the City Council on annual achievements. The City will alter existing housing strategies or develop new strategies as needed to meet changing City needs.</p> | <p>progress in achieving its Housing Element goals.</p> | <p>thereafter</p> | <p>the achievements of the Housing Element objectives. Reports have been prepared and submitted to the state for 2005, 2006, and 2007. Effectiveness: The annual update and review of the progress of Housing Element objectives allow the City to constantly implement the programs to achieve housing goals for meeting the City's fair share of RHNA units.</p> |
| <p>Goal 2 – Preserve the stock of existing housing.</p> | | | |
| <p>Program 2.A-1: Housing rehabilitation. Rehabilitate substandard dwelling units and those occupied by low- and moderate-income households using Redevelopment Agency set-aside and state funds. The City will seek complementary sources of financing from private organizations and other public agencies. To comply with the requirements of state law, at least 30% of the dwelling units rehabilitated in the redevelopment area will be affordable to low- and moderate-income households.</p> | <p>Preserve existing housing, in particular housing affordable to low- and moderate-income households.</p> | <p>2004-2009</p> | <p>Progress: The City reached an agreement with a private developer to rehabilitate Continental Apartments, and the complex pending permitting for the rehabilitation work (76 very low-income units, with a 55-year deed restriction). The City applied for a CDBG Technical Assistance grant in 2007 and did not receive the funding. The funding would have been used to survey housing conditions and household income. Effectiveness: To date, the City has approved and appropriated funding through the use of HSA funds for the rehabilitation of the Continental Apartments, which will include 76 deed restricted very low income units. The rehabilitation has not occurred and should commence in 2009.</p> |
| <p>Program 2.A-2: "At-Risk Program" housing developments. The City will assist non-profit housing corporations seeking to acquire and maintain privately owned, government-subsidized housing developments, which could convert to market rate housing under state or federal loan agreements. Acquisition will be by negotiated sale. The City will use redevelopment housing set-aside funds to rehabilitate such units, if necessary, to preserve their use for low- and moderate-income households. The City would also at that time establish an early warning system for possible conversion</p> | <p>Preserve existing housing, in particular housing affordable to low- and moderate-income households.</p> | <p>2004-2009</p> | <p>Progress: The City provided \$575,000 in pre-development loan financing (RDA) to Bridge Housing to develop the Cottonwood Creek affordable housing apartment complex. Effectiveness: The City has not created a database but does keep a record of all the privately owned housing developments. The City plans to develop a database during the next Housing Element planning period.</p> |

Suisun City Annual Housing Report
 April 1, 2009

| Housing Program | Objectives | Deadline | Status of Implementation |
|--|---|------------------|---|
| <p>of those acquired units. The system would include the creation of a list documenting the conversion date of the covenant and review of the list on an annual basis. <i>Note: At present, there is only one "at risk" assisted rental housing project in Suisun City (Village Apartments), which is operated by the Solano Affordable Housing Foundation. This program will only take effect if the Solano Affordable Housing Foundation decides to transfer ownership or management of Village Apartments.</i></p> | | | |
| <p>Program 2.B-1: Section 8 program. The Suisun City Housing Authority will continue to seek additional Section 8 vouchers for its very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses when funding for additional vouchers become available and the Authority becomes available to apply for such funding.</p> | <p>Create additional affordable housing opportunities within the City's existing stock of housing.</p> | <p>2004-2009</p> | <p>Progress: Currently there are 318 Section 8 housing vouchers in the City and 1,300 households are on the waiting list. Effectiveness: The City has not received any additional housing vouchers but will continue to apply for them to address the current waiting list.</p> |
| <p>Program 2.C-1: Replacement strategy. The City will use a combination of rehabilitation and new construction to replace those units affordable to low- and moderate-income households. At least 75 percent of these replacement units should be at comparable cost to the units being removed. A portion of the replacement housing needs will be met through rehabilitation and affordability guarantees on existing dwelling units. The remaining replacement needs will be met through new construction. <i>Note: Between 2001 and 2006, the Redevelopment Agency does not anticipate removing housing units occupied by low- or moderate-income households. This program will be triggered only if such removal occurs.</i></p> | <p>Replace housing affordable to low- and moderate-income households in the redevelopment area that has been removed.</p> | <p>2004-2009</p> | <p>Progress: No removal of housing units has occurred, which in turn has not triggered the implementation of replacement construction. Effectiveness: The program has not been used because there have not been any affordable housing units removed from the housing stock.</p> |

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|---|---|---|--|
| <p>Program 2.C-2: Relocation needs. The City will continue to implement relocation guidelines to assist low- and moderate-income households displaced in the Redevelopment Area to find replacement housing (see Program 2.C- 1. Replacement Strategy). Private property owners seeking to remove dwelling units occupied by low- and moderate-income households will be required to pay relocation expenses to the affected household, subject to guidelines regarding prior notice and length of residency of the occupant. <i>Note: Between 2001 and 2006, the Redevelopment Agency does not anticipate displacing low- or moderate-income households. This program will be triggered only if such displacement occurs</i></p> | <p>Replace housing affordable to low- and moderate-income households in the redevelopment area that has been removed.</p> | <p>2004-2009</p> | <p>Progress: There has not been removal and displacement of any households in the City. This program is implemented by the occurrence of redevelopment that requires households to relocate. Effectiveness: This program has not been implemented.</p> |
| <p>Goal 3 – Plan and encourage the development of housing to meet the housing needs of special population groups.</p> | | | |
| <p>Program 3.A-1: Emergency and transitional housing. The City will amend its Zoning Ordinance to permit the development of transitional houses and emergency shelters for women (particularly women with children escaping domestic violence) in multi-family residential zones in locations close to services, and to permit emergency shelters in commercial and industrial zones, subject to a Conditional Use Permit. The City will designate zoning districts in which sites with development or re-use potential are available and suitable for emergency shelter and transitional housing facilities. The City will permit these facilities under development standards and the existing conditional use permit process to address building use, parking, access, and other requirements that facilitate the location of these facilities while addressing health and safety</p> | <p>Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.</p> | <p>City staff to conduct analysis of potential locations and prepare Zoning Ordinance amendments by June 2005; City Council to adopt amendments by June 2005.</p> | <p>Progress: Section 18.12.025.H was adopted by the City Council in May 2005 to allow emergency and transitional family housing in multi-family zones No emergency shelters or transitional facilities have been constructed. Effectiveness: The City did amend its Zoning Code, so the program was successfully implemented, but new legislation will warrant further amendments which are proposed in the City's ADMIN draft of their housing element as required.</p> |

Suisun City Annual Housing Report
 April 1, 2009

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|--|---|------------------|---|
| <p>issues.</p> <p>Program 3.A-2: Fair housing program. The City will provide information on State and federal fair housing laws and refer discrimination complaints to the Fair Employment and Housing Commission. The City will make available at City Hall and distribute information on state and federal fair housing laws to rental property owners, lenders, and real estate agents in the City.</p> | <p>Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.</p> | <p>2004-2009</p> | <p>Progress: The City has made information regarding fair housing laws available at City Hall. The City's website also contains information regarding federal fair housing laws. Information is provided to all Section 8 tenants as well as all properties managed by the City.</p> <p>Effectiveness: The program has been successful.</p> |
| <p>Program 3.A-3: Housing for older adults. The City will cooperate with non-profit housing corporations and for-profit developers specializing in housing for adults 55 years of age and above to accommodate housing that meets the needs of this age group. This will include actions by both Community Development Department and Redevelopment Agency. Specific actions that the City will undertake include: Review the City's Zoning Ordinance to ensure that there are no regulatory barriers to the development of such housing and, if identified, amend the Zoning Ordinance. <i>Note: The City has identified no specific barriers, but ongoing contacts with developers of senior housing may reveal appropriate zoning amendments that the City could undertake.</i> Use density bonus and the planned unit development (PUD) process to facilitate the development of housing for older adults at sufficient density to make such projects</p> | <p>Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.</p> | <p>2004-2009</p> | <p>Progress: The City encourages the development of senior housing in Suisun City. However, during the reporting period there has not been any developer interest in senior housing developments.</p> <p>Effectiveness: The program was moderately successful. The City did not identify any regulatory barriers and has made funds available for senior projects but there has been no developer interest.</p> |

| Housing Program | Objectives | Deadline | Status of Implementation |
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| <p>financially feasible. Assist developers in locating suitable sites, depending on the type of housing proposed. Examples include: rental apartments with common areas designed specifically for social events of interest to older adults, housing which includes common dining facilities and limited health care services; congregate care housing, with 24-hour full health care services. Provide assistance to older, low-income homeowners to rehabilitate their homes Assist developers interested in converting or retrofitting existing residential buildings to meet the needs of older adults. This could include technical assistance in applying for state and federal funding, local financial assistance through redevelopment housing set-aside funds, and the waiving of certain fees and/or development requirements to increase the financial feasibility of providing such housing. Assist in the funding of affordable housing for older adults, including application for state and federal fund, the use of redevelopment agency housing set-aside funds (if available), and/or the issuance of tax-exempt bonds to provide low-cost financing (see Policy 1.0 and related Programs).</p> | | | |
| <p>Program 3.A-4: Affordable housing for military personnel. The City will cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Suisun City.</p> | <p>Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed)</p> | <p>Review the update of the Travis Air Force Base General Plan when available for public comment (expected in the second half of 2002). Meet with representatives of Travis Air Force Base</p> | <p>Progress: The City currently meets each quarter with the Travis area Planners Committee to ensure housing issues are addressed for the affordable housing needs of local military personnel. Effectiveness: This City has successfully implemented this program.</p> |

Suisun City Annual Housing Report
 April 1, 2009

| Housing Program | Objectives | Deadline | Status of Implementation |
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| | households, older adults, military personnel and their families, large families, and mobility-impaired individuals. | after this review to determine whether unmet housing needs exist. | |
| <p>Program 3.A-5: Housing for large families. The City will develop guidelines to ensure that affordable rental housing developments contain an appropriate percentage of three- and four-bedroom dwelling units. The Citywide goal will be based on the percentage of large families as reported by the 2000 Census. As of 1990, approximately 20 percent of the City's households were large families.</p> <p>Specific actions that the City will undertake include: Assist developers in applying for available State and Federal programs and redevelopment housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs) Provide density bonuses for developers who include large family units in rental housing developments. (See Program 1.B-1).</p> | Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals. | 2004-2009 | <p>Progress: According to the 2000 Census, 21 percent of all households in the City have 5 or more persons. Breezewood Village, an affordable housing complex in the City, has 40 three-bedroom units and 16 four-bedroom units that are affordable for families earning 50 and 60 percent of the AMI. The City is continually seeking ways to meet affordable housing numbers using federal, state, and local funding sources.</p> <p>The City is currently working with DHI to rehab the Continental Apartments (76 very low-income units).</p> <p>Effectiveness: The City has not developed specific guidelines but will continue to encourage the development of three- and four-bedroom units in new affordable housing projects.</p> |
| <p>Program 3.A-6: Housing for mobility-impaired persons. The City will continue to implement state and federal requirements for accessibility and adaptability of new residential buildings to meet the needs of mobility-impaired persons.</p> | Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and | 2004-2009 | <p>Progress: This is an active program. The City strictly adheres to the ADA requirements that are reviewed during the plan check review.</p> <p>Effectiveness: New residential development is constructed to ensure that ADA requirements do not limit the availability of housing to those with disabilities.</p> |

| Housing Program | Objectives | Deadline | Status of Implementation |
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| | <p>their families, large families, and mobility-impaired individuals.</p> | | |
| <p>Program 3.A-7: Group homes. The City will cooperate with, and provide assistance to, organizations seeking to develop or convert residential buildings for use as group homes for persons with disabilities that prevent them from using conventionally designed housing. Specific actions that the City will take are: Assist in identifying suitable sites; review planning and zoning documents for modifications that could increase feasibility of such housing. Consider reducing or using Redevelopment Housing Set-Aside funds to pay permit fees for group homes serving low-income clients. Assist developers in applying for available state and federal programs and redevelopment housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs)</p> | <p>Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.</p> | <p>2004-2009</p> | <p>Progress: The City has RDA set-aside money available; however, no assistance has been provided during the reporting period due to lack of interest. Effectiveness: The City did not have the opportunity to implement this program.</p> |
| <p>Program 3.A-8: Potential constraints on the development, maintenance and improvement of housing for persons with disabilities. Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, fees and exactions and building codes. Specifically, the analysis will address parking</p> | <p>Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families,</p> | <p>On an ongoing basis, identify suitable locations within the City</p> | <p>Progress: An evaluation has been conducted by the Community Development Department by reviewing existing ordinances. The City permits small group homes as provided by state law. Large group homes require the approval of a Conditional Use Permit. No applications have been received and no identified constraints exist. The City requires ADA compliance, but does not consider it to be a constraint. Effectiveness: The City effectively implemented this program by performing a review of ordinances to ensure compliance with SB 520.</p> |

Suisun City Annual Housing Report
 April 1, 2009

| Housing Program | Objectives | Deadline | Status of Implementation |
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| <p>standards, sitting requirements, minimum distances between group homes, occupancy standards and definitions of family and regulations on group homes for six or more persons. The analysis will also evaluate its formal reasonable accommodation process for housing intended for persons with disabilities to determine whether the process facilitates the development, maintenance and improvement of housing for persons with disabilities. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints.</p> | <p>large families, and mobility-impaired individuals.</p> | | |
| <p>Goal 4 – Encourage energy conservation.</p> | | | |
| <p>Program 4.A-1: State energy conservation standards. Suisun City will continue to check building plans for compliance with State energy conservation standards for new residential buildings.</p> | <p>Encourage energy conservation in the development design and construction and in the rehabilitation of existing housing.</p> | <p>2004-2009</p> | <p>Progress: During the review of all building plans, the City checks the plan for compliance with state energy conservation standards. Effectiveness: The City has successfully implemented this program on a continual basis.</p> |
| <p>Program 4.A-2: Site development standards. The State energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns that encourage conservation. The City will continue to implement design guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use and will become part of the city's overall development standards.</p> | <p>Encourage energy conservation in the development design and construction and in the rehabilitation of existing housing.</p> | <p>2004-2009</p> | <p>Progress: The City requires that all building plans conform with the International Building Code (IBC) for energy compliance. In addition, the City also encourages the development of low maintenance landscaping; specifically landscaping that encourages low water use. The City does not consider energy conservation standards to be a constraint to the development of housing units. The City encourages low maintenance landscaping through ideas such as bioswales throughout the development process, and drought-resistant landscaping is a preferred alternative as well. Cottonwood Creek has an extensive solar system which is mounted on the rooftops of their project. Effectiveness: This program has been successfully implemented. The City encourages energy conservation measures.</p> |
| <p>Program 4.A-3: Energy conservation assistance for low-</p> | <p>Encourage energy</p> | <p>2004-2009</p> | <p>Progress: The City's current energy conservation assistance for low-income</p> |

| Housing Program | Objectives | Deadline | Status of Implementation |
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| <p>income households. Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income home owners, and owners of rental units whose occupants are low-income, lack the financial resources to undertake such home improvements, The City will continue to help low-income homeowners apply for assistance from other agencies to make energy conservation improvements.</p> | <p>conservation in the development design and construction and in the rehabilitation of existing housing.</p> | | <p>households is active. The City has yet to receive applications to assist low-income households. Effectiveness: The City provides interested citizens with access to programs with local utility companies such as Pacific Gas and Electric.</p> |

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RESOLUTION NO. 2009-24

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF
THE CITY OF SUISUN CITY HOUSING ELEMENT FOR 2008 TO STATE OF
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

WHEREAS, Government Code Section 65400 requires that all cities and counties submit reports to the State of California Department of Housing and Community Development on the agency's progress in implementing its housing element; and

WHEREAS, the City of Suisun City completed its report and presented the report to the City Council for its review and acceptance on March 17, 2009; and

WHEREAS, the Community Development Director is directed to file the progress report with the State of California, Department of Housing and Community Development; and

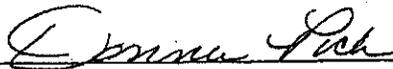
WHEREAS, as evidenced by the content of the progress report, Exhibit A, the City of Suisun City has made progress in the implementation of the adopted goals and policies contained in its Housing Element.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Suisun City hereby accepts the attached annual progress report and directs the Community Development Director to file said report with the State of California, Department of Housing and Community Development.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City, duly held on the 17th day of March, 2009 by the following vote:

| | | |
|-----------------|-----------------|--|
| AYES: | Councilmembers: | <u>Day, Derting, Hudson, Segala, Sanchez</u> |
| NOES: | Councilmembers: | <u>None</u> |
| ABSENT: | Councilmembers: | <u>None</u> |
| ABSTAIN: | Councilmembers: | <u>None</u> |

WITNESS my hand and the seal of said City this 17th day of March 2009.



Donna Pock, Deputy City Clerk