



ESTABLISHED 1850

CITY OF VACAVILLE

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Mayor

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Vice Mayor

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Councilmember

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Councilmember

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Councilmember

cod
Housing Policy Department
Received on:
MAR 26 2015

March 23, 2015

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

SUBJECT: City of Vacaville Annual General Plan and Housing Progress Report

To Whom It May Concern:

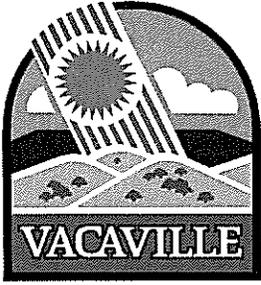
Enclosed is a copy of the City of Vacaville Annual Report on the General Plan and Housing Element for calendar year 2014. The Vacaville City Council accepted this report at their regularly scheduled meeting on February 17, 2015. A copy of this report has been sent to the Governor's Office of Planning and Research as well.

Please call me at (707) 449-5366, or email me at Tyra.Hays@cityofvacaville.com, if you have any questions.

Sincerely,

Tyra Hays, AICP
Senior Planner

Cc: Emily Cantu, Housing Services Director
Daniel Huerta, Project Coordinator



City of Vacaville

Annual Report on the General Plan Year 2014

Prepared for State of California
Governor's Office of Planning and Research
and Department of Housing and Community Development

Prepared by:
City of Vacaville
Community Development Department
650 Merchant Street
Vacaville, CA 95688

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..." Submittal of this report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1, 2015 is required by State law.

The General Plan is Vacaville's blueprint for the future and identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Vacaville General Plan was adopted in 1990 and was the subject of a technical update in 1999. In March 2010, the City Council initiated a comprehensive General Plan Update. This update is currently in progress and is scheduled for adoption by the City Council in Spring 2015.

The 2007-2014 Housing Element was adopted in April 2010 and certified by HCD in July 2010. The Housing Element addresses the City's Regional Housing Needs Assessment (RHNA) for 2007 thru 2014. This report includes five tables that comply with State statutes requiring an analysis of the City's residential construction compared to regional housing need goals. The information in this report is compiled from these existing sources:

- Building Division Permit Records
- City Council and Planning Commission Actions

The City of Vacaville is currently preparing its 2015-2023 Housing Element. For this Housing Element update cycle (2015-2023), HCD recognizes that many adopted and certified Housing Elements contain relevant and pertinent information that has not significantly changed from the last update cycle (2007-2014). HCD is therefore offering a streamlined update and review option for cities and counties that have existing Housing Elements found to be in substantial compliance with State housing law. Vacaville is pursuing a streamlined update and review for this Housing Element update. The City's Housing Element covering 2015-2023 was submitted to HCD on January 20, 2015 for review. Once HCD has deemed the draft Housing Element consistent with State housing law, the City will Housing Element schedule adoption hearings.

COMPREHENSIVE GENERAL PLAN UPDATE

On March 23, 2010, the City Council initiated a comprehensive General Plan Update. The General Plan Update is scheduled to be completed in Spring 2015. The current General Plan was adopted in 1990 and has a "horizon year" of 2010 when build-out of the vacant lands was projected. A technical update to the General Plan was adopted in 1999. The technical update focused on updating data and minor amendments to keep the document current in the interim period until a comprehensive update would be undertaken.

The driving forces for a Comprehensive General Plan Update include:

1. The current General Plan policies are over 20 years old, and the City has passed the horizon date of 2010, although build out of all of the vacant lands within the City has not occurred.
2. An Urban Growth Boundary (UGB) was adopted by the Council in March 2008. The UGB identifies new growth areas that need to be studied as part of a comprehensive Citywide General Plan Update. These areas include the lands east of Leisure Town Road and along Interstate 80 in northwest Vacaville.
3. The General Plan must address new greenhouse gas emissions and global warming legislation (SB 375 and AB 32). AB 32 requires that California's global warming emissions be reduced to 1990 levels by the year 2020 through policies and programs to reduce greenhouse gases. SB 375 links transportation and housing planning by making findings and declarations concerning the need to make significant changes in land use and transportation policy in order to meet the greenhouse gas reduction goals established by AB 32. As a part of the Scope of the General Plan, a Climate Action Plan is being prepared.
4. The General Plan must address the Complete Streets Act (AB 1358). The Complete Streets Act requires cities to identify how the city will provide for the routine accommodation of all users of the roadway including motorists, pedestrians, bicyclists, individuals with disabilities, seniors, and users of public transportation.
5. The General Plan must address recent flood hazard and water supply legislation (AB 162). AB 162 requires that the Land Use Element identify and annually review those areas covered by the General Plan that are subject to flooding as identified by flood plain mapping prepared by the Federal Emergency Management Agency or the Department of Water Resources. In addition, the Conservation Element is required to identify rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.
6. A Citywide land use and infrastructure study is overdue. Such a study would analyze build-out of the General Plan, levels of service (LOS) for the City's infrastructure and safety services, and identify long-term infrastructure needs. Specific major land use and infrastructure issues needing attention include:
 - a. Traffic Level of Service (LOS) standards need to be reviewed and evaluated in relation to State, County, and the region's Congestion Management Plan.
 - b. The traffic model used for the General Plan technical update did not assume complete build-out of non-residential lands. A local traffic model update is currently being prepared and will be used to develop traffic projections for a horizon year of 2035 and for General Plan build-out of all vacant lands.
 - c. Revitalization and/or redevelopment of vacant and underutilized commercial centers would be considered.

- d. Non-residential lands for economic development need to be identified and planned for in advance of development proposals.
- e. The Opportunity Hill Master Plan includes a proposed density of 65 units per acre and mixed uses. The current General Plan does not address a density of this magnitude.
- f. The areas which are outside of the current General Plan area, but within the UGB need to be identified and evaluated for appropriate land uses.

STATUS OF GENERAL PLAN UPDATE

The Draft General Plan, Draft Environmental Impact Report and Draft Energy Conservation Action Strategy are tentatively scheduled for an adoption hearing(s) in Spring 2015.

2014 GENERAL PLAN AMENDMENTS

On March 11, 2014, the City Council adopted two resolutions amending the General Plan as described below:

1. **Resolution No. 2014-024** – Resolution of the City Council of the City of Vacaville approving a General Plan Land Use Element text amendment to Policy 2.5-G 2 and Policy 2.5-I 3 to reflect the timing of construction for the apartment site located on Leisure Town Road and to amend the General Plan Land Use map designation for APN 0137-030-150 from residential low density to residential low-medium from the Southtown Phase 1A project.
 - This resolution changes the General Plan land use designation for a 33-acre site from residential low density to residential low-medium density. This amendment allows an applicant to pursue a zoning amendment to permit a Residential Low Medium 4.5 (RLM-4.5) zoning designation.
 - This resolution also amends Policy 2.3-I 13 by removing the following requirement applicable to the South Vanden Area, which includes the Southtown and Moody project areas:

A multi-family project on Leisure Town Road shall begin construction in the first phase of development within the Southtown project area.
2. **Resolution No. 2014-028** – Resolution of the City Council of the City of Vacaville approving a General Plan Land Use Element text amendment to Policy 2.5-G 2 and Policy 2.5-I 3 to not require Vanden Meadows Specific Plan to have a residential high density element.
 - This resolution exempted the Vanden Meadows Specific Plan from the following policies:

2.5-G 2 - Provide a citywide housing mix of approximately 60 percent single-family detached, 20 percent single-family with zero lot lines, duplexes, triplexes, mobile homes, and townhouses, and 20 percent garden apartments and condominiums. To achieve this approximate housing mix citywide, new development areas must contain a larger component of certain housing types, as specified in Policy 2.5-I 3.

The citywide housing mix policy is a goal which is intended to encourage a broad range of housing types within Vacaville. The policy reflects the housing mix goal for the City at buildout of the General Plan, but is not intended as a rigid numerical requirement. It can be expected, especially due to fluctuations in the housing market, that the actual housing mix will vary slightly from the goal, both in the interim and at buildout

2.5-I 3 - In the Alamo Place Policy Plan and the Hawkins, Fry and Vanden Specific Plans, development areas require a housing unit dwelling mix of 55% single family, 25% moderate density, and 20% high density. In the Lagoon Valley Policy Plan area, a mix of 80% single family and 20% moderate density is required.

In any development exceeding 400 units, require a mix of development types and/or densities, including a component of larger lots and homes (at least 10 percent of the total) and a component of Residential Medium or Residential High Density units (at least 10% of the total). The housing proportions specified above shall remain within the overall density range defined on the General Plan Diagram.

To achieve a city wide housing mix of approximately 60% single family, 20% moderate density and 20% high density, the General Plan assumes a higher mix of moderate and high density units in new development areas annexed to the city where policy plans or specific plans are required. The remaining sites (as of 1999) where this policy is applicable are Alamo Place, Hawkins Specific Plan, Fry Specific Plan and Vanden Specific Plan, depicted in Figure 2-2. (See also Policy 2.5-G 2, Figure 2-2 and Table 2-2.)

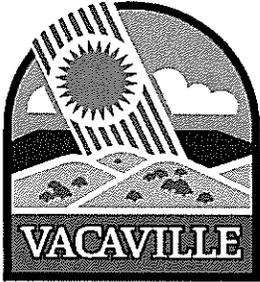
PENDING GENERAL PLAN AMENDMENTS

In March 2010, as part of the Comprehensive General Plan Update initiation, the City Council adopted an interim policy prohibiting the processing of General Plan Amendment requests during the General Plan Update process, scheduled to take place over a span of two years. However, three General Plan Amendment requests were exempted from this policy. These projects were as follows and each request was approved:

1. Request from Solano Irrigation District (SID) to change the planned land use for their headquarters site on Elmira Road.
2. Request from Sares Regis Group to allow consideration of land use entitlements for their property at the southeast corner of Leisure Town Road and Elmira Road in advance of a master land use plan for the area east of Leisure Town Road.
3. Request from Discovery Builders to amend the North Village Specific Plan and General Plan to address changes related to the relocation of the future elementary school site.

In December 2013, The City Council adopted Resolution 2013-103, revising the interim policy regarding consideration of General Plan Amendments or Specific Plan Applications during the Comprehensive General Plan Update. This action permitted the aforementioned identified General Plan Amendments approved in 2014.

There were no official applications for General Plan Amendments at the time this report was published.



City of Vacaville

ANNUAL PROGRESS REPORT ON THE HOUSING ELEMENT Year 2014

Prepared for State of California
Governor's Office of Planning and Research
and Department of Housing and Community Development

Table A2

Jurisdiction: City of Vacaville
 Reporting Period: January 1, 2014 to December 31, 2014

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				(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	0	0	52	52	The Callen Street/Bennett Hill Rehabilitation Project (Phase 1) was identified and accepted by HCD as part of the 2007-2014 Housing Element. Housing Program H.2 - I 9, which is identified on Table C, addresses the Callen Street/Bennett Hill Rehabilitation Project.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	52	52	

* Note: This field is voluntary

Table A3

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2014 to December 31, 2014

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
No. of Units Permitted for Moderate	0					0	
No. of Units Permitted for Above Moderate	138					138	

* Note: This field is voluntary

Table B

Jurisdiction: City of Vacaville
 Reporting Period: January 1, 2014 to December 31, 2014

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Permitted Units Issued by Affordability								Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		2007	2008	2009	2010	2011	2012	2013	2014			
	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted											
	Non-deed restricted	7	5	1	0	1	0	0	0		14	740
Low	Deed Restricted											
	Non-deed restricted	0	63	12	0	51	24	5	0		155	313
Moderate	Deed Restricted											
	Non-deed restricted	38	64	104	214	89	73	97	0		679	-164
Above Moderate		305	201	138	0	0	0	21	138		803	361
Total RHNA by COG. Enter allocation number:												
Total Units		350	333	255	214	141	97	123	138		1,651	
Remaining Need for RHNA Period		▲	▲	▲	▲	▲	▲	▲	▲			1,250

Notes:

Units serving extremely low-income households are included in the very low-income permitted units totals.
 2/22/12 - Correction made to the 2010 permits. A portion of the "Moderate" income units were erroneously reported as "Above Moderate" units.

Table C

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2014 to December 31, 2014

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.	Timeframe to H.E.	Status of Program Implementation
Name of Program	Objective*		
<i>New Construction</i>			
H.1 - 11	Continue to use the Density Bonus provisions in the Land Use & Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.	Ongoing	During the timeframe of the Housing Element, the City has made developers aware of the provisions in the Density Bonus ordinance. However, no development applications with density bonus requests were submitted.
H.1 - 12	The Planned Growth Ordinance shall continue to provide exemptions to the allocation process for the construction of dwellings affordable to very low and low-income households.	Ongoing	Implementation of the Planned Growth Ordinance (PGO) has been suspended since 2010, primarily due to the low levels of residential development resulting from the economic recession. Through December 31, 2014, permits may be issued for any residential lot approved for construction.
H.1 - 13	Consider an amendment to the Land Use and Development Code to allow innovative and affordable housing within new single-family subdivisions. This could include provisions that allow duplexes to be built on the larger corner lots and secondary living units to be built in conjunction with new homes.	May 2011	The Planning Commission initiated this amendment on February 19, 2013. The amendment will be updated following the adoption of the new General Plan, which is scheduled to occur in 2015. However, on November 19, 2013, house plans were approved for the remaining 34 lots within the Southtown Phase 1 residential subdivision. Of these remaining 34 lots, four lots were approved with a house plan (Plan 5) that includes an attached secondary living unit. This approval is consistent with the adopted Southtown Development Agreement, which includes various Planning entitlements.
H.1 - 14	Consider implementation of a program to allow payment of development impact fees for new residential construction to be deferred and paid prior to the City's approval of occupancy	May 2011	On January 14, 2014, the City Council adopted Resolution 2014-004, authorizing the Economic Development Incentive Program, a temporary housing incentive program, and Resolution 2014-006, which suspended increasing development impact fees in 2014. The temporary residential housing incentive program reduces fees associated with home building by 10 percent. A maximum of 100 permits will be issued at this discounted rate, with 25 permits allowed per developer.
H.1 - 15	Review and update the development impact fee structure for residential projects.	Following the General Plan Update	The new General Plan is scheduled for adoption in 2015. The impact fee studies that will occur following the adoption of the new General Plan will include an evaluation of changes to the current fee structure. At that time, the City will consider a lower impact fee structure for small single-family starter homes as compared to larger move-up and executive homes, as well as a lower new impact fee structure for multi-family housing.
H.1 - 16	Evaluate and update the General Plan residential land use classifications and consistent zoning districts.	During the General Plan Update - Currently Underway	The General Plan Update process is currently underway. The new General Plan is scheduled for adoption in Spring 2015.

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	
H.1 - 17	Assist affordable housing developers to construct 527 new housing units affordable to households with incomes below 80 percent of median, with 74 percent of these units being affordable at 60 percent or below median, and 10 of these units being affordable to families with incomes below 30 percent of median.	Ongoing	The February 1, 2012 elimination of Redevelopment in California, including the Low- and Moderate-Income Housing Fund (LMHF), has severely impacted the City of Vacaville's ability to fund new affordable housing activities. However, the local homeless facility completed its relocation and expansion during this period, growing its capacity from 24 beds to 48 beds used to assist homeless families and women in the community. In addition, in exchange for a loan increase from the former LMHF, 5 multifamily units that were previously restricted to low-income households were restricted to very-low income households.	
H.1 - 18	Identify sites that are appropriate for military families based at Travis Air Force base and work with Air Force housing officials and non-profit housing groups to build off-base housing units that are affordable to active military families at Travis AFB.	Ongoing	With the elimination of Redevelopment in California, including the LMHF, the City of Vacaville did not fund this activity during the reporting period. Elimination of the LMHF will seriously impede the City of Vacaville's ability to meet any future housing goals/obligations.	
H.1 - 19	Continue to implement the Residential Overlay District Ordinance by supporting development of apartments on vacant commercial lands, which are appropriate sites for multifamily development.	Ongoing	The Land Use and Development Code continues to permit Residential Overlay districts within commercially zoned lands. However, with the elimination of Redevelopment, including the LMHF, future activity will be impacted. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.	
H.1 - 10	Expand the supply of three-bedroom apartments to provide affordable multifamily housing for large families and young adult households.	May 2011	The Planning Commission chose not to initiate this program at their February 19, 2013 meeting, pending additional information. The Planning Commission would like to be sure that this requirement does not become a financial burden on multi-family developments. The program will be taken back to the Planning Commission for further consideration following adoption of the General Plan Update, scheduled to occur in 2015. However, discussion has begun on a future project in the Rocky Hill Road area that plans to incorporate 3- to 4-bedroom apartments in a 416-unit affordable housing complex.	
H.1 - 11	Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.	May 2011	The Planning Commission chose not to initiate this program at their February 19, 2013 meeting, pending additional information from City Staff. The program will be taken back to the Planning Commission for further consideration following adoption of the General Plan Update scheduled to occur in 2015.	
H.1 - 12	Amend the Land Use and Development Code and Zoning Map to identify Special Standard Overlay zones that permit Social Services Facilities without a conditional use permit.	2008 / 2009	The City Council approved Ordinance 1875 on September 23, 2014 amending the Land Use and Development Code to permit Social Services Facilities, including Emergency Shelters, Transitional Housing and Supportive Housing, in the Special Standard Overlay Zones (SS-10 and SS-11) without the need of a conditional use permit. The Land Use and Development Code will also be revised to ensure that Transitional Housing and Supportive Housing are subject to the same restrictions as other residential uses. City Council voted to amend the Land Use & Development Code to comply with this requirement on January 27, 2015.	
H.1 - 13	Initiate an amendment to the Land Use and Development Code to comply with SB 2 (Cedillo), the "Fair Share Zoning" law.	May 2011	The City Council approved Ordinance 1875 on September 23, 2014 amending the Land Use and Development Code definition of "Social Service Facilities" to include transitional and supportive housing. The Land Use and Development Code will also be revised to ensure that Transitional Housing and Supportive Housing are subject to the same restrictions as other residential uses. The City Council amended the Land Use and Development Code to comply with the Fair Share Zoning law on January 27, 2015.	

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.	Objective*	Timeframe in H.E.	Status of Program Implementation
H.1 - I 14	Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to a density greater than the maximum density of 36 units per acre as currently permitted by the Urban High Density (RUHD) Residential Overlay District.	During the General Plan Update - Currently Underway	The change in General Plan designation for this project is currently underway as part of the Comprehensive General Plan Update, anticipated to be completed in 2015. After the dissolution of Redevelopment in 2012, the properties were transferred to the City as Housing Successor to the former Redevelopment Agency. Future activity will be impacted by the elimination of redevelopment agencies in the State of California, which included the elimination of the Low and Moderate Income Housing Fund. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.	
H.1 - I 15	Consider an amendment to the Land Use & Development Code and/or the Single Family Design Guidelines to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments.	Following General Plan Update	The Planning Commission initiated this amendment at their February 19, 2013 meeting. The Planning Commission included 6,000-square foot lots into this policy. The Land Use and Development Code will be updated following the adoption of the new General Plan, scheduled to occur in early 2015.	
H.1 - I 16	High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.	During the General Plan Update - Currently Underway	The General Plan Update process is currently underway. The new General Plan is scheduled for adoption in Spring 2015	
H.1 - I 17	Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.	Ongoing	The City continues to monitor changes in State law.	
H.1 - I 18	Implement California energy conservation standards.	Ongoing	The Community Development Department's Building Department continues to enforce energy conservation standards as part of the permitting process for all residential projects. As part of the General Plan Update process, the City is proposing a climate action plan that includes policies addressing energy conservation. This document, along with the new General Plan, is scheduled for adoption in early 2015.	
H.1 - I 19	Implement the California Green Building Standards Building Code.	Ongoing	The Community Development Department's Building Division has implemented the changes in the Code as they apply to all residential projects. The updated Building Code can be found in Division 14.20 (Construction and Fire Standards) of the City's Municipal Code.	

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.	Objective*	Timeframe in H.E.	Status of Program Implementation
H.I. - 120	Encourage energy-conserving development patterns.		Ongoing	The California Green Building Standards Code, adopted in July 2008, went into effect January 2010. The Community Development Department's Building Division has implemented the changes in the Code as they apply to all residential projects. The updated Building Code can be found in Division 14.20 (Construction and Fire Standards) of the City's Municipal Code.
H.I. - 121	Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use		Ongoing	The Community Development Department's Planning Division continues to encourage and to evaluate energy conservation measures with new development applications. In addition, the City is proposing a climate action plan as part of the General Plan Update process, currently underway, which includes policies addressing energy conservation. This document, along with the new General Plan, is scheduled for adoption in 2015.
H.I. - 122	Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.		Ongoing	The Land Use and Development code permits manufactured homes to be constructed in single-family zoning districts, subject to the same design review process as a site-built house.
H.I. - 123	The City of Vacaville, in its capacity as the City's water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.		Ongoing	On April 13, 2013, the Department of Finance (DOF) authorized the City, as Housing Successor Agency, to access \$6.2 million of the 2006 Affordable Housing Bond proceeds for the purpose of developing affordable housing. The City is utilizing these funds to reopen the Callen Street/Bennett Hill area, which consists of two phases of rehabilitation and new construction activity in the Callen Street and Reckey Hill Strategy Areas resulting in the production of 130 affordable rental units with affordability rates at 30 to 60 percent of area median income. In 2013 and the first half of 2014, the Community Development Department received applications for both phases of the project. However, there was no need to grant priority for service allocations to developments that include affordable housing units as there were no treatment capacity or water allocation shortfalls during the reporting period.
H.I. - 124	The City will consider developing a more formalized reasonable accommodation procedure that will provide an administrative exception process in zoning and land use matters for housing for persons with disabilities.		May 2011	The City Council approved Ordinance 1875 on September 23, 2014 amending the Land Use and Development Code to permit exempt accessibility retrofitting to be exempt from setback requirements when consistent with the Americans with Disabilities Act (ADA) guidelines.
H.I. - 125	Amend Section 14.09, 128.080, Required Off-Street Parking Designated, of the Land Use and Development Code to include parking requirements for studio apartments.		May 2011	The City Council approved Ordinance 1875 on September 23, 2014 amending the Land Use and Development Code to include parking requirements for studio apartments.
H.I. - 126	Consider implementation of a program to provide subsidies to partially fund the Public Safety Community Facilities District (CFD) costs for affordable multi-family housing with long term affordability agreements.		May 2011	The source of funding for this activity was the Redevelopment Low- and Moderate-Income Housing Fund (LMHF) that was eliminated on February 1, 2012 when Redevelopment was eliminated in California. Future activity will be impacted due to elimination of the LMHF and will seriously impede the City of Vacaville's ability to meet its housing goals/objectives.

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.	Status of Program Implementation
Name of Program	Objective*	Timeframe in H.E.
Rehabilitation and Conservation		
H.2 - 1.1	Continue to enforce housing affordability agreements between the owners and the City/Redevelopment Agency.	Ongoing
H.2 - 1.2	Continue to operate and expand below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.	Ongoing
H.2 - 1.3	Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.	Ongoing
H.2 - 1.4	Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities.	Ongoing

With the elimination of the Redevelopment Agency, the funding source for this activity was also eliminated. However, the City of Vacaville elected to become the housing successor to the former Redevelopment Agency and continues to monitor existing and new affordability agreements. Currently, the Housing Services Department monitors 126 agreements covering 1,087 units.

With the elimination of the Redevelopment Agency, the funding source for this activity was also eliminated. However, during the reporting period the following activities were executed: 27 owner-occupied rehabilitation loans; 2 owner-inventor rehabilitation loans. 17 first time home buyer/rehabilitation loans with recipients between 30 and 120 percent of AMI. In May 2009, the City and Agency's non-profit affordable housing partner, Vacaville Community Housing (VCH), submitted a request for assistance to address financial and property issues that were revealed as part of significant organizational changes that gave the non-profit the ability to better assess its housing stock and fiscal position. A \$3 million, 0%, 55-year loan was funded over three years to perform necessary capital improvements to various affordable housing properties. Improvements included rehabilitation of 12 units of affordable housing that were previously vacant.

The Vacaville Housing Authority (VHA) increased its available vouchers by 50, for a total of 1,195 authorized Housing Choice Vouchers, to provide rental assistance to extremely low- and very-low-income senior, disabled, and "working poor" households each month. In 2011, the VHA was selected to receive funding in the amount of \$381,894 to support the 50 additional vouchers for the Family Unification Program. The Family Unification Program vouchers support families for whom the lack of adequate housing is the primary factor in separation, or the threat of imminent separation, of children from their families, and youths 18 to 21 years old who left foster care at age 16 or older and lack adequate housing. The VHA also conducted approximately 1,299 Housing Quality Standards inspections on an annual basis, which ensures the habitability and preservation of the Housing Choice Voucher units.

In 2012, the Code Enforcement Program was merged into the Fire Department. In 2013, the Fire Department Code Enforcement Division resolved 561 graffiti cases and 439 occupied property cases, inspected 38 vacant buildings/homes, ensured 814 undeveloped lots met weed abatement requirements, addressed 14 cases involving homeless encampments, and addressed 19 cases involving the keeping of chickens within City limits. The Vacaville Police Department is responsible for addressing vehicular abatement occurring within the public right-of-way. In 2013, the Police Department resolved 1,250 vehicular abatement cases. With the elimination of the Redevelopment Agency, the funding source for the Neighborhood Team was also eliminated. However, the implementation efforts of this former group are still underway. Affordability covenants for affordable housing developments continue to require participation in the City of Vacaville Police Department's Crime Free Multi-Housing Program. —Other multi-family and mobile home park owners participate on a voluntary basis.

Program Implementation Status

Program Description (By Housing Element Program Names)	Describe the progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the	Housing Programs Progress Report - Government Code Section 65583. housing element.	Objective*	Timeline in H.E.	Status of Program Implementation
H.2 - I.5	Continue to enforce and update the Condominium Conversion Ordinance.	May 2011			In February 2013, the City Council approved an amendment to the Condominium Conversion ordinance that prevents the conversion of senior apartments if the senior restricted apartment rate falls below 3 percent. The Condominium Conversion Ordinance is part of the Land Use and Development Code. The Land Use and Development Code will be updated following the adoption of the new General Plan, scheduled to occur in 2015.
H.2 - I.6	Assist in maintaining the affordability of units produced through federal and state programs by working with appropriate organizations to identify units, which may convert to market-rate units, analyzing the cost of keeping the units as affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed.	Ongoing			In 2010, Autumn Leaves, a senior housing community, renewed its project-based Section 8 affordability agreement under the HUD 202 program. The present owner entity intends to maintain affordability indefinitely. If the present owner entity does sell the complex, it will be sold to another non-profit entity. At that time, the Department of Housing Services would work with the current and/or new owner to ensure that the units continue to remain permanently affordable. In 2013, Twin Oaks apartments qualified for a FHA pilot program under the California Low-income Housing Tax Credit (LIHTC) program, securing \$4.2 million for rehab on 45 affordable housing units. The affordability requirements under the LIHTC program will extend an additional 35 years.
H.2 - I.7	Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.	2010			On April 13, 2013, the Department of Finance (DOF) authorized the City, as Housing Successor Agency, to access \$6.2 million of the 2006 Affordable Housing Bond proceeds for the purpose of developing affordable housing. The City is utilizing these funds to reopen the Callen Street project, which consists of two phases of rehabilitation and new construction activity in the Callen Street and Bennett Hill areas resulting in the production of 130 affordable rental units with affordability rates at 30 to 60 percent of area median income. This project is using additional funding from State Tax Credits.
H.3 - I.8	As appropriate, work to ensure that new and rehabilitated affordable units, in particular multifamily units, are developed with supportive services, such as child care, English as a second language, and job training, nearby or as a component of the development.	Ongoing			With the elimination of the Redevelopment Agency, the funding source for the Neighborhood Team was also eliminated. However, the implementation efforts of this former group are still underway. During the past year, the City of Vacaville committed funds to The Leaven, a faith-based organization to provide supportive services to the children residing in the Opportunity House; the recently expanded and rehabilitated local homeless shelter. In addition, the City has worked closely with the local non-profit affordable housing provider, Vacaville Community Housing, Inc., which will release a Request for Proposals for social services at its multifamily units. Vacaville Community Housing, Inc. recently completed a \$3 million capital improvement rehabilitation project through a loan provided by the former City of Vacaville Redevelopment Agency.

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe the 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.	Objective*	Timeframe in I.E.	Status of Program Implementation
<p align="center">II.2 - I 9</p>	<p align="center">Continue the Process of Acquiring and Converting Market Rate Multi-Family Rental Housing Units In The Callen Street/Bennett Hill Drive/Bennett Hill Court Revitalization Area for the Purpose of Substantial Rehabilitation and Converting the Units to Affordable Housing Units.</p>	<p align="center">Ongoing</p>	<p>In 2012, prior to the elimination of Redevelopment Agencies, Vacaville Redevelopment Agency completed the acquisition of 17 four-plexes, 3 duplexes, and one eight-plex using Low and Moderate Income Housing Funds and Affordable Housing Bond proceeds. Since that time, the local homeless facility relocated and doubled its capacity from 24 beds to 48 beds used to assist homeless families and women in the community. This was accomplished through demolition and rehabilitation of one four-plex, and one eight-plex on Bennett Hill Court/Drive. This facility location is permanently affordable through a deed restriction. On April 13, 2013, the Department of Finance (DOF) authorized the City to access \$6.2 million of the 2006 Affordable Housing Bond proceeds for the purpose of developing affordable housing. The City is utilizing these funds to reopen the Callen Street/Bennett Hill project, which consists of two phases of rehabilitation and new construction activity in the Callen Street and Bennett Hill areas resulting in the production of 130 affordable rental units with affordability rates at 30 to 60 percent of area median income. In March 2014, Phase 1 Bennett Hill/Callen project began the rehabilitation of 64 units in the Rocky Hill and Bennett Hill area, scheduled to be completed in March 2015.</p>	

Housing Support Services

<p align="center">II.3 - I 1</p>	<p>Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories.</p>	<p align="center">Ongoing</p>	<p>Due to the elimination of Redevelopment, the supportive funding for the Housing Counseling Center programs was eliminated and the Center was closed in 2012. The Department of Housing Services recently renewed the certification for the City of Vacaville Housing Counseling Center (VHCC) through the US Department of Housing and Urban Development (HUD). As a certified Housing Counseling Agency, limited programs have been reopened to ensure that homebuyers receive as much information and education as possible to help them become successful homeowners over the long term.</p>
<p align="center">II.3 - I 2</p>	<p>Provide technical and/or support services to non-profit agencies and other entities serving the homeless.</p>	<p align="center">Ongoing</p>	<p>The February 1, 2012 elimination of Redevelopment in California, including the Low- and Moderate-Income Housing Fund (LMHF), has severely impacted the City of Vacaville's ability to fund new affordable housing activities including those targeted to the homeless. However, the local homeless facility completed its relocation and expansion during this period, growing its capacity from 24 beds to 48 beds used to assist homeless families and women in the community through assistance from the former Redevelopment Agency. The expansion and relocation was made possible through the City's Housing Services Department's work with Vacaville Community Housing (VCH), a local non-profit affordable housing provider, which owned the previous facility and facility site (Opportunity House), and through a partnership with Vacaville Social Services Corporation (VSSC, the local non-profit that operated the facility). Relocation was completed during 2012-2013. Funding for the project was secured through upfront cash from VSSC, a \$480,000 donation from VCH, a capital campaign by VSSC, and a deferred acquisition loan from the City for the purchase of City property. The new facility opened its doors in October 2012. In addition, the City continues to participate on collaboratives and boards that address the issues of homelessness such as the Housing First Continuum of Care and CAP Solano JPA.</p>

Program Implementation Status

Program Description (By Housing Element Program Names)	Describe the progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Housing Programs Progress Report - Government Code Section 65583.	Objective*	Timeframe in H.E.	Status of Program Implementation
H13 - 13	Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.	Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.	Ongoing	VCWA no longer has funding for the emergency housing program. VCWA provides the Vacaville Family Resource Center (FRC), which is under the Police Department. \$200 per month for food and gas vouchers. FRC staff assesses the family or individual's needs and provides the voucher accordingly. The FRC provides assistance to approximately 96 families/individuals per year.
H13 - 14	Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.	Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.	Ongoing	The Vacaville Housing Authority (VHA) increased its available vouchers by 50, for a total of 1,193 authorized Housing Choice Vouchers to provide rental assistance to extremely low- and very-low-income senior, disabled, and "working poor" households each month. In April 2011, the VHA was successful in receiving 50 additional Family Unification Program vouchers from HUD, which are currently being administered. The VHA continues to implement its Section 8 Homeownership Program. There are currently 7 households that have been successful in moving to homeownership through the mortgage subsidy this program provides.
H13 - 15	Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.	Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.	Ongoing	On April 13, 2013, the Department of Finance (DOF) authorized the City, as Housing Successor, to access \$6.2 million of the 2006 Affordable Housing Bond proceeds for the purpose of developing affordable housing. The City is utilizing these funds to reopen the Callen Street/Bennett Hill project, which consists of two phases of rehabilitation and new construction activity in the Callen Street and Rocky Hill Strategy Areas resulting in the production of 130 affordable rental units with affordability rates at 30, 50, and 60 percent of area median income. In addition, in exchange for a loan increase from the former LMHIF, 5 multifamily units that were previously restricted to low-income households (households earning less than 80 percent of AMI) were restricted to very low income households (households earning less than 50 percent of AMI).
H13 - 16	Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans, shared equity loans, the Neighborhood Stabilization Program, and homebuyers education activities	Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans, shared equity loans, the Neighborhood Stabilization Program, and homebuyers education activities	Ongoing	Until the dissolution of the Redevelopment Agency, the City continued to fund First Time Homebuyer loans with its Low and Moderate Income Housing Fund monies, HOME funds, and Neighborhood Stabilization Funds. Since dissolution, the city has continued to fund down payment assistance loans with funds obtained from an HCD funded Cal HOME grant for low-income Vacaville residents to purchase their first homes. In 2013, the City funded 12 such loans, totaling \$379,072. Three of these households had incomes under 80 percent of AMI. During 2013, the City also contracted a number of first-time homebuyers workshops that were attended by 87 potential homebuyers. This activity had been suspended due to the elimination of the Redevelopment Agency and its Low- and Moderate-Income Housing Fund (LMHIF), however, was recently re-started. A Homebuyer Education and Learning Program course was held in November, 2014 with 7 participants and additional courses are scheduled through the end of the 2014 calendar year. Prior to the dissolution of Redevelopment, the Agency originated 166 Down Payment Assistance Loans, Neighborhood Stabilization Program loans, Shared Equity Loans and HOME First-Time Homebuyer loans.

Program Implementation Status

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.

Program Description (By Housing Element Program Names)	Name of Program	Objective*	Timeframe in H.E.	Status of Program Implementation
II.3 - I 7	Continue to implement relocation plans for households displaced as a result of local public action.	Five households were relocated in accordance with relocation plans during the planning period and were provided with relocation benefits in accordance with State Relocation Law. One household retained their Housing Choice Voucher program assistance when they moved.	Ongoing	
II.3 - I 8	As appropriate, work to ensure that new and rehabilitated affordable units, in particular multifamily units, are developed with supportive services, such as child care, English as a second language, and job training, nearly or as a component of the development.	During the past year, the City of Vacaville committed funds to The Leaven, a faith-based organization to provide supportive services to the children residing in the Opportunity House, the recently expanded and rehabilitated local homeless facility. In addition, the City has worked closely with the local non-profit affordable housing provider, Vacaville Community Housing, Inc., which will release a Request for Proposals for social services at its multifamily units. In addition, the two phase development on Callen Street will include community space where supportive services can be provided to the development.	Ongoing	
II.3 - I 9	Continue to provide housing counseling assistance to residents to help preserve homeownership and rental tenancy.	Due to the elimination of Redevelopment, the supportive funding for the Housing Counseling Center programs was eliminated and the Center was closed in 2012. The Department of Housing Services recently renewed the certification for the City of Vacaville Housing Counseling Center (VHCC) through the U.S. Department of Housing and Urban Development (HUD). As a certified Housing Counseling Agency, limited programs have been reopened to ensure that homebuyers receive as much information and education as possible to help them become successful homeowners over the long term	Ongoing	
II.3 - I 10	Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.	In 2012, the Code Enforcement Program was merged into the Fire Department. In 2013, the Fire Department Code Enforcement Division resolved 561 graffiti cases and 439 occupied property cases, inspected 38 vacant buildings or homes, ensured 814 undeveloped lots met weed abatement requirements, addressed 14 cases involving homeless encampments, and addressed 19 cases involving the keeping of chickens within city limits. The Vacaville Police Department is responsible for addressing vehicular abatement occurring within the public right-of-way. In 2013, the Police Department resolved 1,169 vehicular abatement cases.	Ongoing	
II.3 - I 11	Continue to address the needs of local military personnel and their families.	The City continues to work closely with Travis Air Force Base to help meet the needs of local military personnel and their families.	Ongoing	
II.3 - I 12	Continue to activate and operate emergency cooling and warming centers at the City's community centers during times of extreme weather, which are available to all City residents. In addition, the City will activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents.	The City continues to activate and operate emergency cooling and warming centers during times of extreme weather.	Ongoing	
II.3 - I 13	Continue to participate in the Community Action Partnership of Solano (CAP Solano) to oversee the development of the Homelessness Continuum of Care.	A City Council member currently participates in the CAP Solano. The City will continue to participate with the Solano County Continuum of Care Collaborative.	Ongoing	
II.3 - I 14	Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a "Housing, First" or similar type program.	The City continues to collaborate with local faith-based organizations to develop appropriate housing and support services.	Ongoing	

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.		Status of Program Implementation
Name of Program	Objective*	Timeframe in H.E.	
H.3 - 115	Continue working with local faith-based organizations to create a Nomadic Shelter Program.	Ongoing	In 2011 it was determined that local faith-based organizations were not in a position to provide support for a Nomadic Shelter program. The proposal may be revisited in the future.
H.3 - 116	Continue to collaborate with the Ad-Hoc Homeless Task Force.	Ongoing	Due to the elimination of Redevelopment and the Low- and Moderate-Income Housing Fund, the Ad Hoc Task Force was disbanded. The City has established a Homeless Roundtable committee that meets regularly and the City continues to work with homeless services providers on a case-by-case basis as issues are identified.

City of Vacaville Accomplishments – 2014



Vacaville Community Development Department

Implemented new permit tracking software and new technology to improve customer service.

- During 2014 the Community Development Department implemented its new permit tracking system through CRW. The new system replaced an older antiquated system. The new system allows customers to apply for simple permits online. The City issued over 800 permits on line over six months. It includes an automated inspection call system that allows customers to request inspections via phone at any time.
- It also allows inspectors to carry iPads into the field and enter inspection results directly at the site, saving time and improving efficiency. In addition, the City implemented a unique “Face Time” inspection system for solar panel installation. The system allows a solar panel contractor to show video of the installation and have the inspector simultaneously view and approve the work. This means the inspector does not need to climb on the roof, saving time and reducing risk.

Prepared the General Plan Update and Housing Element Update

- In 2014, the Community Development Department made significant progress toward adopting a new General Plan. The department issued the Final Environmental Impact Report in June 2014. The Planning Commission held public hearings on the plan in September. The City Council received the Planning Commission’s recommendation in October.
- The department also drafted an update the General Plan Housing Element. The department held a number of public outreach events to discuss the update. The Planning Commission reviewed the draft, and the department submitted the draft to the state for review.

Facilitated new business development, including ICON Aircraft, Buzz Oates Warehouse, and Nut Tree Development

- 2014 was a robust year for new business development in Vacaville, and the department was central in assisting businesses to begin and expand operations here. At the forefront was the announcement that ICON Aircraft would make Vacaville its new home. The Community Development Department was instrumental in getting the design review and CEQA documents completed in short order for their new facility. The department issued tenant improvement permits to remodel an existing warehouse for their use. The department also facilitated a street name change.
- A second major project was the Buzz Oates warehouse on Beechcraft and Cessna. This almost 600,000 square foot warehouse will house a bicycle distribution facility, Pacific Cycle. The Community Development Department completed a design review, CEQA documents, and building permit issuance for this project.
- A number of commercial projects moved forward during the year, including development of Phases 3 and 4 of the Nut Tree. The department completed design review, building permit review, and final inspection for a number of new restaurants and other uses.

City of Vacaville Accomplishments – 2014



- The Community Development Department was successful in completing the Vanden Meadows annexation. This project in southeast Vacaville included 274 acres and eventually will result in 790 single family homes, a 28 acre school site, and a 7.5 acre park. This project required a number of complex steps, including updating the Municipal Service Review, updating the Sphere of Influence, detaching from the Vacaville Fire Protection District, and cancelling a Williamson Act Contract.

The department also facilitated development of a number of residential subdivisions in the Southtown area including Casa dei Venti, Vanden Estates, Parkside and Vanden Gate.

- The Community Development Department facilitated a number of residential development projects. The department issued permits for 138 new single family homes. In addition, the department facilitated a number of projects, including:
 - Callen Street Apartments: The department issued design review approval for a 56-unit apartment project.
 - Lower Lagoon Valley: The department facilitated approval of the final planned development for the project that will include over 1,000 homes, a golf course, and commercial development.
 - Quinn Crossing Apartments: The department did building inspections for this 222 unit apartment complex.
 - Rice McMurtry: The department helped facilitate an updated development agreement for three projects. The department also issued building permits for Knoll Creek subdivision.

Vacaville Fire Department

- Awarded a federal grant in the amount of \$255,000 to purchase 50 new portable radios to enhance interoperable emergency communications throughout Solano County and California
- Purchased, and placed into service, two advanced life support ambulances, one structural fire engine and one wildland fire engine to replace aging fleet
- Certified 30 local citizens as volunteer Community Emergency Response Team (CERT) members
- Hired 4 full time Firefighter-Paramedics to fill department vacancies
- Completed over 2,000 fire and life safety code compliance inspections and new building plan reviews

Vacaville Police Department

- Patrol initiated 2,980 documented field interviews based on citizen contacts or detentions. Additionally, officers conducted 9,692 criminal investigations, leading to 1,051 Felony arrests, and 2,169 Misdemeanor arrests



City of Vacaville Accomplishments – 2014

- Narcotics Enforcement Team (NET) served over 90 search warrants disrupting and preventing the flow of drugs into the Vacaville community and schools
- Crime Suppression Team (CST) helped minimize the impact of street crimes by conducting 165 compliance searches - parole, probations and Post Release Community Supervision due to prison realignment, resulting in the arrest of 204 suspects for violent crimes and repeat offenses
- Updated department gang files, tracking gangs and membership affiliations in an effort to minimize the influence of gangs in our community. Implemented the use of our tracking forms by all countywide agencies
- 9-1-1 system upgraded, allowing communications staff to more efficiently respond to over 36,000 calls for service from our customers
- Modernized our Records Section by transitioning to a computerized, paperless records system and implemented an electronic case management system for clinical services within our Special Victims Unit. Implemented a web-based, on-line citizen crime reporting system to further enhance customer service
- Upgraded all body-worn cameras issued to police officers, keeping ahead of the national curve. Our original program was implemented in 2009
- Awarded 20 grants worth nearly \$1 million, allowing us to provide non-traditional policing services including but not limited to: Community Policing, Traffic Safety, Youth and Family Counseling Services and programs focusing on the dangers of drugs and alcohol
- Formation of the Vacaville Homeless Roundtable utilizing our partnership with local stakeholders, encouraging a comprehensive best-practices approach to enforcement, engagement, and education

Human Resources

- Implemented a new web-based orientation system called "OnBoard". The system has streamlined the new hire process and allows new employees to review and complete many of the new hire forms from the comfort of their homes prior to their start date.
- Developed policy & procedures and trained employees on Violence in the Workplace.
- Coordinated the development of a City Ordinance with the City Attorney's Office to improve employee and public safety in and around City facilities.
- Conducted 42 recruitments and processed over 3,100 job applications, 97% of which were submitted online.

Community Services

- Foster Youth Development - Our Teen Outreach Program was created as a leadership program where teens help fundraise, coordinate community service projects and have the chance to attend great leadership conferences. Teen members attended California PAL's Youth Leadership Academy in Southern California, and three members along with 6 other youth from REACH and Boys and Girls Club attended an Outdoor Youth Camping Trip. This

City of Vacaville Accomplishments – 2014



all serves as building blocks for PAL teens to expand upon and increase their capacity to become productive students and citizens in the community.

- **Building Community Partnerships** - The TGIFun Club program received the opportunity to establish an additional before & after school site in Vacaville. Kairos Public School Academy on Elm Street had reached out to us based on our reputation and recommendations from parents to assist in the development of Thank Goodness It's Fun Club (TGIF) at their school site. Staff worked diligently to turn the empty school room into a functioning site before school began on August 14th. It was a huge undertaking and a little challenging, but with determination and tremendous effort by TGIF staff, the new site is now a welcoming and safe environment for all Kairos students to enjoy. The new site provides the parents peace of mind knowing their kids are safe while they are at work. We are extremely proud to offer the community seven TGIFun Club Centers.
- **Provide Recreational Experiences** – The Cultural Arts program continued to increase cultural unity and recreational opportunities by providing 23 new classes in 2014. Some of the most popular included the Music4Kids Choir and Art Discovery and Art Adventure Camps.
- **Program Achievements** - Special Interest classes showed tremendous growth as class revenues increased 23% over revenue received in 2013. Some of this growth can be attributed to the addition of various new classes and activities for participants of all ages and interests, including those for the entire family to enjoy together.
- **Worked with Risk Manager** on an agreement with a transportation company to establish day trips. As a result this new program positively affected the lives of 62 participants by providing several affordable day trips to bay area attractions.
- **Celebration, Fun, and Unity** - The Special Event program area was delighted with the overall success and positive community response received from a new event held this past fall. The event featured Solano County's favorite house band, the Time Bandits as the opening act followed by a national headliner and music chart topper, Con Funk Shun. The Saturday evening show was attended by approximately 3,500 guests. The net revenue from this show alone more than covered the costs of our 4th of July firework show. Estimated economic impact to the community from this event was \$105,875. The audience traveled from many other cities, including, Fairfield, American Canyon, Vallejo, Richmond, Dixon, Davis, Woodland, Sacramento, Benicia and Napa. The event offered food and beverage vendors and sold 30 VIP tables which received private Butler Service throughout the evening. The overall response from our guests was outstanding!
- **Promote Health and Wellness** – The Duke Sports Center successfully hosted the first Badminton Tournament held at the facility on December 7th with over 85 active participants putting their skills to the test.
- **Service to the Community** - In 2014, 37,500 registrations were processed resulting in revenue of \$2,704,444.

Finance Department



City of Vacaville Accomplishments – 2014

- IVR Utility/Excise billing phone payment system - Allows the customer to pay 24 hours a day in real time and has tremendously lowered phone wait time to talk to customer representatives.
- New Cashiering software. - New software allows us unlimited seats so cashiering stations may be set up in multiple areas and departments.
- Ongoing maintenance was lowered by \$6,000 per year.
- Introduced magswipes so the clerk can run the credit card through computer instead of stand-alone terminal. This product saves time in manual entry and credit card processing.
- Utilities Interim Service Agreement - Allows property managers and landlords to have an ongoing agreement with the City to reestablish water after a tenant leaves without the landlord having to call every time and resubmit owner information.
- Information Technology
- Video Surveillance at various locations – PD Campus (replacements) and new camera installations at McBride, Georgie Duke, Ulatis, and 3 Oaks
- Wireless for City Employees and Citizens (during official business at City Hall) and /or rentals at Community Centers at the City Hall, Ulatis/VPAT, 3Oaks, McBride, Georgie Duke, Corpyard, B&E, FS71, 72, 74
- Replaced City Hall Data Center Storage area Network (SAN) with Pure Storage (All flash based storage) to improve capacity and efficiencies
- TYCO Alarm consolidation, Alarm panel upgrades and billing consolidation reducing pricing by 45%
- OLD PD renovation project – Cabling upgrade and expanding Badge ID security system to OLD PD

Housing Services Department

- Implemented CalHOME First-Time Homebuyer (FTHB) Down Payment Assistance Loan Program; expended \$145,676 for 3 loans for eligible low-income first-time homebuyers; conducted lender trainings
- Entered into agreements with non-profit/private developer partnership for the new construction / rehabilitation of 130 affordable apartments on Callen/Bennett Hill
- Vacaville Housing Authority updated its Housing Choice Voucher Section 8 waiting list (2,725 applications), opened its waiting list (received over 4,000 new applications), and processed applications for eligibility (965 applications)
- Reinstated the Housing and Urban Development (HUD) certified Housing Counseling Agency to provide first-time homebuyer counseling; conducted 2 first-time homebuyer workshops; served 23 clients; received impressive program review from HUD

City of Vacaville Accomplishments – 2014



- Vacaville Housing Authority and Solano County Housing Authority (administered by Vacaville through an agreement with Solano County) achieved Housing and Urban Development (HUD) designation as High Performing agencies for the 13th consecutive year

Utilities Department

- Successfully treated and delivered over 5 Billion gallons of high quality drinking water to Vacaville's customers, and treated and safely discharged over 2.72 billion gallons of municipal wastewater safely to the Delta
- Collected 7,926 water and wastewater samples and performed 21,622 laboratory analyses to meet regulatory water quality requirements
- Provided ongoing wastewater operations, engineering, mechanical, electrical, and power and controls systems support to the \$150M Easterly Tertiary construction project, ensuring project quality, schedule compliance, and cost efficiency
- Updated the City's Urban Water Shortage Contingency Plan (UWSCP) and the City's Water Conservation Ordinance to meet new drought-related State Water Board regulations requiring mandatory water conservation
- Finished with net positive cash flows in both the Sewer and Water Operating Funds for the second consecutive year, exceeding budget projections for both. In FY 2013/14, the Sewer fund finished with a \$7.4M net positive cash flow, while the Water Fund finished with a \$1M net positive cash flow

Public Works Department

- Successfully completed over \$9 million of CIP project construction plans and contract documents which included the 2014 Pavement Resurfacing, 2014 Slurry Seal (first Slurry Project since 2008), EWWTP Lab Expansion Building, Magnolia Park Water Play Area, and Brown Street Sewer Replacement and Lift Station, which also included the lower portion of the Rocky Hill Trail. Engineering Services completed and provided quality assurance inspections for \$36 M of CIP projects, including the 2014 Slurry Seal, 2014 Pavement Resurfacing Project, EWWTP Tertiary – Denitrification Improvements, Energy Services Contract (Selected Facility Improvement Measures), Magnolia Park Water Play Area, and successfully commissioned the \$53M Easterly Wastewater Treatment Plant Tertiary Project Filtration Improvements within the State mandated compliance deadline. Completed design, utility relocation, and right-of-way acquisition for a 2 mile segment of Jepson Parkway. Public Works Engineering Services was awarded the 2014 Project Delivery Award from the Solano Transportation Authority for effectively and efficiently delivering transportation projects in Vacaville.

City of Vacaville Accomplishments – 2014



- Development Engineering staff reviewed and approved final maps and improvement plans for the following subdivisions: Lower Lagoon Valley (Master Final Map), Rancho Rogelio, Southtown Commons, Sterling Chateau #4, Southtown 1A, Southtown Phase 1 Unit 2, North Village Unit 6, and the Brighton Landing Detention Pump Station project. The approved final maps created more than 600 residential single family homes.
- Traffic Engineering responded to traffic circulation and safety issues at Browns Valley, Cooper, Kairos Charter, Jepson, and Will C Wood Schools. Operation changes to address arrival and dismissal traffic congestion, and signing and marking improvements were implemented. These changes have improved traffic flow and reduced congestion. Frontage improvements were incorporated at Callison School to improve sight distance. Installed traffic signing and marking improvements on Vine Street and updated the speed zone survey to support speed enforcement. Traffic concerns were addressed in the Cooper School area, Berryessa Drive and Deodora Street.
- Public Works Maintenance processed more than 10,500 work orders for Facilities, Streets, Water, Sewer, Parks, Transit, and Traffic Safety repairs and or service. Admin staff managed a call volume of over 8,250 calls for service and information. Garage mechanics were responsible for the repairs and maintenance of 547 City vehicles and pieces of equipment. Prepared the parks and public areas for numerous events including but not limited to Creek Walk concert series, Loop the Lagoon, Fiesta Days, Merriment on Main. Festival De La Sal, Baseball tournaments, Weddings, and numerous other events throughout the Year.
- City Coach had its eighth consecutive year of ridership growth serving 511,198 customers. Completed a year-long project to restructure City Coach transit routes to improve customer convenience and efficiency. Initiated business partnership program between City Coach, DVBID and Chamber of Commerce resulting in the new City Coach Shop Vacaville bus. Instituted the new City Coach Golden Pass Program allowing residents ages 80+ to ride free on City Coach fixed route buses. Partnered with Leisure Town Home Association greatly improving the level of communication and cooperation with seniors of Leisure Town.

