

RIO
VISTA

Housing Element



2015-2022 DRAFT HOUSING ELEMENT



CITY OF
RIO VISTA

ONE MAIN STREET
RIO VISTA, CA 94571



Chapter 6

HOUSING ELEMENT

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Chapter 6 Housing

A. Introduction

RELATIONSHIP TO THE GENERAL PLAN

This Housing Element is one of seven required elements of the City's General Plan. A housing element describes how a city will address the housing needs of its residents, especially affordable housing. Discussed are: the current demographics and housing conditions in the City; the anticipated housing needs and how the city plans to preserve, improve, and develop housing for all income levels; and the City's housing policies and implementing actions which, together, comprise the action plan to help meet the City's housing goals. Housing policies and programs are formulated based on the housing needs, including those of special needs groups, and the financial resources available over the 8-year planning period of the housing element.

BACKGROUND

The City of Rio Vista is an incorporated city in Solano County, California, with an estimated population of 7,360 persons (Census 2010). Rio Vista is located adjacent to the west side of the Sacramento River, about 22 miles east of the cities of Suisun City and Fairfield, which serves as the county seat.

Over the past decade, Rio Vista has annexed large land areas in response to its increased desirability as a place of residence for persons of retirement age and for those who commute to the Sacramento and San Francisco Bay Area metropolitan regions. The following factors affect the increase in demand for housing in Rio Vista:

- Rio Vista's location within the Bay Area (defined by the nine counties that border on San Francisco Bay) along Highway 12, its proximity to the Sacramento metropolitan region, and the "small-town" feel of the community are primary attractions for current and future Rio Vista residents.
- Urban areas to the west and east of Rio Vista are major employment centers with many desirable amenities. At the same time, these areas are subject to higher housing costs, higher crime rates, traffic congestion and reduced open space. By contrast, Rio Vista fares better at all levels.
- Until just a few years ago, the demand for homes in Rio Vista, combined with the costs in infrastructure and services, caused the prices of homes in Rio Vista to rise. Now, housing development in Rio Vista is stable with the continued construction of the Trilogy planned unit development and the beginning of construction in the 1st phase of Riverwalk project.

Both long-time residents and newcomers to Rio Vista would like the city to retain its small-town qualities. New housing development has often adversely affected communities, due to increased demand for infrastructure and services and the construction of subdivisions that are indistinguishable from one another.

- The success and implementation of Association of Bay Area Government’s (ABAG) transit-oriented development policies and Metropolitan Transportation Commission projects, programs, and policies will be a major factor in the demand for housing as they will determine availability of funding for improvements to transportation infrastructure and the ability of residents in the City to commute into job centers in larger metropolitan areas. The current direction of transit policies and transit-related development policies has focused on funding for projects to improve transit and encourage development in high density urban centers in the Bay Area region.

In an effort to balance these concerns with the need to provide for adequate, affordable housing, *Rio Vista General Plan* elements, such as the Community Character and Design element and the Resource Conservation and Management element, were adopted to protect the local environment and establish standards for new neighborhoods that will help sustain Rio Vista’s high quality of life.

COMPONENTS OF THE HOUSING ELEMENT

The Rio Vista Housing element consists of the following sections, each of which addresses State Housing Element requirements:

PURPOSE AND AUTHORITY

The “Purpose and Authority” section explains the requirements of the State housing element laws that guide the preparation and implementation of the City’s housing element. This includes the public participation requirements, recent legislation that affects the Housing Element, the need for internal consistency among all the General Plan elements, and the Regional Housing Needs Allocation (RHNA) determination for all income groups in Rio Vista.

IMPLEMENTING THE COMMUNITY VISION

The “Implementing the Community Vision – The Rio Vista Principles” section identifies the General Plan principles that are applicable to the Housing Element. These principles provide guidance for the City’s housing policy direction and programs.

SETTING

The “Setting” section describes existing conditions and addresses the following topics:

Population includes historical population growth information, as well as comparisons with other jurisdictions.

Household Characteristics and Trends includes historical and existing household and demographic characteristics and observed trends including age, gender, and ethnicity distribution in the population, as well as household type and size, and tenure. This section also includes information about household income, education, and employment.

Income, Education, and Employment includes income, labor force, and employment data.

Housing Characteristics includes information on housing including occupancy and vacancy rates, types and costs, affordability, overpayment for housing, and housing conditions.

Special Housing Needs discusses the special needs of the elderly, disabled, large families, female heads of household, farm workers, and the homeless and others in need of emergency shelter.

Existing Housing Assistance and Production Programs summarizes the state, federal, and local programs available to Rio Vista to help meet its housing needs.

Review of Previous Housing Element discusses the effectiveness of the 2007-2014 Element.

OUTLOOK

The “Outlook” section addresses future conditions for the following topics:

Projected Housing Need discusses the ABAG Regional Housing Needs Determination (RHND) process and the quantified future housing needs for Rio Vista that were adopted by ABAG for 2015-2022.

Constraints to Housing Production addresses the governmental and non-governmental constraints to the development of affordable housing. Potential means for reducing constraints are identified.

Land Resources assesses the land available for housing production in the City. This includes an inventory of vacant sites available, including identification of the land use controls applicable to each site, and a calculation of the capacity of each site to accommodate new housing.

Equal Housing Opportunity discusses the City’s obligation to help ensure equal housing opportunities for all segments of the community.

Residential Energy Conservation discusses efforts by the City to promote energy conservation in existing homes and new construction and how energy efficiency affects the cost of housing.

Monitoring Program identifies the criteria the City will apply toward gauging the success of its housing programs.

GOALS, POLICIES, AND IMPLEMENTING ACTIONS

This section describes the City's commitment to programs that are necessary to address the housing needs of current and future residents, including special needs groups, energy conservation, and equal housing opportunity. While goal statements are general, the housing programs spell out actions necessary to achieve the goal and policy statements adopted in principle, especially the City's affordable housing needs over the planning period.

Goals state the overall desired conditions that the City would like to achieve as part of its vision; goal statements are general.

Policies indicate an action or direction that the City must take as a step toward achieving the desired condition or goal; policies are more specific statements of how a goal will be implemented.

Implementing Actions identify programs and actions that will be required to implement the stated policies.

Monitoring program identifies the criteria the City will apply toward gauging the success of its housing programs on yearly basis.

B. Purpose and Authority

Housing has been and will continue to be one of the basic needs that must be provided within the community of Rio Vista. Section (§) 65302(c) of the California Government Code requires every county and city in the State to include a housing element as part of its adopted general plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

State law generally requires that a housing element be reviewed and revised at least every eight years, and that an annual progress report on the status and progress in implementing the jurisdiction's housing element be prepared and submitted to the California Department of Housing and Community Development (HCD). The 2003 State of California, Office of Planning and Research's (OPR) *General Plan Guidelines* and HCD's online technical assistance resource *Building Blocks for Effective Housing Elements* which will provide clear guidance to the City toward meeting the specific State requirements within the context of helping to advance the City's housing goals and objectives.

During September 2014, HCD reviewed the City's 2007-2014 Housing Element through the Technical Assistance route. The 2015-2022 Housing Element addresses all the comments received.

PUBLIC PARTICIPATION

Public participation in preparation of the Housing Element is required under Government Code §65588(c). This housing element was developed through the combined efforts of City staff, the City's Planning Commission, and the City Council.

On February 11, 2015, initial public input was received during a Planning Commission public hearing/workshop. Public Hearing Notices were published in the River-News Herald, the Beacon and prominently posted at City Hall. Notices were printed in both English and Spanish in order to provide adequate outreach to the City's Hispanic population. In addition, organizations that represent the interests of lower income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element. Organizations consulted include the Community Action Partnership, a Joint Powers Agency of Solano County public entities and housing providers, and North Bay Housing Coalition, Inc. (promoting affordable housing for persons with developmental disabilities). The locally designated Indian tribes in the Rio Vista area, the Yocha Dehe Wintun Nation and the Cortina Band of Indians, were also consulted.

At the February 11, 2015, meeting, the Community Development Department provided a PowerPoint presentation explaining the requirements of the State Housing Element Law and the contents of the 2015-2022 Housing Element. In response to questions from the Commission and the public staff explained that the Housing Element must be adopted by the City by May 31, 2015.

The draft Housing Element and the CEQA document will be discussed at a Special Planning Commission meeting on April 27, 2015, at 5:00 P.M. and at the Regular Meeting of the City Council on May 19, 2015, at 6:00 P.M., during which time the Housing Element will be presented to the City Council for Adoption. Subsequently, the Element will be submitted before May 31, 2015, to HCD for review and Certification.

INFORMATION RESOURCES

Wherever possible, relevant, current data were obtained from State Department of Finance (DOF), State Employment Development Department (EDD), the Association of Bay Area Governments (ABAG), City and County sources, Census publications, and housing industry sources.

GENERAL PLAN INTERNAL CONSISTENCY

The California Government Code requires internal consistency among the various elements of a general plan. Government Code §65300.5 states that, “the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals.” In preparing this Housing Element, a review was undertaken to ensure consistency of this Housing Element with all other elements of the General Plan.

REGIONAL HOUSING NEEDS ALLOCATION PLAN

This housing element details an 8-year schedule of actions to achieve housing goals and objectives, based upon its share of the RHNA. The RHNA requires the updated housing element to identify adequate sites and program actions to accommodate its allocation for each of five income categories: extremely low, very low, low, moderate, and above moderate income households.

C. Implementing the Community Vision: The Rio Vista Principles

Housing has profound effects on the community's economic and social well-being. The community vision and principles that most directly relate to the Housing Element are listed below. These principles are found in **Chapter 2 Community Vision** of the General Plan.

PRESERVE RIO VISTA'S SENSE OF COMMUNITY AND SMALL-TOWN CHARACTER

- ❑ *Rio Vista should still be recognizable to today's residents 30 years from now. New development should reinforce the characteristics that make Rio Vista unique. Existing neighborhoods should be examined and strengthened.*
- ❑ *New development should create complete neighborhoods rather than a series of subdivisions that are indistinguishable from those in other communities.*

CREATE AND MAINTAIN ECONOMIC VITALITY; PROVIDE NEW OPPORTUNITIES TO LIVE, WORK, AND SHOP IN RIO VISTA

- ❑ *The Rio Vista community should be planned for a balance of jobs and housing. Rio Vista should not become another bedroom suburb like so many neighboring communities.*
- ❑ *A broad range of housing should be available throughout the community to match job opportunities and community needs. No one style or price range of housing should take precedence over any other, so long as an adequate supply is available for each.*

PROVIDE ADEQUATE AND ACCESSIBLE PUBLIC SERVICES AND FACILITIES TO ALL RIO VISTANS IN A FISCALLY HEALTHY AND RESPONSIBLE MANNER

- ❑ *Growth should pay for itself. New development should ensure that sufficient public services are provided without additional burden to existing residents or over-extending current capacity.*
- ❑ *Rio Vista should continue its tradition of cooperation with private nonprofit agencies and other public agencies, to provide essential services for youth, seniors, the economically disadvantaged, and those in crisis.*
- ❑ *Adequate public facilities—sewer, water, transportation, public safety, parks, recreation, education, and others—should be in place or assured in a timely fashion before new development projects proceed.*

The goals, policies, and housing programs outlined in this plan represent a good faith effort by the City of Rio Vista to provide for housing needs within the community, given the limited resources and powers at its disposal. The attainment of many of the following goals requires funding that is uncertain at this time. The City must recognize this fact in adopting and implementing its housing programs and should modify portions of this element as and when funding programs change.

D. Setting

POPULATION GROWTH AND TRENDS

HISTORIC POPULATION GROWTH

Census 2010 shows that the population of the City of Rio Vista was 7,360 persons. As shown in *Table 6-1*, the annual growth rate between 2000 and 2010 ranged from a high of approximately 12.5 percent between 2001 and 2002 to a low of 0.66 percent between 2009 and 2010. Annual growth averaged 5.1 percent per year from 2000 to 2010. The decrease from 2009 to 2010 is potentially linked to low in-migration due to the slowdown in housing construction, while recognizing the fact that a decrease in population could also be due to natural causes such a low birth rates or death rates, demographically.

TABLE 6-1
CITY OF RIO VISTA ANNUAL POPULATION CHANGE 2000 – 2010

Year	Population	Percent Change
2000	4,571	-
2001	4,769	4.33
2002	5,363	12.46
2003	5,414	0.95
2004	5,926	9.46
2005	6,353	7.21
2006	6,791	6.89
2007	7,178	5.70
2008	7,341	2.27
2009	7,409	0.93
2010	7,360	0.66

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2010, with 2000 and 2010 Census Counts, Sacramento, CA. Nov. 2012.

Table 6-2 displays the city’s decadal population growth rates since 1970. The city grew rapidly during the period 1990-2000, with a growth rate of nearly 38 percent for the ten-year period. Between 2000 and 2010, the population grew the fastest. Population increased from 4,571 to 7,360, a rate of 61 percent, a growth rate far higher than that for the state as a whole (10 percent) and Solano County overall (4.8 percent) during the same period. The growth during this period

was largely a result of two factors: new age-restricted housing development in the city and a steady influx of people employed in other Bay Area cities, but attracted to Rio Vista by lower home purchase prices compared to those in the Bay Area.

**TABLE 6-2
CITY OF RIO VISTA
POPULATION CHANGE BY DECADE 1970-2010**

Year	Population	Change	percent Change over Period
1970	3,135	--	--
1980	3,142	+7	+0.2
1990	3,316	+174	+5.5
2000	4,571	+1,255	+37.8
2010	7,360	+2,789	+61.0

Sources: ABAG; Census 2000 and 2010.

Table 6-3 provides a comparison of the growth in Rio Vista with other Bay Area jurisdictions, Solano County, and the State of California. Population data presented shows that, proportional to the overall population, Rio Vista added population at a much faster pace than any of the other Bay Area jurisdictions between 2000 and 2010, and at nearly six times the rate of the State of California during the same period.

**TABLE 6-3
POPULATION TRENDS – COMPARISON WITH OTHER JURISDICTIONS**

Jurisdiction Name	2000	2010	Change (2000-2010)	
			Number	Percent
Solano County	394,452	413,844	18,802	4.8
City of Fairfield	96,178	105,321	9,143	9.5
Suisun City	26,118	28,111	1,993	7.6
State of California	33,871,648	37,253,956	3,382,308	10.0
City of Rio Vista	4,571	7,360	2,789	61.0

Source: ABAG; Census 2000 and 2010

PROJECTED POPULATION GROWTH

Population projections by ABAG suggest that Rio Vista population would grow to 7,900 persons by the Year 2020 and to 8,400 persons by 2030 and 8,800 persons by 2040. However, the latest population projection by the California Department of Finance for Rio Vista is already at 7,934 persons (E-1 Population Estimates, January 1, 2014).

Rio Vista’s population growth appears to have been influenced more by property development than natural demographic factors. For example, decadal population growth for the 1970-1980 periods was nearly static with only 0.2 percent. As reported in the 2007-2014 Housing Element, between January 2001 and December 2006, Rio Vista added a total of 1,527 residential dwelling units (1,477 single-family units in the Trilogy subdivision, the age-restricted project for seniors,

and 50 single-family units in the Vineyard Bluffs subdivision). With continuing construction activity at Trilogy (about 300 homes) and the Seeno/Riverwalk subdivision (913 homes) the City will add at least 1,200 houses in the next five years. With an average household size of 2.13 persons in the City in 2010, the above estimated 1,200 houses could mean adding approximately 2,556 people in the City by the end of 2020. By adding this population to the DOF estimate of about 8,000 persons (January 1, 2014), the Rio Vista population could be around 10,500 persons by 2020, exceeding the ABAG and DOF estimates.

It is logical to conclude that Rio Vista population will increase further than ABAG and Department of Finance projections as a result of in-migration of people attracted by housing opportunities (with golf course and club house facilities) at affordable prices in the \$200,000 to \$400,000 range, a rarity in the Bay area, in general.

HOUSEHOLD CHARACTERISTICS AND TRENDS

AGE

Census 2010 provides the relative age distribution within the city’s population, as shown in *Table 6-4* below, compared to that of Solano County.

The median age population of the City has increased dramatically from 36.9 in 1990 to 40.7 in 2000 and 57.2 in 2010, indicating an upward trend in the average age of the city’s population. This compares to a county median age of 36.9 in Census 2010, indicating that the city’s median aged population of 57.2 is older than the county’s population. This compares to a state median age of 35.2 years (Census 2010).

The increasing median age can be attributed to the construction of the 1997 Trilogy project, an age-restricted housing development. This trend toward an older population than the county and state is expected to continue over the long term, since the 3,600-unit Trilogy development has three more phases with the capacity to build several hundreds of units. For the planning period of this Housing Element (2015-2022), the trend would be reversed only if Trilogy were to slow its rate of building compared to other new unrestricted (family) development projects. This is considered unlikely, since the Trilogy market is more resilient to the housing market downturns than unrestricted housing due to the economic affordability of the units priced in the \$200,000-\$300,000 range.

**TABLE 6-4
AGE DISTRIBUTION BY POPULATION**

	Rio Vista	Solano County	Rio Vista	Solano County
Age Group	Population		Percent*	
0 - 19	1,266	113,222	17.2	27.4
20 - 24	228	28,761	3.1	7.0
25 - 44	1,317	109,337	17.8	26.5
45 - 64	2,400	115,177	32.6	27.8
65 +	2,377	46,847	32.30	11.4

Source: Census 2010; ABAG DATA

HOUSEHOLD TYPE AND SIZE

It is significant to note that the percentage change in total household population in Rio Vista was 86.12 percent between 2000 and 2010. The most noticeable change are among singles living alone (about 160 percent) and households with population aged 65 or over (about 155 percent), as demonstrated in Table 6-5. Correspondingly, the average family and household size also has been reduced. However, the change in household characteristics is explainable due to the large Trilogy development for age-restricted persons (55 or over active adult community) discussed elsewhere in more detail.

Census 2000 accounted for 1,881 households in Rio Vista. Of these, 68.4 percent (1,286) were families, and 32.0 percent (601) had children under 18 living at home. Of all households, 26.4 percent (496) were single-female-headed households. Households with persons aged 65 years or older represented 35.1 percent (661).

By 2010, total households were 3,501. Of these, 64.9 percent (2,240) were families, 18.1 percent (628) had children under 18 living at home. Of all households, 37 percent (1,292) were single-female-headed households. Households with persons aged 65 years or older represented 48.8 percent (1,687).

**TABLE 6-5
HOUSEHOLDS BY TYPE (2000 AND 2010)**

Households by Type	2000		2010		% Change
	Households	Percent	Households	Percent	
Total Households	1,881	100	3,501	100	86.12
Family Households ¹	1,286	68.4	2,240	64.9	74.18
Households with Children <18 years of age	601	32	628	18.1	4.49
Multi-person Non-family Households	595	31.6	221	6	- 62.85
Singles living along	496	26.4	1,292	37	160.48
Households with persons 65 years and over	661	35.1	1,687	48.8	155.22
Average Household Size ²	2.43	X	2.13	X	X
Average Family Size ³	2.92	X	2.60	X	X

Source: 2007-2011 ACS 5-Year Estimates (ABAG); 1, 2 & 3: Census 2010

As shown in *Table 6-6*, between 2000 and 2010 the average number of persons per household in the city decreased slightly from 2.43 to 2.13. The city's average household size is substantially lower than the county's for both owner- and renter-occupied households. The data indicate a continuing trend toward smaller household size in the city, as compared with the state, which

indicates a trend toward increasing household size. This statistic may reflect the impact of Trilogy—a large community of households with persons over 55, mostly with no children at home.

**TABLE 6-6
HOUSEHOLD SIZE BY TENURE**

Year	Persons Per Household					
	City of Rio Vista			Solano County		
	Homeowner	Renter	Average	Homeowner	Renter	Average
1990	2.43	2.56	2.48	2.94	2.77	2.88
2000	2.37	2.59	2.43	2.96	2.80	2.90
2010*	2.04	1.97	2.00	2.83	2.82	2.83

* U.S. Census 2000; Department of Finance, Table 2: E-5; 2007-2011 ACS 5-Year Estimates from ABAG

HOUSEHOLD TENURE

Census 2010 data indicate that there were 3,890 total housing units in the City of which 3,453 were occupied housing units. Of the occupied units, 77.7 percent were owner-occupied, while 22.3 percent of units were renter-occupied. *Table 6-7* below provides a breakdown of occupied housing units by tenure for the years 1990, 2000 and 2010. *Table 6-8* provides a comparison of tenure with Solano County.

The percentage or the share of owner-occupied units among the occupied housing units increased substantially from 64.1% in 1990 to 72% in 2000 to 77.7% in 2010. In 2010, the percentage of owner-occupied units in Rio Vista was significantly higher than the 63.2 percent in Solano County (refer to *Table 6-8*). This high rate of owner-occupied units reflects the tenure of age-restricted households in Trilogy. As projects currently being pursued in the city are primarily single-family residential developments, the high rate of owner occupancy is unlikely to change substantially during the 2015-2022 planning period.

**TABLE 6-7
OCCUPIED HOUSING UNITS BY TENURE (1990, 2000 AND 2010)**

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner	858	64.1	1,350	72	2684	77.7
Renter	480	35.9	531	28	770	22.3
TOTAL	1,338	100	1,881	100	3454	100

Source: U.S. Census Bureau, 1990, 2000 and 2010

The City has added substantially to its housing stock from 858 units in 1990 to 2684 occupied housing units in the City in 2010. Most of these units were added within the age-restricted Trilogy development, and are nearly all owner-occupied.

Recently, the rate of home ownership in California has been adversely affected by a high number of foreclosures due to current economic conditions. It is currently unclear how this will affect tenure in the City. Data on housing unit type would indicate that housing

needs of renters are met primarily by duplexes, apartments, and mobile homes in the City.

**TABLE 6-8
OCCUPIED HOUSING UNITS BY TENURE COMPARED W/ COUNTY**

	City of Rio Vista		Solano County	
	2010	Percent	2010	percent
Owner-occupied Units	2,684	77.7	89,648	63.2
Renter-occupied Units	770	22.3	52,110	36.8
Total Occupied Housing Units	3,454	100	141,758	100

SOURCE: U.S. CENSUS 2010

INCOME, EDUCATION AND EMPLOYMENT

INCOME

**TABLE 6-9
INCOME AND POVERTY**

Jurisdiction	2000 (1999 dollars)	2000 (2011 dollars)	2007-2011 (2011 dollars)	Percent Change - 2000 to 2011	Poverty Rate (2000)	Poverty Rate (2007-11)
State of California	\$47,288	\$63,839	\$61,632	-3.5%	14.2%	14.4%
Solano County	\$54,099	\$73,034	\$69,914	-4.3%	8.3%	10.8%
Rio Vista	\$44,534	\$60,121	\$58,701	-2.4%	10.2%	9.4%

Source: ABAG; US Census Bureau, 2000 Decennial Census Counts, 2007-2011 ACS (5-year estimates)

Historical Census data indicates that household incomes in Rio Vista have generally been significantly lower compared to those for Solano County and slightly lower than the State. According to Census 2010, the household median income of Rio Vista was \$60,121, while the median household income for the County was \$73,034 and, for the state, was \$63,839. Census 2000 reported that 10.2 percent of the city’s population lived below the poverty level, which compared with 14.2 percent for the state and 8.3 percent for Solano County. However, 2007-11 ACS estimates show that poverty in the City has reduced while that for the County and State has increased slightly.

Households are grouped by income ranges by U.S. Housing and Urban Development (HUD) as explain below:

<i>Extremely Low</i>	Households earning 30 percent or less of County median income
<i>Very Low</i>	Households earning 31-50 percent of County median income
<i>Low</i>	Households earning 51-80 percent of County median income
<i>Moderate</i>	Households earning 81-120 percent of County median income
<i>Above Moderate</i>	Households earning over 120 percent of County median income

Household income by income group, range, and tenure is provided in Table 6-10.

**TABLE 6-10
HOUSEHOLDS BY INCOME RANGE**

Income Group	Household Income (CHAS)	Households in Income Range			Percent in Income Range
		Owner-Occupied	Renter-Occupied	Total	
Extremely Low	<= 30% MFI	195	135	330	9.42
Very Low	31% to 50% MFI	350	115	465	12.43
Low	51% to 80% MFI	460	190	650	18.57
Moderate	80% to 100% MFI	240	95	335	9.57
Above Moderate	>100% MFI	1,470	250	1,720	49.14
	Total	2,715	785	3,500	100.0

Sources: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data for 2007-2011
ACS. MFI = Median Family Income

LABOR FORCE

Labor force is the sum of employment and unemployment, excluding people in the armed forces. The data in *Table 6-11* includes people working in the private and public sectors, people who are unemployed but actively seeking employment and laid-off workers who are waiting to be called back to work. Labor force population does not include those in institutions such as prisons, mental hospitals, or nursing homes, or those younger than 16 years of age.

Data from the California Employment Development Department (EDD) indicate that in 2010, the City of Rio Vista had a labor force of 2,300, of which 2,100 were employed. The labor force in the City of Rio Vista has increased by approximately 4.5 percent, between 2000 and 2010, compared to 10.7 percent for Solano County.

**TABLE 6-11
LABOR FORCE 1990, 2000, 2010**

YEAR	CITY OF RIO VISTA	SOLANO COUNTY
1990	1,800	161,200
2000	2,200	194,100
2010	2,300	214,900

Note: Data represents the annual average labor force
Source: California Employment Development Department, 2010

Census 2000 data indicate that approximately 57 percent of Rio Vista residents over the age of 16 were in the labor force. This compares with 65 percent for Solano County and likely reflects a large population of retired residents.

UNEMPLOYMENT

According to EDD data, the average annual unemployment rate in the city was 9.0 percent in January of 2010. However, this was lower than the statewide unemployment rate of 12.4 percent

and the 12.0 percent unemployment rate for Solano County for the same period. Other cities in the region (with the exception of Benicia with a 7.6 percent unemployment rate) have a higher unemployment rate than Rio Vista, with Fairfield at 13.2 percent and Vallejo at 14.7 percent. Historically, the city has had a lower rate of unemployment than surrounding cities and the county overall, which may be due to a higher population of retired seniors in the City who are out of the workforce.

TOTAL EMPLOYMENT

EDD data for total employment in the City of Rio Vista and Solano County is provided in *Table 6-12*.

TABLE 6-12
AVERAGE ANNUAL TOTAL EMPLOYMENT*

Year	City of Rio Vista	Solano County
1990	1,800	157,000
2000	2,100	185,100
2010	2,100	189,000

*Annual Average (not seasonally adjusted)

Source: EDD; California Employment Development Department

According to the California Employment Development Department (EDD), “civilian employment includes all individuals who worked at least one hour for a wage or salary, or were self-employed, or were working at least fifteen unpaid hours in a family business or on a family farm.” *Table 6-12* indicates that the City of Rio Vista has seen a 0 percent increase in total employment between 2000 and 2010 compared to a 2.1 percent increase in employment in the county overall for the same period. Again, this may reflect a younger population and a more active economy in metropolitan portions of the County, as opposed to the City’s predominantly senior population.

EMPLOYMENT BY INDUSTRY

Employment by industry is a measure of economic diversity. Concentration of jobs in a single industry indicates that a local economy is exposed to the boom and bust cycles within the overly concentrated sector and is one indicator of a fragile local economy. A healthy economy, on the contrary, would have a high degree of diversification in the local economy. American Community Survey data (2007-2011) for employment by industry in Rio Vista is provided in *Table 6-13* below.



**TABLE 6-13
CITY OF RIO VISTA EMPLOYMENT BY INDUSTRY (2007-2011)**

Sector	Persons Employed		
	Number	Percent	% Change (2000 – 2007- 2011)
Agriculture, forestry, fishing and hunting, and mining	206	8.90	110.2
Construction	216	9.33	0.9
Manufacturing	140	6.05	-7.9
Wholesale trade	102	4.41	25.9
Retail trade	262	11.32	3.1
Transportation and warehousing, and utilities	157	6.78	-13.3
Information	21	0.91	10.5
Finance, insurance, real estate, and rental and leasing	118	5.10	-11.3
Professional, scientific, management, administrative, and waste management services	261	11.27	158.4
Educational, health and social services	375	16.20	18.7
Arts, entertainment, recreation, accommodation and food services	199	8.60	1.0
Other services (except public administration)	110	4.75	-17.3
Public administration	148	6.39	138.7
Total (Employed Population aged 16 and over)	2,315	100.00	X

Source: ABAG; 2007-2011 ACS %-Year Estimate

Table 6-13 shows that 19.3 percent of the population of the City constitutes the employed or working population (aged 16 and over). Educational, health, and social services (16.2 percent); Retail trade (11.32 percent), closely followed by Professional, scientific, management, administrative, and waste management services (11.27 percent) were the largest employment sectors in Rio Vista between the periods 2007-2011. Information sector was the least represented one availing less than 1.0 percent of total employment. Other major employment sectors are: Construction (9.33 percent); Agriculture, forestry, fishing and hunting, and mining (8.9 percent); Arts, entertainment, recreation, accommodation and food services (8.6 percent); Transportation and warehousing, and utilities (6.78 percent); Manufacturing (6.5 percent); and Public Administration (6.39 percent). During the decade, the share of employment in the Professional, scientific, management, administrative, and waste management services grew by about 158 percent, while “Other Services” excluding public administration, shrunk {(-)17 percent}.

Build out of the Trilogy development is likely to increase the Professional, scientific, management, administrative and waste management services as more semi-retired professionals move into Trilogy. Depending on the housing forecast, residential developments could substantially increase the population in the city, in areas such as utilities, retail trade, and waste management. The current efforts of the City to develop the 93-acre business park could increase employment opportunities. Additional projections of employment job growth in the city are discussed in the Economic Development Element of the General Plan.

WAGES

Table 6-14 provides examples of typical wages in Solano County for several common occupations. These occupations are representative of jobs available to residents in the City of Rio Vista. It should be noted that mean annual earnings for each occupation are based on full-time employment and do not reflect what a part-time worker, such as those employed in the retail, restaurant, and fast food industries, would earn annually. These wage data are intended only to assist in a comparison of a household's earnings with typical housing costs in the City.

TABLE 6-14
SOLANO COUNTY - TYPICAL WAGES BY OCCUPATION (2014)

Occupation	Mean Hourly Wage (\$)	Mean Annual Earnings (\$)
Administrative Services Manager	44.79	93,147
Loan Officer	46.93	97,621
Medical Assistant	19.23	39,984
Preschool Teacher	16.33	33,963
Office and Administrative Support Worker	17.26	35,906
Farmworkers	9.92	20,263
Team Assemblers	12.46	25,919
Retail Salesperson	12.17	25,337

Source: 2014 1st Quarter, State of California Employment Development Department (2014).

EMPLOYERS

While many residents work locally, many commute to other cities in Solano County, Sacramento metro area and Stockton for work, as indicated by the nearly 38-minute mean commute time indicated by 2009-2013 ACS data discussed in detail below.

JOBS-HOUSING BALANCE

Government Code §65890.1 states that, "State land use patterns should be encouraged that balance the location of employment-generating uses with residential uses so that employment-related commuting is minimized." This type of balance is normally measured by a jobs-to-housing ratio, which must take into account the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and transportation systems. According to the state General Plan Guidelines, a jobs-to-housing ratio of 1.5:1 is considered "balanced."

According to 2010 DOF EDD data, there were 2,100 jobs available in the City of Rio Vista for 3,609 occupied housing units (DOF, 2010b, EDD 2010). This equates to a jobs-to-housing ratio of 0.58 jobs for each housing unit, indicating a jobs to housing relationship that is out of balance. This reflects the large portion of retired persons in the Trilogy age-restricted community. If the 2,000 housing units constructed within the Trilogy age-restricted development are excluded in

calculation of the jobs-to-housing ratio, the city has a far more balanced ratio of 1.3 jobs for each housing unit.

Employment data indicates that many of the jobs in the local economy would not pay adequately to support home-ownership within the city. American Community Survey 2009-13 data (five-year estimates) show that nearly 53 percent of city residents commute out of the city. Commute time data indicates that the mean travel time to work for those living in the city was 38.1 minutes; some 53 percent of the city’s work force commuted more than 30 minutes to work, with 27.3 percent of workers commuting over one hour. This suggests that many individuals commute into the more metropolitan regions of the Bay Area and Sacramento for employment, choosing to have their place of residence in Rio Vista.

HOUSING CHARACTERISTICS

HOUSING OCCUPANCY AND VACANCY RATE

Vacancy rates reflect one measure of the health of the housing market in a community. The vacancy rate is the percentage of the total housing stock available for sale or rent at any one time. The U.S. Department of Housing and Urban Development (HUD) has determined that a healthy vacancy rate is five percent for rental units and two percent for ownership units. Anything substantially less than this indicates a “tight” housing market, which can result in inflated housing values, as competition for the limited supply bids up the price of housing.

Vacancy rates for the city and for Solano County are shown in *Table 6-15*, below. According to Census 2010, of the 3,890 dwelling units, 436 were vacant, with a vacancy rate of 11.21 percent (as opposed to 4.67 percent in 2000). The vacancy rate for rental units was 3.16 percent while the rate of vacancy of ‘for-sale units’ was 1.95 percent. These percentages indicate a healthy housing market. For the same period, Solano County had a vacancy rate of 7.16 percent.

**TABLE 6-15
OCCUPANCY/VACANCY RATES**

	2000		2010		Change in Vacancy Status (2000-2010)	
	County	City	County	City	County	City
Total Vacant Units	4,110	93	10,940	436	6,830	343
For Rent	1,758	27	4,342	123	2,584	96
For Sale	766	25	2,296	76	1,530	51
Rented/Sold, but not occupied	410	20	571	21	161	1
Seasonal, Recreational, or occasional	357	10	589	116	232	106
For Migrant Workers	32	0	39	0	7	0
Other Vacant	787	11	3,103	100	2,316	89

SOURCE: ABAG; U.S. CENSUS 2000 AND 2010

HOUSING TYPES

Table 6-16 categorizes the city’s housing by unit type, based on 2011-13 estimates from the State Department of Finance. A review of the housing characteristics shows that single-family

detached units comprise about 90 percent of the housing stock, and about 94 percent of the housing stock, if mobile homes are added. The percentage change in increase in single-family houses was about 123 percent, explained easily as a result of the Trilogy development. Multi-family units compose of only about four percent of the unit-mix, and there has been an apparent loss of units available in this category (decadal change of (-) 76 percent). This loss is not due to demolition or conversion of residential units, but the non-availability of two former hotels that were temporarily used for Section 8 housing, which is no more available due to closing-down of operations at the hotels. One of the hotels at 93 South Second Street is currently boarded-up. Several brainstorming sessions to reuse the facility as a senior center, apartments, assisted-living facility, and such, has not materialized. The loss of units in the hotels was compensated somewhat by an increase in the number of mobile homes by 61%. Plan H-4, Priority Development Area Plan, will look at the possibilities to identify land that can be made available for multi-family, mixed-use, developments within the downtown with convenient access to transportation.

**TABLE 6-16
HOUSING UNITS BY TYPE**

Unit Type	2000		2010 DOF		Percent Change	
	Number	Percent	Number	Percent	Number	Percent
1-Unit, detached	1,568	78.83	3,492	89.77	1,924	122.71
1-Unit, attached	34	1.71	53	1.36	19	55.88
2-4 Units	104	5.23	25	0.64	-79	(-) 75.96
5 Units or more	172	8.65	141	3.62	-31	(-) 18.03
Mobile Home	111	5.58	179	4.60	68	61.26
Totals	1,989	100	3,890	100	1,901	91

Source: ABAG; US Census Bureau, 2000 Decennial Census Counts; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2013 with 2010 Census Benchmark.

Multi-family Housing Nearly all of the multi-family housing (duplexes and apartments) are located within the historic downtown core of Rio Vista. No new multi-family housing was constructed in the city during the previous planning period.

Manufactured / Mobile Home Parks Rio Vista has two mobile home parks (MHP) that contain a total of 130 spaces: River Bank Mobile Home Park and West Wind Mobile Home Park, both located along River Road. Neither MHP has age restrictions, but the majority of mobile homes are occupied by seniors.

Mixed Use Development The City’s General Plan has changed land use designations to allow for a mix of commercial/residential uses on properties within the downtown commercial area and along segments of Highway 12. This change was intended to facilitate pedestrian-oriented development of a mix of commercial uses and residential dwelling units within Neighborhood Core land use areas, in addition to the Downtown core. The Planned Development Area (PDA) study, currently underway, expects to find additional properties within the downtown to facilitate multi-use projects.

HOUSING COSTS

Rental Housing - Table 6-17 shows the range of current market rents for apartments and single-family homes based on a survey of local property management companies. Multifamily units are generally affordable to the mid- and upper-ranges of very low-income households, but at market rental rates are not affordable for extremely low-income households. Single-family homes are generally affordable to the upper range of very low-income households, as well as moderate and above moderate-income households depending on the age, location, square-footage, number of rooms, and amenities. Currently, the 52 spaces in the River Bank Mobile Home Park are renting for \$350 to \$600 per month, while the 78 spaces in the West Wind Mobile Home Park are renting for \$330 to \$340 per month. These are considered affordable to very low-income households.

**TABLE 6-17
HOUSING RENTS IN THE CITY OF RIO VISTA - 2015**

Rental Cost				
Mobile Homes	1- and 2-Bedroom Apartments/2nd Units	3-Bedroom Apartment	Duplex	Single-Family Home
\$350-\$600	\$800	\$1050	\$825 - \$900	Low \$829 - \$1,150, High \$1,450 - \$2,114
Affordability ¹				
Lower range of very low-income and above	upper-range of very low-income and above	lower range of low-income and above	upper range of very low-income and above	upper-range of very low-income and above

¹ Assumes no greater than 30 percent of income should go toward rent. See discussion on Housing Affordability below.

Source: Rentals – Managers, Realtors (Personal Communication, Feb. 2015).

Table 6-18 provides a comparison of 2007-11 median rents among Solano County jurisdictions. These figures indicate that Solano County’s median rate is approximately three percent higher than the State as a whole, while that of Rio Vista is 9.8 percent less than the State demonstrative of the lower rent in Rio Vista.

**Table 6-18
MEDIAN MONTHLY RENTAL COSTS**

Rio Vista		Solano County		State of California		Fairfield		Vacaville	
2000	2007-2011	2000	2007-2011	2000	2007-2011	2000	2007-2011	2000	2007-2011
706	1,074	797	1,222	747	1,185	778	1,196	842	1,313

US Census Bureau, 2000 Decennial Census Counts, 2007-2011 ACS (5-year estimates).

Purchase Housing - The cost to purchase houses have been rising in Rio Vista. Median costs of owner-occupied homes have increased from \$162,400 (Census 2000) to \$216,100 (American Community Survey - 2009-2013). However, it is more affordable compared to the County as a

whole. The corresponding numbers for Solano County were \$178,300 (Census 2000) and \$262,400 (ACS 2009-2013).

Table 6-19 shows the most recent data for Rio Vista (Corelogic Data quick, January 2015), show a median price of \$300,000 representing an increase of 24.1 percent since January 2014; however, the per square foot price has more or less stayed the same with only a 0.4 percent change over the same period. The median price of homes in Solano County was slightly higher at \$305,250 (Table 6-20).

**TABLE 6-19
HOME SALES ACTIVITY AND PURCHASE COST IN SOLANO COUNTY (JANUARY 2015).**

Jurisdiction	Sales	% Change*	Median Price	% Change	High Price	\$/Sq.ft	% Change*
Fairfield	28	-36.4	\$408,500	8.9	\$1,250,000	\$207	13.2
Suisun City	33	3.1	\$275,000	14.6	\$338,000	\$178	7.7
Rio Vista	19	-26.9	\$300,000	24.1	\$420,500	\$167	0.4

Source: Data quick 2015; <http://www.dqnews.com/Charts/Monthly-Charts/SF-Chronicle-Charts/ZIPSFC.aspx>

Reporting resale single family residences and condos as well as new homes
 * % Change is from the same month of the previous year

Assumes 10 percent down payment, 1.25 percent annual property tax, homeowners insurance at .0035 percent per year, and mortgage insurance at 0.875 percent. See discussion on housing affordability below.

**TABLE 6-20
HOME SALES ACTIVITY AND PURCHASE COST IN BAY AREA (JANUARY 2015).**

County-wide Sales	Homes Sold	Median Sale Prices
	Jan-15	Jan-15
Alameda	849	\$520,000
Contra Costa	959	\$410,000
Marin	164	\$790,000
Napa	79	\$476,500
Santa Clara	1,021	\$665,000
San Francisco	308	\$885,500
San Mateo	367	\$785,000
Solano	387	\$305,250
Sonoma	305	\$458,000
Bay Area	4,439	\$572,000

Source: Data quick 2015; <http://www.dqnews.com>

HOUSING AFFORDABILITY

For the purpose of housing element analysis, housing affordability is a function of two primary factors:

1. Housing costs as a percentage of total household income; and
2. Changes in housing costs relative to household income.

Housing affordability is expressed within the parameters of household income. The categories defined earlier in this element (household earnings relative to the county median household income) included extremely low, very low, low, moderate, and above moderate-income.

For over a decade, the U.S. Department of Housing and Urban Development (HUD) has used “no more than 30 percent of gross household income on shelter costs” as the threshold for affordability when determining eligibility for Section 8 and other direct assistance programs for very low-income households. The 30 percent figure also is accepted as the most reasonable figure for low-income households who rent, rather than own, their homes. In recent years, the Legislature has indicated some recognition that a higher percentage is realistic for the moderate-income group, as well as low-income households who qualify for home ownership.

Affordability, as defined in §50052.5 of the State Health and Safety Code, establishes 35 percent as the threshold for owner-occupied housing, in recognition of the willingness of homeowners to sacrifice other disposable income for the benefits of home ownership. This criterion would generally apply only to the upper third of the low-income households earning 70 percent or more of the median income and above.

The determination of housing affordability within each income category is based on the household’s annual income and the number of persons in that household. *Table 6-21* provides the annual income limits for each income category for one-to-five-person households for Solano County. (Note: These income levels have been set by (HCD) to establish eligibility for certain state programs and does not necessarily reflect actual household incomes within the City of Rio Vista.)

**TABLE 6-21
SOLANO COUNTY - INCOME LIMITS FOR 2013**

Income Category	Number of Persons In Household				
	1	2	3	4	5
*Extremely Low-Income (<30% MFI**)	\$17,400	\$19,850	\$22,350	\$24,800	\$26,800
Very Low-Income (30% - 50% MFI)	\$28,950	\$33,050	\$37,200	\$41,300	\$44,650
Low-Income (50% - 80% MFI)	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200
Median Income	\$57,800	\$66,100	\$74,350	\$82,600	\$89,200
Moderate-Income (80% - 120% MFI)	\$69,350	\$79,300	\$89,200	\$99,100	\$107,050

Source: HCD 2013

* Defined in the California Health & Safety Code §50106, and discussed in Appendix A

**MFI = Median Family Income (Area Median Income, adjusted for family size)

Table 6-22 identifies the income range and corresponding affordable monthly payment for each income category.

**TABLE 6-22
SOLANO COUNTY AFFORDABLE HOUSING COST (\$) - 2014**

Income Group	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Monthly Income	1,450	1,654	1,862	2,066
Monthly Rent	435	496	558	620
Max. Sales Price	49,535	57,093	66,436	74,804
Very Low				
Monthly Income	2,412	2,754	3,100	3,441
Monthly Rent	723	826	930	1,032
Max. Sales Price	88,996	103,027	117,221	131,209
Low				
Monthly Income	3,791	4,333	4,875	5,416
Monthly Rent	1,137	1,300	1,462	1,625
Max. Sales Price	145,567	167,800	185,440	212,227
Moderate				
Monthly Income	5,779	6,608	7,433	8,258
Monthly Rent	1,733	1,652	2,230	2,477
Max. Sales Price	227,118	261,125	294,967	328,810

Notes:

- 1 Affordable housing costs for renter occupied households assumes 30% gross household income, not including utility costs.
- 2 Affordable housing sales prices are based on the following assumed variables: 10 percent down payment, 30-year fixed rate mortgage at 5.25% annual interest rate. 30% household gross income used to calculate affordable monthly mortgage payment.

Source: 2014 Income Limits, HCD

Rental Units Based on the monthly rental rates shown in Table 6-23 and the HUD affordability standard of “rent plus utilities not to exceed 30 percent of gross income,” a household would need to earn approximately \$61,120 a year to afford a standard three-bedroom apartment. This translates into an hourly wage of \$29.38 per hour, assuming 2,080 hours per year are worked. This would put market rate rentals within the affordability range of some households at the upper range of the very low-income households, but out of the affordability range of households within the lower range of this group or extremely low-income households. It should be noted that housing unit affordability is considered based on monthly rent paid, independent of whether units are deed-restricted affordable units or market rate units. Non deed-restricted units falling within the affordability range of households earning incomes in the low, very low, or extremely low-income ranges are considered affordable housing.

HUD Fair Market Rent values identified different unit sizes in Solano County (see *Table 6-23*), indicating rates slightly higher than those for the City of Rio Vista. Based on HUD data, a two-bedroom rental unit is affordable to households earning \$43,600 a year or \$20.96 hourly for a single-earner household.

TABLE 6-23
HUD – SOLANO COUNTY 2014 FAIR MARKET RENTS BY UNIT BEDROOMS

	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2014 FMR	738	928	1163	1714	2037
Hourly Wage to Afford*	\$16.98	\$18.27	\$20.96	\$29.38	\$36.19
Annual Earnings to Afford	\$35,320	\$38,000	\$43,600	\$61,120	\$75,280

*Based on 30 percent of gross income at 2080 hours per year
Source: 2014 HUD CA Fair Market Rents

New Construction – Market Rate Affordability

The cost to purchase homes has been rising in Rio Vista. Median costs of owner-occupied homes have increased from \$162,400 (Census 2000) to \$216,100 (American Community Survey - 2009-2013). However, it is more affordable compared to the County as a whole. The corresponding numbers for Solano County were \$178,300 (Census 2000) and \$262,400 (ACS 2009-2013).

Table 6-19 shows the most recent data for Rio Vista (Corelogic Data quick, January 2015), show a median price of \$300,000 representing an increase of 24.1 percent since January 2014; however, the per square foot price has more or less stayed the same with only a 0.4 percent change over the same period. The median price of homes in Solano County was slightly higher at \$305,250 (Table 6-20).

A Very Low Income family of four in Solano County will only be able to afford a maximum sale price of 131,209 while a Low Income family of four will only be able to afford a maximum sale price of 212,227. The current median price of \$305,250 is beyond the reach of very low and low income families and will only be affordable to a Moderate Income family of four in Solano County, indicative of the need to find ways and means to promote housing affordable to all income groups.

OVERPAYMENT

Overpayment occurs when a household spends more than 30 percent of gross household income on housing expenses (rent, taxes, insurance). Of those households that overpaid, many were low-income, although, as evidenced by the recent surge in foreclosures in California, housing affordability is an issue affecting many moderate-income households as well. As the current historic high foreclosure rates indicate, substantial overpayment is not a sustainable condition for housing.

Overpayment is a significant problem for lower-income, renter households, as the proportion of their income going toward housing costs leaves less for other basic necessities. Housing

overpayment can also have adverse effects on the local economy, since money going toward living expenses could otherwise support local businesses. While some higher-income households may choose to spend greater portions of their income for housing, the cost burden for lower-income households, especially large households, reflects choices limited by a lack of adequate affordable housing supply.

According to the most recent data available from HCD for Rio Vista, 37.6 percent of all Rio Vista households spent more than 30 percent of their gross income for housing. Approximately 10.6 percent of all renter-occupied households and 27 percent of all owner-occupied households in the city were overpaying at the time data was collected for Census 2000 (see *Table 6-24*).

**TABLE 6-24
OVERPAYMENT FOR HOUSING BY RIO VISTA HOUSEHOLDS**

Total Household Characteristics	Number	Percent of Total Households
Total Occupied Units (Households)	3500	100.0
Total Renter Households	735	22.4
Total Owner Households	2,715	77.6
Total lower income (0-80% of HAMFI) households	1,445	41.3
Lower income renters (0-80%)	440	12.6
Lower income owners (0-80%)	1,005	28.7
Extremely low income renters (0-30%)	135	3.9
Extremely low income owners (0-30%)	195	5.6
Lower income households paying more than 50%	520	14.9
Lower income renter HH severely overpaying	105	3.0
Lower income owner HH severely overpaying	375	10.7
Extremely low income (0-30%)	255	7.3
ELI renter HH severely overpaying	105	3.0
ELI owner HH severely overpaying	150	4.3
Income between 30%-50%	125	3.6
Income between 50%-80%	140	4.0
Lower income Households paying more than 30%	900	25.7
Lower income renter HH overpaying	370	10.6
Lower income owner HH overpaying	530	15.1
Extremely low income (0-30%)	255	7.3
Income between 30-50	290	8.3
Income between 50-80	355	10.1
Total Households Overpaying	1,315	37.6
Total renter households overpaying	370	10.6
Total owner households overpaying	945	27.0
Lower income renter households paying in excess of 50% for housing (rent and utilities)		

Renter Household Characteristics	Number	Percent Total Households
Total renter-occupied units (renter households)	785	100
Total lower income (0-80% of HAMFI) renter households	440	56.1
Lower income renters paying more than 30% but less than 50%	225	28.7
Extremely low income (0-30%)	0	0
Income between 30%-50%	100	12.7
Income between 50%-80%	125	15.9
Lower income renters paying more than 50%	145	18.5
Extremely low income (0-30%)	105	13.4
Income between 30%-50%	15	1.9
Income between 50%-80%	25	3.2
Lower income renters paying more than 30%	370	47.1
Extremely low income (0-30%)	105	13.4
Income between 30%-50%	115	14.6
Income between 50%-80%	150	19.1
Lower income owner households paying in excess of 50% for housing		
Owner Household Characteristics	Number	Percent of Total Households
Total owner-occupied units (owner households)	2,715	100
Total lower income (0-80% of HAMFI) owner households	1,005	37.0
Lower income owners paying more than 30% but less than 50%	155	5.7
Extremely low income (0-30%)	0	0.0
Income between 30%-50%	65	2.4
Income between 50%-80%	90	3.3
Lower income owner households paying more than 50%	375	13.8
Extremely low income (0-30%)	150	5.5
Income between 30%-50%	110	4.1
Income between 50%-80%	115	4.2
Lower income owner households paying more than 30%	530	19.5
Extremely low income (0-30%)	150	5.5
Income between 30%-50%	175	6.4
Income between 50%-80%	205	7.6

Source: HCD; CHAS data

Overpayment was most pronounced among lower income renter households: some 47.1 percent of lower income renters paid more than 30 percent of their income in rent; 28.7 percent paid between 30 to less than 50 percent of their income in rent; while 18.5 percent paid more than 50 percent of their income for rent.

Overpayment among lower income owner households were lower: some 19.5 percent of lower income owners paid more than 30 percent of their income in rent; 5.7 percent paid between 30 to less than 50 percent of their income in rent; while 13.8 percent paid more than 50 percent of their income for rent.

HOUSING CONDITIONS

In April 2009, the City’s Community Development Department conducted a survey of a representative sample of 100 housing units to update the housing conditions. The survey included most of the units determined to be dilapidated or in need of substantial rehabilitation, and a general sampling of the remaining units within older subdivisions in the City. The 2009 survey did not include housing units constructed since 1990, as they were assumed to be in generally sound condition or in need of only minor maintenance. Most of these homes were constructed after 1997.

The housing conditions estimates shown in *Table 6-25* reflect the relatively young age and good condition of the housing stock in the City.

TABLE 6-25
RIO VISTA HOUSING CONDITIONS ESTIMATE IN 2009

Unit Condition	Percent of Total Units
Sound	90
Minor Repair	5
Moderate Repair	3
Substantial Repair	1
Dilapidated	1
Total Substandard	10
Total Standard	90
TOTAL	100.0

Source: Rio Vista Community Development Department, April 2009.

AGE OF HOUSING STOCK

As shown in *Table 6-26* below, 2007-2011 ACS 5-Year Estimates show that approximately 16 percent of the houses, or 594 housing units, were built in 1940s or earlier; and 62 percent were built in 1980s or newer, about 30 years old. Some 50 percent of the housing stock is built in 2000 or after. The average age of the housing stock has come down in the past decade with the construction of approximately 1, 913 new units since 2000.

TABLE 6-26
Housing Age – Year Structure Built: 2007-2011

2010 Total	Built 2005 or later	Built 2000 to 2004	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
3,793	684	1,229	428	31	212	217	397	111	484
50% (2000 or after)			11%	1%	6%	6%	10%	16% (1940s or earlier)	

Source: ABAG; US Census Bureau, 2000 Decennial Census Counts, 2007-2011 ACS (5-year estimates).

SPECIAL HOUSING NEEDS

SENIORS

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing rental costs. As senior residents age, they tend to select smaller living spaces with decreased upkeep requirements due to decreased mobility. Current homeowners may seek multi-family, congregate, or assisted living facilities. Ideally, such housing would be located near medical, commercial, and recreational facilities appropriate to the needs of seniors.

TABLE 6-27
ELDERLY POPULATION IN RIO VISTA

	Tenure by Age of Householder						Seniors Living Alone		Seniors below Poverty	
	≥ 65 Years						≥ 65 Years of Age	%	Poverty Rate for Total Population (%)	≥65 below poverty (%)
	Own	%	Rent	%	Total (Owners + Renters)	As % of all householders in the City				
2000	543	40	72	13.56	615	32.7	N/A	N/A	10.2	5.5
2010	1374	51.19	182	23.64	1556	44.66	N/A	N/A	N/A	N/A
2007-2011	N/A	N/A	N/A	N/A	N/A	N/A	638	42	9.4	6.3

Source: ABAG, 2010 Census; 2007-20011 ACS Data.

According to Census 2010 data on household tenure, there were 1,556 householders in the age group 65 years or older constituting about 45% of all householders within the City. Among owner occupied households, some 51 percent were occupied by seniors, whereas among renters, seniors constituted about 24 percent. The proportion of seniors in both categories increased in 2010 compared to 2000 (Table 6-27). Since the Trilogy senior housing development makes up over 95 percent of the new dwellings constructed and occupied, between the periods 2000 to 2011, and Trilogy is mostly owner occupied, ownership of houses among seniors have increased.

One large non-age-restricted residential development known as Riverwalk is in the process of completing the Final Map requirements. Liberty Islands, another large development, started construction, but stopped due to changes in the economy. Del Rio Hills is pending completion for Environmental Impact Report and Bran Ranch is delayed due to the need for an amended

tentative Map. If substantial units are constructed in these developments during the planning period, senior households would likely decrease as a proportion of all city households.

PERSONS WITH DISABILITIES

Housing needs of disabled persons vary depending on the nature and severity of the disability. Physically disabled persons generally require modifications to the housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. People with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities.

2009-13 ACS, 5-Year Estimates, shows that 8.2 percent, or 318 residents (aged 18 to 64 years of age) had employment disabilities, while 17.33 percent, or 1,291 persons, had some form of a disability. This compares to 8.8 percent, or 22,331 persons, in Solano County. A breakdown of age groups with disabilities in Rio Vista and Solano County is shown in *Table 6-28* below.

TABLE 6-28
POPULATION WITH DISABILITIES¹

Jurisdiction	Disabilities Among Civilian Non-institutionalized Population				
	< 5 Years	5-17 Years	18-64 Years	>= 65Years	Total
Rio Vista Population	284	570	3,887	2710	7,451
Population with Disability	0	49	318	924	1,291
Percentage	0%	8.6%	8.2%	34.1%	17.33%
Solano County Population	26,576	73,540	252,423	48,126	400,665
Population with Disability	138	3,130	22,331	17,980	43,441
Percentage	0.5%	4.3%	8.8%	37.4%	10.84%

¹ Disabilities included: Hearing, Vision, Cognitive, Ambulatory, Self-care and Independent living difficulties.

Source: 2009-13 ACS 5-Year Estimates.

Many of the disabled rely solely on Social Security Disability Income, which would typically place them within extremely low- to very low-income categories with market-rate housing unaffordable to these households.

As demonstrated in *Table 6-29*, below, a majority of disabled persons are not employed or are of retirement age. Many of those who are employed are low wage earners. Therefore, the disabled and the elderly disabled represent a large proportion of those in need of affordable housing.

**TABLE 6-29
EMPLOYMENT STATUS BY DISABILITY STATUS***

Employment Status	Population	Disabled	Percent Disabled
Employed Persons	2,138	40	1.87
Unemployed	664	10	1.5
Not in labor force	1,085	268	24.70
Total	3,887	318	8.18

* Civilian non-institutionalized population 18 to 64 years.
Source: 2009-2013 American Community Survey 5-Year Estimates

New multi-family housing is subject to state and federal design requirements for disabled accessibility, and projects are required to include some units specifically designed to be accessible by those with disabilities. In Section G of this element, Policy 6.4.D and its implementing actions reflect the need to accommodate handicapped-accessible housing to the greatest extent feasible. Program H-17 will enable the City to review and update, as needed, provisions for a variety of special needs housing, including requirements under SB 2.

LARGE HOUSEHOLDS

Large households are defined as those with five or more persons. 1990 Census data showed 8.8 percent of households in the City had five or more members, which decreased slightly to 8.5 percent of households in 2000. This decrease in the proportion of large households is consistent with the City’s declining average household size, and has likely declined further since 2000 as more age-restricted housing has been constructed. Large households often have difficulties finding suitable housing that is also affordable.

The 2010 Census data for family size and tenure indicates that, in 2010, there were 222 households with five or more persons, of which 114 households, or 51 percent, were owners and 108 households, or 49 percent, were renters. Unlike elderly households, large families were less likely to be owners than renters. In 2000, there were 156 households with five or more members, of which 63 percent were owners and 33 percent were renters.

OVERCROWDED HOUSEHOLDS

Table 6-30 provides the number of households by tenure that live in overcrowded (greater than 1 but less than or equal to 1.5 persons per room) and severely overcrowded (greater than 1.5) units, as per Comprehensive Housing Affordable Strategy (CHAS), based on 2006-2010 ACS (5-year estimates).

Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is most common among low-income households, and most prevalent in renter housing.

**TABLE 6-30
INCIDENCE OF OVERCROWDING IN RIO VISTA**

Total Occupied Units	Owner Occupied Units		Renter Occupied Units	
	Over-crowded	Severely Over-crowded	Over-crowded	Severely Over-crowded
3300	35	40	15	0

SOURCE: ABAG; CHAS, BASED ON 2006-2010 ACS (5-YEAR ESTIMATES), TABLE 10, 11 AND 12.

FEMALE HEADS OF HOUSEHOLDS

2007-2011 ACS 5-Year estimates showed that 11.4 percent of families in the city were headed by females (see *Table 6-31* below), which compares to approximately 19.4 percent of families for the State of California. Of that total, 51.4 percent had children under 18 years of age living at home. Over 11 percent of female-headed households reported income below the poverty level per ACS 2007-2011 estimates.

**TABLE 6-31
FEMALE HEADED FAMILIES**

Unit Type	Female Headed Families	At or Below the Poverty Level	As Percent of Total Families	% Change in the number of Female Headed Families (2000-2010)
Total	255	11.3	11.4	55.5

Source: ABAG; U.S. Census Bureau, Census 2000; 2010; 2007-2011 ACS 5-Year Estimates

The special housing needs of this group, particularly single mothers, include low-cost and low-maintenance housing, suitable for children, and incorporating or located near schools and child care facilities. Innovative shared living arrangements, which may include congregate cooking and child care, also would be suitable. To accommodate this type of household in Rio Vista, new forms of housing may need to be explored, such as co-housing or shared-living housing.

Sections F and G of this element address the childcare needs of single female-headed households by providing implementing actions and programs that can facilitate the construction of rental units that include daycare facilities and are affordable to low- and very low-income, single, female heads of household. Additionally, the City’s Zoning Ordinance provides no particular constraints to opening small day care centers within the city, which helps to ensure that adequate day care choices are available and reasonably priced.

HOMELESS/EMERGENCY SHELTER, TRANSITIONAL, SUPPORTIVE HOUSING

The Community Action Partnership of Solano (CAP Solano) conducted a “point-in-time” survey in January 2014, and found there were approximately 1,227 homeless people in Solano County in 2013 with 11 in the City of Rio Vista (Table 6-32).

TABLE – 32
HOMELESSNESS IN SOLANO COUNTY - 2013

Cities	Survey	Observed	Total	Percentage
Benicia	5	6	11	0.90%
Dixon	24	7	31	2.53%
Fairfield	244	56	300	24.45%
Vallejo	222	420	642	52.32%
Vacaville	121	109	230	18.74%
Rio Vista	-	13	13	1.06%
Total	616	611	1227	100%

Source: CAP Solano, 2013

Senate Bill 2, Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing, became effective January 1, 2008. This bill sets requirements in place to encourage and facilitate emergency shelters and transitional and supportive housing to address the critical needs of homeless populations and persons with special needs. To be consistent with the requirements of this bill, Rio Vista will:

- Identify at least one zoning district where emergency shelters will be permitted by right and not need approval of a Use Permit or other discretionary action.
- Treat transitional and supportive housing as residential uses and make them subject to the same standards that apply to other residential uses of the same type in the same zone.

Due to the lack of available services and distance from urban centers and its small population, the actual numbers of homeless in Rio Vista are not likely to increase. Rio Vista presently has no dedicated homeless shelter or transitional housing facility.

The social service providers in Rio Vista Rio Vista Community Services and Rio Vista CARE report occasional contact with homeless persons or families, whom they typically assist by providing lodging vouchers for emergency lodging. Lodging vouchers are generally funded by grants or private donations.

Pursuant to requirements of SB 2, licensed group homes for six or fewer individuals, including homeless or emergency/transitional shelters, are a permitted use in all residential zone districts in the city. Larger homeless shelters and transitional housing (more than six residents) are allowed by right in two zone districts, R-3 and R-4 multifamily residential districts, and in R-1 and R-2 residential districts with a conditional use permit (CUP). C-1, C-2, C-3-1, I-P-I zones all also allow for 24-hour care facilities with a CUP.

Emergency shelters are considered a 24-hour care facility in the commercial districts allowing such uses with a CUP (C-1, C-2, C-3-1, I-P-I), although the Zoning Ordinance does not explicitly state this. Emergency shelters are considered rooming houses or boardinghouses in R-3 and R-4 districts, and are permitted by right. Program H-2 has been included to revise the language in the Zoning Ordinance to clarify the intent to allow emergency shelters, group homes,

and transitional housing by right in R-3 and R-4 districts, and with a CUP in C-1, C-2, C-3-1, C-H, and I-P-I districts.

As indicated by *Table 6-48*, the City has approximately 23 acres of vacant land within the R-3 and R-4 districts in which large emergency shelters could be developed or established within existing structures converted to this use. As shown in *Figure 6-2*, large areas of vacant land with R-3 zoning (shown in yellow) front on Highway 12 in the southwestern portion of the City. All large vacant parcels of R-3 zoned land are located within 1,000 feet of the highway. Several smaller vacant R-3 parcels are within the City's Downtown Core area and are shown in *Figure 6-3*. Only one vacant R-4 zoned parcel is available in the City, as shown in *Figure 6-2* and identified by *Table 6-49*. This R-4 parcel fronts on Highway 12.

Since services for homeless individuals in the City are at present minimal, Highway 12 represents a critical transportation corridor to regional services or employment opportunities for those in transitional situations. The present application of R-3 and R-4 zoning to vacant parcels adjacent to or in close proximity to Highway 12 is therefore considered appropriate for potential development of emergency shelters. It is also noted that the location of available R-3 and R-4 parcels along and near Highway 12 and at the boundary of or within existing developed areas would provide ease of access to existing City utilities, thereby cutting costs to develop such housing opportunities, in addition to allowing residents of such facilities to shop for basic needs at commercial districts within walking distance. Parcels identified within R-3 and R-4 zone districts in *Table 6-49* could provide for development of over 635 units.

Parcels considered most likely to be developed with emergency shelter facilities include a 0.98 acre parcel (APN 049-192-120) south of St. Francis Way that is currently developed as a trailer storage facility, and three contiguous vacant parcels south of Bruning Avenue that total 0.71-acre. These parcels are considered potential candidates for development since they are located within developed areas and have utility infrastructure available to the site. These three parcels alone could be developed with up to 49 individual units.

As noted above, there are currently two hotels in the C-H (Highway Commercial) district on Highway 12 for which the County Department of Health and Social Services and local support services provide vouchers for emergency housing on a case-by-case basis. Under the zoning ordinance, a dedicated shelter facility could be developed in these districts, or a number of rooms in an existing hotel or motel facility could be dedicated for use as an emergency shelter or transitional housing with approval of a CUP.

FARMWORKERS

The USDA Census of Agriculture indicates that Solano County farms employed 2,846 farm laborers, including 1459 seasonal laborers (those working less than 150 days in a year) and 1387 permanent laborers (those working more than 150 days per year). Based on data from the Census of Agriculture, farm employment decreased dramatically in Solano County from 1997 to 2012, as shown in *Table 6-33*. It is reasonable to expect, given the agricultural component of the local economy, that a number of these farm workers live in the Rio Vista area, and that some provision of housing appropriate for the needs of both permanent and seasonal workers is necessary.

**TABLE 6-33
SOLANO COUNTY FARM LABOR**

Year	Seasonal	Permanent	Total
1997	3,744	1,678	5,422
2002	2,921	2,735	5,656
2007	1,339	1,474	2,813
2012	1459	1387	2,846

Source: Census of Agriculture, 1997, 2002, 2007, 2012

Per the 2008-2012 ACS Survey, among those employed in the 16 years or older age group, 156 people (6.8 percent) were employed in agriculture, forestry, and fisheries. The River Delta School District reported that approximately 14 students (K-12) participated in the Migrant Education Program during school year 2014. Rio Vista Care, a non-profit organization in Rio Vista, reported that about 12 families (40 percent of the 40 or so families Rio Vista Care serve on a monthly basis) are farm worker families from the area. There are several migrant farm worker families in the area, but they do not get counted migrant families, since most do not migrate in or out of the area. If a family stays more than three years in an area, they are dropped from the list of qualifying migrant farm worker's list (Aurelia Haro Butte County Migrant Education Department). No data is available on the number of migrant farm worker families residing within the City.

The housing needs of full-time farmworkers are similar to those of other employment groups and consist of housing that is affordable in relation to income, meets acceptable housing standards, and is reasonably accessible to employment. Seasonal or part-time farmworkers who do not leave the area and have or seek year-round residency in the area have similar needs. However, their income is likely to be considerably less than year-round employees, and these individuals may require subsidized housing or employer-based housing. Seasonal migrant workers typically have even less income available for housing because of their need to minimize expenses to meet off-season needs. As a result, migrant farmworkers may seek housing in a migrant worker housing center or rent inexpensive rental units, which are often in substandard condition. If such housing is not available, migrant farmworkers may reside in vehicles or tents or other forms of temporary shelter. Because migrant farmworkers need to reside near work sites, there is a greater need for farmworker housing in the unincorporated county areas than within urban areas.

The Dixon Migrant Farm Labor Center, administered by the Yolo County Housing Authority, is the only publicly supported farm labor housing center in Solano County. The center was established in its current location in 1984 on a 27-acre site leased from the U.S. Navy on Radio Station Road south of the City of Dixon. The center has 56 two-bedroom and 26 three-bedroom units for migrant families, with a maximum capacity of approximately 500 residents. The center is open each year for seasonal use from April through October. While the center can accommodate up to 500 people, it housed approximately 310 people in 2008. The center provides housing primarily for migrant farmworker families, many of whom return each season. The center is funded through the Migrant Services section of the State Health and Welfare Agency and through collection of rental charges. The Solano County Division of Environmental Health Services monitors conditions at the housing centers to ensure that minimum health and safety standards are met.

MILITARY HOUSEHOLDS

The housing needs of military households employed at Travis AFB in Fairfield are anticipated to be met with the supply of affordable housing that will be available to low- and moderate-income households.

EXISTING HOUSING ASSISTANCE AND PRODUCTION PROGRAMS

This section identifies a range of local, State, and federal programs that could be available to assist developers, affordable housing advocates, and individuals to produce and maintain affordable housing in the City. Information about these programs are available at Rio Vista City Hall.

LOCAL PROGRAMS

Rio Vista does not currently have many (if any) transitional housing facilities. At some time in the future, the City may consider potentially partnering with an agency such as the Rio Vista Community Services Agency to provide some low-and moderate income housing funds to help them provide or improve a site to establish some beds for transitional housing. These incentives could help keep some dwelling units in the more affordable range and ensure that new dwellings are actually built at the densities needed to meet future housing demand for all income levels.

Community Reinvestment Act (CRA) Compliance: Federal law requires that lending institutions reinvest in their communities. Such reinvestment is often done in the form of low-income loans for housing construction or rehabilitation, or other investment in housing. The City may seek to establish programs for financing of construction or lending for home purchase to help lending institutions to meet their requirements under CRA.

STATE PROGRAMS

AFFORDABLE HOUSING INNOVATION PROGRAM: This program provides grants or loans to fund the development or preservation of workforce housing.

Building Equity and Growth in Neighborhoods (BEGIN) Program: The BEGIN Program is a homeownership program providing grants to local governments that reduce regulatory constraints to housing. Grants are provided for down-payment assistance to low- and moderate-income households who are first-time homebuyers.

Homebuyer Assistance Program: The CDBG Homebuyer Assistance Program is administered by the City to assist in overcoming financing availability constraints to purchase of affordable housing. The Homebuyer Assistance Program provides assistance to eligible homebuyers in purchasing homes in the City by providing deferred payment second mortgages at 2% simple interest to provide for financing of appropriate down payments and closing costs of affordable housing units that will be occupied by the homebuyers. The primary loan is required to be a fixed interest rate loan with a term of no more than 30 years. The deferred program loan is due upon sale of the purchase property, although the borrower has the option to pre-pay the loan

amount at any time.

CalHOME - First-Time Homebuyer Assistance and Owner Occupied Housing

Rehabilitation: The First Time Homebuyer Program (FTHB) is a special low-interest, deferred-payment loan program designed to provide second mortgages of up to 50% of the purchase price or maximum subsidy limit, whichever is lower. This program is funded through the State of California's HOME Program.

Infill Incentive Grant (IIG) Program: The IIG Program provides funds for infrastructure improvements necessary to facilitate new infill housing development.

Housing Related Parks (Parks) Program: The Housing Related Parks Program creates incentives and rewards cities and counties with documented housing starts for newly constructed units affordable to very low- or low-income households with grant funds, which can be used to create new parks or rehabilitate or improve existing parks.

Local Housing and Trust (LHTF) Program: The LHTF helps finance local housing trust funds dedicated to the creation or preservation of affordable housing. The program provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.

Workforce Housing Reward (WHF) Program (no current funding available): The WHF Program provides financial incentives to cities and counties that issue building permits for new housing affordable to very low- or low-income households. Grant funds can be used for a wide range of capital asset projects including parks, street/infrastructure improvements, recreational facilities, housing, neighborhood improvements, public safety, and community revitalization efforts.

California Debt Limit Allocation Committee of State Treasurer's Office Single Family Home Program: Reduced interest, tax-exempt bonds to finance affordable housing projects, both rental and homeownership.

California Infrastructure and Economic Development Bank (I-Bank) Infrastructure State Revolving Fund (ISRF) Program: The ISRF Program provides low-cost financing to public agencies for a wide variety of infrastructure projects. Eligible project categories include city streets, county highways, state highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment and distribution, public safety facilities, and power and communications facilities.

Supportive Housing Initiative Act (SHIA): Administered by the Department of Mental Health, this program is state funded and provides for local governments and non-profit organizations. It focuses on integrating affordable housing with supportive services for persons with disabilities.

CalHome Program: Enables low- and very low-income households to become and remain homeowners by providing grants to local public agencies and non-profit developers to assist individual households through deferred-payment loans.

Cal Self-Help Housing Program (CSHHP): Assists low- and moderate-income families to build and rehabilitate their own home with their own labor. Grants are made to sponsor organizations that provide technical assistance to participating owner-builder families.

Farmworker Housing Grant Program (FWHG): Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for low income households.

Predevelopment Loan Program (PDLP): Provides predevelopment capital to finance the start of low income housing projects.

Multifamily Housing Program (MHP): Assists in the new construction, rehabilitation, and preservation of permanent and transitional rental housing for low income households.

California Housing Finance Agency (CHFA): Finances below-market rate loans to assist in the construction of affordable rental housing and to assist first-time homebuyers.

Housing Enabled by Local Partnerships (HELP) Program: Administered by the California Housing Finance Agency to local governments, the HELP Program and the Residential Development Loan Program (RDLP) offer reduced rate loans to local government entities for locally determined affordable housing activities and priorities (acquisition, construction, rehabilitation, single-family home ownership, or preservation of multifamily and special needs units).

California Tax Credit Allocation Committee (TCAC) Program: Offers tax credits which enable developers of affordable rental housing to raise project equity through the “sale” of tax benefits to investors. This program supplements a federal tax credit program administered by the IRS.

FEDERAL PROGRAMS

Community Development Block Grant (CDBG): The Small Cities CDBG funds are administered by the State Department of Housing and Community Development (HCD). The eligible activities include, but are not limited to acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and also clearance activities.

HOME Investment Partnerships Program: Administered by HCD, eligible activities include building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance.

Neighborhood Stabilization Program: The Neighborhood Stabilization Program (NSP) was established for the purpose of the purchase and redevelopment of foreclosed and abandoned residential properties and for down payment assistance. The City’s program (through the Solano County Housing Authority) operated until June 30, 2010.

Homeless Assistance Technical Assistance: It aims to provide technical assistance to promote the development of housing and supportive services as part of the Continuum of Care approach, and to enable homeless persons to live as independently as possible.

Section 202 Supportive Housing for the Elderly Program: It provides supportive housing for very low-income persons 62 years of age or older. Eligible applicants include private non-profit organizations, and non-profit consumer cooperatives. Eligible activities include new construction, rehabilitation, or acquisition of housing with or without rehabilitation.

Section 811 Program for Supportive Housing for Persons with Disabilities: It provides funding for supportive housing for very low-income persons with disabilities who are at least 18 years old. Eligible applicants include non-profit organizations. Eligible activities are new construction, rehabilitation, or acquisition of housing.

Self-Help Homeownership Opportunity Program: It facilitates and encourages innovative homeownership opportunities through self-help housing where the homebuyer contributes a significant amount of sweat-equity toward the construction of the new dwelling. Eligible applicants are non-profit national or regional organizations or consortium.

Continuum of Care Homeless Assistance Programs: It funds projects that will fill gaps in locally developed Continuum of Care systems to assist homeless persons to move to self-sufficiency and permanent housing.

USDA Rural Housing Service: It includes the Section 502, 523, 504, and 521 programs which provide loans and grants for home purchases as well as repair and rehabilitation. Also included is financing assistance for developers of low-income multifamily housing.

PRIVATE PROGRAMS

California Community Reinvestment Corporation: The Community Reinvestment Act, enacted by Congress in 1977, encourages local financial institutions to actively identify and help meet the credit needs of their communities. The California Community Reinvestment Corporation (CCRC) was established by a consortium of federally chartered banks in California and provides below-market-rate financing for the development of affordable housing.

Federal Home Loan Bank Board: The Federal Home Loan Bank Board established the Affordable Housing Plan (AHP), which provides grants for the development of affordable rental housing.

Non-Profit Housing Corporations: Strong, locally-based non-profit housing development corporations committed to working with the City, business, and development communities play a significant role in successfully implementing the affordable housing program through the development and long-term management of affordable housing. Non-profit firms, such as Mercy Housing California, perform functions that the City, business, and development communities are either unable or unwilling to undertake on their own.

Reverse Annuity Mortgage: The creation of a home equity conversion program (reverse annuity mortgage) would work in conjunction with local financial institutions to allow elderly

homeowners a method of extracting equity out of their homes for repairs and as supplemental income.

Rio Vista Community Services: Rio Vista Community Services provides food and services to low-income individuals, families, and the homeless in the Rio Vista area. Services include rental assistance, emergency lodging assistance, financial assistance for payment of utility bills, and to purchase medication, and emergency transportation, services formerly provided Rio Vista Community Assistance Center (CAC).

NON-CONSTRUCTION PROGRAMS—REGULATORY FLEXIBILITY, FINANCIAL ASSISTANCE, COST REDUCTION, AND DIRECT SUBSIDIES

Reduced Lot Sizes and Infill Development

On several occasions, the City has permitted the construction of homes on lots less than the “standard” 6,000 sq. ft., either through rezoning or the Planned Unit Development (PUD) process. For example, the age-restricted Trilogy/Marks Ranch Development for seniors allows lot sizes varying in size from 3,960 Square Feet to 5,720 Square Feet in area. The PUD also allowed smaller lots had the developer wished to build conventional houses, an option allowed under the Development Agreement. In some areas in the older sections of the community, the Zoning Ordinance should be changed both to reflect the historic character of the area and to maintain the existing density mix, which is inconsistent with single-family zoning. The Land Use element discusses this need and contains policies and implementing actions (specific plans and zoning ordinance amendments) to accomplish these objectives.

Assisted Housing at Risk of Conversion to Market Rate

The Solano County Housing Authority (SCHA) administers the Section 8 rental assistance program in Solano County and the City of Rio Vista.

State law requires that each jurisdiction completing a housing element consider subsidized housing projects that may convert to market rate rentals during the planning period covered by the element. This allows both HCD and the local community to anticipate the total number of below-market-rate rental units that may be converted or displaced. It is important to note that the Ram and Rio Vista Hotels, which are currently proposed to be remodeled for new uses, were previously market-rate hotels and have never provided below-market-rate subsidized housing.

To identify assisted housing developments in Rio Vista, City staff inquired with the SCHA, Rio Vista CARE, and the California Housing Partnership Corporation. The California Housing Partnership Corporation maintains a database of all assisted housing developments throughout the state, including state and federally funded units. These efforts identified only one assisted housing project within the city limits: the Casitas del Rio Apartments located at 250 St. Joseph Street. This multi-family housing development was constructed under the Farmers’ Home Administration (FmHA) program in the mid-1980s and subsequently converted to Tax Credit Allocation Committee (TCAC) program funding upon change of ownership in 2005. The project contains a total of 39 low-income housing units and is owned by CDR Investors of Sacramento. The project was placed into service in January of 2005, and the affordability contract runs to

2060. Being a tax credit project with long term commitments, the Casitas del Rio apartments are not likely to be converted to market-rate units over the next several years.

Conservation of Existing Units

Rio Vista has a valuable resource in its existing housing stock. Significant numbers of low- and moderate-income persons currently reside in Rio Vista, and the existing affordable units fill a need for many of these households. It is therefore necessary to protect these units and encourage their continued use in the housing stock. Pursuant to California Government Code §65863.11, owners of government-assisted projects cannot terminate the affordability restrictions without providing a notice of opportunity to purchase to “Qualified Entities” prior to the sale or conversion to market-rate. “Qualified Entities” are nonprofit or for-profit organizations or individuals that have been certified by the state as having the ability to purchase the property and would have an interest in maintaining the long-term affordability of the housing development. HCD maintains a list of “Qualified Entities.”

Casitas Del Rio converted to TCAC after purchase, which resulted in the conservation of these 39 units as below-market-rate housing. However, as construction labor and material costs continue to rise, it is increasingly difficult to achieve conservation of affordable units. Low- and moderate-income homeowners face economic challenge of maintaining their homes and keeping them in a decent and safe condition. Consequently, by deferring the maintenance of these units, the condition and livability of the units decline and their viability is threatened.

With this Housing Element update, the City’s Goal 6.2 seeks to protect and conserve the existing housing stock, while ensuring that necessary health and safety requirements are met. This goal can be achieved through supporting policies (6.2.A and 6.2.B) that discourage the conversion of existing rentals to market-rate for-purchase units, and encourage maintenance and upkeep of these units through state and federal grant programs, and proposed Unit Conservation Ordinance.

REVIEW OF PREVIOUS HOUSING ELEMENT

As part of its housing element update, each local government is required to evaluate its progress toward achieving the goals contained in the previous Housing Element. This evaluation should include a discussion of the following:

1. The effectiveness of the Housing Element in the attainment of the State housing goal.
2. An analysis of the significant differences between what was projected and what was achieved.
3. A description of how the goals, policies, programs, and quantifiable objectives of the updated element incorporate what has been learned from the results of the previous element.

The previous Rio Vista Housing Element (2007-2014) was adopted by the City Council on August 18, 2011. That element identified numerous programs to address the affordable housing needs of the City in addition to the creation of new housing on vacant land. The element was certified by HCD on September 9, 2011.

Since the preparation of the 2007-2014 Housing Element in 2011, there was not enough time to implement all the action programs. Therefore, most of the programs have been retained for

continued implementation. A detailed analysis of each action program can be found under the heading “REVIEW OF PREVIOUS ELEMENT’S PROGRAM EFFECTIVENESS.”

Staffing and financing have been a limiting factor in implementation of the programs set forth in the previous housing element. County, State and Federal funding or technical assistance was also not available to fully execute the programs.

2007-2014 REGIONAL HOUSING NEEDS OBJECTIVES AND OUTCOMES

The Association of Bay Area Governments (ABAG) determined that there would be demand for 1,219 new housing units of all income-level types in Rio Vista for the planning period ending in 2014. Of these, the affordability breakdown was as follows:

213 units for very low-income households (less than 50 percent of County median income);

176 units for low-income households (50 to 80 percent of median);

207 units for moderate-income households (80 to 120 percent of median); and

623 units for above moderate-income households (120 percent or more of median).

2007-2014 ACCOMPLISHMENTS

Table 6-34 provides the summary of the number of units constructed by income categories from the period 2007-2014. The City’s performance far exceeded the quantified objective of constructing 389 units, while it fell short of the cumulative target of 1,219 units needed to be constructed taking into account shortage in past production of housing units. Some 243 more units should have been constructed by the end of 2014. However, the 2015-2022 Housing Element Cycle will meet the shortage from the previous 2007-14 Cycle, meet the 2015-2022 RHNA requirements, and in all probability exceed the total housing production goals due to the continuing construction activity at Trilogy and the Seeno/Riverwalk development that is in the Final Map stage {See Table 6-36, 2007-2014 Housing Production and 2015-2022 Obligations} and Table 6-37, Quantified Housing Production Objectives for Rio Vista 2015-2022}.

**TABLE 6-34
RHNA ALLOCATION, HOUSING OBJECTIVES, AND ACTUAL ACCOMPLISHMENTS 2007-2014**

Total Production				
Income Category	RHNA	Quantified Objectives	Units Constructed	Difference (-/+)
Very Low	213	44	22	(-) 191
Low	176	21	167	(-) 9
Moderate	207	45	360	(+) 153
Above Moderate	623	279	427	(-) 196
TOTAL	1,219	389	976	(-) 243

Source: Regional Housing Needs Allocation Plan, City of Rio Vista, 2014.
Rehabilitated, Conserved, or Assisted Units for the period was Zero.

REHABILITATION

Rehabilitation of deteriorated housing can achieve several objectives:

- Conserve affordable housing stock when the program is targeted to low- and moderate-income households;
- Preserve and strengthen neighborhoods; often, only a few or even one deteriorated house or apartment building dramatically affects the economic viability of a neighborhood. Allowing the problem to remain leads to further deterioration, while correcting the problem initiates revitalization;
- Preserve historically significant properties that are owned or occupied by low- and moderate-income households; and
- Foster homeownership by low- and moderate-income households when rehabilitation programs allow participation by owner occupants.

With the cancellation of Redevelopment Agencies across California, rehabilitation efforts have suffered due to non-availability of funds, such as the set-aside housing programs.

UNIT CONSERVATION

Conservation is achieved when affordable units that would otherwise be lost to the housing stock are retained through rehabilitation of structures that have begun to deteriorate; replacement of demolished structures; prevention of rental units converting to owner occupancy; and subsidy or other assistance to affordable units that are due to be sold or refinanced, or which simply become unaffordable due to market pressures on rents. Rio Vista used CDBG funds to rehabilitate about 20 single-family homes in the late 1980s and early 1990s. To date, there have been no requests for conversion from rental properties to condominiums for the purpose of sale. The Subdivision Ordinance contains requirements for such conversions. The program for review and update, as needed, has been retained as a goal of the 2015-2022 Housing Element Cycle.

Conservation of housing stock also can be achieved by removing regulatory barriers and other constraints that threaten the viability of existing affordable housing. Rio Vista's older and historic neighborhoods, as well as downtown, contain a number of currently non-conforming second dwelling units, multi-family structures, and mixed-use housing that is not allowed under the current Zoning Ordinance. These existing units should be allowed by right and encouraged to be brought into compliance with health and safety codes. Implementing Action H-28 provides for a second unit amnesty program to allow these units to be rented legally as second units.

REVIEW OF PREVIOUS ELEMENT'S PROGRAM EFFECTIVENESS

The following is a review and analysis of housing programs contained in the previous Housing Element prepared for the 2007 – 2014 planning period. For each program, the action is defined, the responsibility and target date for completing the action is identified, as well as the funding source. This is followed by the results produced by the program, an analysis of its effectiveness, and what corrective action is required, if any.

**TABLE 6-35
REVIEW OF PREVIOUS HOUSING ELEMENT
(2007-2014)**

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
H-1 General Plan Review and Update	<p>The City will ensure that residential development projects are consistent with the goals and policies of its General Plan. The availability of residential land can be ensured by periodically reviewing the City’s urban growth boundary and sphere of influence as designated in the General Plan. (Note: The current city limits affords sufficient land for complete build-out of the Association of Bay Area Governments’ 20-year growth projections to the end of this General Plan horizon [2020]. It is not anticipated that additional residential land annexations will be needed within this Housing element’s planning horizon [2014].) However, pursuant to the City’s Municipal Service Review (2006) the City may annex land adjacent to the airport and industrial land on the western edge of town to generate employment opportunities. This will be necessary to promote an adequate jobs/housing balance as the City grows.</p> <p>Responsible Agency: Community Development Department (Planning Division) Time Frame: July 2014 (prior to next Housing Element revision) Funding Source(s): General Fund, Developer Fees</p>	<p>The City has consistently reviewed subdivisions for compliance with the adopted General Plan.</p> <p>Annexations of land for industrial uses were not performed.</p>	<p>The 2007-2014 Housing Element did not indicate the need for annexations for residential land since approved projects such as Brann Ranch and Riverwalk (Seeno) will provide for additional affordable housing units.</p> <p>Additional industrial lands were not needed.</p>	<p>No update is necessary. The City will continue the program of periodically reviewing land available for residential development within the City’s growth boundary and will continue to review residential development proposals for compliance with the adopted General Plan, including the Housing Element.</p>
H-2 Zoning Ordinance Review and Update	<p>To ensure that the Zoning Ordinance works in conjunction with General Plan policies to achieve housing and other City objectives, the City will review and modify its Zoning Ordinance on an ongoing basis. The review and revisions will be completed as staffing levels allow, but on a consistent basis throughout this planning period (2014).</p> <p>The City will target update efforts in the Zoning Ordinance to deal with substantive issues related to housing. The Zoning Ordinance update will include such modifications as revisions to the conventional zoning ordinance districts within the historic neighborhoods; recognition of second dwelling units and multi-family structures, and revisions to setbacks and design standards for historic structures. These criteria would provide for adequate living conditions and “fit” with neighborhood character.</p> <p>Modifications also would remove the “non-conforming” status of existing second dwelling units, multi-family buildings on corner lots, or infill sites that otherwise could accommodate affordable housing units that are appropriate to these neighborhoods. Specific accommodations will be made for farmworker housing (boardinghouses, dormitories, “rooms for rent” and incentives for such housing in multifamily districts).</p> <p>These facilities may be considered in a similar fashion as group homes. The</p>	<p>Partially implemented. The zoning code was amended in 2003 to allow Second Units, ministerially.</p> <p>Planned Units Developments such as Trilogy are permitted to have flexible densities under the Development Agreement.</p>	<p>Further amendments are needed to fully comply with this program.</p>	<p>The City will continue to make updates to the Zoning Ordinance to facilitate construction of affordable and safe housing and will work with developers to ensure that proposals include multifamily housing.</p>

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>Ordinance will be reviewed and amended to ensure farmworker employee housing is permitted consistent with California Health and Safety Code §17021.5 and §17021.6.</p> <p>Other revisions to the Zoning Ordinance will be made, as appropriate, to promote flexibility in densities and uses.</p> <p>The City will rezone or revise existing C-2 zoning to encourage upstairs or “back of the store” living units in downtown commercial areas, where vacant or underutilized space exists, consistent with the Land Use element.</p> <p>The Zoning Ordinance will be amended to define those conditions under which the conversion of affordable rental units to condominiums would be permitted. The City will prohibit the conversion of rental units to condominiums unless the City’s vacancy rate is greater than 5 percent.</p> <p>To address SB 2 requirements, the Zoning Ordinance will be amended to:</p> <ol style="list-style-type: none"> 1. Add transitional housing and supportive housing within the codes definition section, and list as a permitted use within residential zone districts subject only to those restrictions that apply to other residential uses of the same type in the same zone. 2. Identify emergency shelters as a permitted use within the R-3, R-4, and C-H zone districts subject only to the same development and management standards that apply to other permitted uses within these zone districts. 3. Identify emergency shelters and transitional housing with a CUP within C-1, C-2, C-2A, C-3-1, and I-P-I zones. 4. Provide written, objective standards for emergency shelter to regulate the following, as permitted under SB 2. <ul style="list-style-type: none"> ▪ The maximum number of beds/persons permitted to be served nightly; ▪ Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone; ▪ The size/location of exterior and interior onsite waiting and client intake areas; ▪ The provision of onsite management; 			

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<ul style="list-style-type: none"> ▪ The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; ▪ The length of stay; ▪ Lighting; ▪ Security during hours that the emergency shelter is in operation. <p>Responsible Agency: Community Development Department (Planning Division)</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): General Fund, Developer Fees</p>			
H-3 Subdivision Ordinance Review and Update	<p>As staffing and financial resources allow, the City will complete its review and update of the Subdivision Ordinance. With properly developed and updated subdivision standards, the ordinance can help reduce the costs of development while balancing basic environmental, health, and safety needs. Since the high cost of land is a major factor in the overall cost of housing development, reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (i.e., lower per-unit land and infrastructure improvement costs due to higher densities).</p> <p>The City will include requirements and criteria in the Subdivision Ordinance for converting rental apartments into condominiums or cooperative projects (e.g., maintaining a minimum percentage or number of rental units and a minimum vacancy rate before conversions can occur).</p> <p>Responsible Agency: Community Development & Public Works Departments, City Engineer</p> <p>Time Frame: As soon as funds become available</p> <p>Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>	The City has not updated its subdivision ordinance.	As discussed in this Housing Element, the City has provided incentives for developers to include affordable units in their projects by utilizing Development Agreements for Planned Unit Development process.	The City will pursue updates to the subdivision ordinance, as necessary and as staffing and financial resources allow. The City will update the codes to allow incentives across the board whether or not there would be a development agreement (H-3)
H-4 State and Federal Programs	<p>The City will pursue and continue to participate in the state and federal programs listed below. (<i>See the discussion under “State and Federal Programs” in the “Setting” section for a description of these programs.</i>) The City will consider additional programs, depending on the availability of funding, Rio Vista’s eligibility for such funding, and the identification of eligible projects. The City will make available an information sheet, as well as a link on the City’s website, to provide information to the public regarding the availability of these programs. State and federal programs</p>	The City has not received any funding, recently, any State or Federal Programs that could have promoted affordable housing.	Although the City does not have any funding at this time from State or Federal housing programs, it is hoped that the City will renew its pursuit to apply for grant funding.	Programs have been included to potentially hire a Housing and Grants Coordinator and to establish a Housing Trust Fund, depending on the availability of Grant Funds (H-31 and H-32).

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>include:</p> <p>Community Development Block Grant (federal): The City will apply for funding to address infrastructure needs (water and sewer) for existing single and multifamily rehabilitation to ensure capacity to serve existing units maintain adequate health standards to avoid loss of units as a result inadequate or deteriorated infrastructure. The applications will be submitted under the Small Cities program administered by the Department of Housing and Community Development (HCD).</p> <p>Section 8 (federal): The City will continue to work with Solano County and the Solano County Housing Authority to expand the number of Section 8 certificates and vouchers available to Rio Vista residents. The Community Development Department will coordinate with the Solano County Department of Environmental Management, the disseminating of information about the availability and procedure for accessing Section 8. The City will formalize its existing informal referral service and establish an information clearinghouse for Section 8 and other County housing assistance programs.</p> <p>State Home Ownership Program (state): The Community Development Department will identify potential project(s) eligible for this program and apply for funding when and if a project is identified. This funding source will be combined with others if possible. The Community development Department will encourage both for-profit and non-profit developers to structure projects that are eligible for funding under this program, as development review proceeds. Likely projects for participation are Riverwalk (Seeno), Esperson property, Brann and Gibbs Ranch. Applications will be developed within one year of tentative map approvals.</p> <p>Residential Energy Conservation (state): The Community development Department will identify opportunities for participation in this program by 2003. Projects and applications to be developed by 2004.</p> <p>Community Reinvestment Act (CRA) (federal): The City will encourage local banks (Bank of Rio Vista and Bank of Stockton) to participate with the City in providing the private financing in conjunction with public funds, for affordable housing in all City neighborhoods. For example, CDBG and/or Redevelopment housing set-aside funds may be used to write down interest rates, provide down payments, or otherwise assist affordable housing. In order for such programs to work, the resources of local banks</p>			

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>are needed to fund and administer the private portions of the loans or mortgages that will allow construction to proceed. By participating with such programs, the local banks will be taking steps to meet their CRA lending obligations.</p> <p>The City will seek and pursue funding opportunities and prioritize local resources as available to assist in the development and rehabilitation of housing for extremely low-income households. As part of seeking funding and working with stakeholders, the City will at least annually evaluate funding and alternatives for incentives such as fee waivers, priority processing and facilitating entitlements to assist in the development of housing for extremely low-income households.</p> <p>Responsible Agency: Community Development Department, Administration Department, City of Vallejo Housing Authority (contracts with Solano County for Rio Vista)</p> <p>Time Frame: CDBG, Residential Energy Conservation – Annual applications for rehabilitation funding, or as eligible projects are identified; State Home Ownership Program – Identify opportunities by 2003, apply for funding by 2004; CRA – As public assistance projects and programs are developed; Section 8 – Ongoing</p> <p>Funding Source(s): Redevelopment Fund, General Fund, Program Administration Funds (Housing Authority)</p>			
H-5 Local Finance Programs	<p>Private and Redevelopment set-aside housing subsidies will be made available to sites in neighborhoods throughout the city to avoid over-concentration of low-income housing. The City will pursue and continue to participate in the following local programs (<i>for a description of these programs, see discussions in the “Setting” section under “State and Federal Programs, “Redevelopment Agency,” and “Private Programs”</i>):</p> <p>Mortgage Credit Certificate</p> <p>Redevelopment 20 percent set-aside funds for low and moderate income housing</p> <p>Non-Profit Housing Development Corporation</p> <p>Responsible Agency: Community Development Department, Administration Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Redevelopment Funds, CDBG funds</p>	The City has not been able to provide any local funding for housing programs.	The State decision to dismantle the Redevelopment Agencies in California, the City lost its set-aside funds and other tax increment revenue resulting in the drying-up of local funds.	The City will explore possibilities to raise funding for restarting a local housing finance program.

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
H-6 Capital Improvement Program	<p>The City will update its five-year Capital Improvement Program (CIP) for all city public capital projects. The CIP will identify priorities, funding sources, and timing for design, construction, and operations. The City will use the CIP to ensure that adequate public facilities are provided in order to accommodate the projected housing production anticipated in all elements of the General Plan. The CIP will be developed in conjunction with the City and Redevelopment Agency budget, and will cover a period of five years from its inception. The CIP will be reviewed, amended, and adopted with the budget on an annual or biannual basis, as applicable. The CIP will include Redevelopment and grant-funded projects, as well as projects funded from local revenue sources.</p> <p>Responsible Agency: Community Development, Public Works and Finance Departments</p> <p>Time Frame: Every five years</p> <p>Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>	<p>The CIP plan is updated every five years. The current CIP plan covers the period 2005 – 2010. The first phase of the new wastewater treatment plant was completed in 2009 under the current CIP plan.</p>	<p>The City will continue to pursue projects under the current CIP plan.</p>	<p>The City needs to review and update the current CIP plan for the period 2010 – 2015.</p>
H-7 Development Agreements	<p>The City will use development agreements for all housing projects that are subject to affordability requirements. These agreements will identify the number of affordable units to be constructed; the unit sales or rental price; the income group to whom the units will be affordable; and the length of time the units will remain affordable. These requirements may be effected through deed restrictions on affordable housing units or other means necessary to ensure affordability over time.</p> <p>Development agreements will provide for mixed-use development, wherever applicable, to help achieve the City’s affordable housing objectives. The agreements will specify the type of units, income ranges, and parcel-by-parcel obligations. The agreements will describe strategies, including landowner obligations, funding, and subsidies. A provision for payment of in-lieu fees may be included, if appropriate.</p> <p>If adequate subsidies are not available to assist in achieving the 20 percent affordable housing requirement at the time of project construction, additional time may be given for the City and the developer to assemble the necessary financing.</p> <p>In all cases where in-lieu fees are used as an alternative to producing affordable units, the Community Development Department will review the projects based on the good faith effort by the owner to use all available subsidies, and the type of project and its ability to absorb the affordable units.</p>	<p>This City has utilized Development Agreements to assure that developers construct affordable housing based on income limits.</p>	<p>Utilization of the Development Agreement process has been instrumental in ensuring that new residential development projects include an affordable housing component.</p>	<p>The City will continue to work to ensure that Development Agreements entered into with residential project developers to ensure that new residential projects include a component of affordable housing.</p>

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>The City will annually review all development agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of a development agreement may be found by the City Council to be in default of the agreement.</p> <p>Responsible Agency: Community Development Department, Administration Department</p> <p>Time Frame: As submitted by project developers and land owners</p> <p>Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>			
H-8 Development Review	<p>The City will use the development entitlement review process to ensure that development projects comply with affordable housing policies and are consistent with proposed development agreements, ordinance revisions, and other applicable regulations.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: As submitted by project developers and land owners</p> <p>Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>	The City has undertaken extensive development reviews on residential development projects to incorporate multi-family housing within planned unit developments.	The City has been successful in implementing the development review process.	The City will continue to implement the development review process to ensure projects comply with affordable housing policies, agreements, and programs.
H-9 Specific Plans	<p>The City will ensure that specific plans and planned unit development permits (PUDs) are consistent with the goals and policies of the General Plan. Specific plans, PUDs, and development agreements (<i>see H-7 above</i>) will identify programs that will be implemented to meet the 20 percent affordable housing requirement goals (for projects with ≥400 dwellings).</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: As submitted by project developers and land owners</p> <p>Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>	Development Agreements for approved entitlements for Riverwalk, Brann, Gibbs and Trilogy require 20% of the units to be affordable or to pay in-lieu fees, as appropriate.	The Specific Plan process and Development Agreements have been successful in producing projects that include an affordable housing component. The language of Development Agreements should be strengthened by the use of deed restrictions.	The City will continue the policy of requiring affordable housing as part of the Development Agreement. The City will make use of deed restrictions on projects to ensure affordable housing requirements are implemented.
H-10 Density Bonus Program	The City will develop and implement a density bonus program to help create affordable housing units without a direct cash outlay by the local government. This program will provide a property owner with the ability to increase the income and, therefore, the value of a property by allowing the developer to build more income-producing units than allowed under the base zoning. This increased income can then be used to help subsidize below-market rental rates for very low- and low-income households and to purchase housing for	Although entitlements for over 1,700 units during the previous planning period have been approved, no request for assistance with affordable requirements has been made to the City. Density bonuses have been provided in Planned Unit Developments, but in	Introducing a density bonus program across residential districts and multi-use districts would encourage the development community to take advantage of such a program.	The City will implement these policies by December 30, 2016.

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>middle-income households. The City will also allow additional or equivalent incentives as allowed by state law when it is demonstrated that such incentives are necessary to make the project financially feasible and/or when the project's physical or social characteristics warrant such incentives. Such incentives include but are not limited to the following:</p> <p>Reductions or modifications in setbacks, lot dimensions or area, coverage, height, parking, street standards, etc.;</p> <p>Density bonus of more than 25 percent;</p> <p>Reductions, deferral or modifications of City and County impact fees or assistance in payment of such fees for affordable units only;</p> <p>Direct financial assistance through public funds such as redevelopment housing set-aside funds, CDBG funds, Section 8, or other sources.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: 2010</p> <p>Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>	<p>general, it has not been implemented.</p>		
<p>H-11 Residential Land Use Inventory Update</p>	<p>The City updated its land use inventory in 2009, with a focus on the examination of single-family-zoned vacant infill lots for potential redevelopment or additional development of affordable small single-family homes or multi-family units.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: In conjunction with each Housing Element update</p> <p>Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>	<p>A land use inventory was created as part of this Housing Element. The land use inventory identifies vacant sites appropriately zoned to support multi-family housing development.</p>	<p>Although vacant sites are available within the City, there was no industry demand for land for infill affordable housing projects.</p>	<p>An inventory of vacant land zoned for residential development is included in this Housing Element.</p>
<p>H-12 Redevelopment Agency</p>	<p>The City's Redevelopment Agency will continue to implement its Redevelopment Plan to rehabilitate and revitalize the commercial and residential structures in Rio Vista's older areas, such as downtown and the historic residential neighborhoods between Highway 12 and Bruning Avenue. The City will use all potential sources of public and private housing funding for repairs and upgrades. Twenty percent of the tax increment generated by the Redevelopment Agency's program will go into the Redevelopment Low- and Moderate-Income Housing Fund. The fund will be utilized to assist the production of 15 percent of all units produced in the boundaries of the Agency as affordable to lower-income households. This ratio (at least 15 percent affordable to lower-income households and six (6) percent affordable to very low-income households) will be</p>	<p>The program has been discontinued by the State of California.</p>	<p>The program has been discontinued by the State of California.</p>	<p>The program will be discontinued.</p>

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>provided in each major development site, particularly the Riverwalk project and other large infill sites subject to Agency authority.</p> <p>Responsible Agency: Community Development Department, Redevelopment Agency</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Redevelopment Housing Set-aside Funds, State and federal grants</p>			
H-13 Unit Conversion Ordinance	<p>The City will adopt a Unit Conversion Ordinance to ensure that adequate requirements and criteria are in place for converting rental apartments to condominiums or cooperative projects (e.g., maintaining a minimum percentage or number of rental units and a minimum vacancy rate before conversions can occur).</p> <p>Responsible Agency: Community Development Department, City Council</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Redevelopment Fund, General Fund</p>	<p>The City has existing regulations for conversion of properties into condominiums from apartments and mobile homes as described in Section 16.40.30 of the Subdivision Code.</p>	<p>The existing regulation emphasize mostly on noticing requirements and procedural protocols.</p>	<p>The City will adopt a unit-conversion ordinance, by December 2016, in order to maintain a minimum percentage or number of rental units as a minimum vacancy rate before conversion could occur.</p>
H-14 Design Guidelines	<p>Consistent with the General Plan's Community Character and Design Element, the City will prepare and adopt Design Guidelines for new developments. In the strong residential building market over the previous planning period, the City approached design guidelines on a project-by-project basis in an effort to continue moving forward with each project. This approach was effective in the economic environment of the previous planning period. However, more efficiency and standardization in design guidelines is needed to facilitate greater efficiency and predictability going forward in the current economic environment.</p> <p>All other design standards must be met, and the proportion of multi-family to single-family units may not exceed 20 percent in the Neighborhood Residential land use district and 50 percent in the Downtown/Waterfront, Neighborhood Core, and Neighborhood Service/Mixed-Use land use districts. <i>(Also see Land Use and Community Character & Design elements.)</i></p> <p>Responsible Agency: Community Development Department, Planning Commission</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Redevelopment Fund, General Fund</p>	<p>Design Guidelines have been prepared for each subdivision proposal submitted for planning entitlements as part of the development review and development agreement processes.</p>	<p>Standardization in design guideline would facilitate greater efficiency and reliability going forward in the current economic environment.</p>	<p>The City will adopt Design Guidelines and Design Review regulations by December 30, 2016.</p>
H-15 Downtown	<p>DOWNTOWN MARKETING AND DESIGN PLAN <i>(Existing)</i></p>	<p>Incomplete.</p>	<p>Mixed-use projects will be addressed through the proposed</p>	<p>The program has been discontinued.</p>

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
Marketing and Design Plan	<p>The City will implement its Downtown Marketing and Design Plan, which was adopted in 1999 as an initial step toward downtown revitalization. Among other things, the City will encourage use of Plan’s guidelines for historic building rehabilitation, mixed-use development and conversions of upper stories in commercial buildings.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Redevelopment Funds, State and federal grants</p>		zoning ordinance revision.	Instead, the preparation of a Priority Development Area Plan has been added.
H-16 Waterfront Specific Plan	<p>The <i>Rio Vista Waterfront Specific Plan</i>, which was adopted in 2008, provides for mixed-use development in the waterfront area on both sides of Front Street. The plan includes a land use component that provides for housing in this area. The plan area will be established as a development priority as more specific development plans are prepared. This measure is to be used in conjunction with H-15; the quantified objectives are the same for the combined program.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Redevelopment Funds, State and federal grants</p>	Completed.	The Priority Development Area Plan will address the opportunities for mixed-use projects within the Rio Vista Downtown.	Program will be discontinued.
H-17 Housing Needs Assessment	<p>HOUSING NEEDS ASSESSMENT</p> <p>The City will prepare and periodically update its Housing Needs Assessment as a means of reviewing its progress toward meeting the Quantified Objectives listed in <i>Table 6-38</i>. Based on the findings of the assessment, the City will revise its programs and policies to facilitate in meeting its Quantified Objectives.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: 2014 and every five years thereafter</p> <p>Funding Source(s): Redevelopment funds, Grant funds</p>	Incomplete.	The RHNA process establishes housing needs of the City and there is no need to be duplicative other than establishing quantified objectives in conjunction with Housing Element updates.	Program has been discontinued.
H-18 Monitoring Program	<p>The City of Rio Vista will implement its monitoring program, as described in greater detail in the “Monitoring Program” section. The Monitoring Program provides mechanisms by which the City can periodically assess housing needs. The Annual Housing Supply Report, which is a part of this program, will annually evaluate the city’s residential vacancy rate to determine whether the rate is contributing to decreased housing affordability. The Monitoring Program also includes an annual Redevelopment Housing Set-Aside Fund review (part of the annual city</p>	The City has, so far, reviewed the planned unit development regulations, development agreements, and the General Plan.	Staffing and funding constraints have prevented the City from formally implementing the Monitoring Program. Reviews conducted have ensured that development is proceeding according to development plans, development agreements, and the	The City will continue the program to monitor housing element compliance.

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>audit); annual housing price/rental rates survey; annual affordable housing performance analysis (part of the annual General Plan progress report required by Govt. Code §65400); and biannual specific plan area, planned unit development, and development agreement monitoring reports.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Redevelopment Fund, General Fund</p>		<p>General Plan.</p> <p>The Redevelopment Agency is now defunct and the Housing Set-aside monies have all dried-up.</p>	
<p>H-19 Public Awareness/Education Program</p>	<p>The City will continue to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring in Rio Vista. Specifically, this information focuses on the need to provide affordable housing close to jobs—in an effort to reduce the traffic and air quality impacts that result from long commutes. These efforts, by necessity due to the location of the City at a distance from employment in urban centers, require commensurate efforts in the development of job centers in the City.</p> <p>In addition, programs will target community opposition to affordable housing projects—in an effort to remove negative perceptions. Education will occur through public hearings; presentations to various service organizations and other community groups; and articles published in the local newspaper, the City’s website, Public Education Channel, and the Chamber of Commerce newsletter.</p> <p>The City will promote and publicize the availability of state and federal funding for affordable housing (e.g., new construction, housing rehabilitation) in the form of loans and grants. Information will be available at City Hall and distributed through the local media, mailings to property owners within targeted areas, and mailings to local contractors and developers.</p> <p>The City will prepare a flyer with information on unfair housing practices and fair housing laws and will make the flyer available for viewing on the City’s website and will make hard copies available at the utilities bill counter at City Hall. Hard copies will also be provided to local service organizations providing housing assistance to make available to the public/clients. The flyer will be prepared and posted by June 2011. The flyer will summarize fair housing laws and provide contact information for agencies with the ability to address unfair housing grievances, including the U.S. Department of Housing and Urban Development and the California Department of Fair Employment and Housing.</p>	<p>Staff has made substantive efforts to include analysis of affordable housing requirements in the review of residential subdivision proposals. The information has been provided to the public. As City finances and staffing levels allow, the City has performed public education projects and required, through Development Agreements and Conditions of Approval, that development projects comply with affordable housing requirements. A Fair Housing publication has not been prepared. Currently, grievances would be addressed by a verbal referral to appropriate agencies and fair housing advocates.</p>	<p>This program has been effective in communicating with and educating the public regarding the needs and benefits to the community of providing affordable housing options. A publication or flyer to address unfair housing practices is still needed to educate the public. Most effective would be posting information to the City’s website and providing hard copy information in locations frequented by the public, such as the utility bill counter and local service organizations providing housing assistance.</p>	<p>Continue with efforts to educate public. Update program to specify means of distributing fair housing information.</p>

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	Responsible Agency: Community Development Department Time Frame: Annually, Housing Practices Flyer - 2011 Funding Source(s): Redevelopment Fund, State and federal grants			
H-20 Public/Private Partnerships	<p>The City will work closely with the business and development communities toward achieving the City’s affordable housing goal. The City has identified the following specific roles in this partnership to provide affordable housing:</p> <p>City of Rio Vista - The City will maximize potential funds available through existing state, federal, and local programs for its affordable housing program.</p> <p>Development Community - The City will encourage private developers and property owners to cooperate in financing sewer plant expansion as a means of facilitating development.</p> <p>Housing Development Corporations - The City will work with non-profit and for-profit housing development corporations specializing in housing for various special needs groups, including seniors, to accommodate housing that meets the needs of these groups. Emphasis will be on development of multi-family rental housing for older adults and the disabled with varying services and amenities, as identified in the City’s housing needs assessment. Examples include apartments with common areas designed specifically for social events of interest to older adults, independent living with common dining facilities, assisted care facilities, and skilled nursing facilities that will provide a continuum of care for senior residents of Rio Vista.</p> <p>The City will utilize many of the implementation measures discussed above to assist the development of both disabled-accessible and senior housing, including but not limited to, applying for state and federal funding and encouraging local banks to make private financing available (H-5), local funding, including Redevelopment housing set-aside funds (H-12 and H-4, respectively), development agreements (H-7), and applying density bonuses and equivalent incentives to proposed projects (H-10).</p> <p>The City will contact local advocates, the California Housing</p>	<p>The Zoning Ordinance has been revised to allow for second units in residential zones and to zone some infill parcels for multifamily housing, both of which could generate appropriate housing options for farmworkers in the City.</p>	<p>Trilogy subdivision is the only active development in the City. The development allows varying types of houses that suits the needs of different income groups from the upper-low to moderate categories.</p>	<p>A new program has been added to potentially create a Housing Trust Fund to promote affordable Housing.</p>

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>Development Corporation, the Solano County Agricultural Commissioner and the Farm Bureau to identify sites and revise ordinances to facilitate construction of farmworker housing. Farmworker housing will be specifically designated as an allowed use in the Agricultural zoning district (Implementation Measure H-2).</p> <p><i>Pacific Gas and Electric</i> - The City will inform the public of PG&E's California Alternate Rates for Energy (CARE) Program. The CARE Program provides a monthly discount on energy bills for income qualified households and housing facilities. Qualifications are based on the number of persons living in the household and total annual household income.</p> <p>Responsible Agency: Community Development Department, Dept. of Public Works, Finance Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Redevelopment Funds, State and federal grants</p>			
H-21 Interagency Coordination	<p>The City will continue to work with Solano County and other agencies to ensure that water, sewer, and utilities are available.</p> <p>The City will work with other jurisdictions to identify the need for homeless shelters (see H-27) The City will work with a non-profit community organization to apply for state/ federal funding for the development of a homeless facility, if the need is established for Rio Vista.</p> <p>The City will cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Rio Vista.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Redevelopment Fund, General Fund</p>	The City has joined the Community Action Partnership, a Joint Powers Agency, of cities and the County of Solano to solve homeless issues.	The City continues to coordinate with other jurisdictions in the region and maintains a dialogue on a variety of topics of regional concern, including providing for the housing needs of the homeless population.	The City will continue to participate in CAP Solano.
H-22 Design Review	The City will consider building orientation, ceiling height, street layout, lot design, landscaping, and street tree plantings/unit orientation (for the purposes of solar access and energy/water conservation) during subdivision review. The Design Review process also will be used to encourage innovative housing types and design, and to allow mobile homes and factory-built housing with permanent foundations that also meet all design	Projects undergo Design Review by the City. Design measures to address energy conservation are considered and incorporated into Conditions of Approval during Design Review. Manufactured	The Design Review process has resulted in more energy efficient building designs.	This program will be merged with Design Guidelines.

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>review requirements to be placed on residentially zoned parcels, pursuant to zoning and design review requirements. Finally, design review will be used to ensure that historic structures are retained. The Planning Commission will create a historic buildings and sites listing so that the design review process can be applied to the identified structures and to allow for the application of the State's Historic Building Code.</p> <p>Responsible Agency: Community Development Department, Planning Commission, City Council</p> <p>Time Frame: As submitted by project developers and land owners</p> <p>Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>	<p>housing units are reviewed in the same manner as any other residential structure. A historic buildings and sites listing has not been created to date.</p>		
<p>H-23 Special Housing Needs Guidelines</p>	<p>SPECIAL HOUSING NEEDS GUIDELINES <i>(Proposed)</i></p> <p>The City will develop guidelines to ensure that rental housing developments contain an appropriate percentage of three- and four-bedroom dwelling units, as well as units that meet the needs of farmworkers and other special needs groups identified in this Element. The citywide goal for special needs groups will be based on the percentage of farmworkers, female heads of households, persons with disabilities and large families reported by the Census 2000 (2010 Census data will be used when it becomes available).</p> <p>To make the development of such units financially feasible, the City will 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-downs, or other incentives.). The City also may provide density bonuses and consider fee reductions for developers who include large-family units in rental housing developments. Any large-family and farmworker requirements will be tied to the availability of these subsidies. The City's large-family and farmworker goals will not be applied as an absolute percentage requirement for each individual development.</p> <p>Responsible Agency: Community Development Department, Planning Commission, City Council</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Redevelopment Fund, General Fund</p>	<p>The City has not developed Special Housing Needs Guidelines.</p>	<p>Due to staffing and funding constraints, this goal was not accomplished.</p>	<p>The City will look at these issues in a comprehensive manner along with the proposed Zoning Code Amendments (H-2) and the Subdivision Code amendment (H-3).</p>
<p>H-24 Fee Structure</p>	<p>The City will conduct an annual review and revision of City financing mechanisms to ensure that adequate funding is available to provide for</p>	<p>The City updated the fee structure in 2014 to assure cost recovery of fees</p>	<p>Updates to the fee structure will continue as necessary to ensure</p>	<p>City will continue to update the fee</p>

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>infrastructure and services needed to support growth, as well as to ensure that fees charged do not unnecessarily burden projects with fees in excess of the costs for providing services and infrastructure.</p> <p>Responsible Agency: Community Development, Public Works, Finance, Administration Departments</p> <p>Time Frame: To be updated annually</p> <p>Funding Source(s): Developer fees</p>	<p>and adequate funding for City services.</p>	<p>funding to provide adequate infrastructure. The City's fees for multiple-family and senior units are considerably cheaper compared to regular single-family units.</p>	<p>schedule annually.</p>
<p>H-25 Americans with Disabilities Act</p>	<p>The City will continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. The City will assist property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects are initiated for public or commercial structures.</p> <p>Responsible Agency: Community Development Department, Administration Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): None Required</p>	<p>This program is being implemented currently and is ongoing. Each project is inspected to ensure that it complies with ADA standards.</p>	<p>This program is being successfully implemented. City personnel implementing this program must remain current on changes in ADA requirements.</p>	<p>City staff is up to date on ADA requirements and will continue to review project plans and inspect completed projects to ensure compliance with ADA standards.</p>
<p>H-26 Uniform Building Code</p>	<p>The City will continue to adopt current updates and enforce the Uniform Building Code to ensure that all new and rehabilitated housing constructed in Rio Vista complies with applicable health and safety requirements, including energy conservation and handicapped accessibility.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): None Required</p>	<p>The City has adopted and enforces the 2013 California Building Code.</p>	<p>This program is ongoing and has been successful in ensuring that current standards are met for projects within the City. The City updates codes as soon as possible when new versions of code are released.</p>	<p>Continue to adopt new versions of building code as they become available.</p>
<p>H-27 Regional Homeless Program</p>	<p>Mission Solano is pursuing constructing a large facility in Fairfield on Beck Avenue and has received at least \$1 million from Solano County (2007) and \$900,000 from the City of Fairfield (2007). They work closely with Solano County Department of Health and Social Services to provide homeless and transitional housing. The facility was completed and is called the Bridge to Life Center. Rio Vista will cooperate with this effort to the extent possible to further construction and operation of the facility that would serve the negligible Rio Vista homeless population.</p> <p>Responsible Agency: Community Development Department, Administration Department, Redevelopment Agency</p>	<p>Persons in need of transitional housing are typically referred to one of the local support organizations.</p>	<p>Long-term homeless and rehabilitation services are provided at regional facilities, to which individuals in need of this type of assistance are referred by the City.</p>	<p>The City has joined the Community Action Partnership, a Joint Powers Agency, of cities and the County of Solano to solve homeless issues. The City will ensure that temporary transitional shelters remain an allowable use within appropriate zone districts.</p>

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	Time Frame: Ongoing Funding Source(s): Redevelopment Fund			
H-28 Government Code Section 65853 <i>(Enacted by Statute)</i>	<p>As provided for in Government Code §65853, the City will allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 on a foundation system, pursuant to §18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings. While the project will be subject to architectural review, the manufactured home and the lot on which it is placed will be held to the same development standards as those for a conventional single-family residential dwelling on the same lot.</p> <p>Responsible Agency: Community Development Department Time Frame: Ongoing Funding Source(s): Redevelopment Fund, Developer Fees, Permit Fees</p>	<p>The City allows construction of manufactured homes without additional permitting or review requirements.</p>	<p>The number of homes constructed is subject to market demand for this type of housing product. The program has been successful in allowing for this housing option in the City.</p>	<p>No changes to the policy are necessary. Continue implementing policy.</p>
H-29 Assisting “At-Risk” Units	<p>In an effort to preserve the assisted “at risk” units, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for the preservation of assisted housing developments. The City will apply for affordable housing subsidies that may be available for this use, if necessary.</p> <p>Responsible Agency: Community Development Department, Administration Department, Redevelopment Agency Time Frame: As needed – there are no “at risk” units at this time Funding Source(s): Redevelopment Fund, State and federal grants</p>	<p>The Casitas Del Rio project, including 39 assisted units, changed ownership during the planning period (2005) and was converted to affordable housing under Tax Credit Allocation Committee (TCAC) funding independently of City involvement. Casitas Del Rio is the only subsidized housing project in the City.</p>	<p>Since the Casitas Del Rio project recently converted to TCAC funding it is not at risk of conversion to market-rate housing over the planning period.</p>	<p>The City will continue to monitor the “at-risk” status of the Casitas Del Rey assisted housing project.</p>
H-30 Regulatory Incentives	<p>The City will negotiate specific development standards, parking standards, development fee reductions and reimbursement of fees with affordable housing sponsors that may contribute to a reduction in the cost of housing for low- and moderate-income households. In setting such standards, no reduction in the design quality of affordable housing development will be allowed. Examples of such incentives and variation in design standards are found in the Summerset/Trilogy senior housing development.</p> <p>Responsible Agency: Community Development Department, Administration Department Time Frame: Ongoing</p>	<p>The City has negotiated Development Agreements to include consideration of costs for affordable units.</p>	<p>The City has been successful in negotiating development agreements that require an affordable housing component be included in large development proposals.</p>	<p>The City will continue to work with developers to encourage inclusive housing and reward such efforts by allowing flexible development standards.</p>

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	Funding Source(s): None Required			
H-31 Title 24 of the Building Code <i>(Existing)</i>	<p>Through the Building Division, the City will continue to enforce Title 24 energy requirements, which define construction standards that promote energy conservation.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): None Required</p>	The 2013 Title 24 energy code is enforced on all building projects within the City.	This program is ongoing and has been successful in ensuring that current standards are met for projects within the City.	The City will adopt newer versions of the building code as they are released.
H-32 Unfair Housing Practices Grievance Procedure <i>(Proposed)</i>	<p>The City will adopt a formal policy statement prohibiting discriminatory and unfair housing practices within the City. The City will establish a procedure by which aggrieved parties can notify the City of unfair housing practices and the City can follow through by contacting the appropriate local, state, or federal agencies.</p> <p>Responsible Agency: Community Development Department, Administration Department, Redevelopment Agency, City Council</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): None Required</p>	The City has not published a policy on discriminatory and unfair housing practices prohibited by state and federal agencies.	The City should place Fair Housing Laws on the City's website to prevent housing discrimination and make available copies of the California Tenant/Landlord Handbook to the public. Further, the City should establish a procedure by which aggrieved parties can notify the City of unfair housing practices and the City can follow through by contacting the state and federal agencies.	The City will publish Fair housing Laws on the City's website and establish a procedure by which aggrieved parties can notify the City of unfair housing practices which in turn can refer the matter to state and federal agencies. To be accomplished by December 30, 2015.
H-33 Extremely Low Income Households Working Group	<p>The City will establish a working group (as needed) consisting of developers, including nonprofits and service providers, community stakeholders and other applicable organizations to establish a strategy for promoting and assisting in the development of housing for extremely low-income households. As part of the working group and strategy, the City will consider a variety of housing types (SROs, motel conversions, adaptive reuse, multifamily, etc.) and local, state and federal resources (administrative and financial). The City will seek to bi-annually identify potential projects/developers to partner and pursue the development or rehabilitation of housing for extremely low-income households. The City will consider a variety of ways to assist in the development such as facilitating the identification of suitable sites, priority processing, fee waivers or deferrals and facilitating entitlements and incentives beyond density bonuses pursuant to Government Code Section 65915.</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): Low and Moderate Income Set-a-Side Fund</p>	The City has not been able to form a Working Group by itself. However, the City has joined the Community Action Partnership, a Joint Powers Agency, of cities and the County of Solano to solve homeless issues.	The City is on the Board of Directors of the Community Action Partnership of Solano County, a Joint Powers Agency created by the County of Solano and the cities within the County created to address very low income housing needs, homelessness, etc. The Planning Manager of the City of Rio Vista serves on the Board and attends monthly meetings. The City of Rio Vista will propose that CAP Solano establish a working group consisting of developers, participating nonprofit organizations, service providers, community stakeholders, and other relevant organizations, to establish a County-wide strategy for promoting and assisting in the development of housing for	Continue Program.

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
			extremely low-income households.	
H-34 Second Unit Amnesty Program	<p>Rio Vista will adopt and implement a Second Unit Amnesty Program. This program will offer incentives for property owner/applicants to register existing, unpermitted second units by demonstrating safe and habitable dwelling conditions.</p> <p>There are unpermitted second units in Rio Vista which may or may not meet basic health and safety guidelines. This Amnesty Program is intended to encourage healthy and safe conditions in existing units.</p> <ul style="list-style-type: none"> • This is an opportunity to legalize unpermitted second units for half the permitting cost. • Some permit standards have been adjusted to accommodate existing buildings while focusing on tenant health and safety. • A legal second unit can increase your property value. • Free technical assistance will be available on how to legalize an unpermitted second unit. • At the close of the Amnesty period, properties found in violation of County Code will be required to comply with more stringent Second Unit development standards, and increased fees will be assessed. <p>Unpermitted second units in existence will be eligible to apply for a Second Unit Amnesty Permit provided the unit meets all requirements of the program. Existing second units eligible for a Second Unit Amnesty Permit may comply with the requirements of this Second Unit Amnesty Program rather than the standard UBC requirements. Second Unit Amnesty Permit applications submitted and found to be complete during the prescribed period will qualify for a full waiver of all associated planning and building fees.</p> <p style="text-align: center;">Responsible Agency: Community Development Department, Engineering, Building & Public Works Departments</p> <p style="text-align: center;">Time Frame: Ongoing</p> <p style="text-align: center;">Funding Source(s): General Fund</p>	The Amnesty Program needs to be implemented.	Although the City has changed the Code to allow second units in all permitted zones, ministerially, the Amnesty Program is yet to be implemented.	Continue program in the 2015-20122 Housing Element Cycle.
H-35 Administrative Record Keeping	The City will pursue installing an electronic record-keeping system for the purpose of tracking new construction housing rehabilitation, and reconstruction. There are multiple software options that are available. Identification of funding and staff resources for maintenance and update of electronic records will provide easier access to data by staff and	The City has an electronic building permit system in place.	The system should be updated.	Depending on the financial condition, the City is planning to upgrade the existing system.

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>the public.</p> <p>Responsible Agency: Community Development Department, Engineering, Building & Public Works Departments</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): General Fund</p>			
H-36 Senate Bill 1087	<p>The City of Rio Vista, as the city's water and sewer provider, will comply with this state law which requires that water and sewer providers grant priority for service allocation to proposed developments that include housing units affordable to lower-income households. This law was enacted to improve the effectiveness of the law in facilitating housing development for lower income families and workers.</p> <p>Responsible Agency: Community Development Department, Engineering, Building & Public Works Departments</p> <p>Time Frame: Ongoing</p> <p>Funding Source(s): General Fund</p>	No new developments were proposed since the adoption of the 2007-2014 Housing Element.	Priority allocation of sewer and water will be provide to projects with affordable to lower-income housing units.	The City will continue to implement the program.
H-37 AB162 Update of Flood Hazard Information	<p>With the update of this Housing Element, AB 162 requires Rio Vista to update the flood hazard information in the General Plan Safety Element, as well as related policies and programs in the Safety, Conservation and Land Use elements.</p> <p>Responsible Agency: Community Development Department, Engineering, Building & Public Works Departments</p> <p>Time Frame: Every five years or with each update of the Housing Element.</p> <p>Funding Source(s): General Fund</p>	Pending General Plan Amendment.	The City uses the latest available Flood Insurance Rate Maps to determine suitability of locations for housing projects.	Continue Program.
H-38 Reasonable Accommodation (Streamlined Approval)	<p>The City shall establish a procedure by which proposals to provide exception in zoning and land-use for housing for persons with disabilities will be subject to ministerial review with minimal or no processing fee subject to approval by the Community Development Director. The Community Development Director will apply the following decision making criteria:</p> <ul style="list-style-type: none"> The request for reasonable accommodation will be used by an individual with a Disability protected under fair housing laws. 	Established a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and	A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing- related facilities that would eliminate regulatory barriers and provide a person with a disability equal	Fulfilled the obligation.

2007-2014 Implementing Action	Implementing Action Text	Results	Analysis	Update
	<ul style="list-style-type: none"> • The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. • The requested accommodation would not impose an undue financial or administrative burden on the City. • The requested accommodation would not require a fundamental alteration in the nature of the City’s land-use and zoning program <p>Responsible Agency: Community Development Department</p> <p>Time Frame: 2011</p> <p>Funding Source(s): General Fund, State and Federal Grants for Adaptive Retrofit Program (e.g., HOME Funds)</p>	<p>procedures (Ordinance No. 660, dated 6/16/2011).</p>	<p>opportunity to housing of their choice.</p>	

E. Outlook 2015-2022

PROJECTED HOUSING NEED—THE REGIONAL FAIR SHARE

ABAG allocates portions of the regional fair share of housing to Rio Vista as provided for in the Regional Housing Needs Allocation (RHNA) Plan. This process is intended to promote the following objectives:

- Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties in the region in an equitable manner;
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- Promote an improved intraregional relationship between jobs and housing.

The RHNA process is mandated by the State and is devised to address the need for and planning of housing across a range of affordability and in all communities throughout the State. Each jurisdiction within the Bay Area (101 cities, 9 counties) is given a share of the anticipated regional housing need, calculated by ABAG and approved by HCD. Rio Vista's portion of the RHNA is shown in *Table 6-36*.

The RHNA Plan identifies the total dwelling units by income group that each jurisdiction must accommodate for the planning period. Approximately 27 percent of the City of Rio Vista's housing allocation, or 81 units, are allocated for units affordable to very low- and low-income households. Of the 45 very low-income units, HCD requires that 50 percent, or 23 units, should be planned for the extremely low-income category.

California Government Code §65589(a)(1) states that a city is not expected to spend local revenue for the construction of housing, housing subsidies, or land acquisition as may be identified as objectives of this element. It is not the City's responsibility to guarantee or ensure that the needed housing is constructed. Rather, the City's obligations under State law are to:

1. Provide adequate, appropriately-zoned sites to meet the existing and projected housing needs of the community.
2. Eliminate governmental constraints that could impede the construction of affordable housing.
3. Facilitate the actions required of the housing development industry to provide an adequate supply of affordable housing for all income groups.

REMAINING HOUSING NEED 2014–2022

The Housing Element has set a reasonable list of quantified objectives that reflects the economic climate anticipated for housing production during the 2015-2022 planning period. During the Housing Element planning period from 2007-2014 80% of the City's

total RHNA allocation, or 976 units, was constructed. The remaining 20 percent, or 243 units, have been added to the 2015-2022 RHNA requirements of 299 units. Combined, the City’s obligation will be 542 units, which is fully achievable. The 542 units will be composed of 236 units in the very low income category, of which at least 50% will be planned for in the extremely low income category; 45 units in the low income category; none in the moderate income category (due to over building in the 2007-2014 Housing Element Cycle); and 366 units in the above moderate income category (Table 6-36). A discussion of the city’s quantified objectives, including the voluntary addition of 100 units within the moderate category, is provided in the following section (Table 6-37).

**TABLE 6-36
2007-2014 HOUSING PRODUCTION AND 2015-2022 OBLIGATIONS**

Income Category	Housing Production (Number of Units)				
	2007-2014 RHNA Allocation	2007-2014 Production ¹	2007-2014 Unmet Production	2015-2022 Cumulative Obligation (Number of Units)	
				RHNA ²	Total Obligation
Extremely low-income ³	Included in Very Low Income				
Very low-income	213	22	(-) 191	45	236
Low-income	176	167	(-) 9	36	45
Moderate-income	207	360	(+) 153	48	-105
Above moderate-income	623	427	(-) 196	170	366
Total	1219	976	(-) 243	299	542

¹ City of Rio Vista (2014)
² ABAG and HCD (2014)
³ Included in Very Low Income

QUANTIFIED OBJECTIVES

State housing law recognizes that “the total housing needs identified may exceed available resources and the community’s ability to satisfy the need” (§65503[b]) and, under such conditions, does not require that the City’s quantified objectives match the RHNA numbers. Rather, State law requires that local quantified objectives should establish the maximum number of housing units that can reasonably be expected to be constructed, rehabilitated and conserved over the 8-year planning period.

The City will be able to meet its housing obligations as provided Table 6-37, matching or exceeding the cumulative obligation to construct 542 units during the 2015-20122 Housing Element cycle. At least 100 homes are projected to be added in the Moderate

category during the same period bringing the total projected housing production to 642 units.

**TABLE 6-37
QUANTIFIED HOUSING PRODUCTION OBJECTIVES FOR RIO VISTA 2015 – 2022**

Production Method	Household Income Affordability Levels			
	Very Low ¹	Low	Moderate	Above Moderate
Construction	206	35	90	300
Rehabilitation	10	5	5	60
Conservation	20	5	5	6
Total Objective	236	45	100	366

¹includes extremely low-income households

CONSTRAINTS TO HOUSING PRODUCTION

The following section identifies both governmental and non-governmental factors that may constrain affordable housing development. Subsequent sections provide programs that can help to minimize these constraints and facilitate housing production for all residents of Rio Vista.

GOVERNMENTAL CONSTRAINTS

Generally, governmental constraints include land development controls, development processing procedures, lengthy periods for application processing, application and development fees, scarcity of vacant residential land zoned at the appropriate densities to make a development financially feasible, and requirements to fund public services/facilities and infrastructure.

Compliance with state and federal regulatory requirements (Air Quality Management Plans, Congestion Management Plans, California Department of Fish and Game requirements, CEQA/NEPA environmental review, etc.) can also increase costs of housing construction, but would typically have a greater impact on development within more metropolitan areas than the City of Rio Vista. State and local standards for health, safety, and development patterns require that housing must meet certain standards for construction to protect health and safety and property values. Although these governmental controls on housing increase the cost of housing, it is not in the best interest of the community to disregard these standards. Therefore, housing programs are often required to subsidize or otherwise provide housing to those with limited financial resources. The governmental controls unique to Rio Vista that affect housing development are discussed further below.

Approval Process

The City's Zoning Ordinance requires that all commercial, multi-family (over two units), and new subdivisions be reviewed for compliance with general community design standards such as circulation, orientation of buildings, location and visibility of common areas, and landscaping. Individual single-family homes are reviewed at the staff level; larger development projects undergo review by staff and the City's Planning Commission.

Rio Vista's approval process may be slightly less cumbersome than is typical in Solano County, because there is no discretionary review body other than the Planning Commission that would add an additional step and more time to the procedural process.

Table 6-38 identifies the approximate time necessary to process residential development applications. In general, it is expected that small developments would be processed in 9-12 weeks. Larger development applications may take between 12 and 36 months to process, including up to 24 months for an environmental impact report (EIR), depending on the complexity of the project and environmental issues. However, the time necessary for review largely depends on the overall size and complexity of the project, the degree to which it complies with adopted City standards, compliance with state and federal regulations, and the initial completeness of the development application. The timeframes are considered reasonable, and the City has been successful in efficiently processing development applications to accommodate timelines for development projects.

The Planning Division encourages all new multi-family dwelling developments to first submit a Pre-Application for initial feedback and obtain basic requirements and guidance from the Planning, Building, Public Works, Fire and Police Departments. When the applicant is ready to submit a formal application, depending on the zone (R-3 zone) the applicant would submit a Site and Architectural Design Review (SAR) and environmental application/initial study, or a Conditional Use Permit (CUP) application, Initial Study (and variance application if needed) for the (R-4, Waterfront Specific Plan, C-1 or C-2 zones).

Once the application is deemed complete by the Planning Division, a public hearing is scheduled for approval of entitlements. Staff works with applicants and their architect to show consistency with all necessary zoning data (site area, allowed density, required parking, lot coverage, open space, setbacks, building renderings) to ensure that the submittal would address all City standards and would go through the planning process in the an expeditious manner.

Site and Architectural Design Review and CUP's are both discretionary approvals authorized by the Planning Commission. Depending on the complexity of the project and the number of revisions requested of applicants, it usually takes approximately 1-2 months to process/approve a SAR and normally about 1-3 months a CUP, mixed-use development and/or variance. Typical findings of approval for a Site and Architectural and Conditional Use Permit are as follows:

Typical City of Rio Vista Site and Architectural Design Review Findings:

1. The Project is consistent with the General Plan.
2. The project is consistent with the Zoning Ordinance.

Typical City of Rio Vista Conditional Use Permit Findings:

1. The proposed use is consistent with current City policies regarding land use and design, due to the small difference in land use changes within the overall community;
2. The proposed use is consistent with the City of Rio Vista General Plan and applicable elements thereof.
3. This project is Categorically Exempt or a Negative Declaration or EIR has been prepared in accordance with CEQA.
4. Due to the above findings and when subject to the following Conditions of Approval, the project will not be detrimental to the public health, safety and welfare of the residents and businesses of the City of Rio Vista.
5. The project, as amended by these conditions and requirements, substantially meets the purpose, intent and standards of the zoning district.

Multi-family projects, as part of a large-scale planned unit development (Del Rio Hills PUD) can sometimes take anywhere from 2-4 years to complete all of the complex processing steps plans and environmental documents by the Planning Commission and City Council. . This is because PUDs usually include various meetings with city staff and require thorough review of comprehensive site plans, architectural renderings, landscape plans, infrastructure plans, phasing plans, developers agreements, tentative and final subdivision maps by all city departments.

Although environmental documents can usually overlap some of their processing times with PUD permits to some extent, complex EIR's can often take about 18-24 months (from Draft EIR to certifying the Final EIR) of time beyond the basic PUD process. Sometimes, as part of the EIR process, there are mitigation measures that result in the PUD plans being modified to accommodate traffic, concerns by surrounding property owners, design issues and to address infrastructure demands of the project.

However, once a PUD permit is approved, as long as the subsequent building permits comply with all City requirements, each individual permit for small groups of single-family dwellings or for a basic multiple-family structure usually take no more than about 2-4 weeks to be issued by the Building Division. More complex building permit submittals may take longer if structural or other specialized plan submittals need to be reviewed by the City's plan check engineer.

The actual time required to process a project varies from one project to another, and is directly related to the size, complexity and the proposal and the number of approvals needed to complete the project (such as if there are any state and federal agencies involved with permits like Caltrans and the Corps of Engineers). It should

be noted that each project does not necessarily have to complete each step in the process (smaller projects consistent with the General Plan and zoning ordinance findings do not generally require environmental impact reports, general plan amendments, rezoning, or variances). Also, the City tries to streamline reviews and approval procedures and tries to process related permits concurrently. For instance, a rezoning may be reviewed in conjunction with the required Site and Architectural application, a tentative subdivision maps, any necessary variances and an environmental determination, saving time, money and efforts for the private sector and the City.

After a multi-family project is approved, plan checking would be performed by the City's plan check specialist to expedite the review (usually within 2-4 weeks after a complete submittal by the architect, structural and civil engineers). Throughout construction, the building division (with assistance from contract inspectors if needed) would perform building inspections to closely monitor the progress of the project. This process is usually very efficient and not put any undue time constraints or costs on developments.

The City's land use process is not a constraint for processing multiple-dwelling unit projects and housing affordable to low income residents.



**Table 6-38
Development Review Time Frames**

Development Permit/ Review Process	Time Frame ¹		
	Single-Family Residential (small or medium size single family conventional subdivision)	Multi-Family Residential complex	PUD (containing wide range of housing types)
Ministerial Review (e.g. one unit and second unit)	1-5 days	N/A	NA
Pre-Application (encouraged for more complex projects and Specific Plans)	14-30 days	30-60 days (if it includes two or more meetings)	Approx. 8-12 months or more (assumes about 4-6 bi-monthly meetings)
Site Plan and Architectural Review	15-60 days	30-60 days	Included in PUD Permit
Conditional Use Permit and/or variance	30-90 days	30-90 days	Included in PUD Permit
Zone Change and GP Amendments	3 months to 2 years	3 months to 2 years	Concurrent with PUD Permit
Environmental Review (depending on Initial Study impacts)	1 month to 24 months	1 months to 24 months	Concurrent with PUD Permit
Planned Unit Development Permit	2 months to 12 months	2 months to 12 months	Ave. take about 2-4 years overall for larger scale projects
Planning Commission Approval	2-5 weeks	2-5 weeks	2-4 months
City Council Approval (if necessary)	3-6 weeks	3-6 weeks	2-4 months
Developer Agreements	NA	NA	3-6 months (depending on complexity)
Building Permit/ Grading Permit/	10 – 20 working days	10-20 working days	30-90 days (est.) days (for initial phase); 21-45 days (est.) for each subsequent phase).

¹ Usually City Council action is not required unless appealed or there is a matter that City Council must approve such as a PUD Permit, Subdivision Map, sale/lease of city land, development agreement, right-of way requirement, etc.

Proposed subdivisions are reviewed for compliance with zoning standards such as circulation, orientation of buildings, location and visibility of common areas, and landscaping. Currently, City staff conducts an informal review of the proposed building architecture using the General Plan’s Community Character and Design Element as a guide, but have included *Implementing Action H-12 Design Guidelines and Design Review* in Section G.

Impact and Application Processing Fees

Impact Fees - The City requires developers to pay impact fees to cover the City’s costs to provide services and utility infrastructure to new development. Impact fees are required by the City and the County. The city’s fees were adopted in 2007, and most recently revised in August 2014. These fees determine the real costs to the City of providing adequate city services to new development. Impact fees are collected for municipal facilities, fire protection facilities, Police facilities, park facilities, roadway facilities, etc., as shown in *Table 6-39*.

**Table 6-39
Typical Building and Capital Impact Fees
(Non- Development Agreement)**

Fees	Multi-Family Residential – 1,000 Square Feet (\$ per unit)	Seniors Residential – 1,000 Square Feet (\$ per unit)	Single Family Residential - Typ. 1,558 Square Feet (\$ per unit)
Roadway Facilities	2,104	884	3416
Regional Transportation	930	585	1,500
Parks and Recreation Facilities	2,984	2,984	4,920
Municipal Facilities	1,289	1,289	2,126
Police Facilities	477	477	787
Fire Facilities	774	774	1,277
Water Connection	5,582	5,582	5,582
Interim Water	80.01	80.1	80.01
Sewer Facilities	6,610.76	6610.76	6,610.76
Collection System	967.43	967.43	967.43

General Plan Revision	157.97	157.97	157.97
Solano Co. Public Facilities	6,726 ¹	8,962	8,962
School Impact Fee	4,550	4,550	7,088.90
Typical Plan Check	539.18	539.18	1,046.96
Typ. Building Permit	1,754.87	1,754.87	3,312.50
Total Fees/Unit	35,526.22	36,197.22²	47,834.53
Total Building Valuation per unit (2014 Estimate)	120,000	120,000	201,719
Improved Lot Cost (2014 Estimate)	80,000	80,000	100,000
Total Housing Cost (1,000-Sq.ft. multi-family and 1558-Sq.ft. single-family unit)	200,000/unit	200,000	301,719
Typ. Fees As % Of Total Housing Costs	17.76%	18.10%	15.85%

Source: 2014 Capital Impact Fees

¹ County Public Facilities Fees for Multi-family age-restricted unit Fees = 4348.

² No discounts are provided for regular single family seniors housing; however, Planned Unit Developments (PUDs) such as Trilogy Senior Housing has negotiated 0.33 Cents/Square-foot (instead of \$4.55/Square-foot), which substantially reduces the cost for senior housing in PUDs. Del Rio and Brann Ranch have negotiated \$3.76/Square-foot.

City staff calculated the typical permit, plan check, impact fees and other fees for a typical single-family and multi-family housing unit and compared those fees to total housing costs based on 2014 improvement and land cost estimates. The Total fees as a percentage of total new housing costs vary widely from about 15.88% for a typical single-family dwelling (estimated at Approx. \$129 per sq. ft. construction cost), and about 17.76% for a multi-family unit (estimated at Approx. \$120 per sq. ft. construction cost). Multiple-family dwellings usually have less construction costs per square foot (because most are two or three story buildings), but have higher percentage of building/impact fees to housing costs because some impact fees may tend to have a disproportionately higher fee to housing value ratio for smaller apartment and multi-family units, than single-family homes.

In order to address infrastructure needs for new developments, the City has analyzed the development impact fees for all uses throughout the City (Public Facilities Impact Fee Report, by Willdan Financial Services dated June 18, 2014). Solano Transportation Authority has added a regional impact fees on residential and non-residential throughout

Solano County to provide local matching funding for major roadways, city arterials and transit facilities. The adoption of these fees had marginally increased the housing costs.

A school impact fee is assessed by the River Delta Unified School District for all new home construction. The school impact fee is intended to defray the cost to the school district of new students generated by new development within the City. The school impact fee is levied on a per square-foot basis and is currently \$4.55 per square foot of livable residential space.

**Table 6-40
Typical Building and Capital Impact Fees for Trilogy Senior Housing Development
(Development Agreement)**

Fees (\$)	Typical Planned Unit Development Residential Unit (typical 1558 Square-foot Trilogy unit)
Roadways	5,333/unit (2010 adj. fee based on 1991 Development Agreement (DA))
Parks and Recreation Facilities	873.05
Municipal Improvements	2,798.37
Water Connection	Per DA
Interim Water	80.01
Sewer Facilities	Per DA
Collection System	Per DA
General Plan Revision	157.97
Solano Co. Public Facilities	Not Applicable per DA
School Impact Fee	560.88
Typical Plan Check	1,024.21
Typ. Building Permit	1,575.70
Other Fees	\$1,832.28
TOTAL TYP. TRILOGY FEES	\$14,235.47
Total Est. Building Valuation (2014)	\$201,719
Typ. Improved Lot Cost (Based On 2014 Costs)	\$26,000
TOTAL HOUSING COST	\$254,954
TYP. BUILDING/CAPITAL FEES AS % OF TOTAL TRILOGY HOUSING COSTS	5.9%

Source: Shea Homes, April 2011.

City staff calculated the typical permit, plan check, impact fees and other fees for a typical Trilogy senior housing unit and compared those fees to total housing costs. The building permit and capital impact fees as a percentage of total new senior housing costs are only about 5.9% for a typical senior dwelling unit. This is mainly because Planned Unit Developments usually have much more upfront costs for site improvements, common areas, community facilities amenities, and on-site road, parks, sewer and water

improvements. In addition, because senior developments do not have many school-aged children, school impact fees are assessed at a much less lower rate than conventional subdivisions. However, homeowners in PUD's usually have other on-going fees and special assessments such as homeowners association dues, lighting and landscape maintenance districts and community facility districts.

Development Processing Fees - The City of Rio Vista collects development processing fees and deposits to ensure reimbursement of the City for time spent by staff and consultants in processing requested development permits. Rio Vista also requires developer funding and/or construction of off-site extension of utilities, storm drain infrastructure, and requires the developer to construct all internal streets, curb, and gutter, and to improve segments of off-site roadways to accommodate increased traffic resulting from project development. Improvements are typically required as conditions of project approval or as a condition of the Development Agreement entered into by the City and the developer.

Development processing and permit fees and exactions can add to housing construction costs. In general, permit fees are typically high in rapidly growing communities or in areas of new development that expand the developed core, as supporting infrastructure is not in place and must be provided by new development. Development processing fees and application fees for a typical residential project, including multifamily required by the City of Rio Vista are shown in *Tables 6-41* and *6-42*, respectively. Development fees for multifamily development are similar to single family development. Permit processing and development fees assessed by the City of Rio Vista are generally lower than comparable jurisdictions. In some cases, the fees do not fully cover the cost of providing services and facilities.



TABLE 6-41

DEVELOPMENT PROCESSING FEES

Fee Type	Fee Amount	
Final Subdivision Map	\$2,500.00 plus \$100.00 each lot or unit (120% of actual map checking cost based on the City's adopted rate schedule)	
Building Permit	Based on the valuation of the project. (For projects valued at \$100,001 to \$500,000 the fee would be \$1,004.50 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof to and including \$500,000 plus \$35 administration fee)	
Seismic Mapping Fee	Residential: \$0.13 per each \$1,000 building valuation	
Grading Plan Review	Fees apply for all grading projects of 50 cubic yards or greater.	
	Consultant Plan Review	Actual contractor cost plus \$36.75 administration fee; minimum charge of \$125 (1 hour)
Consultant Field Inspections	Actual contractor cost; minimum charge of \$250 (two hours). Additional fees made be charged based on consultant estimate of hours of work to be performed; additional fees may be charged prior to final on permit if staff or consultant hourly cost exceeds fees paid at issuance of permit.	
Grading Permit	The fee shall be charged at the currently adopted Employee Billable Rate for Building Inspector (\$72.01/hour) plus \$36.75 administration fee; minimum charge of one-half hour.	
Plan Check	65% of Building Fee	
Zoning Compliance Review	Includes 1 hr. planning (minimum) or actual time required \$100 minimum; or actual time required	



**TABLE 6-42
PROJECT APPLICATION FEES**

Fee Type	Amount
General Plan Amendment	\$5,000.00 deposit (Deposit to cover all staff time, plus outside consultants and legal counsel; additional funds may be requires should hours worked exceed initial deposit amount.)
Rezoning/Zoning Ordinance Amendments	
Annexation/Detachment	
Planned Unit Development	
Mobile Home Park Development	
Development Agreement	
Master Natural Gas Permit	
Conditional Use Permit (Minor) - Reduced Fee for the above item (<i>for properties in the Reduced Fee Area Map¹</i>)	\$1,972
	\$986
Conditional Use Permit (Major) - Reduced Fee for the above item (<i>for properties in the Reduced Fee Area Map¹</i>)	\$3,944
	\$1,972
Tentative Subdivision Map	\$2,500.00 plus \$100.00 each lot or unit
Amendment to Tentative Subdivision Map	
Parcel Map	\$2,500.00 plus \$100.00 each lot or unit
Lot Line Adjustment	\$2,500.00 plus \$100.00 each lot or unit
Site & Architectural Design Review	\$1,972
- Reduced Fee for the above item (<i>for properties in the Reduced Fee Area Map¹</i>)	\$986

¹Reduced Fee Area is delineated in Figure 6-1. The purpose of reduced fees in this area is intended to facilitate housing rehabilitation in the historic downtown, which contains the highest concentration of blighted units.

As shown in *Table 6-41*, above, many of the fees assessed are based on project characteristics, such as valuation or grading quantities and, therefore, no standard amount can be provided. An example of development costs for a 1,558 square-foot single-family home is given in *Table 6-43* below.

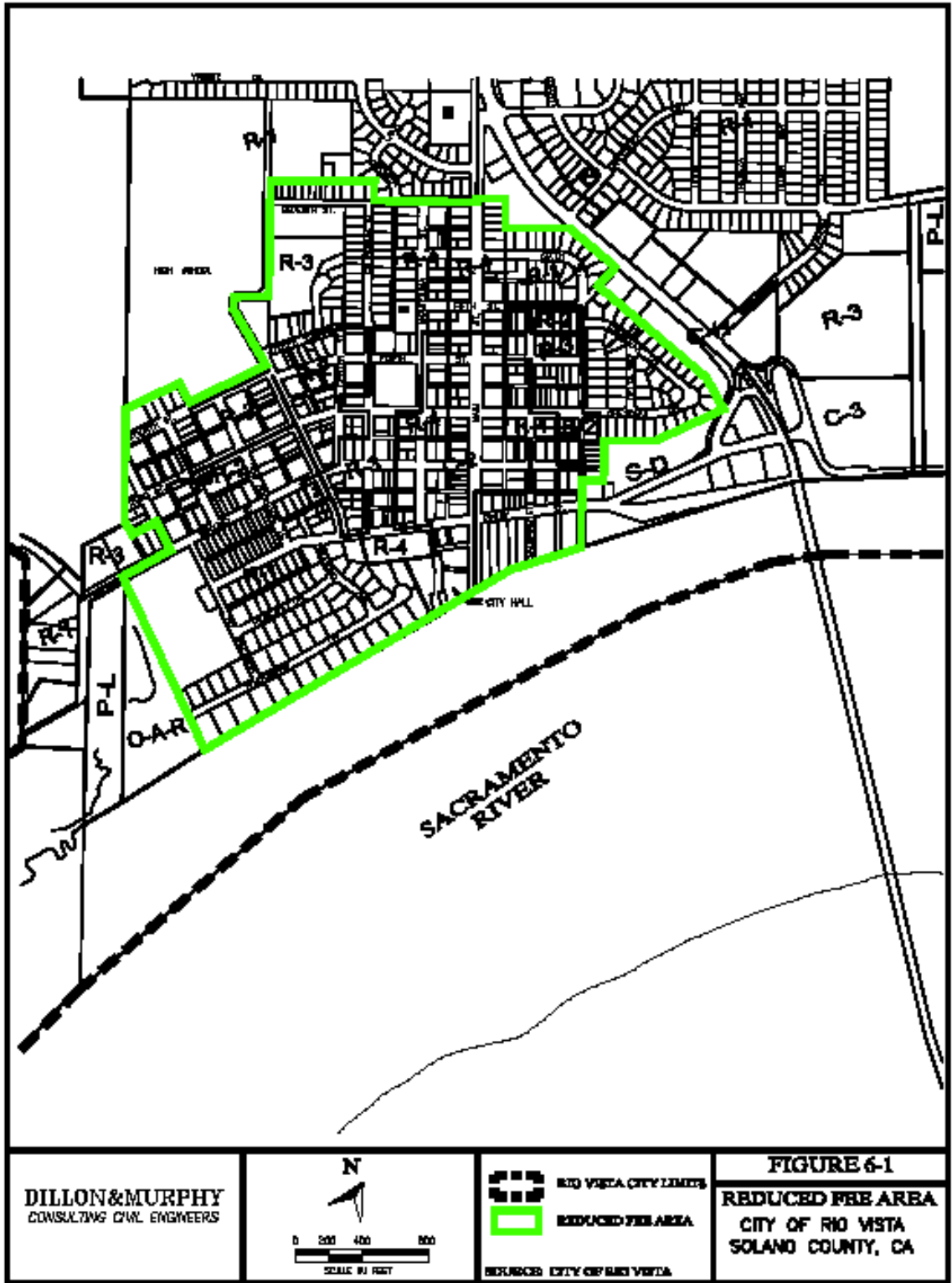
Building permits must be secured before commencement of any construction, reconstruction, conversion, alteration, or addition. Approval of permit applications is based on conformity with the Zoning Ordinance, although the City has the power to grant variances from the terms of the ordinance within the limitations provided in the ordinance.

As high as these fees may seem, the City of Rio Vista's fees for new residential development are slightly lower overall than fees charged in other cities in Solano County, and in most cities in growth corridors of the San Francisco Bay Area. In neighboring City of Fairfield the equivalent fees run to over \$50,000 per single-family unit. In neighboring Vacaville, equivalent fees for a comparable 1,400 to 1,600 square-foot

single-family home would range from approximately \$46,000 to \$53,000. Rio Vista’s development fees are generally comparable, with fees charged by neighboring communities, as shown in *Table 6-43*.

Building Permit fees must be paid. Affordable housing is defined as a residential housing unit that is deed restricted to preserve the unit for residents with income within limits set forth by the County Housing Authority. This provision will take effect upon adoption of 2015-2022 Housing Element Update including Policy H-24 related to same.





**TABLE 6-43
FEE COMPARISON FOR CITIES IN SOLANO COUNTY**

City	Impact Fees to Construct Single-Family Home on Improved Lot ¹
Rio Vista ²	47,834.53
Benicia ³	\$33,223 (800 Sq.Ft) - 46,000
Dixon ⁴	\$45,000 – 48,000

¹ Fees include the City's Capital Improvement Fees (impact fees), school district impact fees and Solano County Public Facilities Fee

² Rio Vista fees for a 1,558 square-foot single family house

³ Benicia fees for an 800 square-foot multi-family to a 3,000 square-foot single family house.

⁴ Dixon fees for 1,000 to 3,000 square-foot house.

Single Family Unit - City processing and impact fees for a 1,558 square-foot single-family home are approximately \$31,782, which includes Capital Improvement fees (impacts fees) for transportation improvements, municipal facilities, water, drainage and wastewater facilities, and other public facilities and services. In addition to City fees, a school impact fee is required for each residential unit (single-family and multifamily), currently set by the River Delta Unified School District at \$4.55 per square foot of habitable floor space, which would add approximately \$7,089 for a 1,558 square-foot home. The Solano County Public Facilities Fee would add another \$8,964 to the overall fee for a single-family home (Solano County PF Fee Summary, 2010). The total fee for new construction of a 1,558-sq. ft., three-bedroom home in Rio Vista, including school and county fees, would come to approximately \$47,835. *Table 6-39* provides detail of typical development costs for a single-family home.

While exact figures for a recently constructed multifamily construction costs in the City of Rio Vista are not readily available, a 94- unit apartment complex with various amenities and some larger 2- and 3-bedroom apartments, recently constructed in Suisun City had an estimated construction cost of \$27,560,000. This is equivalent to a per-unit cost of \$293,191. However, in *Table 39* staff estimated that on a typical existing R-2 or R-3 zoned lot in Rio Vista, to construct a basic a duplex, triplex, or a 1 or 2-bedroom unit apartment project, the per unit cost would be approximately \$200,000 per unit in Rio Vista (in 2014).

Without subsidies, new single-family detached residences and, to some extent, new multi-family units are not considered affordable to construct for low-income households. During this economic downturn, existing multifamily rental and for-purchase condominiums may be affordable to moderate-income households, but the cost of construction is inhibiting new construction of these units, relative to the market prices that are currently prevailing.

Reduction in amenities and use of low-quality building materials can reduce the cost of construction and affect sales prices, but minimum building and safety standards must be

maintained. In certain cases, greater density can increase the affordability of residential projects by reducing per-unit costs and associated land costs per unit.

In the current slumping economy and weak real estate market construction costs represent a real constraint on the improvement and purchase of housing within the City of Rio Vista by affecting the ability for a builder to profit from selling the units constructed or for a prospective home purchaser to bear the costs. This constraint, however, lies largely outside the jurisdiction of the local government, being that it is largely dependent on global demand for materials, labor market conditions, and the overall vigor of the real estate market.

Subdivision Standards

General standards for off-site improvements, such as streets, sidewalks, bikeways, and street lighting, are defined in the City's Standard Plans and Specifications, which were established under the Subdivision Ordinance and are updated periodically. The minimum width for streets in a residential development is 36 feet from curb to curb. Exceptions are made only for existing public alleys or infill residential projects, which may be as narrow as 20 feet, subject to approval by the Fire Department and City Engineer. This street width is a standard requirement in Solano County and is typical of most neighboring communities, including Fairfield, Vacaville, and Suisun City.

With the advent of newer development approaches, such as "smart growth," "performance regulations," and "New Urbanism," a number of California communities are re-thinking the conventional wisdom of these standards. Streets of the typical standard tend to accommodate higher automobile speeds, are devoid of public landscaping or street trees, do not relate to the density of the neighborhood or the amount of auto traffic anticipated, and place an additional burden on low-income residents by eliminating alternatives and increasing reliance on more expensive automobile transportation.

The performance street standards proposed by the policies of the Circulation & Mobility and the Community Character & Design elements of the current General Plan call for narrow streets where density and traffic considerations allow, multiple connections to destinations, and shorter blocks to foster easier walking and transit access. The Standard Plans and Specifications will need to be amended to provide for these alternative street standards (*see the Land Use, Community Character & Design, and Circulation & Mobility elements*). In the meantime, larger projects will be encouraged to use the General Plan performance standards through the Development Agreement and PUD procedure.

As in most Bay Area communities, developers are expected to pay the cost of water and sewer connections and a share of the costs of any expansion of water or sewage treatment facilities necessitated by development. These required improvements do not exceed the standards typically found in the Bay Area and do not constitute undue development constraints.

Land Use Controls

Land development controls include policies and regulations contained in the City's General Plan, Zoning Ordinances, Subdivision Ordinance, and building codes.

General Plan

In July 2002 the City of Rio Vista adopted a comprehensive update to its General Plan. The City's General Plan guides residential development in the City by identifying land use designations and corresponding densities and setting forth a vision for the character and design for future development. Residential land use designations in the General Plan call for development densities ranging from 0.1 to 25 dwelling units per acre. *Table 6-44* below provides density and development standards for the primary residential land use designations in the City. The General Plan includes residential-only and commercial-residential mixed-use designations for areas of the City in which projects with both commercial and residential components may share a site. This land use designation is intended to promote residential units within commercial districts to allow workers to reside closer to their place of work, while promoting a more vibrant commercial core. Please refer to the Land Use Map (Figure 4-3) in the *City of Rio Vista General Plan 2001* for the location of all land use designations.



TABLE 6-44
CITY OF RIO VISTA GENERAL PLAN
RESIDENTIAL DEVELOPMENT DISTRICT DENSITIES AND STANDARDS¹

Land Use District Designation	Allowable Density Range (Gross Dwelling Units Per Acre) ²	Minimum Required Density (Base Density)	Uses Allowed / Performance Standards
Neighborhood Core – NC (mixed use)	5-20 du/ac	10 du/ac	20 -50 % non-residential uses 25 -50 % of residential units shall be multifamily
Neighborhood Service/Mixed Use (NS/MXD)	5-20 du/ac	6 du/ac	10 -50 % non-residential
Neighborhood Residential	5 – 7.5 du/ac, 1-16 du/ac onsite	5 du/ac	10 % or less non-residential
Downtown Waterfront – DW (mixed use)	10-30 du/ac, 8-40 du/ac onsite	10 du/ac	60 -80 % non-residential
Historic Residential – HR (mixed use – primarily residential)	5-20 du/ac, 3-30 du/ac onsite	5 du/ac	Primarily residential
Multi-family Residential	15-25 du/ac	15 du/ac	High Density
Edgewater Neighborhood	None specified	None specified	Low-density single-family residential consistent with existing subdivision lots.
Residential Estate	0.1-1 du/ac	0.1 du/ac	Large lot single-family residential 40 -90 % common open space; minimum 50 % open space per 100 acres

¹Additional details of each district can be found in the Land Use Element of the General Plan

²This is the gross allowable dwelling units per acre of land within the district, including streets, parks, and space used for other purposes than residential development unless specified as an onsite density. As a result, the density on any one development site or buildable lot within the district could be considerably higher than that listed above. Note net densities for zone districts given in Table 6-48. Onsite densities are net dwelling units on a developable site.

The General Plan also guides development of residential land uses by identifying comprehensive goals, policies, and standards to address community issues such as noise, affordable housing, circulation, safety, and the provision of municipal services and development, which also act as criteria for development within the City.

The residential architectural standards described in the Community Character & Design Element of the General Plan for both single and multifamily developments are typical of Solano County cities. Review criteria include such items as building articulation, façade elements and details that create interest, shade and shadow, a strong sense of entry, and orientation to public streets and rights of way. Elements such as bays, porches, eaves and similar features are encouraged. Criteria for acceptable design elements for a variety of building types are provided in the Community Character & Design Element. The zoning ordinance calls for administrative review by community development department staff of all proposed new or expanded residential structures to ensure consistency with the surrounding area and with design criteria. This is considered appropriate to ensure aesthetic continuity within the city. Since the review is accomplished according to design criteria, and thus is not arbitrary, it is not considered an onerous obstruction to streamlined review of multifamily units.

Where the Rio Vista standards are somewhat unique is their requirement for single family front-facing garages to be set back to at least 30 feet for a certain proportion of the homes on any block. At the same time, front walls are allowed a reduced setback of 15 feet and porches and design features may be placed as close as 10 feet to the front property line. This accomplishes three objectives: a more pedestrian-friendly streetscape is created by reducing the impact of the garage and auto domination; makes narrower lots allowable by right, so long as overall density requirements are met; more parking is allowed on the lot, thereby reducing the need for on-street parking; and thereby allows for a narrower street right of way and less paving. This requirement effectively reduces costs to developers by allowing for narrower roadway widths, which equates to less overall paving. The reduced roadway widths are allowed for public as well as private streets, as long as the garage standards are met. Overall, the standards are designed to allow higher densities through better design, while reducing infrastructure costs. Processing time is reduced by avoiding the need to use private streets to take advantage of the reduced widths.

The General Plan Community Character & Design Element also encourages second units, or carriage houses, by allowing developers to take advantage of a density bonus provision for units constructed with carriage houses. For example, a 45-foot by 100-foot lot would be allowed seven (7) units per acre, while 10 (primary) units per acre would be permitted if second units were included. This strongly encourages construction of second units that provide affordable housing and have the secondary advantage of providing homeowners the option of generating rental income that can defray mortgage costs.

Zoning Ordinance

The City of Rio Vista Zoning Ordinance prescribes allowable land uses, height, bulk, density, and parking standards for each zone district in the City. The ordinance has not been comprehensively updated since its adoption; although a number of amendments have occurred as required by circumstances over the years, its basic format still dates from 1966. *Table 6-45* identifies types of residential development permitted within each zone district currently, as well as types of residential uses permitted with issuance of use permits.

**TABLE 6-45
HOUSING TYPES PERMITTED BY ZONE DISTRICT**

Housing Types Permitted	Zoning Districts						
	R-1	R-2	R-3	R-4	R-E-1	C-1	C-2
Single-Family	X	X	X	X	X	C	C
Duplex	-	X ¹	X	X	-	C	C
Multifamily (3+ units)	-		X	X	-	C	X
Second Units	X	X	X	X	X	-	C
Manufactured/ Mobile Homes	X	X	X	X	X	-	-
Residential Care	X ²	X ²	X	X	X ²	C	C
Single Occupancy Units	-	-	X	X	-	C	-
Convalescent / 24 hour Care	C	C	C	C	C	C	-
Transitional Housing	X ²	X ²	X	X	X ²	C	C
Emergency Shelter	X ²	X ²	X	X	X ²	C	C
Farm Worker Housing (Permanent Multifamily) ³	-	X	X	X	-	C	C
Farm Worker Housing (Migrant and Seasonal Multifamily) ³	-	X	X	X	-	C	C

Source: Rio Vista Zoning Ordinance
 X = permitted
 C = conditionally permitted
 1 = triplex permitted provided 3,000 sq. ft. provided per unit
 2 = six or fewer unrelated persons



**TABLE 6-46
Typical City of Rio Vista Zoning Ordinance Residential Development Standards**

Zone	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Minimum Yards			Site Area per Dwelling Unit (sq. ft.)	Max. Net Units Per Acre	Max. Height of Main Structure ¹ (ft.)	Max. Site Coverage %	Open Space	Parking Required (space/unit)
			Front (ft.)	Each Side (ft.)	Rear (ft.)						
R-1	6,000	60	20	5	15	6,000	7.26	35	60% ⁴	20% of rear half of lot	2 covered
R-2	6,000	60	20	5	15	3,000	14.52	35	60% ⁴	20% of lot depth	1 covered
Triplex	9,000	60	20	5	15	3,000	14.52	35	60% ⁴	40%	4
R-3	6,000	60	15	5	15	1,500	29.04	35	60% ⁴	40%	1.5
R-4	6,000	60	15	5	15	1,500	29.04	35	60% ⁴	3%	1.5
C-1	4 ac.	NA	0 ²	0 ²	NA	Per CUP	Specified in CUP	35	60% ⁴	20% of rear half of lot	Specified in CUP
C-2	2,500	25	0 ²	0 ²	0, 10 ³	Per CUP	Specified in CUP	50	60% ⁴	20% of rear half of lot	Specified in CUP
Del Rio Hills PUD ⁶ (proposed)	Per PUD	Per PUD	Per PUD	Per PUD	Per PUD	Per PUD	1-5 low, 7-8 med, 14-20 high.	Per PUD	Up to 70% for certain attached single & mfd units	30% of the total of 505.6 overall acres	Specified in PUD
Waterfront Specific Plan ⁷	Per CUP	Per CUP	Per CUP	Per CUP	Per CUP	Per CUP	Per CUP	50	40-100% frontage coverage	140 – 240 sq. ft. per unit	Specified in CUP

Source: Rio Vista Zoning Ordinance

¹ The 35-foot height limitation does not preclude three story structures that meet height standards.

² Additional standards apply in situations where project site abuts residential uses. Please refer to applicable sections of the zoning ordinance.

³ Minimum rear yard is 10 feet where no alley abuts the rear yard.

⁴ City has lot coverage requirement (60%) but no floor area ratio (FAR) requirement.

⁵ Calculated based on required setbacks and yard areas.

⁶ Del Rio Hills Planned Unit Development Plan, "City Review Draft," City of Rio Vista, September 12, 2008.

⁷ Waterfront Specific Plan adopted in October 2007.

3 = three or more units

Table 6-46 provides the residential standards required for all new development. It shows the maximum units per net acre for single- and multifamily residential zones. Neighborhood commercial (NC) districts will allow residential development by right in this mixed-use zone on 2,500 square-foot minimum lots.

The cumulative effects of the above summarized standards allows the City to achieve maximum housing densities and not been shown to slow down the planning and construction of new residential developments.

It should be noted that California Government Code §65915 requires cities to grant a density bonus of up to 25 percent, or provide other incentives of equivalent financial value, if the developer agrees to construct at least 25 percent of the total units of a housing development for low- and moderate-income families. This would translate into a net density of up to 18.25 units per acre for the R-2 district and 36.30 units per acre for the R-3 and R-4 districts. The City has not received any applications for a density bonus during this planning period.

A number of provisions of the Zoning Ordinance need to be amended to allow more efficiency and flexibility, particularly in the historic pre-World War II neighborhoods. Two examples are unintended restrictions on infill projects because of the 6,000 sq. ft. minimum lot sizes and 60-foot widths required by all of the multi-family zones; many existing lots in the pre-World War II neighborhoods are less than 6,000 sq. ft. The ordinance also prohibits rehabilitation and other measures to bring existing second dwelling units and a number of multi-family structures into conformity because these are located in predominantly single-family blocks zoned R-1. These problems mainly result from applying well-intended, but inappropriate, conventional zoning ordinance standards in historic neighborhoods. This Housing Element update includes an amnesty program for second units that will enable previously-constructed substandard second units to come into compliance and, thereby, increase the supply of affordable units. A focused update of the Zoning Ordinance will address substantive residential-related issues as one effort.

This program is included as Implementing Action H-2 (Zoning Ordinance Review and Update) in Section G below.

The R-1, R-2 and R-3 zones are fairly traditional zone districts, with typical lot sizes, yards and building height for conventional residential development. The cumulative impacts of these building standards have not proven to be obstacles to housing developments. Rio Vista housing is much more affordable than Solano County and the Bay Area. In addition, by utilizing the Planned Unit Development Overlay District and the flexible standards contained in the Waterfront Specific Plan Zoning District, the Rio Vista Zoning Ordinance has enough flexibility to permit special site planning, densities, open space, yards, amenities and lot coverage to accommodate excellent planning principles or other incentives to accommodate affordable and moderate income housing needs of the community.

Although not many dwelling units have recently been built in the downtown area, mainly because of smaller lot sizes, higher land values, parking requirements, new in-fill mixed-

use dwellings, rehabilitated historic structures and smaller PUD housing, senior and rental units developments in the downtown and surrounding neighborhoods may account for an additional approximately 150-200 assisted and non-assisted dwelling units over the next 15-20+ years.

Between 2000 and 2007 thousands of homes were added to the housing supply in the City. During the Housing Element period from 2007-2014, 80% of the City's total RHNA allocation, or 976 units, was constructed. The dramatic increase in new dwelling units has made the City one of the fastest growing communities in the Bay Area. About 2,000 units are approved, pending development. Other development applications not completed account for approximately 2000 units. The City has also identified other vacant lots that are suitable for construction of houses. Overall, there is the potential to add more than 5600 units in upcoming years (Table 6-49).

Parking Requirements

The City's parking requirements for residential districts vary by housing type. *Table 6-47* identifies the City's parking requirements for different housing types as specified in Section 17.48.010 of the Municipal Code. Locations and access to spaces are approved by the Planning Director in consultation with other City staff.

R-1 and R-2 districts require covered parking spaces, while other districts do not, but, in some cases, do require visual screening from the street. Covered spaces can be achieved by either a garage or carport to allow a car to be within a sheltered space. Many municipalities require covered parking for multi-family units as well as single-family units; some also require fully enclosed garages. The City's parking standards for single-family and multi-family residential development are, therefore, not considered an onerous requirement that would drive residential development to other jurisdictions. The City may reduce parking requirements to provide housing for special needs groups.

This is accomplished through Implementing Action H-24, Regulatory Incentives.



**TABLE 6-47
CITY OF RIO VISTA PARKING STANDARDS**

Land Use	Number of Off-Street Parking Spaces	For Each Measurement Unit	In C-2 and D-W Zoning Districts Only	
			Number of Off-Street Spaces C-2 and D-W	For Each Measureable Unit C-2 and D-W
A Residential.				
Single-family	2	1 dwelling unit	2	1 dwelling unit
Studio	1	1 dwelling unit	1	1 dwelling unit
1 bedroom	1.5	1 dwelling unit	1	1 dwelling unit
2 bedroom	2	1 dwelling unit	1	1 dwelling unit
3 bedroom	2	1 dwelling unit	2 in C-2;	1 dwelling unit
			1 in D-W	1 dwelling unit
			0.25 in C-2;	
Plus guest	0.25	1 dwelling unit		
B. Motels, Hotels and Rooming Houses	1	1 living or sleeping unit plus 1 space for each of three employees	1	1 living or sleeping unit in D-W; In C-2, 1 additional space for each of three employees
Mobile Homes	1.5	1 trailer unit plus 1 additional space for each 4 units	N/A	N/A

Conditional Use Permits

A Conditional Use Permit (CUP) is not required for multi-family developments within existing multi-family zone districts, so long as the project is in compliance with development standards set forth in the Zoning Ordinance. The Zoning Ordinance allows residential development within C-1 and C-2 commercial zone districts with approval of a CUP. A CUP is required to ensure any proposed residential uses would be compatible with surrounding commercial land uses and to ensure the public health, safety, and welfare. This is not considered an onerous requirement for areas intended primarily for commercial uses.

Building Codes

The latest (2013) edition of the Uniform Building Code (UBC) is enforced in Rio Vista. The City's Building Department ensures that new residences, additions, and auxiliary structures meet all of the latest construction and safety standards. Building permits are required for any construction work. Rio Vista has no local building or construction code restrictions beyond those prescribed by the UBC.

GOVERNMENTAL CONSTRAINTS ON SPECIAL NEEDS HOUSING

Persons with special needs include those who are disabled, persons in residential care facilities, farmworkers, persons in need of transitional shelter or transitional living arrangements, and single room occupancy units. The Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for these groups. The City must also demonstrate efforts to remove constraints to housing for these groups, and provide reasonable accommodations for housing designed for those with special needs. A discussion of potential constraints to producing special needs housing is provided below.

Housing for Persons with Disabilities

Special Accommodations for Persons with Disabilities

The City recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. A zoning ordinance provision that allows open porches, platforms or landing places and the associated ramps to encroach into setback areas facilitates external retrofits for access. Typically, such "architectural features or appurtenances" are allowed to encroach into a required setback by up to three (3) feet. (Note: a building permit is not required for access ramps when the platform or landing height does not exceed 30 inches). While these provisions meet the needs for some adaptive retrofits of residential structures, the City recognizes that these provisions may not adequately accommodate structural retrofits needed by persons with disabilities.

The City of Rio Vista complies with all applicable American with Disabilities Act (ADA) federal and state laws and building permit requirements for the disabled including

parking, restroom accommodations and building access. City staff is not aware of any instances where improvements requested to provide housing for the disabled have not been accommodated.

The City has established a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies and procedures (City Ordinance No. 660, dated 6/16/2011).

Section 17.48.010.H of the zoning ordinance requires that all multifamily uses provide handicapped parking spaces at a ratio defined in the zoning ordinance. For example, two spaces are required for parking lots providing a total of between 26 and 50 parking spaces; under no circumstances can a variance from this requirement be obtained.

Additionally, §17.48.010.I of the Zoning Ordinance allows that for certain uses, an exception reducing the required parking spaces for residential uses to less than the required standards may be approved by the community development department, provided that certain findings can be made. This provision would allow for a reasonable accommodation to be made to reduce overall parking requirements for a facility dedicated to serving the housing needs of the disabled population that do not own vehicles and would not generate parking demand. It should also be noted that the parking requirements for a residential care facility for six or fewer individuals within a residential zone are no different than for any other single-family use.

The City also has adopted a policy and process that allows for approval of designated handicapped parking spaces within residential neighborhoods, for which there was a particular need within older neighborhoods in which many homes have a detached garage and do not have a driveway off the fronting street. These requests are considered on a case-by-case basis, with the Police and Public Works Departments having authority to grant the request without special permit, provided the applicant demonstrates the need and is willing to pay for appropriate signage.

Americans with Disabilities Act Requirements

The City has adopted and enforces the California Building Standards Code, 2007 Edition, known as The California Code of Regulations, Title 24 (CCR T-24), including Chapter 11 pertaining to accessibility. This chapter incorporates provisions from the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.), which specifies that a number of the residential units in new multifamily construction of three or more apartments or four or more condominiums must be accessible or adaptable. There are no additional local codes which place additional requirements on permitting facilities for accommodating disabled persons. Construction or conversion of residential facilities to accommodate the disabled are held to the same standards as any other construction; ramps or other exterior improvements simply need to meet building and fire codes. Building officials and Planning staff maintain fluency in accessibility requirements for the construction and

remodel of residential structures to ensure compliance with accessibility requirements for all projects. No particular constraints to accommodating necessary accessibility conversions have been identified or called to the City's attention.

Residential Care Facilities

Pursuant to state law, the zoning ordinance allows group homes for six or fewer individuals by right in all residential zone districts that permit single-family residences, and the ordinance applies no special restrictions on this use that would not apply to other residential uses within the same district. Such housing is currently considered a 24 hour care facility in the commercial districts allowing such uses, including C-1, C-2, C-3-1, C-H, and I-P-I, and as rooming houses or boarding houses in R-3 and R-4 districts. The zoning ordinance needs revision to clarify that residential care facilities group homes, and supportive housing, including SROs, are permitted uses within R-3, R-4, and C-H zone districts, and are permitted uses with a CUP in C-1, C-2, C-3-1, I-P-I, and C-2A zone districts. Implementing Action H-2 sets forth a program for revising Zoning Ordinance language to clarify standards.

As discussed above, the City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with special housing needs. Individuals with special needs may reside in residential or community care facilities units in any zoning district that allows residential uses. Some may choose to reside in a licensed residential community care facility designed for occupancy by or with supportive services for persons with disabilities. The zoning ordinance does not differentiate between related and unrelated persons in the occupancy of residential units.

Emergency Shelters and Transitional Housing

Pursuant to state law, the City allows licensed group homes for six or fewer individuals, including those providing a residence for those in a transitional housing situation, by right in all residential zone districts. Higher occupancy emergency or transitional facilities are allowed in R-3 and R-4 multifamily residential districts, and in R-1 and R-2 residential districts with a conditional use permit. As described above under Residential Care Facilities, the zoning ordinance needs to be revised to make it clear that emergency shelters and transitional housing, including SROs, are permitted uses within R-3, R-4, and C-H zone districts, and are permitted uses with a CUP in C-1, C-2, C-3-1, I-P-I, and C-2A zone districts. Implementing Action H-2 sets forth a program for revising Zoning Ordinance language to clarify standards.

Farmworker Housing

The City has no zoning district specifically designated for the development of agricultural employee housing. While the permanent farmworker population has the same needs as other lower income households, the migrant population is somewhat different. In particular, temporary housing is needed for families that travel together, as well as the

opportunity for workers without families present to be housed during their seasonal employment.

Boarding houses have traditionally provided shelter for seasonal or temporary workers, as have dormitories or simple rooms for rent in single family homes. Local motels have also served to provide single-room occupancy and low-income housing for short-term residents and farmworkers. The Rio Vista Zoning Ordinance currently allows boarding houses in multi-family zoning districts. “Carriage houses” or rooms without kitchen facilities for rent are allowed in single family districts as well. Implementing Actions H-2 (Zoning Ordinance Review and Update) and H-3 (Subdivision Ordinance Review and Update) will provide an opportunity for assessment of appropriate locations for these types of facilities. Boarding houses or rooms for rent may be considered in a similar fashion as group homes, with such arrangements for up to six (or some other number) individuals allowed in single family, as well as multifamily districts.

It should be noted that while some farmworkers find housing in the city, more appropriate locations for siting farmworker housing are found nearer to work sites in unincorporated Solano County. The Dixon Migrant Farm Labor Center, administered by the Yolo County Housing Authority, is located south of the City of Dixon. In 2008, the Center provided migrant housing to 310 people and has observed reduced year-over-year numbers in recent years. In addition, the total reported farm labor in Solano County has decreased markedly since 2002. Please refer back to discussion of both the Dixon Migrant Farm Labor Center and farm labor numbers under Special Housing Needs in Section D, Setting, above.

Single Room Occupancy

Single room occupancy units are small studio-type efficiency living units designed to provide living facilities for one person. A building providing single room occupancy units would qualify as an apartment building under the zoning ordinance and is allowed by right in the R-3 and R-4 zone districts. Efficiency units are also an allowed accessory use within the R-1 district.

NON-GOVERNMENTAL CONSTRAINTS

Financing Availability and Interest Rates

The availability of money or capital is a significant factor that can control both the cost and supply of housing. Two types of capital affect the housing market: 1) capital used by developers for site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors. In recent years, home builders and home buyers have enjoyed historically low interest rates. Currently, the interest rate for a 30-year home loan is around 4.0 percent, but due to increased scrutiny of the credit-worthiness of borrowers and a high level of uncertainty in the real-estate market, it has become far more difficult for prospective borrowers to qualify for a home loan.

Interest rates for loans taken out to purchase homes in the city, and the availability of such loans, depends largely on the credit-worthiness of the borrower. Within the current lending and economic environment, it can be challenging for very-low-, low-, and in some cases even moderate-income first-time homebuyers to acquire sufficient savings and income to obtain and provide for a down payment, qualify for a loan, pay closing costs, and make monthly mortgage, tax, and insurance payments.

The City currently does not have any financing programs it used to administer. Programs have been added to look at the viability of creating a Housing Trust Fund and the hiring of a Housing and Grants Coordinator, subject funding availability.

Land Costs

Prices for residential land in the Rio Vista area are slightly lower than those in other urbanized areas of eastern Solano County and Yolo County, due to Rio Vista's greater distance from other urbanized areas and the interstate highway. Although recent sales data is lacking, the estimated value of single-family lots in the city with utilities and street improvements is approximately \$60,000 - \$100,000, depending on lot size and location.

The present real estate downturn, along with current market conditions, and foreclosure sales activity make estimation of property valuation difficult. The estimated value for an unimproved single-family or multi-family residential lot is approximately \$50,000, based varying substantially depending on lot size and location (Solano County Assessor's Office, 2014).

Land costs typically comprise about one-quarter of the total costs of residential development. Although no specific cost data are available, because of the better efficiency of land utilization typically realized with multi-family development, land costs on a per-unit basis are typically lower than costs for single-family development.

Construction Costs

Construction costs vary widely depending on the type, size, and amenities of the development. According to the California Homebuilding Foundation, formerly the Construction Industry Research Board, construction costs for typical single-family residential buildings average \$125 per square foot; however, construction costs can run as high as \$250 or more per square foot on lots with steep slopes or other environmental constraints.

INFRASTRUCTURE AND ENVIRONMENTAL CONSTRAINTS

Environmental factors and a lack of necessary infrastructure or public facilities (e.g., water, sewer, roads, etc.) can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints such as flooding, sensitive biological resources, and seismicity can also affect the physical and financial feasibility of the maintenance, improvement, and development of housing. This section discusses the most relevant of these constraints to housing production in Rio Vista. It should be noted that Senate Bill 1087

requires water and sewer providers, in this case the City of Rio Vista, to grant priority service to developments that include housing units affordable to low income households.

Water Supply

The projected new housing in the city will not adversely affect the service capabilities for providing water to the city's residents. At present, the city's water supply and treatment capacity are sufficient to meet the needs of build-out within the city limits consistent with the General Plan. Water availability is not a constraint to production of new housing units to meet the housing needs of the community identified by this element. Additional information regarding primary and supplemental municipal water sources is provided in Chapter 12, Public Facilities and Services Element of the Rio Vista General Plan.

Wastewater Facilities

During the planning period of the previous Housing Element, the Northwest Wastewater Treatment Plant was constructed north of Airport Road adjacent to the municipal airport. The plant is planned to serve the majority of the Del Rio Hills and Riverwalk/Seeno properties, portions of the industrial/employment areas east of Church Road, and all of Brann, Gibbs, and Trilogy projects.

The old Rio Vista wastewater plant is located on Beach Drive, south of the former Army Reserve base. The plant currently has enough capacity for the existing community and Homecoming, Rio Vista Business Park, Vineyard Bluffs, and parts of the Del Rio Hills property.

Environmental Constraints

The Safety Element of the General Plan provides an expanded discussion of environmental conditions that must be taken into consideration for development within the city. Of particular concern to developing affordable housing would be flooding concerns associated with inadequate drainage infrastructure and the Sacramento River. Infrastructure improvements that could be necessary to construct housing would add to construction costs associated with providing affordable units. Areas within the identified 100-year floodplain would not be appropriate for residential development, but these areas make up only small portions of the city along the Sacramento River and Watson Hollow Creek. Please refer to Figure 11-2 of the General Plan showing the 100-year floodplain area in relation to the city.

For projects in areas subject to localized flooding, additional drainage and flood-control measures would be required to ensure flood protection. Policies related to mitigating the risks of flooding may be found in the Safety and Noise Element of the General Plan. This would represent a financial and technical constraint to development of residential uses in this portion of the city, but would not preclude residential development. As one of the implementing actions, the City will comply with AB 162, which requires Rio Vista to update the flood hazard information in the General Plan Safety Element, as well as

related policies and programs in the Safety, Conservation and Land Use elements, with this revision of the Housing Element.

Similarly, transportation-generated noise could also be a constraint to building appropriate housing, as it could require greater setbacks from roadways or additional sound-attenuating construction materials and techniques, thereby adding to the costs of construction or reducing the profit margin for developers. Natural gas production wells present a unique constraint to residential siting and construction in Rio Vista, as they require setbacks to meet noise and safety standards and may negatively affect property values in the immediate vicinity. Although residential developments in Rio Vista have successfully worked around natural gas production wells, this is considered a constraint to producing housing, as required setbacks could reduce the achievable density around wells.

The Sensitive Local Resource Areas (SLRA) identified in Figure 10-2 of the General Plan identify areas possessing a great variety of natural resources that exemplify Rio Vista's natural features. These include areas along the watercourse of Watson Hollow and prominent landforms within the Montezuma Hills. While these are the most easily identifiable sensitive areas in terms of landforms and natural diversity, each project would require more detailed environmental review to determine potential impacts and appropriate mitigation measures for such impacts. It can be assumed that some areas within the SLRAs would present constraints to development due to sensitive resources located onsite, although specific constraints to development cannot be determined without further study.

VACANT LAND AND ADEQUATE SITES

This section assesses the land available for housing production in the City. This includes an inventory of vacant sites available, including identification of the land use controls applicable to each site, and a calculation of the capacity of each site to accommodate new housing.

METHODOLOGY

As part of the Housing Element update process, City staff inventoried all vacant and underdeveloped lands within the city limits suitable for future residential development, based on adopted land use and zone districts. Aerial photography and windshield surveys were used to identify vacant parcels within the city limits that would provide opportunities for housing development. Geographic information system (GIS) software and assessor's parcel data were relied upon to determine the size of each parcel and determine the area within each parcel that would be expected to be free of environmental constraints, particularly constraints related to flooding and waterways.

The Zoning Ordinance and General Plan were then reviewed to determine the maximum and realistic residential development potential of each parcel identified, based on

applicable development standards, general plan unit densities, and the size and potential development constraints of each parcel. For larger, undivided parcels, it was assumed that 20 percent of the area would be used for roads and other infrastructure and capacity was calculated assuming that only 80 percent of the land area would be available for residential development.

Figures 6-2 and 6-3 Vacant Residential Land (Citywide and Downtown Core) show each identified parcel and the applicable zoning or land use district overlaid onto an aerial photo of the City. *Table 6-49* provides parcel-specific information, including size, zone and land use district, density, and maximum and realistic development capacity. As required under SB 1087, any affordable housing projects would be granted priority access to public water and sewer services.

ADEQUATE SITES ANALYSIS & DETERMINATION

State law requires that the community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the city has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under state law (California Government Code §65583[c][1]), adequate sites are those with appropriate zoning and development standards and with the services and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. Guidelines provided by the California Department of Housing and Community Development (HCD) state that:

The locality's sites are determined to be adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the regional housing need by income level. A two-part analysis is necessary to make this determination:

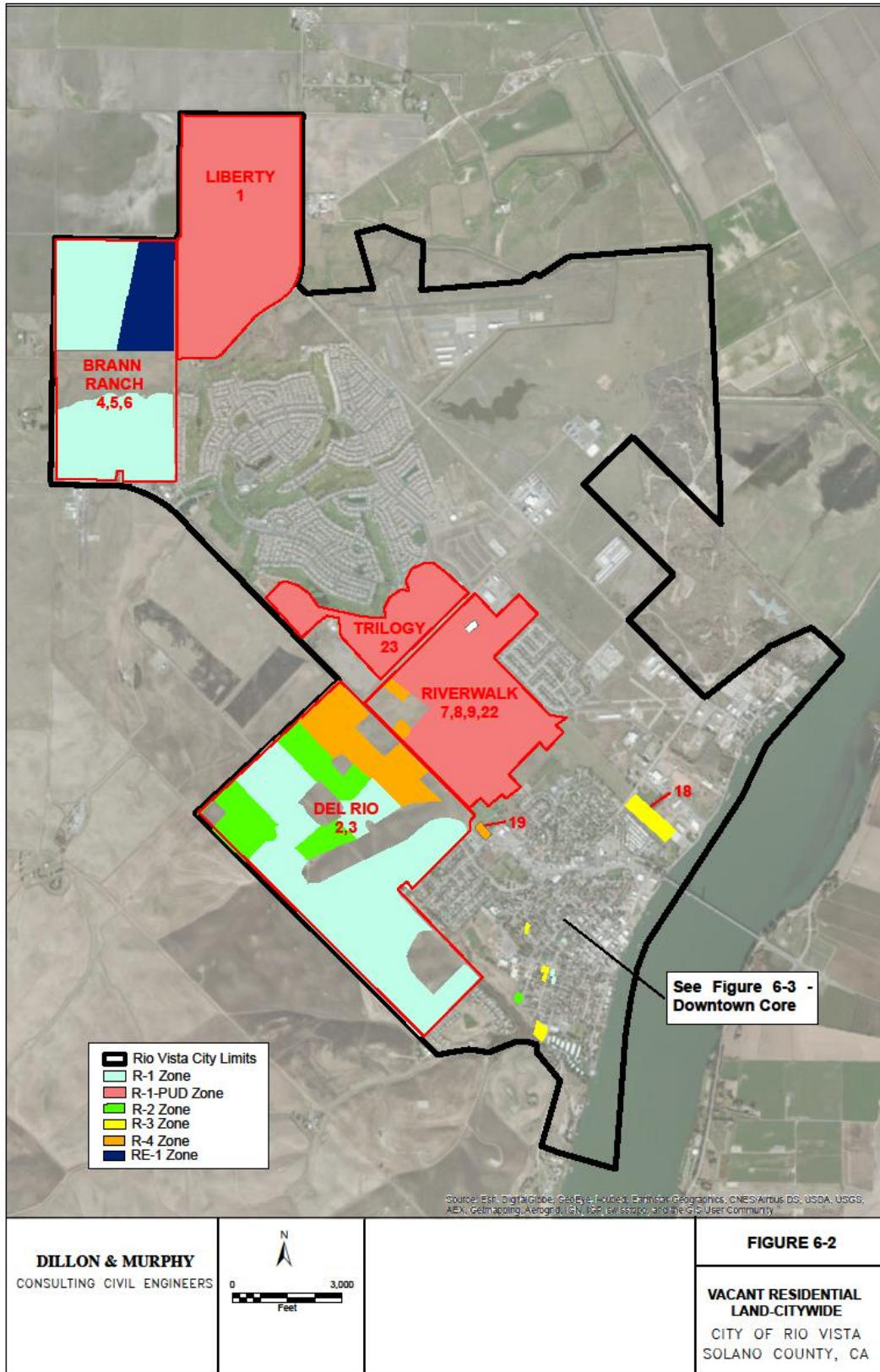
1. Can the realistic development capacity of suitable land, which is or will be served by facilities and infrastructure, accommodate the locality's total new construction need by income group over the next five years?
2. Are these available sites appropriately zoned (considering local development standards and land costs) for a variety of housing types (single-family, multifamily, mobile homes, etc.) and at appropriate densities to facilitate the development of housing to meet the locality's regional housing need by income level category, including the need for very low- and low-income households?

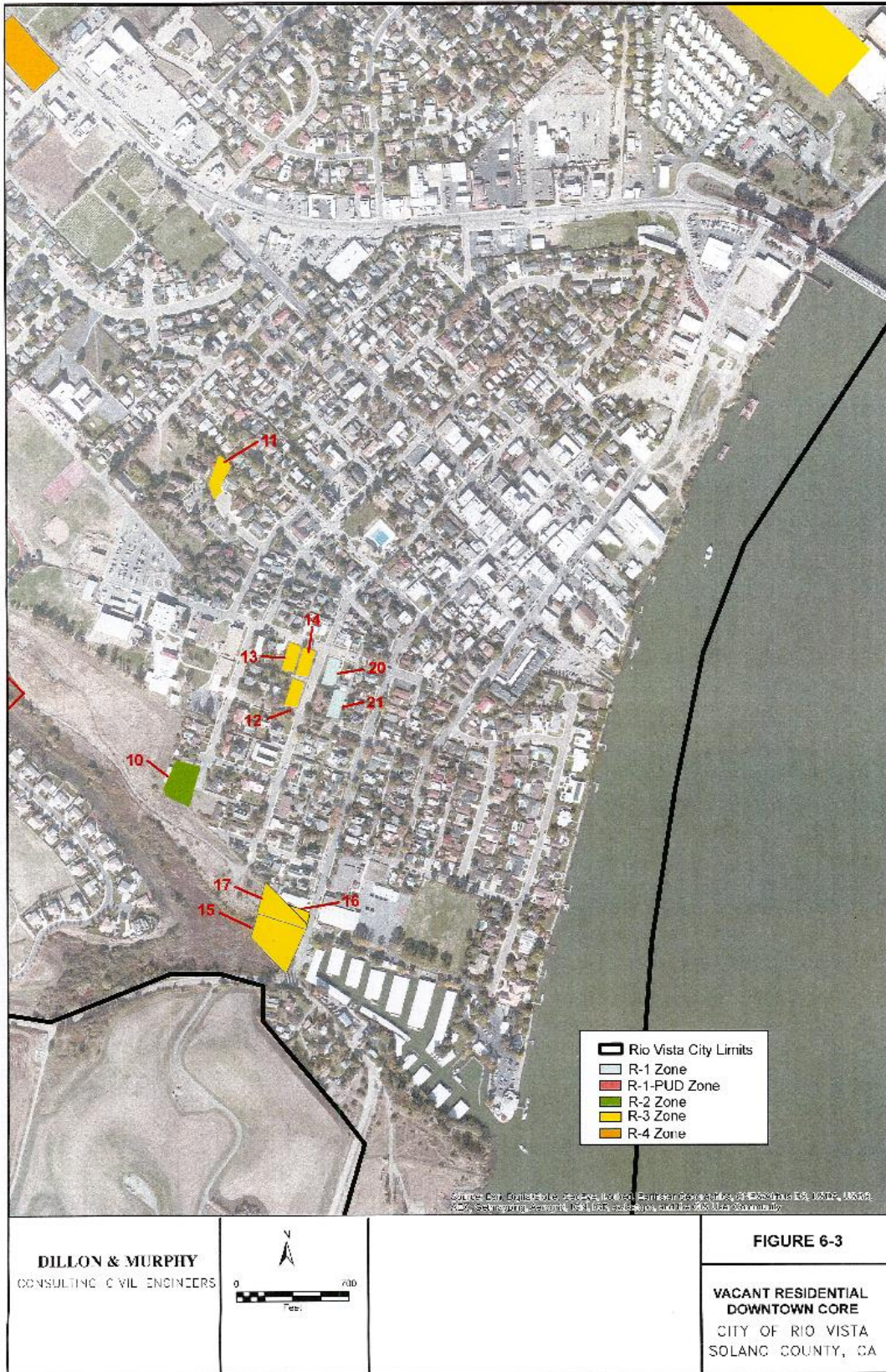
The Residential Land Inventory section quantifies the amount of vacant land available in the City for future development of all housing types; it provides an analysis of whether the inventory would be adequate to meet the City's identified housing need for the 2015-2022 planning period; and it identifies what actions will be required by the City to help ensure adequate capacity is maintained.

**TABLE 6-48
VACANT LAND SUMMARY BY ZONING DISTRICT**

Zone District	Acreage
R-1	438.61
R-1-PUD	523.34
R-E-1	60.51
R-2	37.92
R-3	21.05
R-4	1.68
Total	1,083.11







**TABLE 6-49
INVENTORY OF VACANT PARCELS AND UNIT DEVELOPMENT CAPACITY¹**

No.	APN ¹	Acres	Land Use Designation ²	Zoning ^{3,4}	Density Range (du/ac)	Unit Potential @ Max Density	Unit Potential - Likely Density ^{5,6}	Potential Afford-ability (by income level)
1	Gibbs Ranch/ Liberty Island (Approved) ⁷	197.3 ¹²	NR	R-1-PUD	7.26	1,432	855	Mod-Above Mod
2	0049310300 (Del Rio) ¹³ (Incomplete)	195.03	NR 133.85 acres, NCR 60.04 acres	R-1 (104.26 acres)	7.26	756.93	605.54	Mod -Above Mod ⁸
				R-2 (29.00 acres)	14.52	421.08	336.86	Low - Mod
				R-3 (12.68 acres)	29.04	368.23	294.58	Very Low - Mod
3	0049310040 (Del Rio) ¹³ (Incomplete)	275.84	NR 178.29 acres, RE 97.01 acres	R-1 (144.52 acres)	7.26	1049.22	839.37	Mod -Above Mod ⁸
				R-2 (8.70 acres)	14.52	126.32	101.06	Low - Mod
4	0048110460 (Brann Ranch) (Incomplete)	68.60	NR	R-1 (37.65 acres)	7.26	273.34	218.67	Mod -Above Mod ⁸
				FW (30.95 acres)	0	NA	NA	NA
5	0048110470 (Brann Ranch) (Incomplete)	82.54	NR	R-1 (54.74 acres)	7.26	397.41	317.93	Mod -Above Mod ⁸
				FW (27.80 acres)	0	NA	NA	NA
6	0048110060 (Brann Rach) (Incomplete)	157.58	NR	R-1 (97.07 acres)	7.26	704.73	563.78	Mod -Above Mod ⁸
				R-E-1 (60.51 acres)	1.0	60.51	48.41	Above Mod
7	0178072210	0.65	NR	R-1-PUD	7.26	4.72	4.72	Very Low- Above Mod
8	0178010020	0.81	NR	R-1-PUD	7.26	5.88	5.88	Very Low- Above Mod
9	0178010080	29.24	NR	R-1-PUD	7.26	212.28	169.83	Very Low- Above Mod
10	0049184150	0.22	HR	R-2	14.52	3.19	3.19	Low - Mod

11	0049151400	0.26	RM	R-3	29.04	7.55	7.55	Very Low - Mod
12	0049175050	0.26	HR	R-3	29.04	7.55	7.55	Very Low - Mod
13	0049175090	0.21	HR	R-3	29.04	6.10	6.10	Very Low - Mod
14	0049175100	0.24	HR	R-3	29.04	6.97	6.97	Very Low - Mod
15	0049192120 ⁹	0.98	RM	R-3	29.04	28.46	22.77	Very Low - Mod
16	0049192160	0.08	RM	R-3	29.04	2.32	2.0	Very Low - Mod
17	0049192180	0.46	RM	R-3	29.04	13.36	10.69	Very Low - Mod
18	0178220050 ¹¹	5.88	RM	R-3	29.04	170.76	136.60	Very Low - Mod
19	0049132020	1.68	RM	R-4	29.04	48.79	39.03	Very Low - Mod
20	0049177010	0.15	HR	R-1	7.26	1.09	1.0	Mod -Above Mod ⁸
21	0049177130	0.22	HR	R-1	7.26	1.60	1.0	Mod -Above Mod ⁸
22	0178010070 (Seeno/River walk) (Approved)	200.23	NCC 21.95 acres	R-1-PUD	10 - 20	285.35	913 ¹⁰ (Approved)	Very Low - Mod
			NCR 25.37 acres		10 - 20	329.81		
23	0176010610 (Marks Ranch/Trilogy) (Under Construction)	95.11	NCC 9.27 acres	R-1-PUD	10 - 20	120.51	90.38 ¹⁰	Very Low - Mod
			NCR 18.83 acres		10 - 20	244.79	183.59 ¹⁰	Very Low - Mod
TOTAL							5,617	All

¹ All of the sites included in this table were available for development as of December 2014.

² Land within NCR and NCC land use districts requires a zone amendment prior to development due to zoning being inconsistent with applied land use districts. NC land use districts require that 50 – 80 percent of area be developed with residential uses

³ Minimum required lot area per dwelling unit, by zoning district, is as follows:

R-1: 6,000 R-3: 1,500

R-2: 3,000 R-4: 1,500

⁴ Unit density for the R-1 district does not take into account allowable second units.

⁵ For larger parcels assumes 20 percent of parcel for streets and public facilities uses.

⁶ No partial lot density is assumed for previously subdivided small parcels.

⁷ Full listing of all parcels available upon request from City.

⁸ With recent decline in home values, a substantial number of these R-1 parcels could be developed with housing affordable to households in the upper range of the lower income category. However, to provide a conservative estimate

of homes likely to be affordable to lower income households, these parcels have been assumed to be affordable to those in the moderate and above income categories only.

⁹ This parcel currently in use as trailer storage facility.

¹⁰ Unit potential likely density assumes that 65 percent of the NC-designated area would be developed with residential uses at 15 dwelling units per acre. The NC land use district requires 50 – 80 percent residential uses and a minimum density of 10 units per acre, with a maximum density of 20 units per acre on an individual site, including necessary infrastructure. Please refer to Table 4-3 in the Land Use Element.

¹¹ This parcel appears to be all or primarily located within Zone AE of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map, dated May 4, 2009, and therefore may be subject to periodic flooding. If further analysis of the potential for flooding on this parcel is confirmed, then an appropriate rezoning to a zone such as Floodway (FW) or Open Area Resort (OAR), or an acceptable building design that places living units above the 100-year flood zone should be completed before any housing development is considered for this site.

¹² Approved for 855 units. Residential areas including streets, but excluding non-residential uses. 10 percent shall be multi-family units. Seniors housing permitted. 100 multiple-family units will be counted as 60 regular unit equivalents for density calculations. Covered by Development Agreement and PUD Regulations allowing flexible lot sizes varying between 50 x 100 feet to 85 x 100 feet.

¹³ Del Rio Hills has submitted plans for a total of 2,423 units, but the draft EIR has been on hold.

The land inventory has been calculated including projects that has been approved (but not developed) and projects that have not been approved, but has the potential to be developed. Table 6-48 identifies a total of 1,048.11 acres of land that is vacant or unbuilt and provides the break-down of land available under different zoning categories (about 523 acres in the R-1-PUD Zone; 438 acres in the R-1 Zone; 60 acres in the R-E-1 Zone; 38 acres in the R-2 Zone; 21 acres in the R-3 Zone; and about 2 acres in the R-4 Zone). *Table 6-49* provides a more detailed breakdown of the acreages on a parcel-by-parcel basis.

Table 6-49 estimated the total unit potential to be above 5,600 units. It is assumed that the majority of single-family homes developed would be affordable to households in the Moderate and Above-Moderate income categories, although it is anticipated that some would be affordable to households earning in the upper range of the Low income category. With a unit capacity of over 5,600 single-family units, the City has sufficient vacant land available to meet the demand for single-family homes over the planning period of this housing element (Table 6-49).

**TABLE 6-50
TOTAL UNIT POTENTIAL BY AFFORDABILITY**

Income Category	Unit Potential @ Likely Density/ Approved Density ¹
Very Low – Moderate Income	1546
Very Low – Above Moderate Income	180
Low – Moderate Income	441
Moderate to Above Moderate Income	3,402
Above Moderate	48
Total Unit Potential	5617

¹ Calculated from data in Table 6-xx: Inventory of Vacant Parcels and Unit Development Capacity.

As demonstrated by *Figure 6-2* and *6-3*, much of the land identified for potential single-family residential development has already been subdivided into individual lots. Subdivided parcels in the northern part of the City and associated with Trilogy have adequate infrastructure in place to allow for build-out once the real estate market and demand for homes improves. With appropriate upgrades to infrastructure, other vacant land zoned for single-family development is suitable for subdivision and development during the planning period.

Majority of the sites have been assumed to be affordable to households in Moderate and Above Moderate income categories, and further add to the surplus of vacant sites available for these affordability categories of housing. It should be noted that at current home prices, individual duplexes would likely sell for prices affordable to households in the Low Income category.

The land inventory did not include an estimate of available unit capacity resulting from second-units allowable on single-family parcels, although HCD provides for counting of these units with certain restrictions. Second-units are not frequently pursued in the City at present, although the General Plan Community Character & Design Element encourages second units in new single-family developments by providing a density bonus if they are included.

Licensed group homes for six or fewer individuals, including those providing a residence for those in a transitional housing situation, are permitted in all residential zone districts, whereas housing law only requires this type of housing to be permitted by right in one residential district. Larger homeless shelters and transitional housing are allowed in R-3 and R-4 multifamily residential district, and in R-1 and R-2 residential districts with conditional use permit. As demonstrated by *Table 6-48*, approximately 23 acres of land are available within R-3 and R-4 zone district in which construction of emergency or transitional shelters would be a permitted use. This is considered adequate to meet the anticipated need over the planning period.

Pending Projects

In addition to ongoing development at Trilogy, Gibbs Ranch subdivisions, three large residential subdivisions within the City limits are in various stages of the entitlement or construction process.

Trilogy

This age-restricted senior housing subdivision project located in the northwestern portion of the City began building in 1996 and is planned for approximately 3,000 single family units. Approximately 2,300 units have been constructed as of December 31, 2014. The project is centered on an 18-hole public golf course and clubhouse/restaurant.

Gibbs Ranch/Liberty Island

The project was approved for 855 Moderate to Above Moderate Income units. Although construction had started, the project stalled due to the slowdown in the economy.

Seeno/Riverwalk

Seeno/Riverwalk is an approved 236-acre Planned Unit Development north and east of the intersection of Highway 12 and Church Road. The Riverwalk Project would consist of approximately 743 single-family homes and 180 multi-family residential units, as well as commercial and open space development. The project is proposed to be carried out in several phases. An Environmental Impact Report (EIR) was prepared for the project in 2007. The EIR was certified by the City Council in January 2007, and the project was approved in October 2008. The applicant has met staff recently to revise the Tentative Map to incorporate a better subdivision design and Final Phase-1 of the Map to start construction by early 2016.

Del Rio Hills

The Del Rio Hills project site (also known as the Esperson property) is located in the City of Rio Vista on approximately 505 acres immediately west of downtown Rio Vista, south of State Route 12, east of Amerada Road, and north of unincorporated Solano County. The project is a proposed Planned Unit Development, designed as a mixed-use community to include low, medium, and high-density residential development, as well as commercial uses, public facilities, school, parks, and open space uses. The current plan proposes to construct 759 low density units (<2-7.9 units per acre), 1,162 medium density units (8-14.9 units per acre), and 502 high density residential units (15-28 units per acre) in three phases. The project is pending since the Draft EIR has been on hold by the applicant since the end of 2009.

RESIDENTIAL ENERGY CONSERVATION

The cost of energy for home heating and cooling and appliances contributes to the total cost of housing borne by each household, whether renters or owners. Promotion of greater energy efficiency for housing is therefore one way that a local government can effectively contribute to a lowering of housing costs. Local agencies can promote energy efficiency through accommodating passive and active solar design, diligently enforcing energy efficiency measures contained in the building code, promoting energy efficiency awareness, and through the design and environmental review process for new projects.

The City's Building Department enforces the adopted 2007 California Energy Building Code (Title 24). These regulations ensure minimum levels of wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air conditioner and water heating system efficiencies to reduce energy consumption.

As required by General Plan Policy 10.8.B, the City's Planning Division encourages passive and active solar measures, such as strategic tree placement and use of photovoltaic cells during the Development Review process. This policy is also supported by the Title 24 Building Codes.

Other measures promoting energy efficiency include using CDBG or other grant funded housing rehabilitation, which includes measures to bring homes to current building code standards for weatherization and energy efficiency of appliances and insulation for low-income households. It should also be noted that photovoltaic arrays for active solar electricity generation are treated no differently than any other structures by the City's zoning ordinance, thereby promoting ease of permitting this energy saving technology. Pacific Gas and Electric Company (PG&E), the City's primary energy provider, also has a number of programs to provide home energy audits, as well as monetary incentives for installation and retrofit of energy conserving home improvements. Information about these programs is distributed in monthly billing statements from PG&E. The company's California Alternate Rates for Energy (CARE) program is the primary energy cost assistance program for residents of the city. The program provides a 20 percent discount on the monthly gas bill for eligible households that meet certain income eligibility requirements. More details on this program can be found by calling PG&E or online at <http://www.pge.com/care/>.

Energy conservation is also addressed through the City's CEQA environmental review process that would apply to residential development requiring *discretionary* approval (subdivision maps, condominiums, large apartment complexes, etc.). The environmental document would identify impacts associated with inefficient energy use and facilitation of energy savings and require mitigation measures as necessary to reduce the impacts identified. The opportunities for energy conservation discussed above have been incorporated into programs that are identified in this element.

EQUAL HOUSING OPPORTUNITY

The city will place Fair Housing Laws on the City's website to prevent housing discrimination in the City and make available copies of the California Tenant/Landlord Handbook (See Implementing Action H- 26). A procedure will be developed to provide for a mechanism through which aggrieved parties can notify the City of unfair housing practices and through which the City can in turn provide contact information for the appropriate local, state, or federal agencies with authority over the issue identified.

MONITORING PROGRAM

ANNUAL AFFORDABLE HOUSING PERFORMANCE ANALYSIS

Housing element policies and implementation programs will be effective only if their progress is routinely reviewed and analyzed. The State of California Office of Planning and Research (OPR) now requires an annual evaluation of the General Plan. It would be a small additional step to include a review of the progress toward achieving Housing Element objectives. Such an analysis should include a review of progress of responsible agencies and departments toward meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other

measurable indicators achieved for each measure that has been put into place. For example, if the objective for rehabilitation is completing five homes by year two, and only two have been completed, the analysis should attempt to evaluate the reasons for the lack of performance and the potential for achieving its goals in future years.

MONITORING OF AFFORDABLE HOUSING DEVELOPMENT AGREEMENTS

It is anticipated that development agreements will be a key tool to foster affordable housing in future projects, particularly for the undeveloped lands in large property holdings. The Development Agreements for both the Riverwalk and Trilogy projects include requirements for specific areas or numbers of multi-family housing. Monitoring of these agreements will be critical to ensure that the requirements of the agreements are being met as these developments proceed. The monitoring should take place as a part of the development process; for example, final maps should reflect the phasing schedules that are spelled out in the agreements for a variety of housing types and lot sizes. This monitoring program is proposed as Implementing Action H-18 in Section G below.



F. Goals, Policies, and Implementing Actions

The implementing actions associated with each policy are fully described at the end of this chapter.

CITY-WIDE HOUSING GOALS

GOAL 6.1 TO PROVIDE A CONTINUING SUPPLY OF AFFORDABLE HOUSING TO MEET THE NEEDS OF EXISTING AND FUTURE RIO VISTA RESIDENTS IN ALL INCOME CATEGORIES.

Policy	Implementing Action
6.1.A The City shall continue to enforce its land use policies that allow residential growth to continue.	<i>H-1 General Plan Review and Update</i>
	<i>H-2 Zoning Ordinance Review and Update</i>
	<i>H-3 Subdivision Ordinance Review and Update</i>
	<i>H-4 Priority Development Area Plan</i>
6.1.B The size and placement of land use districts shall be used to achieve quantified objectives for housing units within each income category.	<i>H-1 General Plan Review and Update</i>
	<i>H-2 Zoning Ordinance Review and Update</i>
	<i>H-3 Subdivision Ordinance Review and Update</i>
	<i>H-4 Priority Development Area Plan</i>
6.1.C The City shall ensure that adequate infrastructure and public services are available to support pre-approved, ongoing developments and future projects within the city.	<i>H-5 State and Federal Programs</i>
	<i>H-6 Capital Improvement Program</i>
6.1.D Development plans for future large projects shall include multi-family or attached single-family housing in the initial phases, provided that infrastructure can be made available to the particular sites.	<i>H-7 Development Agreements</i>
	<i>H-8 Development Review</i>
	<i>H-9 Specific Plans</i>
	<i>H-10 Density Bonus Program</i>

Policy		Implementing Action	
6.1.E	The City shall provide for future (long-term) regional housing needs by maintaining an adequate supply of developable land for all housing types and affordability levels.	H-1	<i>General Plan Review and Update</i>
		H-27	<i>Extremely Low Income Households Working Group by CAP Solano</i>
6.1.F	The City shall encourage the production of for-sale and rental housing units that will provide a variety of housing type, tenure, and density—at all levels of affordability.	H-1	<i>General Plan Review and Update</i>
		H-5	<i>State and Federal Programs</i>
		H-12	<i>Design Guidelines and Design Review</i>
		H-27	<i>Extremely Low Income Households Working Group by CAP Solano</i>
6.1.G	The City should hire a Housing and Grants Coordinator in the Community Development Department to apply for Housing, Business, Infrastructure, Planning and related grants and administer the grants.	H-32	<i>Hire a Housing and Grants Coordinator</i>

GOAL 6.2 TO PROTECT AND CONSERVE THE EXISTING HOUSING STOCK, WHILE ENSURING THAT NECESSARY HEALTH AND SAFETY REQUIREMENTS ARE MET.

Policy		Implementing Action	
6.2.A	The City shall discourage conversions of existing rental units when such conversions will adversely affect the supply of affordable rental units.	H-5	<i>State and Federal Programs</i>
		H-11	<i>Unit Conversion Ordinance</i>
		H-31	<i>Housing Trust Fund</i>
6.2.B	The City shall facilitate conservation and rehabilitation of some deteriorating housing units each year.	H-5	<i>State and Federal Programs</i>
		H-11	<i>Unit Conversion Ordinance</i>
		H-31	<i>Housing Trust Fund</i>
6.2.C	As required by AB 162, upon each revision of the Housing Element, the City shall review and update the Land Use, Resource Conservation & Management, and Safety & Noise elements of the general plan to address	H-30	<i>AB 162 (Update of Flood hazard Information)</i>

flooding issues and to ensure that areas identified for affordable housing are not in conflict with current floodway designations.

AFFORDABLE HOUSING

GOAL 6.3 TO ENCOURAGE THE PRODUCTION OF HOUSING THAT IS AFFORDABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS.

Policy			Implementing Action
6.3.A	The City shall encourage mixed uses as a means of increasing the production of affordable housing.	H-1 H-2 H-3 H-4	<i>General Plan Review and Update</i> <i>Zoning Ordinance Review and Update</i> <i>Subdivision Ordinance Review and Update</i> <i>Priority Development Area Plan</i>
6.3.B	Affordable housing objectives shall be consistent with expected growth rates in Rio Vista.	H-13	<i>Monitoring Program</i>
6.3.C	Future large-scale (≥400 units) discretionary project approvals (entitlements) shall be required to provide at least 20 percent of the units as multi-family housing or adopt mechanisms to ensure affordability of at least 20 percent of the units to low-income households.	H-2 H-5 H-7 H-8	<i>Zoning Ordinance Review and Update</i> <i>State and Federal Programs Development Agreements</i> <i>Development Review</i>
6.3.D	Large property holdings shall be required to prepare specific plans, planned development permits, or master site plans to avoid breaking properties into smaller entitlements in order to avoid the affordable housing requirement of Policy 6.3.C.	H-1 H-2 H-7 H-8	<i>General Plan Review and Update</i> <i>Zoning Ordinance Review and Update</i> <i>Development Agreements</i> <i>Development Review</i>

Policy	Implementing Action
<p>6.3.E Assisted housing developments shall be developed and managed so that assisted units are well-integrated with non-assisted units in the development. In the case of 100-percent-affordable developments, the project architecture, site amenities, and construction materials and methods shall be similar or superior in quality to that of the surrounding neighborhood. To avoid over-concentration of lower income households, no single neighborhood or planning sub-area (<i>see the Land Use element</i>) shall contain a disproportionate share of assisted (non-market-rate) units.</p>	<p><i>H-5 State and Federal Programs</i> <i>H-7 Development Agreements</i> <i>H-9 Specific Plans</i> <i>H-14 Public Awareness/Education Program</i> <i>H-27 Extremely Low Income Households Working Group</i> <i>H-31 Housing Trust Fund</i> <i>H-32 Hire Housing and Grants Coordinator</i></p>
<p>6.3.F The City shall ensure that adequate sites are available for affordable housing development on appropriate infill sites.</p>	<p><i>H-2 Zoning Ordinance Review and Update</i></p>
<p>6.3.G The City shall use regulatory incentives for the production of affordable housing.</p>	<p><i>H-2 Zoning Ordinance Review and Update</i> <i>H-7 Development Agreements</i> <i>H-9 Specific Plans</i></p>
<p>6.3.H The City shall provide appropriate financial incentives to ensure the construction of low-income housing.</p>	<p><i>H-5 State and Federal Programs</i> <i>H-7 Development Agreements</i> <i>H-14 Public Awareness/Education Program</i> <i>H-31 Housing Trust Fund</i> <i>H-32 Hire Housing and Grants Coordinator</i></p>
<p>6.3.I Priority for water and sewer will be granted to proposed developments that include housing which is affordable to low- and very low-income households. Denial of water or wastewater service shall not be denied or conditioned unless specific findings can be made.</p>	<p><i>H-8 Development Review</i> <i>H-29 Senate Bill 1087</i></p>

SPECIAL HOUSING NEEDS

GOAL 6.4 TO ENSURE THE AVAILABILITY OF ADEQUATE HOUSING FOR SPECIAL POPULATION GROUPS, INCLUDING FARMWORKERS, THE ELDERLY, PHYSICALLY DISABLED, DEVELOPMENTALLY DISABLED, LARGE FAMILIES, AND FEMALE HEADS OF HOUSEHOLD.

Policy		Implementing Action
6.4.A	The City shall continue existing programs and develop new programs that facilitate the construction of senior housing, including facilities that provide a continuum of care (independent, assisted, and skilled nursing facilities) in one location.	<i>H-5 State and Federal Programs</i> <i>H-15 Public/Private Partnership</i> <i>H-27 Extremely Low Income Households Working Group by CAP Solano</i> <i>H-32 Hire Housing and Grants Coordinator</i>
6.4.B	The City shall facilitate construction of rental units that include day care facilities and are affordable to low- and very low-income single female heads of household.	<i>H-2 Zoning Ordinance Review and Update</i> <i>H-5 State and Federal Programs</i> <i>H-15 Public/Private Partnerships</i> <i>H-16 Interagency Coordination</i> <i>H-27 Extremely Low Income Households Working Group by CAP Solano</i> <i>H-31 Housing Trust Fund</i>
6.4.C	The City shall encourage construction of three+-bedroom units in multi-family rental complexes to help meet the housing needs of low-income large families.	<i>H-5 State and Federal Programs</i> <i>H-10 Density Bonus Program</i> <i>H-12 Design Guidelines and Design Review</i> <i>H-17 Special Housing Needs</i> <i>H-18 Fee Structure</i>

Policy	Implementing Action
<p>6.4.D Accommodations for Disabled Persons: At least five (5) percent of multi-family rental units in projects that include 20 or more units shall be accessible and adaptable to the handicapped. The City will review its land use policies, zoning ordinance, and building code administrative procedures to ensure that accessible housing and retrofits or conversions are not discouraged, and the City will provide information to the public regarding such measures as reduced parking requirements, process for requesting accommodation, and rights of the disabled under ADA and State codes.</p>	<p><i>H-1 General Plan Review and Update</i> <i>H-2 Zoning Ordinance Review and Update</i> <i>H-3 Subdivision Ordinance Review and Update</i> <i>H-14 Public Awareness/Education Program</i> <i>H-12 Design Guidelines and Design Review</i> <i>H-17 Special Housing Needs</i> <i>H-19 Americans with Disabilities Act</i> <i>H-20 Uniform Building Code</i> <i>H-27 Extremely Low Income Households Working Group by CAP Solano</i></p>
<p>6.4.E The City shall, in conjunction with other Solano County jurisdictions, participate in local and regional efforts toward establishing programs that provide shelter for local residents without housing.</p>	<p><i>H-16 Interagency Coordination</i> <i>H-21 Regional Homeless Program</i> <i>H-27 Extremely Low Income Households Working Group by CAP Solano</i></p>

Policy		Implementing Action	
6.4.F	The City shall encourage the production of housing suitable for both seasonal and permanent farmworkers in multifamily districts and agricultural districts, both within and outside the city limits. This includes areas previously annexed but still undeveloped, as well as infill and new development sites within city limits. The City will review the Zoning Ordinance for opportunities to allow farmworker housing and remove constraints, such as allowing boardinghouses in multifamily districts and single room occupancy hotels in commercial districts. Specific standards will be added for permitting multiple short-term tenants in a dormitory, “room for rent,” or boarding house facility. These facilities may be considered in a similar fashion as group homes.	H-1	General Plan Review and Update
		H-2	Zoning Ordinance Review and Update
		H-3	Subdivision Ordinance Review and Update
		H-5	State and Federal Programs
		H-10	Density Bonus Program
		H-15	Public/Private Partnerships
		H-17	Special Housing Needs
		H-18	Fee Structure
		H-27	Extremely Low Income Households Working Group by CAP Solano

RESIDENTIAL LAND INVENTORY

GOAL 6.5: TO ENSURE THAT ADEQUATE LAND INVENTORY EXISTS TO ALLOW FOR PRODUCTION OF THE ABAG REGIONAL HOUSING NEEDS DETERMINATION FOR RIO VISTA DURING THIS PLANNING PERIOD (2015 – 2022).

Policy		Implementing Action	
6.5.A	The City shall maintain sufficient capacity in the appropriate land use districts to allow for the Regional Housing Needs as determined by the Association of Bay Area Governments.	H-1	General Plan Review and Update
		H-7	Development Agreements
		H-8	Development Review
		H-16	Interagency Coordination

6.5.B	The City shall maintain sufficient multi-family-designated land use and zoning districts to provide sufficient capacity for the low- and very-low income housing needs determined by the Association of Bay Area Governments.	<i>H-1</i>	<i>General Plan Review and Update</i>
		<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>
		<i>H-7</i>	<i>Development Agreements</i>
		<i>H-12</i>	<i>Development Guidelines and Design Review</i>
		<i>H-16</i>	<i>Interagency Coordination</i>

CONSERVATION OF AFFORDABLE HOUSING UNITS

GOAL 6.6: TO CONSERVE EXISTING AFFORDABLE HOUSING STOCK.

Policy	Implementing Action
6.6.A	<i>H-2</i> <i>Zoning Ordinance Review and Update</i>
	<i>H-12</i> <i>Design Guidelines and Design Review</i>
6.6.B	<i>H-2</i> <i>Zoning Ordinance Review and Update</i>
	<i>H-16</i> <i>Interagency Coordination</i>
	<i>H-12</i> <i>Design Guidelines and Design Review</i>
	<i>H-20</i> <i>Uniform Building Code</i>
6.6.C	<i>H-2</i> <i>Zoning Ordinance Review and Update</i>
	<i>H-20</i> <i>Uniform Building Code</i>
	<i>H-28</i> <i>Second Unit Amnesty Program</i>
6.6.D	<i>H-3</i> <i>Subdivision Ordinance Review and Update</i>
	<i>H-11</i> <i>Unit Conversion Ordinance</i>
	<i>H-23</i> <i>Assisting “At-Risk” Units</i>

CONSTRAINTS TO HOUSING PRODUCTION

GOAL 6.7: TO REDUCE PUBLIC AND PRIVATE CONSTRAINTS TO HOUSING PRODUCTION WHILE PROVIDING AN APPROPRIATE LEVEL OF ENVIRONMENTAL REVIEW, AS WELL AS MAINTAINING DESIGN AND CONSTRUCTION QUALITY AND FISCAL RESPONSIBILITY.

Policy	Implementing Action
6.7.A The City shall continue to allow factory-built housing with permanent foundations that also meet design review requirements on any parcel designated for residential uses.	<p><i>H-2 Zoning Ordinance Review and Update</i></p> <p><i>H-4 Priority Development Area Plan</i></p> <p><i>H-12 Design Guidelines and Design Review</i></p> <p><i>H-22 Government Code §65853</i></p>
6.7.B The City shall encourage existing multi-family housing and second dwelling units to remain viable within the downtown and historic residential districts.	<p><i>H-1 General Plan Review and Update</i></p> <p><i>H-2 Zoning Ordinance Review and Update</i></p> <p><i>H-4 Priority Development Area Plan</i></p> <p><i>H-8 Development Review</i></p> <p><i>H-16 Interagency Coordination</i></p> <p><i>H-28 Second Unit Amnesty Program</i></p>
6.7.C The City shall consider a variety of efforts to reduce the cost of units that are legally committed to long-term affordability to lower income households.	<p><i>H-1 General Plan Review and Update</i></p> <p><i>H-2 Zoning Ordinance Review and Update</i></p> <p><i>H-5 State and Federal Programs</i></p> <p><i>H-12 Design Guidelines and Design Review</i></p>
6.7.D The City shall revise existing zoning to encourage upstairs or "back of the store" living units in downtown commercial areas, where vacant or unutilized space exists.	<p><i>H-1 General Plan Review and Update</i></p> <p><i>H-2 Zoning Ordinance Review and Update</i></p> <p><i>H-16 Interagency Coordination</i></p>

Policy		Implementing Action	
6.7.E	In addition to the above policies, shall ensure that its ordinances and regulations are consistent with the General Plan to provide for the following measures, which particularly affect constraints on housing and implement the Complete Streets standards of the Circulation and Mobility Element.	<i>H-1</i>	<i>General Plan Review and Update</i>
		<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>
		<i>H-3</i>	<i>Subdivision Ordinance Review and Update</i>
		<i>H-16</i>	<i>Interagency Coordination</i>
6.7.F	The City shall continue to use regulatory incentives and the development review process to encourage innovative housing types, site planning, and mixed-use developments.	<i>H-8</i>	<i>Development Review</i>
		<i>H-12</i>	<i>Design Guidelines and Design Review</i>
		<i>H-24</i>	<i>Regulatory Incentives</i>

RESIDENTIAL ENERGY CONSERVATION

GOAL 6.8: TO CONSERVE ENERGY AND WATER IN THE DEVELOPMENT OF NEW HOUSING.

Policy		Implementing Action	
6.8.A	The City shall promote energy and water conservation designs and features in residential developments.	<i>H-5</i>	<i>State and Federal Programs</i>
		<i>H-14</i>	<i>Public Awareness/Education Program</i>
		<i>H-12</i>	<i>Design Guidelines and Design Review</i>
		<i>H-25</i>	<i>Title 24 of California Code of Regulations</i>
		<i>H-33</i>	<i>Sustainable Development and Green Energy</i>

EQUAL HOUSING OPPORTUNITY

GOAL 6.9: TO ENSURE THAT ALL CITY RESIDENTS ARE AFFORDED EQUAL HOUSING OPPORTUNITIES.

Policy		Implementing Action	
6.9.A	The City shall encourage fair housing practices throughout the City.	<i>H-5</i>	<i>State and Federal Programs</i>
		<i>H-14</i>	<i>Public Awareness Education/Program</i>
		<i>H-26</i>	<i>Unfair Housing Practices Grievance Procedure</i>

6.9.B	The City shall support state and federal provisions for enforcing anti-discrimination laws.	<i>H-16</i>	<i>Interagency Coordination</i>
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QUANTIFIED OBJECTIVES

GOAL 6.10: TO ACHIEVE THE CITY’S QUANTIFIED PRODUCTION OBJECTIVES AND OTHER IDENTIFIED HOUSING NEEDS.

Policy		Implementing Action	
6.10.A	The City shall strive to meet the Quantified Production Objectives stated in <i>Table 6-36</i> through a combination of construction of new affordable housing, rehabilitation of deteriorating units, and conservation of affordable units.	<i>All Implementing Actions apply to this Policy</i>	

G. Implementing Actions Defined

Each of the following actions will be used, wherever appropriate, to implement the goals and policies of the Housing Element. As a requirement of State Housing Law, each of the implementing actions is assigned “Responsibility, Time Frame, and Funding Source(s)” within the Housing Element. Also included are the City’s Quantified Objectives for each implementing action, as appropriate. The responsibility, time frame and funding source(s) assigned to implementing actions in all other elements are identified in the Summary Matrix of this General Plan.

H-1 GENERAL PLAN REVIEW AND UPDATE *(Continuation)*

The City will ensure that residential development projects are consistent with the goals and policies of its General Plan. The availability of residential land can be ensured by periodically reviewing the City’s urban growth boundary and sphere of influence as designated in the General Plan. (The current city limits affords sufficient land for complete build-out of the Association of Bay Area Governments’ 20-year growth projections to the end of this General Plan horizon [2020]. It is not anticipated that additional residential land annexations will be needed within this Housing element cycle 2015-2022. However, pursuant to the City’s Municipal Services Review (2006) the City may annex land adjacent to the airport and industrial land on the western edge of town to generate employment opportunities. This will be necessary to promote an adequate jobs/housing balance as the City grows.

Responsible Agency: Community Development Department (Planning Division)
Time Frame: December 30, 2016.
Funding Source(s): General Fund, Developer Fees

H-2 ZONING ORDINANCE REVIEW AND UPDATE. *(Continuation)*

To ensure that the Zoning Ordinance works in conjunction with General Plan policies to achieve housing and other City objectives, the City will review and modify its Zoning Ordinance by December 30, 2016.

Review will be completed as staffing levels allow, but on a consistent basis throughout this planning period (2015-2022).

A. General Zoning Text Modifications:

1. Remove the “non-conforming” status of existing second dwelling units, multi-family buildings on corner lots, or infill sites that otherwise could accommodate affordable housing units that are appropriate to these neighborhoods.

2. Specific accommodations will be made for farmworker housing (boardinghouses, dormitories, “rooms for rent” and incentives for such housing in multifamily districts).
3. Amended to ensure farmworker employee housing is permitted consistent with California Health and Safety Code §17021.5 and §17021.6.
4. Promote flexibility in densities and uses.
5. Revise existing C-2 zoning to encourage upstairs or “back of the store” living units in downtown commercial areas, where vacant or underutilized space exists, consistent with the Land Use element.
6. Define those conditions under which the conversion of affordable rental units to condominiums would be permitted. Prohibit the conversion of rental units to condominiums unless the City’s vacancy rate is greater than 5 percent.
7. To remove constraints on persons with disabilities, revise or change the definition of family as “FAMILY. One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.”
8. Review the zoning ordinance for any spacing requirements on persons with disabilities and remove such requirements, as necessary, to mitigate governmental constraints on housing.

B. To address SB 2 requirements, the Zoning Ordinance will be amended to:

1. Add transitional housing and supportive housing within the codes definition section, and list as a permitted use within residential zone districts subject only to those restrictions that apply to other residential uses of the same type in the same zone.
2. Identify emergency shelters as a permitted use within the R-3, R-4, and C-H zone districts subject only to the same development and management standards that apply to other permitted uses within these zone districts.
3. Identify emergency shelters and transitional housing with a CUP within C-1, C-2, C-2A, C-3-1, and I-P-I zones.
4. Provide written, objective standards for emergency shelter to regulate the following, as permitted under SB 2.
 - The maximum number of beds/persons permitted to be served nightly;
 - Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
 - The size/location of exterior and interior onsite waiting and client intake areas;
 - The provision of onsite management;
 - The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
 - The length of stay;
 - Lighting;

- Security during hours that the emergency shelter is in operation.

Responsible Agency: Community Development Department (Planning Division)
Time Frame: By December 30, 2016
Funding Source(s): General Fund, Developer Fees

H-3 SUBDIVISION ORDINANCE REVIEW AND UPDATE *(Continuation)*

As staffing and financial resources allow, the City will complete its review and update of the Subdivision Ordinance. With properly developed and updated subdivision standards, the ordinance can help reduce the costs of development while balancing basic environmental, health, and safety needs. Since the high cost of land is a major factor in the overall cost of housing development, reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (lower per-unit land and infrastructure improvement costs due to higher densities).

The City will include requirements and criteria in the Subdivision Ordinance for converting rental apartments into condominiums or cooperative projects (e.g., maintaining a minimum percentage or number of rental units and a minimum vacancy rate before conversions can occur).

Responsible Agency: Community Development & Public Works Departments,
City Engineer
Time Frame: As soon as funds become available By December 2016
Funding Source(s): General Fund, Developer Fees

H-4 PRIORITY DEVELOPMENT AREA PLAN *(New)*

The City is in the process of preparing a Priority Development Area Plan for the downtown for developing more housing along with amenities and services to meet the day-to-day needs of residents in a pedestrian-friendly environment served by transit.

Responsible Agency: Community Development
Time Frame: Complete Plan by December 30, 2015
Funding Source(s): General Fund, Developer Fees

H-5 STATE AND FEDERAL PROGRAMS *(Continuation)*

The City will pursue participation in the state and federal programs listed below. The City will consider additional programs, depending on the availability of funding, Rio Vista's eligibility for such funding, and the identification of eligible projects. The City

will make available an information sheet, as well as a link on the City's website, to provide information to the public regarding the availability of these programs.

The City will seek and pursue funding opportunities and prioritize local resources as available to assist in the development and rehabilitation of housing for extremely low-income households. As part of seeking funding and working with stakeholders, the City will at least annually evaluate funding and alternatives for incentives such as fee waivers, priority processing and facilitating entitlements to assist in the development of housing for extremely low-income households.

Responsible Agency: Community Development Department
Time Frame: December 30, 2016
Funding Source(s): General Fund, Program Administration Funds (Housing Authority)

H-6 CAPITAL IMPROVEMENT PROGRAM *(Continuation)*

The City will update its five-year Capital Improvement Program (CIP) for all city public capital projects. The CIP will identify priorities, funding sources, and timing for design, construction, and operations. The City will use the CIP to ensure that adequate public facilities are provided in order to accommodate the projected housing production anticipated in all elements of the General Plan. The CIP will be developed in conjunction with the City budget, and will cover a period of five years from its inception. The CIP will be reviewed, amended, and adopted with the budget on an annual or biannual basis, as applicable. The CIP will include grant-funded projects, as well as projects funded from local revenue sources.

Responsible Agency: Community Development, Public Works and Finance
Departments
Time Frame: Every five years
Funding Source(s): General Fund, Developer Fees

H-7 DEVELOPMENT AGREEMENTS *(Continuation)*

The City will use development agreements for all housing projects that are subject to affordability requirements. These agreements will identify the number of affordable units to be constructed; the unit sales or rental price; the income group to whom the units will be affordable; and the length of time the units will remain affordable. These requirements may be effected through deed restrictions on affordable housing units or other means necessary to ensure affordability over time.

Development agreements will provide for mixed-use development, wherever applicable, to help achieve the City's affordable housing objectives. The agreements will specify the

type of units, income ranges, and parcel-by-parcel obligations. The agreements will describe strategies, including landowner obligations, funding, and subsidies. A provision for payment of in-lieu fees may be included, if appropriate.

If adequate subsidies are not available to assist in achieving the 20 percent affordable housing requirement at the time of project construction, additional time may be given for the City and the developer to assemble the necessary financing.

In all cases where in-lieu fees are used as an alternative to producing affordable units, the Community Development Department will review the projects based on the good faith effort by the owner to use all available subsidies, and the type of project and its ability to absorb the affordable units.

The City will annually review all development agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of a development agreement may be found by the City Council to be in default of the agreement.

Responsible Agency: Community Development Department, Administration
Department
Time Frame: As submitted by project developers and land owners
Funding Source(s): General Fund, Developer Fees

H-8 DEVELOPMENT REVIEW
(Continuation)

The City will use the development entitlement review process to ensure that development projects comply with affordable housing policies and are consistent with proposed development agreements, ordinance revisions, and other applicable regulations.

Responsible Agency: Community Development Department
Time Frame: As submitted by project developers and land owners
Funding Source(s): General Fund, Developer Fees

H-9 SPECIFIC PLANS AND PLANNED UNIT DEVELOPMENT PERMITS
(Continuation)

The City will ensure that specific plans and planned unit development permits (PUDs) are consistent with the goals and policies of the General Plan. Specific plans, PUDs, and development agreements (*see H-7 above*) will identify programs that will be implemented to meet the 20 percent affordable housing requirement goals (for projects with ≥ 400 dwellings).

Responsible Agency: Community Development Department
Time Frame: As submitted by project developers and land owners
Funding Source(s): General Fund, Developer Fees

H-10 **DENSITY BONUS PROGRAM**
(Continuation)

The City will develop and implement a density bonus program to help create affordable housing units without a direct cash outlay by the local government. This program will provide a property owner with the ability to increase the income and, therefore, the value of a property by allowing the developer to build more income-producing units than allowed under the base zoning. This increased income can then be used to help subsidize below-market rental rates for very low- and low-income households and to purchase housing for middle-income households. The City will also allow additional or equivalent incentives as allowed by state law when it is demonstrated that such incentives are necessary to make the project financially feasible and/or when the project's physical or social characteristics warrant such incentives. Such incentives include but are not limited to the following:

- Reductions or modifications in setbacks, lot dimensions or area, coverage, height, parking, street standards, etc.;
- Density bonus of more than 25 percent;
- Reductions, deferral or modifications of City and County impact fees or assistance in payment of such fees for affordable units only;

Responsible Agency: Community Development Department
Time Frame: December 30, 2016
Funding Source(s): General Fund, Developer Fees

H-11 **UNIT CONVERSION ORDINANCE**
(Continuation)

The City will adopt a Unit Conversion Ordinance to ensure that adequate requirements and criteria are in place for converting rental apartments to condominiums or cooperative projects (e.g., maintaining a minimum percentage or number of rental units and a minimum vacancy rate before conversions can occur).

Responsible Agency: Community Development Department, City Council
Time Frame: By December 30, 2016
Funding Source(s): General Fund

H-12 **DESIGN GUIDELINES AND DESIGN REVIEW**
(New)

A new program has been created by merging Design Guidelines and Design Review objectives from the previous Housing Element. Consistent with the General Plan's Community Character and Design Element, the City will prepare and adopt Design Guidelines for new developments. In order to ensure that future development projects are

compatible with the character and setting of Rio Vista, design guidelines which address compatibility and environmental sustainability objectives will have to be created.

The City will consider building orientation, ceiling height, street layout, lot design, landscaping, and street tree plantings/unit orientation (for the purposes of solar access and energy/water conservation) during subdivision review. Allow mobile homes and factory-built housing with permanent foundations that also meet all design review requirements.

Responsible Agency: Community Development Department, Planning
Commission
Time Frame: By December 30, 2016
Funding Source(s): General Fund

H-13 MONITORING PROGRAM
(Continuation)

The City of Rio Vista will implement its monitoring program, as described in greater detail in the “Monitoring Program” section. The Monitoring Program provides mechanisms by which the City can periodically assess housing needs. The Annual Housing Supply Report, which is a part of this program, will annually evaluate the city’s residential vacancy rate to determine whether the rate is contributing to decreased housing affordability. The Monitoring Program also includes; annual housing price/rental rates survey; annual affordable housing performance analysis (part of the annual General Plan progress report required by Govt. Code §65400); and biannual specific plan area, planned unit development, and development agreement monitoring reports.

Responsible Agency: Community Development Department
Time Frame: Review Bi-Annually/Annually
Funding Source(s): General Fund

H-14 PUBLIC AWARENESS/EDUCATION PROGRAM
(Continuation)

The City will continue to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring in Rio Vista. Specifically, this information focuses on the need to provide affordable housing close to jobs—in an effort to reduce the traffic and air quality impacts that result from long commutes. These efforts, by necessity due to the location of the City at a distance from employment in urban centers, require commensurate efforts in the development of job centers in the City.

In addition, programs will target community opposition to affordable housing projects—in an effort to remove negative perceptions. Education will occur through public hearings; presentations to various service organizations and other community groups; and articles published in the local newspaper, the City’s website, Public Education Channel, and the Chamber of Commerce newsletter.

The City will promote and publicize the availability of state and federal funding for affordable housing (e.g., new construction, housing rehabilitation) in the form of loans and grants. Information will be available at City Hall and distributed through the local media, mailings to property owners within targeted areas, and mailings to local contractors and developers.

The City will prepare a flyer with information on unfair housing practices and fair housing laws and will make the flyer available for viewing on the City's website and will make hard copies available at the utilities bill counter at City Hall. Hard copies will also be provided to local service organizations providing housing assistance to make available to the public/clients. The flyer will be prepared and posted by December 30, 2016. The flyer will summarize fair housing laws and provide contact information for agencies with the ability to address unfair housing grievances, including the U.S. Department of Housing and Urban Development and the California Department of Fair Employment and Housing.

Responsible Agency: Community Development Department
Time Frame: Annually, Housing Practices Flyer – December 30, 2016
Funding Source(s): State and federal grants

H-15 PUBLIC/PRIVATE PARTNERSHIPS
(Continuation)

The City will work closely with the business and development communities toward achieving the City's affordable housing goal.

Responsible Agency: Community Development Department, Department of
Public Works, Finance Department
Time Frame: Ongoing
Funding Source(s): State and federal grants

H-16 INTERAGENCY COORDINATION
(Continuation)

The City will continue to work with Solano County and other agencies to ensure that water, sewer, and utilities are available.

The City will work with other jurisdictions to identify the need for homeless shelters. The City will work with a non-profit community organization to apply for state/ federal funding for the development of a homeless facility, if the need is established for Rio Vista.

The City will cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Rio Vista.

Responsible Agency: Community Development Department
Time Frame: Ongoing
Funding Source(s): General Fund

H-17 SPECIAL HOUSING NEEDS
(Continuation)

The City will review and update, as needed, provisions for a variety special needs housing, including requirements under SB 2.

Responsible Agency: Community Development Department, Planning
Commission, City Council
Time Frame: Amend Municipal Code by December 2016.
Funding Source(s): General Fund

H-18 FEE STRUCTURE
(Continuation)

The City will conduct an annual review and revision of City financing mechanisms to ensure that adequate funding is available to provide for infrastructure and services needed to support growth, as well as to ensure that fees charged do not unnecessarily burden projects with fees in excess of the costs for providing services and infrastructure.

Responsible Agency: Community Development, Public Works, Finance,
Administration Departments
Time Frame: To be updated annually
Funding Source(s): Developer fees

H-19 AMERICANS WITH DISABILITIES ACT
(Continuation)

The City will continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. The City will assist property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects are initiated for public or commercial structures.

Responsible Agency: Community Development Department, Administration
Department
Time Frame: Flier by December 30, 2016
Funding Source(s): None Required

H-20 **UNIFORM BUILDING CODE**
(Continuation)

The City will continue to adopt current updates and enforce the Uniform Building Code to ensure that all new and rehabilitated housing constructed in Rio Vista complies with applicable health and safety requirements, including energy conservation and handicapped accessibility.

Responsible Agency: Community Development Department
Time Frame: Flier by December 30, 2016
Funding Source(s): None Required

H-21 **REGIONAL HOMELESS PROGRAM**
(Continuation)

Work with CAP Solano to solve homeless issues. The City will ensure that temporary transitional shelters remain an allowable use within appropriate zoning districts.

Responsible Agency: Community Development Department, Administration
Department
Time Frame: Ongoing
Funding Source(s): CAP Solano; State Grants: City's General Fund

H-22 **GOVERNMENT CODE §65853**
(Continuation)

As provided for in Government Code §65853, the City will allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 on a foundation system, pursuant to §18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings. While the project will be subject to architectural review, the manufactured home and the lot on which it is placed will be held to the same development standards as those for a conventional single-family residential dwelling on the same lot.

Responsible Agency: Community Development Department
Time Frame: Ongoing
Funding Source(s): Developer Fees, Permit Fees

H-23 **ASSISTING "AT-RISK" UNITS**
(Continuation)

In an effort to preserve the assisted "at risk" units, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for the preservation of assisted housing developments. The City will apply for affordable housing subsidies that may be available for this use, if necessary.

Responsible Agency: Community Development Department, Administration
Department
Time Frame: As needed – there are no “at risk” units at this time
Funding Source(s): State and federal grants

H-24 REGULATORY INCENTIVES
(Continuation)

The City will negotiate specific development standards, parking standards, development fee reductions and reimbursement of fees with affordable housing sponsors that may contribute to a reduction in the cost of housing for low- and moderate-income households. In setting such standards, no reduction in the design quality of affordable housing development will be allowed. Examples of such incentives and variation in design standards are found in the Summerset/Trilogy senior housing development.

Responsible Agency: Community Development Department, Administration
Department
Time Frame: Ongoing
Funding Source(s): None Required

H-25 TITLE 24 – BUILDING & ENERGY CODE
(Continuation)

The City will continue to update the regulations, as needed, to enforce Title 24 building and energy requirements to promote energy conservation.

Responsible Agency: Community Development Department
Time Frame: Ongoing
Funding Source(s): None Required

H-26 UNFAIR HOUSING PRACTICES GRIEVANCE PROCEDURE
(Continuation)

The City will post Fair Housing Laws on the City’s website and make available copies of the California Tenant/Landlord Handbook to the public. Further, the City will establish a procedure by which aggrieved parties can notify the City of unfair housing practices and the City which in turn can refer the matter to state and federal agencies.

Responsible Agency: Community Development Department, Administration
Department, City Council
Time Frame: By December 30, 2015
Funding Source(s): None Required

H-27 EXTREMELY LOW INCOME HOUSEHOLDS WORKING GROUP BY CAP SOLANO
(New)

The City is on the Board of Directors of the Community Action Partnership of Solano County, a Joint Powers Agency created by the County of Solano and the cities within the County created to address very low income housing needs, homelessness, etc. The Planning Manager of the City of Rio Vista serves on the Board and attends monthly meetings. The City of Rio Vista will propose that CAP Solano establish a working group consisting of developers, participating nonprofit organizations, service providers, community stakeholders, and other relevant organizations, to establish a County-wide strategy for promoting and assisting in the development of housing for extremely low-income households.

Responsible Agency: Community Development Department; CAP Solano Joint Powers Agency
Time Frame: By December 30, 2016,
Funding Source(s): State Grants

H-28 SECOND UNIT AMNESTY PROGRAM
(Continuation)

Rio Vista will continue the program to amend the Municipal Code to implement a Second Unit Amnesty Program. This program will offer incentives for property owner/applicants to register existing, unpermitted second units by demonstrating safe and habitable dwelling conditions. This Amnesty Program is intended to encourage healthy and safe conditions in existing units.

- This is an opportunity to legalize unpermitted second units for half the permitting cost.
- Some permit standards have been adjusted to accommodate existing buildings while focusing on tenant health and safety.
- A legal second unit can increase your property value.
- Free technical assistance will be available on how to legalize an unpermitted second unit.
- At the close of the Amnesty period, properties found in violation of County Code will be required to comply with more stringent Second Unit development standards, and increased fees will be assessed.

Unpermitted second units in existence will be eligible to apply for a Second Unit Amnesty Permit provided the unit meets all requirements of the program. Existing second units eligible for a Second Unit Amnesty Permit may comply with the requirements of this Second Unit Amnesty Program rather than the standard UBC requirements. Second Unit Amnesty Permit applications submitted and found to be complete during the prescribed period will qualify for a full waiver of all associated planning and building fees.

Responsible Agency: Community Development Department
Time Frame: Adopt by December 30, 2016
Funding Source(s): General Fund

H-29 SENATE BILL 1087
(Continuation)

The City of Rio Vista, as the city's water and sewer provider, will continue to comply with this state law which requires that water and sewer providers grant priority for service allocation to proposed developments that include housing units affordable to lower-income households. This law was enacted to improve the effectiveness of the law in facilitating housing development for lower income families and workers.

Responsible Agency: Community Development Department, Engineering,
Building & Public Works Departments
Time Frame: Ongoing
Funding Source(s): General Fund

H-30 AB 162 (UPDATE OF FLOOD HAZARD INFORMATION)
(Continuation)

AB 162 requires Rio Vista to update the flood hazard information in the General Plan Safety Element, as well as related policies and programs in the Safety, Conservation and Land Use elements.

Responsible Agency: Community Development Department and Engineering
Department.
Time Frame: Every eight years or with each update of the Housing
Element.
Funding Source(s): General Fund

H-31 ESTABLISH A HOUSING TRUST FUND
(New)

The City should study the possibility of establish a Housing Trust Fund that pools funds for affordable housing construction from a variety of sources with different requirements, and makes them available to local developers.

Responsible Agency: Community Development Department
Time Frame: By December 30, 2017
Funding Source(s): State and Federal Grants, Impact Fees, Private Donations,
etc.

H-32 HIRE A HOUSING AND GRANTS COORDINATOR
(New)

Subject to availability of funds, the City should hire a Housing and Grants coordinator within the Community Development Department to apply for Housing, Business, Infrastructure, Planning and related grants and administer the grants. Example of programs that could be started include, but are not limited to, First-time home buyer assistance, housing construction, housing rehabilitation, senior housing, assisted-living/senior care, business start-up loans, etc.

Responsible Agency: Community Development Department
Time Frame: By December 30, 2016
Funding Source(s): State and Federal Grants, Housing Trust Fund, and General Fund

H-33 SUSTAINABLE DEVELOPMENT AND GREEN PROGRAMS
(New)

Encourage energy and natural resource conservation and reduce greenhouse gases. Provide outreach and education to developers and residents on green building and ways to incorporate sustainability in project design and existing structures. Advertise the availability of PACE or similar programs to residents.

Responsible Agency: Community Development Department
Time Frame: Adopt Program and begin advertising by December 30, 2015.
Funding Source(s): General Fund