City of Vallejo
2015 – 2023 Housing Element Update

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DOCUMENT ORGANIZATION

The Vallejo Housing Element is organized into six main sections: an Executive Summary or overview of the key sections of the Housing Element, an Introduction to the Housing Element, the City's public participation efforts, a review of the previous Housing Element, the City's Housing Needs Assessment including demographic information, and finally the City's Housing Element Goals, Policies, and Programs. The Housing Element also includes the following appendices to accompany the document: Appendix A – Vacant Residential Land Inventory and Sites Map and Appendix B – Public Comment.

EXECUTIVE SUMMARY

The Housing Element of the General Plan is a comprehensive statement by the City of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The importance of compliance lies in the legal responsibility the City has to maintain a certified Housing Element, which protects the City against litigation and its associated costs and allows the City to be more competitive for State grant funds.

Housing is a high priority for the City of Vallejo as a means to balance the community as it evolves. Vallejo has a high proportion of older rental housing stock, and housing prices are generally somewhat lower in the City than in other Bay Area communities. Vallejo is committed to a balanced housing plan that accounts for the wide range of issues that affect the housing needs of its citizens. In developing this plan, the City recognizes that housing can be defined in a variety of ways including:

- Housing as a safe shelter to an individual or family, an investment, or sense of identity
- Housing comprises neighborhoods, community identity, sense of place, history, culture, and diversity

The City has worked conscientiously to develop a Housing Element that reflects these definitions and to strive for a community where an economically and socially balanced and diverse community can become a reality. The City is committed to making a diligent effort to address all the housing needs in the community. As such, the policies and programs contained in this Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family." More importantly, this Element reflects the City's desire to address its unique housing needs in a manner that creates a more balanced community.

During the previous Housing Element cycle the City experienced considerable financial hardship, including filing for bankruptcy, as well as wholesale structural reorganization. The associated budget and staffing constraints have made it very difficult for the City to obtain many of the goals outlined in the previous Housing Element. The City is beginning to emerge from this difficult period with renewed optimism, as its fiscal health improves, and it undertakes a comprehensive update of its development regulations, including the City's entire General Plan and Zoning Code (Propel Vallejo). The Propel Vallejo Initiative, of which this Housing Element Update is a part, is intended to catalyze the revitalization of Vallejo, improving its ability to provide housing for all income levels within the Community.

PUBLIC OUTREACH

Propel Vallejo

The Propel Vallejo planning initiative is currently underway. This large-scale effort includes a General Plan Update, the creation of the Sonoma Boulevard Specific Plan and a City wide Zoning Code update. A key component of the Propel Vallejo process has been public outreach. The General Plan Working Group was appointed to represent the community in creating a General Plan document that is responsive to neighborhood and community goals, conditions and guiding principles.

Specific to the Housing Element update, the City conducted a kickoff meeting in July of 2014, and a public workshop on October 23, 2014. The workshop solicited community input on three topics: constraints to housing, programs / local resources, and special needs. Participants provided critical community feedback. The Housing Element was also discussed at the December 15, 2014, Planning Commission meeting.

REVIEW OF PRIOR HOUSING ELEMENT OBJECTIVES AND RESULTS

Vallejo has made progress toward achieving one-time and ongoing goals set in the existing Housing Element for the period 2007 to 2014. As required by HCD, the report includes an extensive review and analysis of the programs contained in the Element.

HOUSING NEEDS ASSESSMENT OVERVIEW

In accordance with State law, the Housing Needs Assessment describes local housing, economic, and demographic conditions, and summarizes constraints to the development of housing affordable to all income levels and special needs populations. In addition, the Housing Needs Assessment demonstrates the City's progress toward meeting its Regional Housing Need Allocation (RHNA) and shows capacity to meet the remaining allocation with appropriately zoned vacant or underutilized land.

Demographic Characteristics

- According to the U.S. Census, in 2000 Vallejo had a population of approximately 116,760. In 2010, the population decreased to 115,942
- The 2012 median household income in Vallejo was estimated at $60,764.
- The median age for the City of Vallejo was 37.9 in 2010, which is an increase from the 2000 median age (34.9). Similarly, the County's median age in 2010 was slightly lower than the City's, at 36.9.
- From 2000 to 2010 the persons per household decreased in Vallejo from 2.9 to 2.82.
- Between 2000 and 2010, the proportion of Vallejo's population in the 55 to 64-year-old age group grew most rapidly, increasing its share from 8 to 14 percent of the total population, a 68.5 percent increase.

- The number of employed Vallejo residents represented nearly 25 percent of Solano County employment

- Special Needs Housing – HCD requires an assessment of housing for certain special needs groups, such as large families, the elderly, persons with disabilities, single-parent households, farmworkers, schoolteachers, and homeless persons.

Housing Affordability by Household Income

Affordability is based on the following assumptions: a household spending 30 percent or less of its total household income for shelter; the maximum household income levels established by the U.S. Department of Housing and Urban Development (HUD) and HCD; and maximum affordable sales prices based on a 10 percent down, 30-year fixed rate mortgage at 7 percent.

- Rental Housing — Median rental prices in Vallejo range from $1,236 to $1,551 for a two- or three-bedroom apartment and $1,300 to $1,585 for the same size single-family home rentals.

- Homeownership in Vallejo is slightly lower in 2012 (55%) than Solano County (59%), but is on par with the Bay Area overall (54%)

- Vallejo has a higher percentage of residents living in poverty than Solano County and the Bay Area, at 18.6% in Vallejo versus 14.6% in Solano County and 11.7% in the Bay Area.

Regional Housing Needs Allocation (RHNA)

The first step in addressing State housing needs is the Regional Housing Needs Allocation (RHNA), which is mandated by California Government Code, Section 65584. HCD allocates RHNA numbers to the Association of Bay Area Governments (ABAG), which allocated projected housing needs to Vallejo. Vallejo's RHNA for the 2015–2023 planning period is 1,362 units for all four income categories. Vallejo's RHNA target for the planning period January 31, 2015 to January 31, 2023 for each of the four household income groups is: very low-income (283 units), low-income (178 units), moderate-income (211 units), and above moderate-income (690 units). Based on building permits issued since January 2014 the City has already produced 17 units, leaving a remaining need of 1,345 units.

Land Availability

In order to determine which current land is available to meet the RHNA for the City, HCD considers existing land zoned for residential single- and multi-family development. The report provides an extensive analysis of land availability in Vallejo. There are currently enough appropriately zoned sites to accommodate up to 1,429 units, which is 84 units more than the remaining need of 1,345 units.

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Constraints on Housing Availability

The report provides an analysis of how the City's regulatory framework and market factors may constrain housing development by evaluating development fees, land use designations and zoning codes, land and construction costs, and the availability of housing financing.

Goals, Policies, Programs

The proposed Goals, Policies, Programs, and Objectives contained in this Housing Element Update have been modified from the prior Housing Element based on findings in the Housing Needs Assessment, the review of the previous Housing Element and input from the Community.

For this Housing Element planning period, the Goals and Policies of the previous Housing Element remain largely intact. Certain programs and other elements have been added, modified, or deleted based on a review of progress to date and in coordination with the goals and intent of the Propel Vallejo Initiative, currently underway. The Goals of the Housing Element are as follows:

Goal A – Facilitate Production of Housing to Accommodate Vallejo's Fair Share of the Regional Housing Demand.

Goal B – Increase the Range of Affordable Housing Opportunities.

Goal C – Improve and Preserve the City's Existing Supply of Affordable Housing.

Goal D – Increase Homeownership Opportunities.

Goal E – Encourage Housing to Meet the Needs of the City's Special Needs Population.

Goal F – Provide Housing Choice for Vallejo Residents.

Goal G – Build and Maintain Quality Residential Environments and Where Necessary Substantially Rehabilitate the City's Aging Housing Stock.

Goal H – Guide Development of Balanced Neighborhoods.

Goal I – Promote Energy Efficiency.

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INTRODUCTION

PURPOSE

The purpose of the Housing Element is to establish a comprehensive, long-term plan to address housing needs in the City of Vallejo (hereinafter "Vallejo").

AUTHORITY

Along with seven other mandated elements, State law requires that the Housing Element be a part of Vallejo's General Plan. As mandated by State law, the Housing Element contains an extensive Housing Needs Assessment that evaluates local conditions and needs with regard to housing demand, supply, and affordability. Further, based on the Housing Needs Assessment, Housing Element law requires that Vallejo establish a set of Goals, Policies, and Objectives with regard to housing in the local community and specify a series of programs and activities that the City will implement in order to work toward achieving its goals.

HOUSING ELEMENT PLANNING HORIZON

The Goals, Policies, Objectives, and implementation programs are intended to guide the City's actions in the arena of housing during the 7-year Housing Element planning period that extends from January, 2015 through January, 2023.

PUBLIC PARTICIPATION

Housing Element law requires the City to make a diligent effort to facilitate the participation of all segments of the community during the preparation its Housing Element Update. In addition to a comprehensive outreach effort as part of the larger city-wide Propel Vallejo planning initiative, the City has attempted to engage a variety of citizens and housing stakeholders by holding a community workshop and public hearings open to the public. A more detailed description of each effort is discussed below.

PROPEL VALLEJO

The Propel Vallejo planning initiative is currently underway. This large-scale effort includes a comprehensive General Plan Update, the creation of the Sonoma Boulevard Specific Plan and a City wide Zoning Code update. A key component of the Propel Vallejo process has been public outreach. The General Plan Working Group was appointed to represent the community in creating a General Plan document that is responsive to neighborhood and community goals, conditions and guiding principles. The SPWG also assists in community outreach, encouraging business owners, property owners, and the community at-large to participate in the process.

COMMUNITY WORKSHOP

A community workshop was held on October 23, 2014 to increase public awareness about the update as well as gather public input to inform the goals, policies and programs of the Housing Element. In addition to the community workshop, the Housing Element was discussed at a publicly-noticed and advertised study session at the December 15, 2014 Planning Commission

meeting. At that study session, staff presented an overview of the Housing Element and facilitated a dialogue with the Planning Commission and public.

Public Comment during the HCD 60-Day Review Period

During the 60-day HCD review period, (To be completed after HCD review), the City made the Draft Housing Element available for public viewing at City offices and on the City website. Public comments included (to be completed). The City forwarded these and other comments received after the 60-day review period to HCD and based on conversations with HCD staff, have incorporated necessary changes to comply with State housing element law.

On XX, 2015, the City received comments regarding the 2015 Housing Element Negative Declaration, which included:

- (To be completed)
- (To be completed)

The City provided a response stating, (to be completed).

PUBLIC HEARINGS

A Public Review Draft of the 2015 – 2023 Housing Element was released on XX, 2015. Feedback and comments were compiled into a comprehensive list and presented at the Planning Commission hearing, which was held on March XX, 2015 (To be completed). The Planning Commission recommended the City Council adopt the draft Housing Element. City Council hearings were also held on XX, 2015. Additional comments included XX (to be completed).

STATE CERTIFICATION

On XX, 2015 (to be completed), the City Council adopted the Housing Element update. The City is now required to submit the adopted update to HCD once again for review. HCD staff will then determine whether the adopted Housing Element update substantially conforms to State law and will issue a letter stating its findings. Assuming that HCD certifies the Housing Element as being in compliance with State law, the City's responsibility will then be to implement the programs and policies adopted in the document. If HCD does not certify the Housing Element, the City will likely consider undertaking a process to amend the Housing Element to achieve certification.

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REVIEW OF PRIOR HOUSING ELEMENT OBJECTIVES AND RESULTS

Vallejo has made significant progress toward achieving one-time and ongoing goals set in the existing Housing Element, which has been effective since 2009. To the extent possible, the section below summarizes Housing Element results from 2009 through January 2015. The following section provides a brief description of Vallejo's effectiveness in implementing programs to achieve objectives set in the previous Housing Element, with recommendations based on as to whether previous Housing Element programs should be continued, modified, or discontinued.

From 2007 to 2014, the effects of the economic recession greatly impacted the City's ability to finance and support many of the goals, policies, and programs of the previous Housing Element. However, recent strides and the efforts to reform the City's structure and comprehensively update its development regulations make it poised to make significant progress on implementing existing and new policies and programs.

RHNA PROGRESS IN PLANNING PERIOD JANUARY 2007-2014

Income Category	2007-2014 RHNA	Units Constructed
Extremely low-income (0–30% AMI)	327	7
Very low-income (31–50% AMI)	328	19
Low-income (51–80% AMI)	468	59
Moderate-income (80–120% AMI)	568	20
Above moderate-income (>121%	1,409	105
Total	3,100	210

Source: City of Vallejo, Planning Division

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Goal A – Facilitate production of housing to accommodate Vallejo's fair share of the regional housing demand.				
Policy A.1 – The City of Vallejo strives to provide opportunities for the development of new housing adequate to meet its share of the increasing regional demand from households at all income levels.				
Program A.1.1.1 – Housing Element Annual Review Annually, the City will prepare an analysis of its progress in implementing the Housing Element, for submittal to the City Council and to the California Department of Housing and Community Development. As part of this annual review, the City will establish a Housing Element working group, patterned after the Housing Element Advisory Committee, who will collaborate with City staff to implement Goals, Policies, and Programs identified in this Housing Element. If necessary, the City will undertake appropriate actions to expand the inventory of available sites to accommodate the unmet need.	Planning Division	Annually	**Effectiveness/Progress**: Incomplete. It has been difficult to complete due to staffing constraints. As a Charter City, Vallejo is not subject to this legal requirement, However staffing levels have increased in recent years and the implementation of the program will be more successful.	**Appropriateness**: Continue.
Program A.1.1.2 – Vacant Land Inventory The City of Vallejo will continue to maintain a vacant land inventory for residential, commercial, and industrially zoned parcels. In considering development applications and/or pending changes in local land use policy, the City of Vallejo will place a priority on activities (i.e., expedite permits when possible) that support the City's ability to meet its unmet share of the regional housing need.	Planning Division	City staff will review list annually to ensure enough land to meet the City's RHNA allocation and update site information as projects are approved through the Planning Division.	**Effectiveness/Progress**: It has been difficult to fully implement this due to staffing constraints. However staffing levels have increased in recent years and the implementation of the program will be more successful. The City is currently creating of a GIS database that will include zoning and vacancy information, and will serve as the basis for annual reviews of land available to meet the City's RHNA allocation. An analysis of RHNA goal attainment was made by staff and presented to City Council in preparation for the Housing Element Update.	**Appropriateness:** Continue.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Program A.1.1.3 – Mixed-Use Development The City will continue to encourage and facilitate the development of residential units within the City's commercial zones, particularly units affordable to low- and very low-income households. Current zoning regulation allow residential development above the first floor within the City's Neighborhood Shopping and Service District, Linear Commercial District, and Pedestrian Shopping and Service District zones. The City will consider either rezoning some vacant commercial land to allow residential development or amending the commercial zoning regulations to provide opportunities to construct residential units on the ground floor of certain areas or under certain conditions. The City's vacant land inventory listed in Program A 1.1.2 will include a listing of mixed-use sites identified in Table 37 appropriate for mixed-use development and may accommodate lower and moderate-income households, subject to existing development agreements. This inventory will be made available to interested developers, including affordable housing developers, to facilitate and encourage them to propose development on these sites. The City will continue to facilitate the construction of residences in the mixed-use developments by doing the following: □ Discouraging the development of exclusively commercial projects. □ Continuing to provide marketing materials on the City's website that delineate site opportunities for mixed-use, and provide technical assistance for interested developers. Technical assistance includes assisting interested developers with obtaining property owner/representative information and information on the available development incentives (Program A 2.1.1). The City will provide development incentives, including higher densities, expedited permit processing to projects that include pedestrian linkage amenities, and density bonuses to projects that include affordable or senior housing, to encourage the development of mixed-use projects and continue to provide financial subsidies, including but not limited to, fee deferrals. □ Encourage lot consolidation for mixed-use developments by providing technical assistance to developers to facilitate negotiations between property owners. □ As sites become available, establish a protocol to monitor development interest, inquiries, and progress toward mixed-use development. Periodically re-evaluate approach and progress.	Planning Division, Housing and Community Development Division	Ongoing, as projects are processed through the Planning Division.	**Effectiveness/Progress**: The economic recession that occurred during the 2009-2014 Housing Element cycle significantly impacted the development market in Vallejo. While current zoning regulations allow for mixed-use development, a comprehensive update to Vallejo's development regulations (Propel Vallejo Initiative) is currently underway, which will include updated zoning districts and incentives for mixed used development.	**Appropriateness:** Continue and modify per Propel Vallejo Initiative.
Policy A.2 – Convert vacant infill land and surplus, vacant nonresidential properties to housing and mixed use where feasible, economically desirable, and compatible.				

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Program A.2.1.1 – Underutilized Commercial Land Conversion Program The City will undertake a study of underutilized land in commercial corridors for possible rezoning to expand opportunities for mixed-use development within the City. The study will be completed in conjunction with the vacant land and mixed-use opportunity inventory. The City will proactively encourage the development of underutilized commercial and high-density zoned sites. The City will offer regulatory incentives such as relaxed development standards, building setbacks, height, FARs, and parking, expedited permit processing for projects that contain an affordable housing projects and use funds form the City's Redevelopment Agency. The City will also promote the availability of both the underutilized sites and fiscal and regulatory incentives through the use of the City's website and during pre-application meetings and during any other community outreach workshops/meetings. Lastly, the City will monitor the supply of underutilized sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. As necessary, the City will make changes to this program to ensure that infill development remains a realistic and viable development strategy.	Planning Division	Study and site inventory will be completed by December 2011. Promotional materials will be prepared and put on the website by December 2012.	**Effectiveness/Progress**: The City has not completed a study of underutilized commercial land (see above) due to staffing constraints and the economic downturn and loss of Redevelopment have impacted the development of affordable housing. As part of Propel Vallejo Initiative, The City will identify underutilized sites and areas to prioritize and incentivize development City-wide. This effort will include the conversion of commercial land to other uses.	**Appropriateness:** Continue and modify to reflect loss of Redevelopment.
Policy A.3 – Monitor, remove, or mitigate governmental constraints to the production of housing within the City of Vallejo.				
Program A.3.1.1 – Removal of Governmental Constraints The City will remove and/or review local regulations identified in the Needs Assessment as potentially posing undue governmental constraints on the production of housing. These include: a. Remove regulation requiring a conditional use permit for multi-family housing developments with nine or more units. b. Regulations that allow density bonuses only for projects in the PD zone. The existing density bonus provisions do not conform to State law. The City will review the existing regulations, consider the provisions of the State's model density bonus ordinance, and revise the local density bonus provisions to, at a minimum, fully comply with State law. c. State law requires group residential facilities of six or few persons to be permitted in all residential zones. Currently "group residential" facilities under five persons are permitted with a minor CUP. The City will revise the current regulations to meet State law requirements. The City will amend the Zoning Ordinance so that group residential use types are defined as for six or fewer persons and will be permitted by right in all residential zones. d. Assembly Bill (AB) 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, which includes supportive housing and single-room occupancy units. Currently, single-room occupancy units (SROs) are not explicitly allowed in the Zoning Ordinance. The City will add a definition of SRO to the Zoning Ordinance and also provide a zone where SROs will be permitted.	Planning Division and the City Attorney	Revise the conditional use permit requirement for multi-family housing by December 2011 and review ordinances by March 2012 and adopt appropriate revisions by November 2012.	**Effectiveness/Progress**: The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process these objectives are being completed.	**Appropriateness:** Continue. Ensure compliance with State law.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Program A.3.1.2 – Emergency Shelters Pursuant to Senate Bill 2 (SB 2) the City will amend its zoning code to allow emergency shelter facilities as a permitted use by right in the Linear Commercial (C-L) zone where they are currently allowed with a major use permit. The City currently has 18.27 vacant acres in the Linear Commercial (C-L) district. The City will consider adopting standards consistent with Government Code Section 65583 (a)(4) that address design criteria that may include: - Lighting - Maximum number of beds or person to be served nightly by the facility - Off-street parking based on demonstrated need - Professional security during hours that the emergency shelter is in operation	Planning Division	The City will amend the zoning code to permit emergency shelters by December 2011.	**Effectiveness/Progress**: The City is currently in process of adopting a Zoning Amendment to comply with SB2 and anticipates the Ordinance will be effective 30 days after its second reading at the City Council, scheduled for March 10, 2015.	**Appropriateness:** Continue (Program may be deleted upon confirmation of Ordinance prior to HCD certification/CC adoption).
Program A.3.1.3 – Supportive and Transitional Housing Pursuant to Senate Bill (SB) 2, supportive and transitional housing must be clearly defined in the City's zoning code update and be treated as a residential use in all residential zones.	Planning Division	Amend the zoning code to add definitions of supportive and transitional housing and allow supportive and transitional housing in all residential zones by December 2011.	**Effectiveness/Progress**: The City is currently in process of adopting a Zoning Amendment to comply with SB2 and anticipates the Ordinance will be effective 30 days after its second reading at the City Council, scheduled for March 10, 2015.	**Appropriateness:** Continue. Program may be deleted upon confirmation of Ordinance prior to HCD certification/CC adoption).
Goal B – Increase the range of affordable housing opportunities.				
Policy B.1 – The City of Vallejo strives to increase the range of housing opportunities for all residents, including those unable to afford market-rate housing within the community.				
Program B.1.1.1 – Section 8 Rental Subsidy Program (Tenant-Based) Continue to apply to HUD for the maximum number of additional vouchers for subsidy of rents for extremely low-, very low-, and low-income households, making extremely low-income households a priority. The Vallejo Housing Authority will continue the current owner outreach efforts including a quarterly Landlord Power Breakfast, a monthly Property Manager meeting, regular presentations to the Solano Board of Realtors, and participation in the Napa/Solano Advisory Chapter of the California Apartment Association. In addition, the Housing Authority contracts with gosection8.com, an online landlord listing service to attract new landlords.	Housing and Community Development Division	Apply for vouchers as they are made available; outreach efforts are ongoing 2009–2014.	**Effectiveness/Progress**: Landlord outreach and retention programs have been successful. The Housing Authority has established various owner outreach methods. However some regular meetings with property managers have not been held in recent years due to staff constraints. Staff have given regular presentations to the Solano Board of Realtors, and participate in the Napa/Solano Advisory Chapter of the California Apartment Association. The Housing Authority has contracted with GoSection8.com, an online landlord listing service. This has been successful in attracting new landlords. The Housing Authority has issued 2.292 Section 8 Vouchers in 2012.	**Appropriateness:** Continue and modify. Reinstitute regular outreach meetings with property owners to review and address ongoing issues.
Policy B.2 – Provide financial or other forms of assistance for the development of affordable housing units.				
Program B.2.1.1 – Below-Market-Rate Financing Program (New Construction) Continue to utilize available tax-exempt bond financing, Redevelopment Housing Set-Asides, CDBG and HOME funds, Housing Authority reserves, and other resources to provide financial assistance for housing affordable to extremely low-, very low-, and low-income households. Funds will be prioritized for extremely low-income housing based on project feasibility.	Vallejo Redevelopment Agency, Housing and Community Development Division	Apply for affordable housing funds annually.	**Effectiveness/Progress**: The City utilized HOME funds to support the new construction and substantial rehabilitation of affordable family rental and elderly housing. Since the loss of Redevelopment, the City has been unable to provide financial assistance to affordable housing projects. **Progress:** No progress. Progress has been more difficult with the loss of Redevelopment funding.	**Appropriateness:** Modify to reflect loss of Redevelopment financing and continue.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Program B.2.1.2 – Inclusionary Zoning The City will continue to explore Inclusionary Zoning options that would assist in meeting Vallejo's "fair share" of Regional Housing Needs Allocations. The City will consider the following topics: - Target specific future growth areas - Minimum number of units threshold - Feasible affordable set-aside requirements (in-lieu fee) - Alternatives to building on-site such as a fee tied to the lost opportunity to develop affordable units - Establishment of an Affordable Housing Trust Fund using in-lieu or alternative site fees - Link to rehabilitation of existing units - Types of effective incentives - Research applicable best practices – focus on results	Planning Division	Present to City Council for consideration and feedback by 2013 if determined to be necessary.	**Effectiveness/Progress**: In 2006–2007, City staff began exploring adoption of an Inclusionary Zoning Ordinance. This included adoption by the City Council of a resolution of intention to consider an inclusionary ordinance, focus groups, Council study sessions and Planning Commission public hearings. At that time, staff determined that the political climate was not right for adoption of an ordinance at the current time as much concern was expressed regarding the impact an ordinance would have on development in the City. Since that time, the City has not reconsidered adaption of an Inclusionary Housing Ordinance.	**Appropriateness:** Modify In light of the Palmer Case findings, to include the exploration of other mechanisms such as housing impact fees and/or commercial linkage fees in accordance with best practices.
Program B.2.1.3 – Increased Redevelopment Low-Moderate Housing Set Aside Funds Support extremely low- and very low-income rental development by the consideration of an additional allocation of Redevelopment Agency redevelopment funds (considering an amount greater than the 20% set-aside required by the State [e.g. 25%]) during the fiscal year 2011-12 budgeting process.	Finance Department, Redevelopment Agency, Housing and Community Development Division	Present to option to Redevelopment Agency for consideration during 2011/2012 budget process.	**Effectiveness/Progress**: In Progress. Remaining RDA 20% set aside funds have been transferred to the Vallejo Housing Authority as the successor agency and the VHA will receive ongoing successor agency/City property tax allocation for the development of affordable housing.	**Appropriateness:** Continue and modify to reflect the loss of Redevelopment. The City will continue to explore other funding opportunities (See below).
Program B.2.1.4 – Explore Additional Funding Opportunities Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources, such as participating in applying for development funding from the national Housing Trust Funds when funding becomes available.	Housing and Community Development Division	Apply as funding become available.	**Effectiveness/Progress**: 7 Extremely low income units were constructed in the previous Housing Element cycle utilizing funding from State and Federal sources, including (pg. 12) The Vallejo Housing Authority (VHA) received 44 Veterans Affairs Supportive Housing (VASH) Vouchers to assist local homeless Veterans by providing a long-term rental subsidy for privately-owned housing.	**Appropriateness:** Continue.
Policy B.3 – Encourage development of affordable housing for lower-income workers employed in Vallejo and, through economic development policies, encourage quality jobs for people who currently live in Vallejo but find it necessary to commute to jobs outside the City.				
Program B.3.1.1 – Economic Development The City of Vallejo will analyze residentially zoned vacant parcels and other zoned districts which limit commercial and industrial uses for possible rezoning in order to facilitate commercial development as part of a General Plan update.	Economic Development Division	Update the General Plan Land Use Element August 2014.	**Effectiveness/Progress**: The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process these objectives are being completed. Specifically, the General Plan Update includes an Economic Element.	**Appropriateness:** Continue.
Goal C – Improve and preserve the City's existing supply of affordable housing.				
Policy C.1 – Cooperate with other governmental, for-profit, and nonprofit entities to ensure that no lower-income residents are adversely impacted by the conversion of existing affordable housing projects to market-rate rents.				

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Program C 1.1.1 – Conversion Monitoring and Response Program The Housing and Community Development Division maintains annual monitoring of the status of units at risk of conversion to market rates through the State-mandated process for owners to provide notice of planned conversions. If notice is received, immediately contact qualified and interested nonprofit organizations to begin developing plans to preserve, acquire, or replace the affordable units and notify tenants of affected properties of their rights and options.	Housing and Community Development Division	Ongoing; the City will contact owners one year prior to expiration date to determine the best approach to keep the units affordable.	**Effectiveness/Progress**: No progress. Monitoring of rent-restricted properties has been hampered by a lack of staff resources, and there have not been units at risk of conversion. The Housing and Community Development Division maintains annual monitoring of rent-restricted properties. The City has not received a notice to convert in the past 5 years. The Housing and Community Development Division maintains a list of interested nonprofit organizations. If needed, tenants would be notified of a potential conversion by mail.	**Appropriateness:** Continue.
Program C 1.1.2 – Below-Market-Rate Financing Program (Preservation) Utilize available tax-exempt bond financing, Redevelopment Housing Set-Asides, CDBG and HOME funds, and Housing Authority reserves to assist housing operators to acquire and preserve as affordable housing whose conversion to market rates is imminent.	Vallejo Redevelopment Agency, Housing and Community Development Division	Ongoing.	**Effectiveness/Progress**: No progress. Progress has been more difficult with the loss of Redevelopment funding. The City utilized HOME funds to support the new construction and substantial rehabilitation of affordable family rental and elderly housing. Since the loss of Redevelopment, the City has been unable to provide financial assistance to affordable housing projects.	**Appropriateness:** Continue/Modify to reflect loss of Redevelopment financing.
Program C 1.1.3 – Community Land Trust Complete an analysis of the Community Land Trust (CLT) and then initiate steps to begin the establishment of the CLT. There are no funds allocated to this activity. The CLT will acquire, rehabilitate, and sell affordable homeownership units to households at or below 120 percent of the area median income, with a direct focus of targeting households with area median incomes below 80 percent. The CLT will maintain the units' long-term affordability through a 99-year ground lease; the ownership structure will be a leasehold estate. Financing mechanisms used to aid in the achieving increased homeownership will include the COV Down Payment Assistance (DPA) program, which includes the use of silent second mortgage subsidies and funds for down payment and closing	Housing and Community Development Division, Planning Division	The City Council will review Community Land Trust Options in Spring 2011.	**Effectiveness/Progress**: No progress. Interest in and demand for a Community Land Trust did not materialize in the previous Housing Element cycle.	**Appropriateness:** Delete.
Policy C.2 – Ensure that condominium conversion applications will not adversely affect housing affordability, choice, and balanced neighborhood goals.				
Program C 2.1.1 – Condominium Conversion Ordinance Continue to administer the City's condominium conversion ordinance that was designed to minimize the negative impacts of conversions on the rental market. The City will review the ordinance to consider an amendment to mitigate potential displacement of affordable units and to address complexes with approved condominium maps that are yet to be converted.	Planning Division	Ongoing.	**Effectiveness/Progress**: Approximately four conversions have occurred since ordinance adoption in 1981. It has been difficult to know the impacts on the rental market from these conversions since three of the four were originally approved with a condo map then converted years later and the conversion applicants do not have to go through a planning process officially. The City has not experienced any condo conversion in the two previous cycles. Staff continues to monitor conversion of condominium as applications are made to the City.	**Appropriateness:** Continue.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Goal D – Increase homeownership opportunities.				
Policy D.1 – Increase the ability of lower- and moderate-income households to become homeowners.				
Program D 1.1.1 – First-Time Homebuyer Program The City provides CDBG and HOME funds to Vallejo Neighborhood Housing Services (VHHS) to run a First-Time Homebuyer Program. VNHS provides low- and moderate-income households with down payment assistance loans and closing cost grants, averaging 5 to 10 closings a year. The City will consider establishing a program to give priority criteria to homes located in older neighborhoods to increase ownership investment in those areas. The City will receive more than $2 million through the Neighborhood Stabilization Program (NSP) and will use some of their allocation to boost homeownership rates in the following ways: □ Provide homeownership opportunities to 5 or more potential homeowners for households at or below 120 percent of the area median income through the Homebuyer Financing programs. Funds allocated are $1,000,000. (This VNHS-approved activity is being redefined and will be taken to the City Council to modify the allocated activities to include the reallocation of Down Payment Assistance (DPA) funding to the acquisition and rehabilitation of foreclosed homes.) □ Acquire, rehabilitate, and sell 4 or more foreclosed homes through a COV-initiated competitive Request for Qualifications/Request for Proposals (RFQ/RFP) process. Funding amount allocated to activity is $727,609. Implement a homeownership program targeting households at up to 120 percent of the area median income that is separate from the CLT. The homeownership program will also utilize the City's DPA and closing cost programs in addition to its rehabilitation loan program.	Housing and Community Development Division	Ongoing, subject to funding availability.	**Effectiveness/Progress**: The City provides CDBG and HOME funds to homebuyer education, first-time homebuyer loans, and closing cost grants, ($500,000–$700,000 per year, for 5 to 10 loans per year). Low- and moderate-income households have been assisted into homeownership.	**Appropriateness:** Continue, and will work with current partners.
Program D 1.1.2 – Sweat-Equity Program for Homeownership The City will consider implementing a program to provide financial subsidies to prospective homeowners in exchange for investing sweat equity in rehabilitating an existing home that is in need of significant repair. The City will consider targeting the program to foreclosed or blighted dwellings and working with a nonprofit organization, which specializes in sweat-equity programs or develop a hybrid program in conjunction with the Neighborhood Stabilization Program (NSP). NSP is a component of the federal Community Development Block Grant (CDBG) program and was established for the purpose of stabilizing communities that have suffered from foreclosure and abandonment.	Vallejo Redevelopment Agency, Housing and Community Development Division	Explore program options and make recommendation to City Council by December 2011.	**Effectiveness/Progress**: The City has not implemented a sweat-equity program, primarily due to staff turnover and reduction in the Housing and Community Development Division. Funding is this program will be more difficult with the loss of Redevelopment funding.	**Appropriateness:** Continue.
Program D 1.1.3 – Section 8 Homebuyer Assistance Program The City administers a program offering homebuyer classes and financial assistance to Section 8 recipients to help in the purchase of a home.	Housing and Community Development Division	Ongoing.	**Effectiveness/Progress**: There have been 56 homebuyer classes from 2009 through 2014. However, Section 8 clients are included with non-Section 8 clients in the classes. Ten Section 8 recipients have used vouchers to buy homes through the Homebuyer Assistance program. Due to reductions in Section 8 funding, the VHA suspended the program in 2013.	**Appropriateness:** Continue, if funding is available.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Program D 1.1.4 – Family Self-Sufficiency Program The City supports the economic and social development of its Section 8 clients and administers a program, which encourages families to obtain employment and buy homes.	Housing and Community Development Division	Ongoing.	**Effectiveness/Progress**: Ninety-eight families have graduated from the FSS program in the past 5 years. FSS maximum program size has been reduced due to staffing shortages. The program has been open to any interested and qualified party.	**Appropriateness:** Continue
Program D 1.1.5 – Cooperative Housing Program The City will explore additional affordable housing ownership opportunities in the form of cooperative housing. The City will form a working group of interested individuals throughout the community to identify cooperative housing best practices and identify successful products currently being developed in other communities. This information will then be provided to the City Council for consideration. According to the National Association of Housing Cooperatives (NAHC), a housing cooperative is formed when people join with each other on a democratic basis to own or control the housing and/or related community facilities in which they live. Usually they do this by forming a not-for-profit cooperative corporation. Each month they simply pay an amount that covers their share of the operating expenses of their cooperative corporation. Personal income tax deductions, lower turnover rates, lower real estate tax assessments (in some local areas), controlled maintenance costs, and resident participation and control are some of the benefits of choosing cooperative homeownership.	Housing and Community Development Division	Form a working group of interested citizens by January 2012. Identify cooperative housing best practices by December 2012.	**Effectiveness/Progress**: No progress/ineffective. Given the economic downturn and significant number of foreclosures in Vallejo, there has been no interest in this program.	**Appropriateness:** Delete.
Program D 1.1.6 – Mobile Homes The City will amend the Municipal Code definition to distinguish mobile home residences in parks from a single mobile home or manufactured units, which are currently a permitted use in the LDR zone. Mobile home residences in a park require a major use permit in the LDR zone.	Planning Division	Amend the Municipal Code by March 2012.	**Effectiveness/Progress**: Definition modified in the municipal code. The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process, the intent of this program will be maintained.	**Appropriateness:** Delete.
Program D 1.1.6 – Mobile Home Permitting The City will amend the code to clarify that a single mobile home or a manufactured house on permanent foundation will be processed and permitted the same as conventional single family homes in all zoning districts.	Planning Division	Amend the Municipal Code by March 2012.	**Effectiveness/Progress**: The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process this objectives is being completed.	**Appropriateness:** Continue
Goal E – Encourage housing to meet the City's special needs population.				
Policy E.1 – On a citywide basis, expand the supply of housing for seniors citizens, persons who are physically disabled, large households with lower incomes, veterans, single-parent households, lower- income teachers employed by the Vallejo City Unified School District, and the homeless.				
Program E 1.1.1: Section 8 Rental Subsidy Program (Tenant Based, Special Needs) The City will meet with service providers on an annual basis to discuss opportunities to expand supportive housing, "affordable housing that provides on-site services to people who may need support to live independently," for special needs populations, e.g., formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, and young people aging out of foster care.	Housing and Community Development Division	Ongoing.	**Effectiveness/Progress**: Currently there are 2,305 voucher-assisted families in Vallejo. The City serves on a countywide Joint Powers Authority that supports programs for homeless persons and persons with special needs, and competes for grant funds to support these population groups.	**Appropriateness:** Continue.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Program E 1.1.2: Senior Housing Needs The City will identify the existing and future housing needs of senior citizens including the seniors displaced by the Casa de Vallejo fire. The City will conduct a senior citizen housing survey to determine the need for housing and care facilities for senior citizens. The survey results will help develop a priority list of senior housing needs. Based on the needs identified in the survey, the City will meet with affordable housing/senior housing developers on an annual basis to discuss available sites and senior needs in the community. The City will provide incentives to developers to provide housing and care choices for seniors of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).	Housing and Community Development Division, Planning Division	Apply for funding to complete a senior needs survey annually and/or as Notice of Funding Available (NOFAs) are released. Meet with affordable housing/senior developers annually to discuss potential projects.	**Effectiveness/Progress**: The City has not conducted a senior citizen housing survey due to staffing constraints. Specific developer incentives have not been developed but the City will consider regulatory incentives as it updates the Zoning Code as part of the Propel Vallejo Initiative.	**Appropriateness:** Continue and modify to focus on annual funding opportunities and working with housing developers to develop the most effective way to incentivize senior housing.
Program E 1.1.3: Homeless Needs To identify the number of homeless persons, the City will annually meet with the Vallejo City Unified School District and Solano County Health and Human Services. The City will also partner with these agencies and other community organizations to pursue funding from available sources for homeless services. The City will annually apply for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.	Housing and Community Development Division	The City will meet with organizations that support the homeless population Vallejo annually and apply for funding or assist these groups in applying for funding for homeless services annually.	**Effectiveness/Progress**: In progress. The City is currently updating its Consolidated Plan as well as conducting a survey of the homeless population.	**Appropriateness:** Continue.
Program E 1.1.4: Community Action Partnership of Solano County Continue to be an active member on the Community Action Partnership of Solano County Board (CAP Solano), a joint powers authority, to coordinate homeless services and develop a regional response to homeless needs.	Housing and Community Development Division	Ongoing.	**Effectiveness/Progress**: In progress. The City is currently updating its Consolidated Plan and as part of this process is coordinating with CAP Solano, and will share the results of its homeless survey to its regional partners.	**Appropriateness:** Continue.
Program E 1.1.5: Reasonable Accommodations As required by both the federal Fair Housing Act and the California Fair Employment and Housing Act, the City through the Zoning Ordinance update will establish a procedure for allowing reasonable accommodation requests made by persons with disabilities for exceptions or modifications and other special considerations during the planning process.	Planning Division	Amend the Zoning Ordinance by March 2012.	**Effectiveness/Progress**: The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process this objectives is being completed.	**Appropriateness:** Continue.
Program E 1.1.6: Universal Design The City will inform homebuilders regarding Universal Design features that can be incorporated into new houses, condominiums, and townhomes. Information will be provided on Universal Design on the Planning Division's website, at the Planning Division's information counter, and at the Building Division's permit counters.	Planning Division, Building Division	Publicize Universal Design standards by January 2014.	**Effectiveness/Progress**: No progress was made in the previous Housing Element Cycle.	**Appropriateness:** Continue.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Goal F – Provide housing choice for Vallejo residents.				
Policy F.1 – The City of Vallejo will work to ensure that all population groups have equal access to housing opportunities and will facilitate housing options for a range of income levels, at various densities, and in different styles to meet the diverse needs and preferences of the community.				
Program F 1.1.1 – Housing Discrimination Monitoring and Referral Program Through its HUD-required affordable housing activities, the Vallejo Housing Authority publicizes fair housing requirements and the availability of assistance. The Housing Authority also uses public notices in English, Spanish and Tagalog, general circulation newspaper ads, and ads in a Spanish-language newspaper as well as a newsletter serving the Filipino community and outreach activities with community organizations. The Housing Authority accepts and investigates complaints of housing discrimination and cooperates with Legal Services of Northern California (LSNC) to share information regarding the incidence of housing discrimination complaints. The City and LSNC assists households alleging discrimination through tenant/landlord mediation and provides referrals to appropriate agencies, such as HUD or the California Department of Fair Employment and Housing for further investigation and resolution of complaints when needed. Should LSNC no longer be able to provide services due to lack of funding availability, the Housing and Community Development Division will assume the sole responsibility for these activities or identify another local service provider to assist. The Housing Authority will also investigate advertisements that indicate discrimination.	Housing and Community Development Division	Ongoing.	**Effectiveness/Progress**: The Housing Authority publishes a nondiscrimination notice in the Vallejo Times Herald. Nondiscrimination signs are posted in the Housing and Community Development Department lobby. All communication leaving the Housing and Community Development office contains language describing the right of persons with disabilities to reasonable accommodations. The Housing and Community Development Manager is the Section 504 Coordinator for the City. Discrimination cases are fielded by the Housing and Community Development Division. All discrimination cases are referred to HUD's Department of Fair Housing or to LSNC.	**Appropriateness:** Continue.
Program F 1.1.2 – Analysis of Impediments The Housing Authority and the City will coordinate efforts to further fair housing and equal opportunity through an update and revision of the local Analysis of Impediments to Fair Housing document (AI) as required by the U.S. Department of Housing and Urban Development (HUD).	Housing and Community Development Division	Monitor by June 2012.	**Effectiveness/Progress**: The City is currently updating its local Analysis of Impediments to Fair Housing document which is slated for completion in May, 2015.	**Appropriateness:** Continue.
Goal G – Build and maintain the City's Quality residential environments and where necessary substantially rehabilitate the City's aging housing stock.				
Policy G.1 – The City of Vallejo will undertake a range of efforts to assist the private sector in maintaining and improving the condition of existing housing units and also to maintain and improve the living environments within the City's neighborhoods.				

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Program G 1.1.1 – Housing Rehabilitation Program The City will provide funds to assist very low-, low-, and moderate-income households to undertake repairs to their homes to bring them into a good state of repair and maintain them as viable units in the local housing stock. The City will give priority for participation in this program to very low-, low-, and moderate-income homeowners who are subject to code enforcement actions that could otherwise lead to displacement of residents. The City has received more than $2 million through the Neighborhood Stabilization Program and expects to receive more than $1.7 million in additional Neighborhood Stabilization 3 funds (NSP 3). The City will use their allocation for rehabilitation of foreclosed and dilapidated housing units in the following ways: □ Acquire, rehabilitate, and sell foreclosed homes through a COV-initiated competitive RFQ/RFP process. Implement a homeownership program targeting households at up to 120 percent of the area median income. The homeownership program will also utilize the City's Down Payment Assistance (DPA) and closing cost programs in addition to its rehabilitation loan program.	Housing and Community Development Division	Rehabilitation projects funded through CDBG, NSP, and HOME are ongoing.	**Effectiveness/Progress**: Approximately $200,000 in HOME funds each year is allocated by the City to VNHS to provide approximately two rehabilitation loans annually. When applicable, VNHS, in conjunction with Code Enforcement, will give priority for rehabilitation loans to properties subject to code enforcement action in order to address health and safety violations.	**Appropriateness:** Continue at staff level - the VNHS has since closed.
Program G 1.1.2 – Neighborhood Amenities The City will evaluate residential proposals at the time of initial proposal to determine what, if any, project-serving retail or services could be incorporated into the project or concurrently developed adjacent to the project which would offer residents the ability to meet their everyday needs easily and efficiently. Examples of services include, but are not limited to, service commercial uses, carpool facilities, and child care.	Housing and Community Development Division, Planning Division	Ongoing.	**Effectiveness/Progress**: The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process this objective is being completed.	**Appropriateness:** Continue.
Policy G.2 – Enforce existing housing codes and regulations to correct code violations in the most expeditious manner to protect the integrity of the housing while minimizing the displacement of residents. Demolish all dwelling units that cannot be rehabilitated so that hazards will be eliminated and land will become available for new housing.				
Program G 2.1.1 – Code Enforcement Program The City will more aggressively enforce its existing codes through its Code Enforcement Program, utilizing all available authorities to compel property owners to correct code violations. The City will consider ways to improve the process such as streamlining the database entries and creating fiscal year abatement contracts instead of creating an abatement contract per property. The City will seek to enhance its code enforcement capacity by increasing Code Enforcement staffing by at least one FTE (full-time equivalent).	Code Enforcement	Ongoing.	**Effectiveness/Progress:** The City enforces the codes as effectively as possible with the resources available. The items above don't necessarily compel owners to correct violations. Working with owners and the applications of fines are useful in compelling owners to correct violations. The City Attorney's Office currently runs the Neighborhood Law Program (NLP), a program funded by Measure B, to enlist neighborhood stakeholders, NLP lawyers, and the City's code enforcement staff to tackle more challenging issues. The City will continually evaluate the success of the program in consideration of potential funding sources. An Ad-hoc Code Enforcement Task Force, consisting of representatives from Vallejo Housing Authority, Vallejo Sanitation and Flood Control District, Building Division, Solano County and NLP, has been formed to address complex cases that require diverse expertise and authority on an as-needed basis.	**Appropriateness:** Continue and modify to incorporate Neighborhood Law Program and resource constraints.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Policy G.3 – Replace infrastructure as needed to conserve older neighborhoods.				
Program: G 3.1.1 – Capital Improvement Program When updating their capital improvement budgets, the City will collaborate with Vallejo Sanitation and Flood Control District to allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence.	Public Works	Complete CIP updates annually.	**Effectiveness/Progress:** The City continually updated their capital improvement budgets according to current needs, which includes allocating resources to rehabilitate infrastructure in older neighborhoods. Infrastructure needs will be identified in the current General Plan Update and other planning documents of the Propel Vallejo Initiative.	**Appropriateness:** Continue.
Policy G.4.1 – The City will develop and enforce a program that will ensure that all rental properties are free of health and safety violations and maintained in sound condition.				
Program G 4.1.1 – Rental Property Inspection Program The City will present a resolution of intention to the City Council regarding a rental property inspection program. The program may include the following features: working with local apartment owners, tenants' rights advocates, and other stakeholders, the City will explore the development and implementation of a program to inspect rental properties and enforce basic code requirements to ensure that renter households enjoy decent, safe, and sanitary housing.	Building Division and Code Enforcement	Prepare a resolution of intention for the City Council by August 2012.	**Effectiveness/Progress:** In Progress. The City does not have a rental inspection program; however, the City will establish such a program. The City has allocated funds from Measure B for startup costs, and rollout of the program is anticipated in late 2015.	**Appropriateness:** Continue.
Program G 4.1.2 – Crime Prevention Program The City will consider developing a crime-free certificate program to target and help rehabilitate existing multi-family complexes. As part of the program, the City shall work with the Police Department to evaluate existing multi-family complexes and provide rehabilitation recommendations to address crime and safety and to promote the implementation of Crime Prevention through Environmental Design (CPTED) strategies.	Planning Division, Housing and Community Development Division	Review as projects are submitted to the Planning Division.	**Effectiveness/Progress:** Crime prevention exists in the form of the Crime-Free Multi-Housing Program, however is not currently active due to staffing issues. The program will be fully reinstated by the end of 2015.	**Appropriateness:** Continue.
Policy G.6.1 – Preserve and improve historical and architectural resources by providing appropriate incentives for historic preservation.				
Program G 6.1.1 – Mills Act Program The City will promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources through information located on the City's website.	Planning Division	Ongoing.	**Effectiveness/Progress:** Ongoing. The only way the City promotes this information is on the City website at this time. The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. The use of the Mills Act will continue as a land use policy to support the preservation of historic resources in the City.	**Appropriateness:** Continue.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Program G 6.1.2 – State Historical Building Code Program Continue the use of the State Historical Building Code to maintain and preserve historic buildings and their character-defining features.	Planning Division	Ongoing.	**Effectiveness/Progress:** Vallejo is a Certified Local Government, with two National Historic designated historic districts. All changes or modifications to existing buildings or new buildings in these districts are reviewed for conformance with the Secretary of the Interior's Standards for Rehabilitation. Vallejo also has locally and nationally designated landmark buildings that are outside of the districts, and those are reviewed in a similar manner. Due to staffing constraints, the City is generally not "proactive" in enforcing building violations in the district, relying on the Building Division or neighbors to inform the City of work being done without permits or without a COA. The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Historic resources will continue to be protected and utilize the State Historical Building Code at the building level.	**Appropriateness:** Continue.
Goal H – Guide development of balanced neighborhoods.				
Policy H.1 – Provide convenient access to schools, parks, shopping, transportation, and services within neighborhoods.				
Program H 1.1.1 – Neighborhood Park Access Program The City encourages the development of neighborhood or pocket parks for new subdivisions.	Planning Division	As subdivisions are submitted to the Planning Division.	**Effectiveness/Progress:** Currently, staff encourages neighborhood or pocket parks for new subdivisions to be funded by a homeowners association. In the previous Housing Element cycle, Northgate Park and Glen Cove Nature Area have been constructed, and Highlands Park has been redeveloped. Revised open space requirements that integrate small neighborhood parks are being incorporated into the Zoning Code update and the Sonoma Boulevard Specific Plan as part of the Propel Vallejo Initiative.	**Appropriateness:** Continue and modify per the City-wide Zoning Code update
Program H 1.1.2 – Neighborhood Services The City will evaluate, and if appropriate, encourage the development of services, such as child-care centers, within or adjacent to neighborhoods that will allow residents to minimize vehicle trips and access services close to home.	Planning Division	As plans are submitted to the Planning Division.	**Effectiveness/Progress**: Revised land use and zoning requirements that integrate neighborhood, serving uses into residential areas are being incorporated into the Zoning Code update as part of the Propel Vallejo Initiative.	**Appropriateness:** Continue and modify per the City-wide Zoning Code update.
Policy H.2 – The City will facilitate mixed-use development through the use of Planned Development (PD) zoning, implementation of the Downtown Vallejo Specific Plan, and the creation of live/work units.				
Program H 2.1.1 – Planned Development Zoning The City uses the PD zoning approach to create interesting neighborhoods with a variety of complementary and compatible uses that are unified by a common theme. PD zoning allows for flexibility in site development standards such as open space, setbacks, etc. The City has been successful adding affordable housing units through the PD process. The City will encourage affordable housing development on PDR sites listed in Table 37.	Planning Division	As projects are submitted to the Planning Division.	**Effectiveness/Progress:** The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process this objectives is being completed.	**Appropriateness:** Continue and modify per the City-wide Zoning Code update.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Program H 2.1.2 – Downtown Vallejo Specific Plan Implement the Downtown Vallejo Specific Plan to introduce high-density mixed-use housing while revitalizing existing retail and commercial areas. The Specific Plan focuses on improvements to the physical environment through development standards and design guidelines, both for public improvements and for private developments. The City will encourage the development of affordable housing units (identified in Table 37) to implement residential development as part of the Specific Plan goals.	Planning Division	As projects are submitted through the Planning Division.	**Effectiveness/Progress:** The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process this objectives is being completed. The City will continue to implement the goals and policies of the Downtown Specific Plan.	**Appropriateness:** Continue and modify per the City-wide Zoning Code update. Include the Sonoma Boulevard Specific Plan. A focus of these updates will include consideration of market-rate housing in the Downtown Specific Plan and Waterfront Master Plan areas.
Program H 2.1.3 – Live/Work Ordinance The City currently permits live/work units with an administrative review process and will continue to process applications in this manner to facilitate the development of live/work units.	Planning Division	As projects are submitted through the Planning Division.	**Effectiveness/Progress:** The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process this objectives is being completed.	**Appropriateness:** Continue and modify per the City-wide Zoning Code update.
Program H 2.1.4 – Transit-Oriented Development (TOD) The City will implement the goals of the Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Downtown Vallejo Specific Plan to implement transit-oriented development. The City shall actively support and encourage vacant sites or underutilized sites near transit stops or along major transit corridors to be rezoned to mixed-use designations by offering regulatory incentives such as relaxed development standards, building setbacks, height, FARs, and parking), to encourage transit-oriented development, specifically Site 35 (Central Downtown District of the Downtown Vallejo Specific Plan), and Site 37 (Southern District of the Waterfront Planned Development Master Plan) in Table 37. The purpose of TOD development is to stimulate the production of housing developments located near transit stations that include affordable units and increase public transit ridership and minimize automobile trips. TODs also strengthen local transit and promote infill, retail, employment, and residential development around existing and future transit stations, centers, and corridors.	Planning Division	Support transit-oriented development within the Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Downtown Vallejo Specific Plan through implementation of TOD goals, which includes rezoning of sites by December 2012 and continuing beyond the planning period.	**Effectiveness/Progress:** The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process this objectives is being completed. In the reporting period of the previous Housing Element, the City has completed numerous streetscape projects within the Downtown Specific Plan area. These projects were largely grant-funded and awarded because the Downtown/Waterfront is designated by ABAG as a "Priority Development Area (PDA)". PDAs are locally identified infill development areas near transit.	**Appropriateness:** Continue and modify per the City-wide Zoning Code update.
Policy H.3 – Protect the character of the existing neighborhoods by preserving the existing lot sizes and requiring infill projects to be compatible with the existing neighborhoods.				
Program H 3.1.1 – Design Review The Planning Division is considering adopting design criteria. The City will develop a standard set of criteria to use in determining whether proposed infill projects are compatible with the existing neighborhoods in which they are proposed, the purpose of which is to give project proponents clear direction for project design and to provide staff and the Planning Commission with clear guidelines for decision-making. This criteria could include a pre-application process to provide clear direction for the project.	Planning Division	Ongoing.	**Effectiveness/Progress:** The City is currently undertaking a General Plan and Zoning Ordinance update as part of the Propel Vallejo Initiative. Through this process this objectives is being completed.	**Appropriateness:** Continue and modify per the City-wide Zoning Code update.
Goal I – Promote energy efficiency.				
Policy I.1 – The City of Vallejo will promote energy efficiency in residential development within the City, including reduction of energy use through better design and construction in individual homes and also through energy-efficient urban design.				

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Program I 1.1.1 – Energy Conservation Partnership Program Partner with local utility providers to promote participation in available energy efficiency programs (e.g., PG&E Comfort Home Program; rebates for energy-efficient appliances).	Building Division	Establish program by December 2012.	**Effectiveness/Progress:** Currently, the City does not partner directly with local utilities (such as PG&E), however it supports ABAG's BayREN program. The City participates in two Property Assessed Clean Energy Programs (PACE) – HERO and California First. PACE programs provide alternative funding sources for homeowners wishing to do energy upgrades. The City also receives Rising Sun's California Youth Energy Services (CYES) program, which is offered in Solano County through PG&E and Solano County Energy Watch. The program promotes local conservation via a young adult employment program, CYES. It provides direct-install energy and water efficiency services to the community at no cost, with a focus on hard-to-reach households, while also providing local youth with paid work experience on a meaningful career track.	**Appropriateness:** Modify and continue.
Program I 1.1.2 – Green Building Code Once the State's new "Green Building Code" is completed, the City will utilize it as a guideline to develop its own green building ordinance. To facilitate the implementation of green building features in new housing units, the City will consider placing a requirement on federally funded housing projects for green building features as part of the ordinance. Staff will consider developing a brochure, which would provide developers with a range of green building design features to choose from that will satisfy the requirements of the ordinance.	Building Division, Planning Division	By December 2013.	**Effectiveness/Progress**: The City has adopted the State of California Green Building Code, but does not intend to adopt its own ordinance above and beyond the State Code. The City is developing the best ways to disseminate green building information.	**Appropriateness:** Continue and modify to remove adoption of local ordinance above beyond the State Building Code.
Program I 1.1.3 – Incentives for Green Building To encourage the implementation of green design features, the City will provide incentives such as project expediting, a study of fee reductions, and development standard exceptions.	Building Division, Planning Division	By December 2013.	**Effectiveness/Progress**: The City has adopted the State of California Green Building Code, and offers incentives for specific green building features (green roofs). The City is considering ways to expand incentives.	**Appropriateness:** Continue.

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NEEDS ASSESSMENT

OVERVIEW

This Needs Assessment represents the first step in preparing the Housing Element Update for Vallejo. The purpose of the Housing Needs Assessment is to (1) describe local housing, economic and demographic conditions, (2) summarize governmental and non-governmental constraints that discourage housing development, (3) assess the demand for housing for households at all income levels and for housing suitable for special needs populations within Vallejo, and (4) assess the capacity to accommodate Vallejo's fair share of the regional housing need. The Housing Needs Assessment is intended to assist Vallejo in developing realistic goals and formulating rational policies and implementation programs to address local housing problems.

To facilitate an understanding of how the characteristics of the incorporated parts of Vallejo proper are similar to, or different from, other nearby communities, this Housing Needs Assessment presents data for Vallejo alongside comparable data for Solano County and in some cases, for the San Francisco Bay Area as a whole.

This Needs Assessment incorporates data from numerous sources, including the United States Census, the Association of Bay Area Governments (ABAG), the State of California, the State Department of Finance (DOF), and U.S. Department of Housing and Urban Development (HUD). While the 2010 Census is still considered the most reliable source of demographic information, it has now been five years since the data was collected and therefore the validity of the numbers has lessened. To correct this, the City has used American Community Survey (ACS) estimates when appropriate. Unlike the decennial U.S. Census, which surveys the entire population every ten years, ACS surveys a sample of the population every year.

DEMOGRAPHIC CHARACTERISTICS

This section presents information regarding changes in the characteristics of population and employment in Vallejo between 2000 and 2010.

Population

According to the U.S. Census, in 2000 Vallejo had a population of approximately 116,760. In 2010, the population decreased to 115,942. Using U.S. Census data, **Table 1** below compares the populations from 2000 and 2010 in Vallejo with those in Solano County and the San Francisco Bay Area based on 2000 and 2010. The average annual compound population growth rate in Vallejo between 2000 and 2010 was -0.07 percent. Compared with Vallejo's declining population, Solano County and the Bay Area populations increased, with average annual growth rates of 0.47 and 0.53 percent, respectively.

Households

A household is defined as one or more people living in a housing unit. Based on household data provided by the U.S. Census, there were 40,559 households in Vallejo in 2010. As shown in **Table 1**, between 2000 and 2010 the number of households grew at a slower rate than both Solano County and the Bay Area. Annual average household growth rates in all of Solano

County and the Bay Area were 0.84 and 0.56 percent respectively, while Vallejo produced an average annual household growth rate of 0.24 percent.

TABLE 1
POPULATION AND HOUSEHOLD GROWTH TRENDS, 2000-2010

	Vallejo			Solano County			Bay Area		
	2000	2010	Annual Growth 2000–10	2000	2010	Annual Growth 2000–10	2000	2010	Annual Growth 2000–10
Total Households	39,601	40,559	0.24%	130,403	141,758	0.84%	2,466,019	2,608,023	0.56%
Total Population	116,760	115,942	-0.07%	394,542	413,344	0.47%	6,783,760	7,150,739	0.53%

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

Projected Population Growth

As shown in **Table 2** below, ABAG anticipates population growth in Vallejo will be slower than both Solano County and the Bay Area Region, averaging 0.43 percent average annual growth between 2010 and 2020. Overall, ABAG estimates that Vallejo will accommodate a total of 5,058 new residents over the 10-year period.

Projected Household Growth

The number of households in Vallejo is expected to grow at an average rate of 0.41 percent annually between 2010 and 2020. ABAG projects the growth rate in the Bay Area will be double that of Vallejo (0.85 percent annually). ABAG projects the number of Solano County households to grow an average of about 0.63 percent annually. In terms of overall numbers, ABAG anticipates the formation of 1,701 new households in Vallejo between 2010 and 2020.

TABLE 2
PROJECTED POPULATION AND HOUSEHOLD GROWTH, 2010-2020

	Vallejo			Solano County			Bay Area		
	2010	2020	Annual Growth 2010–20	2010	2020	Annual Growth 2010–20	2010	2020	Annual Growth 2010–20
Total Households	40,559	42,260	0.41%	141,758	151,010	0.63%	2,608,023	2,837,680	0.85%
Total Population	115,942	121,000	0.43%	413,344	442,700	0.69%	7,150,739	7,786,800	0.86%

Source: U.S. Census, 2010; ABAG Projections, 2013.

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Age Distribution

The distribution of Vallejo's population by age is shown in **Table 3** on the following page. Between 2000 and 2010, the proportion of Vallejo's population in the 55 to 64-year-old age group grew most rapidly, increasing its share from 8 to 14 percent of the total population, a 68.5 percent increase. This same age group grew rapidly in Solano County as well. In Vallejo, the group with the greatest decline in the share of population was 35 to 44 year olds, which declined from 16 to 13 percent of the total population between 2000 and 2010, a -21.9 percent decrease.

TABLE 3
CHANGE IN VALLEJO AGE DISTRIBUTION, 2000-2010

Age Distribution	2000		2010		% Change 2000 - 2010
Under 20	35,468	30%	30,290	26%	-14.6%
20–24	7,203	6%	8,288	7%	15.1%
25–34	15,905	14%	15,515	13%	-2.5%
35–44	18,625	16%	14,538	13%	-21.9%
45–54	17,066	15%	17,508	15%	2.6%
55–64	9,378	8%	15,804	14%	68.5%
65+	13,115	11%	13,999	12%	6.7%
Total	**116,760**	**100%**	**115,942**	**100%**	**-0.7%**

Source: U.S. Census, 2000 & 2010.

Median Age

The median age for the City of Vallejo was 37.9 in 2010, which is an increase from the 2000 median age (34.9). Similarly, the County's median age in 2010 was slightly lower than the City's, at 36.9.

Ethnic Characteristics

Table 4 below summarizes the changes in Vallejo's ethnic group populations between 2000 and 2010. The population of Vallejo was considerably diverse with a relatively even distribution of ethnicities between white, African American, Asian/Pacific Islander, and Hispanic. The percentage of white residents was expected to decline by a little more than 5 percent between 2000 and 2010.

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TABLE 4
CHANGE IN VALLEJO ETHNIC CHARACTERISTICS, 2000-2010

	2000		2010	
	Number	**Percentage**	**Number**	**Percentage**
White	35,533	30.4%	28,946	25.0%
Black or African American	27,201	23.3%	24,876	21.5%
American Indian and Alaska Native	547	0.5%	453	0.4%
Asian	27,829	23.8%	28,386	24.5%
Native Hawaiian or Pacific Islander	1,188	1.0%	1,159	1.0%
Hispanic Origin	18,591	15.9%	26,165	22.6%
Other Race	312	0.3%	304	0.3%
Two or More Races*	5,559	4.8%	5,653	4.9%
Total	**116,760**	**100%**	**115,942**	**100%**

Source: U.S. Census 2000 & 2010.

HOUSING AND HOUSEHOLD CHARACTERISTICS

Persons per Household

According to the U.S. Census and as reported in **Table 5** below, from 2000 to 2010 the persons per household decreased in Vallejo from 2.9 to 2.82. Similarly, Solano County's average household also decreased in size from 2.9 to 2.83 persons per household.

TABLE 5
CHANGE IN PERSONS PER HOUSEHOLD, 2000-2010

	Vallejo			Solano County		
	2000	**2010**	**Percent Change**	**2000**	**2010**	**Percent Change**
Persons per Household	2.9	2.82	-2.76%	2.9	2.83	-2.41%

Source: U.S. Census 2000 & 2010.

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Household Type

The U.S. Census divides households into two different categories, depending on their composition. Family households consist of two or more related persons living together. Non- family households include persons who live alone or in groups of unrelated individuals. As shown in **Table 6** below, 71.3 percent of Vallejo households were family households in 2000. By 2010, the percentage of family households declined by 1.6 percent, to 68.5 percent. Households identified as married with children had the greatest decline of 23.9 percent between 2000 and 2010, while single parent and non-family households both increased by 13.4 percent and 12.5 percent respectively.

TABLE 6
CHANGE IN HOUSEHOLD COMPOSITION, 2000-2010

Household Type	2000		2010		Percent Change 2000-2010
	Number	Percentage of Total HH	Number	Percentage of Total HH	
Family Households	**28,245**	**71.3%**	**27,788**	**68.5%**	**-1.6%**
Married Couple	19,452	68.9%	17,819	64.1%	-8.4%
Married w/children[1]	9,558	33.8%	7,274	40.8%	-23.9%
Single Parent[2]	8,793	31.1%	4,814	35.9%	13.4%
Non-Families	**11,356**	**28.7%**	**12,771**	**31.5%**	**12.5%**
Single Households (Living alone)	8,988	79.1%	9,870	77.3%	9.8%
Total Households	**39,601**	**100.0%**	**40,559**	**100.0%**	**2.4%**

1. Own children under 18 years of age.

2. Includes both men and women.

Source: U.S. Census 2000 & 2010.

Household Tenure & Vacancy

According to 2010 U.S. Census data, 60 percent of occupied housing units were owner occupied and the remaining units (40 percent) occupied by renters. According to the Department of Finance, the 2014 residential vacancy rate in the Vallejo was 8.7 percent compared to 7.0 percent for Solano County.

Household Income

Table 7 below displays the 2014 State income limits for Solano County. The income limits are determined by the Department of Housing and Community Development (HCD) for each county in the State of California. The area median income (AMI) for a 4-person household is $82,601. The income category that households fall into is dependent on the household size and income. For example, a 3-person household that earns $20,000 would be considered extremely low income, meaning that the household earns 27 percent of AMI for a 3-person household ($74,350).

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TABLE 7
SOLANO COUNTY 2014 INCOME LIMITS

Income Category	% of AMI	2-person household	3-person household	4-person household
Extremely Low	0–30%	$0–$19,850	$0–$22,350	$0–$24,800
Very Low	31–50%	$19,851–$33,050	$22,351–$37,200	$24,801–$41,300
Low	51–80%	$33,051–$52,000	$37,201–$58,500	$41,301–$65,000
Moderate	81–120%	$66,101–$79,300	$74,351–$89,200	$82,601–$99,100

Source: 2014 State Income Limits, California Department of Housing and Community Development. Note: AMI is abbreviated for "area median income." 2014 4-person AMI is $82,600.

The 2012 median household income in Vallejo was estimated $60,764. **Table 8** shows the distribution of 2012 household incomes. The majority of household incomes in Vallejo are clustered among households earning between $35,000 and $99,000, which represents approximately 45 percent of all family households. Households earning more than $99,999 represent 25 percent and those earning less than $35,000 represent approximately 30 percent of all family households.

The Comprehensive Housing Affordability Strategy (CHAS) estimates that there were 6,200 extremely low-income households in 2011. Presented later in the discussion of the City's fair share housing allotment, ABAG projects that through 2014 the City will need to plan for an additional 283 very low-income households. Based on State law methodology, 50 percent, or 142 units of its very low-income housing allocation are attributed to the extremely low-income category.

TABLE 8
VALLEJO FAMILY HOUSEHOLDS BY HOUSEHOLD INCOME, 2012

Income Level	Number of Households	Percentage of Total Households
<$15,000	4,972	12%
$15,000–$24,999	3,696	9%
$25,000–$34,999	3,439	9%
$35,000–$49,999	4,487	11%
$50,000–$74,999	7,511	19%
$75,000–$99,999	6,059	15%
>$100,000	10,114	25%
Total	**40,278**	**100%**

Source: ACS 2012, 5-year estimate.

Employment Trends

Table 9 below provides a summary of the number of employed residents as well as employment by industry sector and the total number of jobs in each sector. ABAG provides employment estimates for Vallejo, all of Solano County, and the Bay Area for the year 2011. As shown in **Table 9**, the number of employed Vallejo residents represented about 28 percent of

the Solano County employment. The distribution of employed Vallejo residents is categorized into 13 employment sectors. The three sectors with the highest percentage of employed Vallejo residents are educational, health, and social services, professional scientific, management, administrative, and waste management services, and retail trade. These three sectors are also prominent in both Solano County and the Bay Area, but the County and Region show varying employment trends. The Manufacturing employment sector is the third largest employment sector In Solano County and the Bay Area Region. The number of employed residents outnumbered the total number of jobs in Vallejo, indicating that the City exported more labor than it imported. In 2011, the number of employed residents was 51,505 while the number of jobs in Vallejo was 30,096. According to the Association of Bay Area Governments, the total number of employed residents will continue to be greater than the number of jobs.

TABLE 9
EMPLOYMENT TRENDS, 2011

	Vallejo		Solano County		Bay Area	
	2011	**Percent**	**2011**	**Percent**	**2011**	**Percent**
Total Jobs	**30,096**	**100.0%**	**121,217**	**100.0%**	**3,237,177**	**100.0%**
Agriculture, forestry, fishing and hunting, and mining	513	1.00%	2,965	1.63%	27,651	0.80%
Construction	3,188	6.19%	12,905	7.10%	208,240	6.01%
Manufacturing	4,750	9.22%	16,789	9.24%	391,491	11.29%
Wholesale trade	1,034	2.01%	4,982	2.74%	92,367	2.66%
Retail trade	5,069	9.84%	20,825	11.46%	354,880	10.24%
Transportation and warehousing, and utilities	4,115	7.99%	11,656	6.41%	149,684	4.32%
Information	1,086	2.11%	3,832	2.11%	117,780	3.40%
Finance, insurance, real estate, and rental and leasing	4,218	8.19%	13,027	7.17%	256,152	7.39%
Professional, scientific,	5,263	10.22%	16,210	8.92%	558,516	16.11%
Educational, health, and social services	12,523	24.31%	40,607	22.35%	712,078	20.54%
Arts, entertainment, recreation, accommodation, and food services	4,338	8.42%	15,886	8.74%	297,729	8.59%
Other services (except public administration)	2,671	5.19%	7,912	4.35%	170,711	4.92%
Public administration	2,737	5.31%	14,129	7.77%	129,349	3.73%
Total Employed Residents[1]	**51,505**	**100.00%**	**181,725**	**100.00%**	**3,466,628**	**100.00%**
Ratio Jobs/Employed	0.58	--	0.67	--	0.96	--

[1] *Employed civilian population 16 years and over.*

Source: ACS 2007-2011, 5-year estimates; OnTheMap Application, 2011.

As shown in **Table 10,** ABAG projects Vallejo to experience a 36 percent increase in the number of employed residents between 2010 and 2040. Over that thirty year period, Vallejo is expected to add 11,519 employed residents, for an average annual rate of increase of 1.04 percent. Overall, ABAG estimates employed residents will increase to 47,550 in Solano County and 373,310 in the Bay Area between 2010 and 2020.

TABLE 10
ABAG PROJECTIONS, 2010-2040

	Vallejo			Solano County			Bay Area		
	2010	2040	Annual Growth 10–40	2010	2040	Annual Growth 10–40	2010	2040	Annual Growth 10–40
Total Population	115,942	131,800	0.43%	413,344	511,600	0.71%	7,151,000	9,299,000	0.88%
Total Households	40,559	44,900	0.34%	141,758	168,700	0.58%	2,608,023	3,308,090	0.80%
Total Employed Residents	31,816	43,335	1.04%	132,350	179,900	1.03%	3,385,300	4,505,230	0.96%

Source: ABAG, 2013 Projections.

Existing Housing Conditions

This portion of the Needs Assessment evaluates the existing housing conditions in Vallejo, including an analysis of the types of housing units found in Vallejo, as reported by the California Department of Finance.

Housing Stock Characteristics

Similar to other cities in the region, the majority of Vallejo's housing stock is single-family, accounting for 67 percent of the total housing stock in 2013. According to the Department of Finance approximately 65 percent of the City's housing units are in buildings with five or more units and 11 percent are in buildings with two to four units. As shown below in **Table 11**, Vallejo has a similar proportion of multi-family units as Solano County, where the proportion of dwellings in buildings with five or more units also represents 14 percent of the County's total housing stock. The Bay Area has larger proportions of dwellings in buildings with five or more units (25 percent) than Solano County and the City of Vallejo.

From 2000 to 2013, housing production in the County overall outpaced the City, averaging 1.1 percent annual growth compared to 0.6 percent annual growth for Vallejo. Vallejo's housing distributions by type remained relatively constant from 2000 to 2013 with single-family detached homes accounting for 69 and 67 percent, respectively, of the City's housing stock. The proportion of detached single- family units in Solano County increased on average each year between 2000 and 2013 by approximately 1 percent and accounted for 72 percent of total housing units in 2013.

The Bay Area has a considerably larger percentage of multi-family units than the City and the County. The counties of Alameda, San Francisco, and Santa Clara make up a large proportion of the multi-family units accounted for in the Bay Area inventory. Solano County's inventory of multi-family units is comparable to other similar "greenbelt" counties in the Bay Area.

TABLE 11
VALLEJO HOUSING TYPE, 2000-2013

Housing Unit Type	2000		2013		Annual Growth 2000–2013
	Number	%	Number	%	
Vallejo					
Single-Family Detached	28,337	69%	29,938	67%	0.4%
Single-Family Attached	1,699	4%	1,342	3%	-1.8%
Multi-Family (2–4 Units)	3,913	10%	4,853	11%	1.7%
Multi-Family (5+ Units)	5,868	14%	7,093	16%	1.5%
Mobile Homes	1,239	3%	1,358	3%	0.7%
Total	**41,056**	**100%**	**44,584**	**100%**	**0.6%**
Solano County					
Single-Family Detached	95,378	71%	110,413	72%	1.1%
Single-Family Attached	6,597	5%	6,596	4%	0.0%
Multi-Family (2–4 Units)	10,214	8%	11,217	7%	0.7%
Multi-Family (5+ Units)	17,697	13%	21,300	14%	1.4%
Mobile Homes	4,365	3%	4,585	3%	0.4%
Total	**134,251**	**100%**	**154,111**	**100%**	**1.1%**
Bay Area					
Single-Family Detached	1,376,911	54%	1,505,153	54%	0.7%
Single-Family Attached	224,837	9%	258,633	9%	1.1%
Multi-Family (2–4 Units)	266,321	10%	278,450	10%	0.3%
Multi-Family (5+ Units)	623,345	24%	705,899	25%	1.0%
Mobile Homes	57,129	2%	59,673	2%	0.3%
Total	**2,548,543**	**100%**	**2,807,808**	**100%**	**0.7%**

Source: Department of Finance, 2000 & 2013.

Overcrowding

Data on housing overcrowding are available from the American Communities Survey in the form of statistics regarding the number of persons per room in occupied housing units. **Table 12** below provides the most recent available overcrowding data for Vallejo. A housing unit is considered to be overcrowded if there is between 1.01 and 1.5 persons per room. Housing units with more than 1.5 occupants per room are considered to be severely overcrowded. Overcrowding can also be measured by persons per bedroom. Vallejo Housing Authority uses the standard of 2 people per bedroom for housing programs, however the U.S.

Census or American Community Survey does not report this data.
In total, 94.5 percent of Vallejo's occupied housing units have 1.0 or fewer persons per room and 5.5 percent would be considered overcrowded. Of all the units in Vallejo, 4.3 percent have between 1.01 and 1.50 persons per room and 1 percent have more than 1.50 persons per room. These statistics indicate that Vallejo had a slightly higher percentage of households living in overcrowded conditions compared to Solano County, where approximately 3.8 percent of households lived in overcrowded conditions.

When broken out according to tenure, overcrowding occurs in relatively equal amounts between renter- and owner-occupied units. As defined by the U.S. Census Bureau, tenure refers to the distinction between owner-occupied and renter-occupied housing units. About 1.8 percent (905) of Vallejo's owner households have 1.01 or more persons per room, while approximately 3.1 percent (1,305) of the renter households have 1.01 or more persons per room. In Solano County, 1.5 percent of owner households and 2.4 percent of renter households have greater than 1.01 persons per room. Based on this information, it appears that Vallejo would benefit from development of additional affordable rental units sized for larger households (e.g., three bedrooms or more).

TABLE 12
VALLEJO OVERCROWDING BY TENURE, 2010

	Owner	Rental	Percentage of Occupied Units
Overcrowded (1.01–1.5 persons per room)	730	1,030	4.3%
Severely Overcrowded (more than 1.50 persons per room)	175	275	1.1%
Total	**905**	**1,305**	***5.5%***

Source: CHAS, ACS 5-year estimates, 2010

Physical Conditions of the Housing Stock

This section analyzes the age of Vallejo's housing stock. **Table 13** below provides a summary of the projected age of the City's housing stock. **Table 14** through **Table 18** shown on the following pages provide findings from the American Community Survey 2012 data. A large portion of Vallejo's housing stock was constructed prior to 1999 (91 percent), of which 25 percent were constructed between 1960 and 1979. Homes that are more than 30 years old will generally need rehabilitation in order to preserve the safety and shelter provided by the home. Homes built prior to 1970 are identified as possible homes needing rehabilitation. This means that Vallejo's older housing stock, which makes up the majority of the City's entire housing stock, may be in need of significant rehabilitation in order to preserve the safety and living standards of residents.

TABLE 13

VALLEJO HOUSING STOCK AGE, 2012

Year Structure Built	Percentage of Total Units
2010 or later	0.0%
2000-2009	8.3%
1980-1999	28.6%
1960-1979	25.6%
1940-1959	23.5%
1939 or earlier	13.9%
Total	**100%**

Source: ACS 5-year estimates, 2012

This section assesses the conditions of housing within the incorporated area of Vallejo. Through this analysis, the Economic Development Department and the Housing and Community Development Division will be able to develop strategies for preserving existing neighborhoods and communities.

Housing Conditions

The housing conditions survey is used as a tool for the City to evaluate the condition of its housing stock and to determine the need for housing programs to assist residents in maintaining the condition of their homes.

The latest City-wide Housing Condition Survey was conducted in 2008 and included a random sample of 2,819 residential housing units in the City and built upon a previous housing condition survey performed in 2001. Based on the number of code enforcement cases initiated in 2013, the data collected in 2008 is still generally representative of the housing conditions in Vallejo. However, given the economic downturn endured by the City, conditions may have worsened since 2008. Code-enforcement and improved housing conditions remain a priority and are addressed in the Goals, Policies and Programs of this Housing Element update.

Definition of Housing Conditions

SOUND – A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

MINOR – A unit that show signs of deferred maintenance or which needs only one major component, such as a roof.

MODERATE – A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

SUBSTANTIAL – A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).
DILAPIDATED – A unit suffering from excessive neglect, where the building appears

structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

Detailed Survey Results

Many of the homes surveyed in Vallejo were categorized as sound or minor. Less than one-half of 1 percent of the surveyed units were found to need substantial repair or were found to be in dilapidated condition. **Table 14** below summarizes the overall condition of all of the homes surveyed in the City. Ninety (90) percent of the homes surveyed in Vallejo were in sound condition or needed minor repairs. Roughly 9 percent of the remaining homes surveyed were in moderate condition, which means they are in need of one or more major repairs, such as a roof replacement and window repair or replacement. Less than 1 percent of the homes surveyed fell into the substantial or dilapidated categories. These homes require many repairs and replacements that often include structural needs (i.e., roofs or foundations) in the case of the substantial category and complete replacement for those in the dilapidated category.

TABLE 14
HOUSING CONDITION SURVEY RESULTS, 2008

Condition	Number of Units Surveyed	Percentage
Sound	2,046	73%
Minor	490	17%
Moderate	265	9%
Substantial	14	< 1%
Dilapidated	4	<1%
Total	**2,819**	**100**

Source: PMC Housing Condition Survey November 2008

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Almost all of the City's single-family homes were in sound condition or needed minor repairs. **Table 15** below illustrates that 90 percent of the single-family homes surveyed were in sound or minor condition; little maintenance, if any, was needed. Nine (9) percent of the homes required moderate repairs. A total of 12 (less than 1 percent) units were found to be in need of substantial repair and 3 were in dilapidated condition.

TABLE 15
SINGLE-FAMILY ATTACHED/DETACHED, 2008

Condition	Number of Units Surveyed	Percentage
Sound	1,731	72%
Minor	436	18%
Moderate	214	9%
Substantial	12	<1%
Dilapidated	3	<1%
Total	**2,396**	**100%**

Source: PMC Housing Condition Survey November 2008

Similar to the single-family housing types, duplexes fared well in the survey, with 74 percent in sound condition. Many fewer required repairs, with 21 and 24 units needing minor and moderate repair, respectively. Very few duplexes required major rehabilitation or replacement as shown in the **Table 16**.

TABLE 16
DUPLEXES, 2008

Condition	Number of Units Surveyed	Percentage
Sound	138	74%
Minor	21	11%
Moderate	24	13%
Substantial	2	<1%
Dilapidated	1	<1%
Total	**186**	**100%**

Source: PMC Housing Condition Survey November 2008

Table 17 below depicts the condition of the multi-family structures surveyed. A slight majority of multi-family units (52 percent) were observed in sound condition requiring very minor to no repairs. One quarter (26 percent) of the multi-family structures surveyed needed minor repairs or one major repair, and 22 percent were found to need the moderate level of repairs.

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TABLE 17
MULTI-FAMILY HOUSING, 2008

Condition	Number of Units Surveyed	Percentage
Sound	65	52%
Minor	32	26%
Moderate	27	22%
Substantial	0	0%
Dilapidated	0	0%
Total	**124**	**100%**

Source: PMC Housing Condition Survey November 2008 Note: This is a count of multi-family buildings.

Property Maintenance Ordinance Violations

Vallejo has a property maintenance ordinance (7.54 V.M.C Property Maintenance) that requires property owners to maintain the exterior condition of their property. A property is not in compliance if one or more of the following conditions exist:

- Abandoned or partially destroyed buildings;
- Unpainted buildings, buildings having dry rot, warping, or termite infestation;
- Windows with broken glass or no glass;
- Property in such disrepair that it causes depreciation of the surrounding property values;
- Accumulation of dirt, litter, or debris;
- Damaged lumber, junk, trash, salvage materials, household materials, etc.;
- Unattractive nuisances such as abandoned household appliances, equipment and machinery, hazardous pools, ponds, and excavations;
- Construction equipment or machinery visible to the public;
- Signs related to uses or products no longer sold on the property, or improper maintenance of signs;
- Vehicle routinely parked in front yard;
- Property, which is detrimental to public health, safety, or general welfare;
- Dead, decayed, diseased, or otherwise hazardous trees, weeds, or overgrown vegetation;
- Clothesline or drying laundry in front area of property;
- Any wall, fence, or hedge which is a hazard to persons or property;
- Commercial property with pooled oil or accumulated oil or grease;

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- Graffiti;
- Accumulation for an unreasonable period of time; concrete, dirt, sand, gravel, or other similar materials; and
- Leaving any garbage containers in front or side yard except during pickup.

Property owners not in compliance may be fined, have a lien placed on the property, or the City can charge the property owner its costs to repair or clean up the problem. In 2013, the City initiated 141 Code Enforcement cases.

SPECIAL HOUSING NEEDS

Special populations can require nonconventional housing types that both serve as shelter and provide services to their residents. Many special populations are on fixed incomes and have limited ability to absorb increased housing costs. In addition, special populations are often unable to find appropriate shelter due to their living condition. This section estimates the extent of various special housing needs populations found in Vallejo and discusses their housing needs.

Large Family Households

The U.S. Department of Housing and Urban Development defines a large family as one with five or more members. Often, large low-income families live in overcrowded conditions and, due to the presence of minor children, require affordable child care. Most conventional apartment complexes do not have four-bedroom apartments and many apartment developers dedicate only a small portion, if any, of their unit mixes to three-bedroom units suitable for families. Lacking means to purchase larger homes, many low-income families are forced into smaller dwelling units and overcrowded conditions.

According to the 2010 U.S. Census as shown in **Table 18** below, approximately 15 percent of the households in the City are considered large (6,304 of 40,559 households in Vallejo),

As shown in **Table 19** below, approximately 24 percent of occupied units in Vallejo contained four or more bedrooms The 2011 American Community Survey estimates, there are approximately 9,568 occupied housing units with four bedrooms or more in Vallejo.

Considering the large estimated supply of units (9,568) with four or more bedrooms in Vallejo and the number of large households (6,304), there appears to be a sufficient supply of large housing units to accommodate housing demand for large family households. However, as discussed in subsequent sections of this Needs Assessment, the majority of single-family units suitable for large families will only be affordable to households near or above HCD's moderate-income limits. As such, the City will continue to promote larger units in rental and affordable housing developments, as appropriate.

TABLE 18
VALLEJO HOUSEHOLD SIZE, 2010

Household Size	Percentage of Occupied Households	Percentage of Owners	Percentage of Renters
1 persons	24.3%	21.6%	28.4%
2 persons	29.3%	32.8%	24.3%
3 persons	17.1%	17.0%	17.2%
4 persons	13.7%	13.7%	13.7%
5 or more persons*	15.5%	14.9%	16.5%
*U.S. Department of Housing and Urban Development defines a large family as one with five or more members.			

Source: U.S. Census, 2010.

TABLE 19
NUMBER OF BEDROOMS, 2011

	Vallejo		Solano County	
	Number of Occupied Units	Percentage of Occupied Units	Number of Occupied Units	Percentage of Occupied Units
Total	40,458	100.0%	139,312	100.0%
No bedroom	679	1.7%	1,407	1.0%
1 bedroom	4,327	10.7%	11,211	8.0%
2 bedrooms	10,688	26.4%	31,237	22.4%
3 bedrooms	15,196	37.6%	55,158	39.6%
4 bedrooms	8,049	19.9%	33,991	24.4%
5 or more bedrooms	1,519	3.8%	6,308	4.5%

Source: ACS 5-year estimates, 2011.

Elderly

The elderly population often requires special housing to accommodate part-time or full-time care and is also more likely to have lower incomes than the population in general. Simple requirements can include modifications to doors and steps to improve accessibility, and installation of grab bars to make bathing, toileting, and other daily activities safer. Single-story homes are often desirable because stair climbing can be difficult for the elderly. Housing such as apartments or condominiums that do not entail high maintenance requirements can also be beneficial as the elderly continue to age and become less able to perform extensive home maintenance work on their own. The elderly are also commonly on fixed incomes while expending more of their income on medical care, meaning that affordable housing is often needed.

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According to the U.S. Census as shown in **Table 20** below, in 2010 there were approximately 13,999 persons 65 years and older, or 11 percent of the total residents, living in Vallejo. From 2000 to 2010, the senior population in Vallejo grew by roughly 1 percent annually. With population growth in the upper age groups, increasing needs for supportive housing for the elderly can be expected.

TABLE 20
VALLEJO ELDERLY POPULATION, 2000-2010

Age Range	2000		2010	
	Total Population	Percentage	Total Population	Percentage
65-74	6,567	50%	7,710	52%
75 and older	6,548	50%	6,289	48%
Total	**13,115**	**100%**	**13,999**	**100%**

Source: U.S. Census, 2000 & 2010

As reported by Bay Area Association of Governments and shown in **Table 21**, there were 7,900 elderly households in the City in 2011. Roughly 35 percent of all elderly households (2,769) in the City earned less than $30,000 annually in 2011. In Solano County, roughly 17 percent of all elderly households earned less than 30 percent MFI. The distribution of elderly households in each income category is similar in the County and the City for households earning between 31 and 80 percent MFI. The City has a higher percentage of elderly households earning less than 30 percent MFI and a lower percentage of elderly households earning more than 81 percent MFI.

TABLE 21
VALLEJO ELDERLY HOUSEHOLDS AND INCOME, 2011

Income Level	Elderly Households	
Under $30,000	2,769	35%
$30,000- $49,999	1,466	19%
$50,000-$74,999	1,387	17%
$75,000-$99,999	954	12%
More than $100,000	1,324	17%
Total	**7,900**	**100%**

Source: ACS 5-year estimates, 2011

According to the Bay Area Association of Governments in 2010, 60 percent of seniors in Vallejo owned their homes and 40 percent rented. In the age category 65-74, 76 percent of senior owned their homes versus 24 percent who rent. In the age category 75-84, 72 percent owned their homes verses 28 percent who rented. With population growth in the upper age groups, increasing needs for supportive housing for the elderly can be expected.

Persons with Disabilities

Disabilities can take many forms and have numerous implications for housing need. Many disabled people can live in conventional housing without any modifications or with only minor modifications, while some disabled people require substantial modifications and/or on-site

care to maintain everyday living, and others may need occasional assistance but do not require everyday care. Accessible units are more expensive to build and can include features such as ramps, extra-wide doors, handrails, lowered counters, raised toilets, and a variety of other accessibility features. While costs for accessible housing are higher than for conventional housing, the disabled population tends to earn less. According to a study prepared for the State Independent Living Council, disabled persons are more than three times more likely to be unemployed and the disabled persons who work full time average 20 percent less in annual earnings compared to the overall full-time working population. In addition, disabled persons are more likely to live alone. Approximately 21 percent of disabled persons live alone compared to 2 percent of the general population and another 27 percent live in group settings compared to 5 percent of the general population. Overall, many disabled persons demand smaller units compared to the population overall and would benefit from accessible and affordable units.

Table 22 below shows 2011 ACS estimates for the total number of persons with disabilities aged 18 to 64 years by employment status. Of this age group, there were approximately 7,177 persons with disabilities reported in the City and 21,550 persons with disabilities in the County. Approximately 7 percent of the population between the ages of 18 and 64 in the City reported to having a disability and being either unemployed or not in the labor force. The majority of these persons with disabilities (6 percent) are not in the labor force while only 1 percent are in the labor force and unemployed. In comparison to the County percentage of persons with disabilities between 18 and 64 years (8.7 percent), the City shows a similar trend of 9.7 percent persons with disabilities.

TABLE 22
DISABILITY BY EMPLOYMENT STATUS, 2011

Employment Status	Vallejo		Solano County	
	Number	Percent	Number	Percent
In Labor Force				
Employed	47,806	64.6%	172,382	69.3%
w/ disability	2,022	2.7%	7,202	2.9%
w/o disability	45,784	61.9%	165,180	66.4%
Unemployed	9,243	12.5%	23,772	9.6%
w/ disability	783	1.1%	2,112	0.8%
w/o disability	8,460	11.4%	21,660	8.7%
Not in Labor Force				
w/ disability	4,372	5.9%	12,236	4.9%
w/o disability	12,597	17.0%	40,416	16.2%
Total w/disability	**7,177**	9.7%	21,550	8.7%
Total w/o disability	**66,841**	90.3%	227,256	91.3%
Total Population 18 to 64 years	**74,018**	100.0%	248,806	100.0%

Source: ACS 3-year estimates, 2011

SB 812, Development Disabilities

SB 812 requires the City to include in the special housing needs analysis, needs of individuals with a developmental disability within the community. A developmental disability is a disability that:

- Occurs before an individual reaches 18 years of age;
- Is expected to continue indefinitely;
- Constitutes a substantial handicap.

Developmental disabilities include:

- Mental retardation;
- Cerebral palsy;
- Epilepsy;
- Autism;
- Disabling conditions closely related to mental retardation or requiring similar treatment to that required for mentally retarded individuals.

North Bay Regional Center

The North Bay Regional Center (NBRC) serves the counties of Napa, Solano, and Sonoma. Any person who lives in Sonoma, Solano, or Napa counties, regardless of age or income, and who is believed to have or be at risk of having a developmental disability may receive an assessment from NBRC clinical professionals to determine if she or he is eligible for regional center services.

NBRC is staffed by 192 individuals, including Client Program Coordinators (CPC), Early Intervention Specialists (EIS), Quality Assurance Monitors, Community Resource Consultants, Consumer Advocates, psychologists, physicians, nurses, and a senior management team and executive staff, as well as fiscal staff. CPSs and EIS assess for service needs, refer to community agencies, purchase services needed, and monitor services for quality outcomes for an average of 75 individuals per caseload. The NBRC Community Services Unit oversees and monitors vendors, including program development and vendorization, for over 3,000 service providers/vendors.

A person may apply for NBRC services by calling or writing and indicating he or she wants to apply. A Client Services Assistant will direct the call to the Assessment Counselor or Referral Coordinator. Clients will be seen within 15 working days.

NBRC provides the following services:

- Diagnosis and evaluation;
- Individual program planning;
- Prevention services;
- Crisis intervention;
- Family support services, as determined on a case-by-case basis;

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- Advocacy;
- Consultation with other agencies;
- Program evaluation;
- Community education;
- Community resource development;
- Coordination of services with community providers such as school, health, welfare, and recreation resources;
- Transition planning;
- Admissions to and discharges from State Developmental Centers.

Early Intervention Services

NBRC also provides early intervention services. A family with an infant or toddler who seems to have delays or may be at risk for delays might be referred by a doctor or other care provider to a county office of education, a local school district, or a regional center for early intervention services. Eligible children and their families may receive a variety of early intervention services. Some children and families need many services, while others may need only one or two. Based on the child's developmental needs and the family's concerns, priorities, and resources, services may include:

- Assistive technology, including devices or services;
- Audiology or hearing services;
- Counseling, home visits, and training for the family;
- Health services necessary for the child to benefit from other early intervention services;
- Medical services for diagnosis and evaluation only;
- Nursing services;
- Nutrition services;
- Occupational therapy;
- Physical therapy;
- Psychological services;
- Respite services;
- Service coordination;
- Social work services;
- Special instruction;
- Speech and language services;
- Transportation and related costs necessary for the child to receive services;
- Vision services.

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According to the 2013 Performance Report, NBRC served a total of 7,700 individuals within Napa, Solano, and Sonoma County as well as from other surrounding areas. The majority of these consumers (35 percent) are between the ages of 22 and 51 years. Similarly, consumers between the ages of 6 and 21 years made up 34 percent of the total individuals served within 2013. There are no specific numbers available for the number of persons being served from the City of Vallejo.

Housing Services

NBRC is the placement agency for the consumers it serves. Priorities for living arrangements for consumers with developmental disabilities are for independent living options in the community, these values are set at the State level with a priority that people with developmental disabilities live in their own homes. Although NBRC does not directly provide housing for its developmentally disabled service population, they do provide supported and independent living services including referrals and placement with the assistance of a third party agency. According to NBRC's Director of Client Services, there is an acute need for affordable housing to serve the developmentally disabled in Solano County. Based on individual service need housing opportunities can include market rate housing, affordable housing, and transitional shelters.

Because there are generally no special programs or 'set-asides' for this special need community, housing options are limited to licensed care homes, to affordable housing options, e.g. housing vouchers. In both cases, this means that the developmentally disabled are competing with the general population for limited housing opportunities. To help address the housing needs for Vallejo's developmentally disabled population, the City will meet with service providers such as NBRC annually to discuss opportunities to expand supportive housing and assist in their housing services provided for Solano County residents. In addition, according to the 2010-2015 Consolidated plan, the Vallejo Housing Authority administered 2,246 units of Section 8 Existing Housing in the City.

Single-Parent-Headed Households

Single-parent-headed households with children tend to have a higher need for affordable housing compared to two-parent family households in general. There are 27,788 family households (see Table 6) in the City, of which 1,162 are households with children headed by a female with no spouse present.

According to 2010 U.S. Census, 32 percent of female-headed households with children living in Vallejo are below the poverty level. In addition, single-parent-headed households with children are more likely to need child care since the parent is often the sole source of income and the sole caregiver for children in the household.
The U.S. Census Bureau establishes the level of poverty thresholds each year, and in 2014, a single parent with two dependent children earning less than $19,073 would be considered to be in poverty. These households would have a significant need for affordable housing and assistance with child care and job training services.

Farm Workers

Some farm workers tend to have special housing needs due to the seasonal nature of their work along with their need to migrate based on seasonal farm worker demand. Vallejo does not have a large agricultural industry, if any, but may provide housing to laborers who work in Napa County. According to ABAG, Vallejo has approximately 281 agriculture or mining jobs within its city limits. These jobs are likely to be landscaping jobs rather than agriculture production employment. Because these types of jobs are essentially urban in nature, it is assumed that there are not significant special housing needs for farm workers in Vallejo. To the extent that such jobs would likely involve laborers who may earn relatively low wages, the needs of these workers would be similar to those of other lower-income Vallejo households.

Schoolteachers

According to the Vallejo City Unified School District (VCUSD) J-90 report, there were 756 full-time employees of VCUSD in the 2012-13 school year. The average salary for teachers in the district during this school year was $57,757. Teachers' salaries tend to vary based on the number of years of experience and educational attainment. The salary range for VCUSD teachers was between $37,186 and $71,305. Teachers at the beginning of their career (credentialed and un-credentialed) earn a lower salary, because the pay scale is primarily dependent on years of experience. Teachers who have earned a bachelor's degree and have completed 60 units of education beyond a bachelor's degree earn a minimum of $55,019. According to household income guidelines published by HCD, an un-credentialed or credentialed first-year schoolteacher with one dependent would be considered to be slightly below the low-income limit earning less than $37,186 a year. As discussed in subsequent sections regarding housing affordability, a household would need to earn over $81,033 per year — above VCUSD's first-year teacher salary — to be able to purchase a typical single-family home in Vallejo. In addition, a starting VCUSD teacher would need to overpay (pay more than 30 percent of his/her gross monthly income) for the typical one- or two-bedroom apartment in Vallejo. In summary, housing opportunities for VCUSD schoolteachers are limited considering existing salary levels and local housing market conditions. This situation could adversely affect the District's ability to successfully recruit and retain high-quality teachers, and may suggest a need for the City and the District to collaborate on strategies to provide housing assistance, particularly to entry-level teachers, so that they can afford to live in the community they serve.

Families and Individuals in Need of Emergency Shelter/Homelessness

The Consolidated Plan is a HUD-required plan for all communities that receive formula allocations of federal housing and community development funds. The Vallejo Housing and Community Development Division produced the Consolidated Plan in consultation with local service providers, community activists, and affordable housing developers to create a 5-year community development strategy for HUD-related activities in Vallejo. As part of the Consolidated Plan, Vallejo identified the estimated need and inventory for shelter, transitional housing, permanent supportive housing, and permanent housing for families and individuals. According to the 2010-2015 Consolidated Plan, there is a demand for approximately 53 emergency shelter beds for homeless individuals and 36 emergency shelter units for homeless families; 14 transitional housing units for individuals and 25 for families; and 27 supportive permanent housing spaces for individuals and 61 units for families.

Within the 2010-2015 Consolidated Plan, the City has placed a high priority on eliminating chronic homelessness in the City. The City has been a member of the Solano County

Continuum of Care (COC) since the COC was established in the County. In 2004 the COC contributed over $600,000 to assist with placing homeless persons in transitional and supportive housing. In order to address the need of homeless persons, the City is securing funding to assist in the establishment of twelve units of permanent supportive housing for formerly homeless families with children. In addition, emergency support facilities/services will be provided annually to 500 homeless persons.

Solano County has a 10-year Plan addressing homelessness for the 2008 to 2018 time frame. According to their most recent data (2014), Solano County has approximately 1,295 homeless persons. The County is aware that there may be an estimated 1,500 to 2,000 persons who are homeless at any point in time and for whom statistics were not captured at the time of this count. Solano County has 179 beds year round in emergency shelters, 118 beds year round in transitional housing, and 99 beds year round in permanent housing. Even with these 396 beds, Solano County is looking at a need for over 3,000 homeless persons at any one time in the County. The Plan assumed Vallejo's 2014 population represented approximately 28 percent of Solano County's total population and used this proportion to discern the number of homeless persons in the City from the overall County count results. According to this method, approximately 363 of the 1,295 homeless persons would be Vallejo residents. Solano County has ten strategies addressing homelessness:

- Discharge planning and decrease the number of people of being discharged into homelessness by 25 percent;
- Create new permanent housing beds for homeless and chronically homeless persons;
- Increase percentage of homeless persons staying in permanent housing over 6 months to 71 percent;
- Increase percentage of homeless persons becoming employed by 11 percent;
- Ensure that the Continuum of Care has a functional Homeless Management Information System (HMIS) with 90 percent of the shelters and housing projects actively participating;
- Improve access to mainstream resources by 25 percent;
- Chronically homeless individuals will be fully engaged in the continuum of services and housing available to them;
- Chronically homeless people are forced to live on the street until permanent housing or affordable housing is available;
- Ensure sufficient outreach to homeless, at-risk families and non-chronically homeless individuals and provide for their basic needs;
- Further strengthen self-sufficiency supports for homeless people moving out of homelessness.

In Vallejo, homeless persons can find assistance at the Christian Help Center, the Renaissance Family Center, the House of Acts, Hope Haven Center, the Harvest House, the Fighting Back Organization, the Family Resource Network, the Rosewood House, the Global Center for Success, and the Salvation Army. The Christian Help Center is currently in the process of expanding the number of beds for homeless individuals to approximately 100.

HOUSING AFFORDABILITY AND COST

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This section of the Needs Assessment provides information on the current affordability and cost of housing in Vallejo. This information is important, because it reveals the extent to which the private housing market is providing for the needs of various economic segments of the local population. This information on housing market conditions is combined with demographic information of the local population to identify those segments of the population that face difficulties securing affordable housing that does not cause a housing cost burden for them.

Housing Affordability by Household Income

Table 23 below displays the maximum rents and sales prices, respectively that are affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by HUD and HCD; and maximum affordable sales prices based on 30-year fixed rate mortgage at 5 percent.

TABLE 23
HOUSING AFFORDABILITY IN VALLEJO, 2014

Income Group	Household Rent Levels			
	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	$619
Max. Sales Price	$81,033	$92,369	$103,945	$115,308
Very Low				
Monthly Income	$2,412	$2,754	$3,100	$3,441
Monthly Rent	$723	$862	$930	$1,032
Max. Sales Price	$134,682	$160,575	$173,242	$192,243
Low				
Monthly Income	$3,791	$4,333	$4,875	$5,416
Monthly Rent	$1,137	$1,299	$1,425	$1,648
Max. Sales Price	$211,802	$241,980	$265,451	$306,992
Moderate				
Monthly Income	$5,779	$6,680	$7,433	$8,258
Monthly Rent	$1,737	$2,004	$2,229	$2,477
Max. Sales Price	$323,571	$373,308	$415,222	$461,420

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Above Moderate				
Monthly Income	>$5,779	>$6,680	>$7,433	>$8,258
Monthly Rent	>$1,737	>$2,004	>$2,229	>$2,477
Max. Sales Price	>$323,571	>$373,308	>$415,222	>$461,420

Source: 2014 Income Limits, Department of Housing and Community Development, April 2008.

Note: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

Monthly mortgage calculation: http://www.mortgage101.com/Calculators/Afford.asp?p=amo

Note: Affordable housing sales prices are based on the following assumed variables: 30-year fixed rate mortgage at 5% annual interest rate. 30% of household gross income used to calculate affordable monthly mortgage payment.

Rental Rates

In October 2014, LWC conducted a market rental survey of single-family and multi-family homes in Vallejo. The results of the survey are shown below in **Table 24**. The market survey consisted of evaluating and compiling data from a variety of sources. A total of 115 units were evaluated, which consisted of 56 apartments and 65 single-family homes. According to the findings of the survey, the median rental price is $1,585 per month for a three-bedroom single-family home and $1,551 for a three-bedroom apartment. The median price is $1,236 per month for a two-bedroom apartment and $1,300 for a two-bedroom single-family house. There were not any one-bedroom single-family homes found nor were any five-bedroom apartments found.

Comparing the rental rates in **Table 24** with the maximum monthly rental rates affordable to the income levels described in **Table 23**, extremely low-income and very low-income households do not earn enough income to afford the monthly rental rates described in **Table 24**. For example, an extremely low-income three-person household can afford $558 per month on rent and the median rental price for a two-bedroom apartment is $1,236. The average rental rates for single- family homes are much higher than for apartments, and therefore single-family homes are also not affordable to extremely low-income and low-income households. Low-, moderate-, and above moderate-income households do earn enough income to afford the median rental rates of all bedroom sizes for apartments. However, only the moderate- and above moderate-income households can afford the rental rates of single-family homes.

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TABLE 24
RENTAL SURVEY, 2014

Number of Bedrooms	Single-Family		Multi-Family	
	Median Rent	Number of Units Surveyed	Median Rent	Number of Units Surveyed
Studio	--	--	$820	6
1 bedroom	--	--	$878	10
2 bedroom	$1,300	19	$1,236	20
3 bedroom	$1,585	23	$1,551	12
4 bedroom	$2,045	18	$1,525	8
5+ bedroom	$2,505	5	--	--
Total	**--**	**65**	**--**	**56**

Source: Online Rental Survey, October 2014

Single-Family and Condominium Home Sales Prices and Trends

Data Quick is a division of MDA Lending Solutions and provides recent home sales activity and reports concerning recent real estate activity, which is used by industry professionals, research firms, and lending institutions. As seen in **Table 25** below, in the three zip codes data was reported, the median sales price of homes increased significantly over the previous year. In zip code 94590, the median sales price increased by approximately 40 percent. The recent trend in increasing median sales prices in the housing market is not unique to Vallejo and Solano County. As seen in **Table 26** below, the Bay Area experienced an increase in median sales home prices of 14 percent.

As reported in **Table 23** above, illustrates the maximum affordable sales prices that lower income households can afford. Although the median home price may be in reach of some households, others may find difficulty qualifying for mortgages due to tighter lending requirements, including employment verification, credits scores, and minimum down payments.

TABLE 25
CITY OF VALLEJO HOME SALE DATA, 2013

City	Zip Code	Units Sold	% Change from previous yr.	Median Sale Price	% Change from previous yr.	Highest Sold Price	$/ Sq. ft.	% Change from previous yr.
Vallejo	94589	358	31.3%	$165,250	32.4%	$600,000	$127	35.6%
Vallejo	94590	472	14.5%	$153,000	39.1%	$592,000	$124	40.5%
Vallejo	94591	891	19.7%	$247,000	26.7%	$1,180,000	$143	26.8%

Source: dqnews.com, "Bay Area Cities Home Sales," September 2014

Table 26 below presents home sales data for the counties of the Bay Area between September 2013 and September 2014. Solano County had an increase 2.8 percent in the number of homes sold. According to Realty Track, there are 417 properties in Vallejo in some stage of foreclosure.

TABLE 26
BAY AREA HOME SALES, SEPT 2013 AND SEPT 2014

	Sales Volume			Median Price		
	Sept. 13	Sept. 14	% Change	Sept. 13	Sept. 14	% Change
Alameda	1,468	1,613	9.9%	$510,500	$560,000	9.7%
Contra Costa	1,385	1,460	5.4%	$409,000	$450,000	10.0%
Marin	300	270	-10.0%	$750,000	$880,000	17.3%
Napa	131	108	-17.6%	$431,500	$500,000	15.9%
Santa Clara	1,753	1,732	-1.2%	$640,000	$694,500	8.5%
San Francisco	511	510	-0.2%	$820,000	$938,000	14.4%
San Mateo	561	656	16.9%	$680,000	$790,000	16.2%
Solano	495	509	2.8%	$273,000	$305,000	11.7%
Sonoma	537	585	8.9%	$409,500	$458,250	11.9%
Bay Area	7,141	7,443	4.2%	$530,000	$604,000	14.0%

Source: dqnews.com, "Bay Area Home Sales," Sept 2014

Vacancy Rates and Trends

The Department of Finance (DOF) tracks vacancy rates annually by jurisdiction. According to DOF, the vacancy rate in 2008 was approximately 3.93 percent for Vallejo and 3.01 percent for Solano County overall. In 2014, the DOF reported the vacancy rate in Vallejo at 8.7 percent, indicating that vacancy rates in Vallejo have increased. In 2014, the countywide vacancy rate increased to 7.0 percent.

Overpayment

Households that pay between 30 and 34 percent are considered to be burdened by the cost of housing, while those paying more than 35 percent of median income are considered to be severely burdened by housing costs.

Generally, renters tend to have much higher rates of overpayment than owners. This is not the case in Vallejo. **Table 27** indicates the number of overpaying households as a percentage of total occupied households. A higher percentage of owner occupied households (26.8 percent) are considered cost burdened than renter occupied households (19.9 percent). Lower-income households are defined as those in the low-, very low-, and extremely low-income groups. Lower-income households (both renter and owner occupied) combined represent over 31 percent of all households in Vallejo.

TABLE 27
VALLEJO HOUSEHOLDS OVERPAYING BY INCOME CATEGORY, 2010

Income Category	Renters		Owners		Totals	
	Number	Percentage	Number	Percentage	Total Households	Percentage
Very Low-Income	5,585	13.9%	2,645	6.6%	8,230	20.4%
Low-Income	1,925	4.8%	1,750	4.3%	3,675	9.1%
Moderate	410	1.0%	2,790	6.9%	3,200	7.9%
Above Moderate	79	0.2%	3,595	8.9%	3,674	9.1%
Total Overpaying Households	7,999	19.9%	10,780	26.8%	18,779	46.6%
Total Occupied Households	40,280	100%	40,280	100%	40,280	100%

Source: 2010 Comprehensive Housing Affordability Strategy (CHAS)

Affordable Housing Units at Risk of Conversion to Market Rate

State law requires local Housing Elements to include an inventory of affordable housing developments that could be at risk of converting to market rates during the 10-year period of the current Housing Element planning period and of the one period that follows the adoption of the Element. For those units found to be at risk of conversion, the Housing Element must estimate the cost to preserve or replace the at-risk units, to identify the resources available to help in the preservation or replacement of those units, and to identify those organizations that could assist in these efforts.

City staff had previously prepared an inventory of affordable housing developments in conjunction with the preparation of the City's HUD Consolidated Plan, which required a similar analysis of units at risk of conversion to market rates. That inventory serves as the basis for this analysis; however, certain information contained in the Consolidated Plan has been updated.

Inventory of Existing Affordable Units

Table 28 below shows the inventory of existing affordable housing developments in Vallejo. This table also indicates the earliest dates of termination of affordability restrictions for each of the listed projects. As shown in the table, many of the projects had multiple funding sources that contribute to project affordability. Typically, this included some form of subsidized mortgage financing in conjunction with project-based Section 8 certificates, through which HUD agreed to subsidize the rents for a specified number of units that would be made available to Section 8- eligible low- or very low-income households. Typically, the property owners cannot "opt out" of the project-based Section 8 affordability contracts unless they pay off any HUD- insured/subsidized mortgages associated with their properties.

TABLE 28
ASSISTED HOUSING PROJECTS, 2014

Name	Address	Total Units	Earliest Date of Termination	Assisted Units (including Sec 8)	Section 8 (units)	Other Subsidy (units)
Ascension Arms*	301 Butte Street	75	3/1/2017	75	Project-based (42) and Vouchers (8)	Section 202 (75)
Avian Glen	301 Avian Drive	87	3/12/2059	87	Project-based (18) Vouchers (19)	
Bay View Vista Senior Apartments*	445 Redwood Street	192	3/1/2060	192	Vouchers (94)	Bond financed (77)
Blue Rock Village	1900 and 2000 Ascot Parkway	560	n/a	112	none	Bond financed (112)
Casa De Vallejo*	1825 Sonoma Blvd.	136	10/1/2021	136	Project-based (136) Vouchers (1)	
Marina Heights	135 Carolina Street	152	10/1/2030	152	Project-based (64) and Vouchers (11)	Bond financed (61)
Marina Towers*	601 Sacramento Street	155	8/01/2060	155	Project-based (136) and Voucher (3)	
Marina Towers Annex	575 Sacramento Street	57	12/11/2041	57	Project-based (57)	
Marina Vista Apartments	201 Maine Street	88	10/1/2030	88	Project-based (51) and Voucher (7)	Bond financed (36)
Marina Vista II	201 Maine Street	148	10/1/2030	118	Project-based (58)	Bond financed (60)
Mission Terracina	2700 Tuolumne Street	76	3/1/2017	76	Vouchers (39)	Bond financed (76)
Redwood Shores*	400 Redwood Street	119	3/31/2052	119	(none)	Section 202 (119)
Sea Breeze Apartments	121 Larissa Lane, Bldg. 4	184	n/a	184	Vouchers (75)	Bond financed (37)
Sereno Village Apartments	750 Sereno Drive	125	2/11/2070	125	Vouchers (36)	

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Solano Vista*	40 Valle Vista Avenue	96	2/2/2062	36	Vouchers (36)	
The Sonoma's	969 Porter Street	178	n/a	137	Vouchers (63)	Bond financed (72)
Total Units		**2,428**	**Total Assisted Units**	**1,849**	**Total Project-Based**	**562**
					Total Vouchers	**392**

*Source: City of Vallejo, Consolidated Plan 2010–2015; * Age-restricted units*

Table 29 lists several projects that were financed with mortgage revenue bonds (below-market interest rates), which could be prepaid during the next 10 years. Projects include Bay View Vista, Blue Rock Village, Fountain Plaza Hills, Marina Heights, Marina Vista I, Marina Vista II, Mission Terracina, Sea Breeze, and Windrush Hills. **Table 29** below summarizes each of the bond financed properties, including the type of financing used, the source of the funds, the total built units, affordability requirements, and the number of affordable units made available.

TABLE 29
BOND-FINANCED RESIDENTIAL PROPERTIES, 2014

Residential Complex	Type of Financing	Funding Source	Built Units	Affordability Requirements	Affordable Units
Bay View Vista	Multifamily Housing Revenue Bonds; Vallejo RDA	City of Vallejo	192	40% of units at or below 60% MFI	77
Blue Rock Village	Multifamily Housing Revenue Bonds	City of Vallejo	560	20% of units at or below 80% MFI	112
Fountain Plaza Hills	Multifamily Housing Revenue Bonds	Vallejo Housing Authority	184	20% of units at or below 80% MFI	37
Marina Heights	Multifamily Housing Revenue Bonds, 221(D)(3); Vallejo RDA	City of Vallejo	152	40% of units at or below 60% MFI	61
Marina Vista I	Multifamily Housing Revenue Bonds, 221(D)(3);	City of Vallejo	88	40% of units at or below 60% MFI	36
Marina Vista II	Multifamily Housing Revenue Bonds, 221(D)(3);	City of Vallejo	148	40% of units at or below 60% MFI	60

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Mission Terracina	Multifamily Housing Revenue Bonds	Association of Bay Area Governments	76	100% of units at or below 60% MFI	76
Sea Breeze*	Multifamily Housing Revenue Bonds, 221(D)(4)	City of Vallejo	184	20% of units at or below 80% MFI	37
Windrush Hills	Multifamily Housing Revenue Bonds	City of Vallejo	178	40% of units at or below 60% MFI	72

Source: City of Vallejo, Consolidated Plan 2005–2010 Note: MFI refers to Median Family Income.

** Status of project may change under new purchase contract.*

Units at Risk of Conversion

The affordable housing developments at risk of conversion to market rate during the next 10 years include three projects, for a total of 287 units (See **Table 30**). City records indicate that these projects are subsidized through HUD financing and/or have regulatory agreements that will expire within the next 10 years. (Note: This assumes that HUD will continue to offer property owners renewal of their project-based Section 8 contracts during this time period. Although HUD's ability to continue these contracts is subject to congressional appropriations, HUD staff has indicated that they expect the agency will continue to have the resources necessary to continue these contracts.)

TABLE 30
SUBSIDIZED AFFORDABLE RENTAL UNITS CONSIDERED AT RISK OF CONVERSION, 2014

At-Risk Complex	Units At Risk	Earliest Date of Termination	HUD Funding Source
Ascension Arms	75	3/1/2017	Section 202
Mission Terracina	76	3/1/2017	Section 236(J)(L)
Casa De Vallejo*	136	10/1/2021	
Total	**287**	**NA**	**NA**

Source: City of Vallejo, Housing and Community Development Division, 2008

Cost of Replacing At-Risk Units

Generally, the cost of preserving assisted housing units is estimated to be significantly less than replacing units through new construction. Preserving units entails covering the difference between market rate and assisted rental rates. New construction tends to be less cost efficient because of the cost of land, which is often a limiting factor in the development of affordable housing.

Preservation

An analysis of the cost to preserve at-risk units includes determining the cost to acquire and rehabilitate the at-risk project as well as determining the monthly subsidy necessary to preserve affordability. In the event that the affordability terms expire on the units in the

three at-risk properties and the owners of the projects decide to convert the rental rates of the units to be equal to or more than the fair market rental rates, interested parties (nonprofit, for profit) may purchase and rehabilitate the property in order to maintain the affordability of the units. Purchasing the at-risk units depends on the owner's willingness to sell, interested parties to purchase the project, and available funding assistance.

In November 2014, Loopnet.com listed a 16-unit multi-family apartment complex for $1,850,000, which equates to $115,626 per unit. Similar multi-family projects listed on Loopnet in the City have a similar per unit cost. Approximately, the total cost to acquire and preserve the at-risk units (287) through purchasing the at-risk projects would be $33,184,662 (determined by multiplying the total at-risk units by the average purchase price per unit). In the event that the owners of each of the three projects do not preserve affordability restrictions following the termination dates, it will be necessary for interested parties to purchase the existing projects and subsidize rent to the tenants to ensure affordability restrictions, allowing access to shelter for low- income families.

Following the acquisition and rehabilitation of the units, the ongoing cost to preserve affordability is determined by identifying the gap (subsidy) between the assisted rent and the market rent. The market rent is based on the results from the LWC rental survey and found in the previous **Table 24**. The exact subsidy is difficult to estimate because the rents are based on a tenant's income and therefore would depend on the size and income level of the household. **Table 25** through **Table 27** shown previously summarized the affordability situation in the City.

Following are some general examples of expected subsidies:

- An extremely low-income person can only afford up to $435 per month and the market rental rate in the City for a one-bedroom unit is $878 per month. The subsidy needed would be approximately $443 per month or $5,317 per year.

- A very low-income family of three can afford $930 a month and the market rent in the City for a two-bedroom unit is $1,236. The subsidy would be approximately $306 per month or $3,672 per year.

- A low-income family of four or larger would most likely find it difficult to find suitable housing. To avoid overcrowding, a large low-income family would need to find a single-family unit, and these rents are generally higher than those for multi-family units. A family of four could afford up to $1,425 per month, and the market rent for a three-bedroom unit is $1,585. The subsidy would be approximately $106 per month or $1,920 per year.

Replacement

Another option for ensuring that the number of affordable units is preserved as current affordable units become at risk is to develop a new affordable housing project to replace the units lost to conversion. The methodology used to determine the estimated cost of building a new multi-family project is to use the cost of construction of a recent multi-family project as the basis for determining the estimated cost of a new project. In 2007, the construction of Avian Glen apartments (87 units) was completed and it became available to low-income residents. The total cost to construct Avian Glen was $16,050,433, which equates to $184,487 per unit. When affordability restrictions expire and the units are

converted to market rate, and if the owners are unwilling to sell the complex in order to preserve affordability, the units will need to be replaced. The cost to replace the units is determined by multiplying the per-unit cost of $184,487 from the Avian Glen project by the 151 at-risk units, which is equal to $27,857,537.

It is not likely that all of the units considered to be at risk will convert to market-rate units. Of those that do convert, the likelihood of the need to replace the units will be much lower than the probability that through negotiation and additional funding the units will be preserved.

Financial Resources Available to the City to Assist in Preservation

Clearly, the costs to preserve or replace housing units that rent at levels significantly below market rates are substantial. Fortunately, Vallejo has already successfully preserved a significant number of affordable housing units that were at risk of conversion. Nevertheless, the City must still consider what resources are available to help preserve or replace those units so that lower-income tenants are not displaced in the event that the projects are converted to market rates.

The City has access to a range of different funds that could potentially assist in a preservation effort including:

- CDBG Entitlement;
- HOME Entitlement;
- Mortgage Revenue Bonds;
- State Grant Programs;
- Federal Grant Programs;
- Low Income Housing Tax Credits; and
- HUD Housing Choice Vouchers.

Affordable Housing Developers and Property Managers Interested in Participating in Preservation Projects

In many cases, the City will find it advantageous to collaborate with private affordable housing developers or managers to develop and implement a viable plan to preserve affordable housing units. Private developers can often bring additional expertise and access to funding, such as tax credits. The California Department of Housing and Community Development maintains a list of affordable housing developers and property managers who have expressed an interest in working with local communities on preservation of affordable housing projects. This database lists organizations that are interested in working in any county within the State of California, including such well-known affordable housing providers as Mercy Housing, Inc. and EAH, Inc. The database also lists numerous organizations that have expressed interest in working on preservation projects in Solano County in particular. This list includes such organizations as Affirmed Housing, Vallejo Housing Collaborative, Bridge Housing Corporation, Las Palmas, Mid-Peninsula Housing Coalition, Solano Affordable

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Housing Foundation, and Solari Enterprises. The organizations listed above are but a few of those listed in the HCD database that Vallejo might consider as potential partners in the event it becomes necessary to assemble a team to preserve an affordable housing project whose conversion to market-rate housing is imminent.

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Regional Housing Needs Allocation

Pursuant to State law, ABAG has assigned Vallejo a RHNA of 1,362 units for the Housing Element 5th cycle, covering years 2015 through 2023, according to the income breakdown in **Table 32** below.

TABLE 32
REGIONAL HOUSING NEED ALLOCATION, PROJECTION PERIOD 2014-2022

Income Category	Total Units	Percentage of Share
Extremely Low / Very low income (0–50% AMI)	283	20.8
Low income (51–80% AMI)	178	13.1
Moderate income (80–120% AMI)	211	15.5
Above Moderate income (>121% AMI)	690	50.7
Total	**1,362**	**100**

Source: ABAG, 2014-2022 RHNA Plan.

The RHNA for Vallejo estimates 283 very low income housing units will need to be accommodated between 2015 and 2023. Based on State law methodology, the City estimates that 50 percent of its very low-income housing allocation are extremely low-income households. Therefore, it is projected that 142 households will be extremely low-income.

Housing Unit Construction

Local governments may take RHNA credit for units permitted since the January 1, 2014, start date of the RHNA projection period. Based on building permit data, 17 permits have been issued. These units are assumed to be market rate, and therefore apply to the above-moderate income category. The units have been credited toward the City's RHNA as the first step to determine the remaining need of housing units in each income category.

TABLE 33
RHNA PROGRESS, CONSTRUCTED, AND UNDER CONSTRUCTION AFTER JANUARY 1, 2014

Income Category	Total RHNA	Constructed	Subtotal RHNA
Very low-income (0–50% AMI)	283	0	283
Low-income (51–80% AMI)	178	0	178
Moderate-income (80–120% AMI)	211	0	211
Above moderate-income (>121% AMI)	690	17	673
Total	**1,362**	**17**	**1,345**

Source: City of Vallejo, Planning Division, 2015

Inventory of Land Suitable for Residential Development

A key provision of State Housing Element law is a requirement that each local jurisdiction make available a sufficient quantity of land, with appropriate zoning and adequate infrastructure, to accommodate its local fair share of the Regional Housing Needs Allocation (RHNA) during the 8-year planning period. The objective is to ensure adequate sites for new housing construction affordable to all economic segments of the community. Local jurisdictions must ensure sites are available for housing affordable to extremely low, very low-, low-, and moderate-income households as well as above moderate-income households. The State has generally held that the most appropriate way for local jurisdictions to provide adequate sites to meet the need for lower-income households is to provide land zoned for higher-density multi-family housing in addition to land for lower-density multi-family and single-family housing. Particularly in urban areas where land is expensive, high- density housing construction allows developers to reduce development costs by building more units on a given quantity of land.

As part of this Housing Element Cycle, the City has updated the inventory of vacant residential land, including mixed-use sites with potential for residential development. The inventory is used to assist developers with identifying developable land as well as to provide City staff with a tool to monitor RHNA progress between housing element updates.

The complete inventory of vacant land can be found in Appendix A and provides a list of vacant residential parcels in the City. This inventory was developed using GIS data from both the City and County Assessor, as well as a site-by-site review of larger opportunity sites with City staff. The remainder of this section summarizes the inventory of land available in Vallejo to accommodate anticipated housing demand and discusses the appropriateness of this land supply to meet the housing needs of households of various income levels.

Vacant Land & Realistic Capacity

Table 34 below identifies vacant land by zoning category, as well as the densities assumed to determine the unit capacity for each site in the inventory.

TABLE 34
SUMMARY OF VACANT LAND BY ZONING – RESIDENTIAL DISTRICTS

Zoning Designation	Vacant Land (Acres)	Zoning Max Density (Unit / Acre)	Assumed Density	Realistic Unit Capacity
Low Density Residential (LDR)	86.7	8.7	1 per site – 4 DU*	364
Medium Density Residential (MDR)	31.4	17	13 DU**	408
High Density Residential (HDR)	15.3	27	27 DU**	414
Mixed Use Planed Development	10.2***	Varies	Varies***	243
			Total	**1,429**

Source: City of Vallejo, Planning Division GIS Data & County Assessor Data

** Assumes 1 unit per parcel on sites between 5,000 SF and ½ acre. Sites above ½ acre assumed to develop at 4 DU.*

*** Density averaged across all vacant sites in each zone.*

****Assumes 30% of land area attributed to residential use in MUPD. See below.*

Vacant Low Density (Single Family) and Medium Density Residential Land

The City has identified approximately 86.7 acres of vacant land zoned Low Density Residential (LDR) to accommodate single family homes, and 31.4 acres of vacant land zoned Medium Density Residential (MDR) to accommodate a mix of lower and medium density housing types (364 and 408 units, respectively). Land zoned at lower densities are more likely to serve higher incomes and are therefore allocated to meeting the needs of moderate and above moderate income households.

There are 254 vacant sites zoned LDR (86.7 acres). Certain sites included in the inventory are less than 5,000 square feet in area, which is the minimum per-unit lot size allowed in the Zoning Code. Therefore, these sites are excluded from the calculation of realistic unit-capacity for vacant LDR land. Larger sites (above 1 acre in size) were assumed to subdivide at a development density of 4 dwelling units per acre (DU), which is less than half of the maximum allowed density of 8.7 in LDR zones.

The City currently has 14 sites totaling 31.4 acres of MDR land capable of supporting the development of multi-family units. Maximum densities in the MDR zone are based on a minimum lot area per dwelling unit of 2,500 SF, which equals 17.4 dwelling units per acre (DU). The realistic capacity of vacant MDR parcels was determined by assuming a development intensity of 13 (DU), which is evidenced by existing projects in MDR zones. The sites included in the vacant land inventory are of sufficient size and geometry such that parking and open space requirements do not impact the ability to achieve development densities of 13 units per acre.

Secondary units may also be developed in the LDR zone. Secondary units can provide affordable housing by design and assist homeowners in meeting housing and living costs.

Vacant High Density Multi-Family Land

The City has identified 15.3 acres (18 parcels) of vacant land zoned High Density Residential (HDR) that can support 414 units at 27 dwelling units per acre, the maximum allowed density per the Zoning Code.

According to HCD, the City of Vallejo's default density to accommodate housing for lower-income households is 30, slightly above the City's current maximum. The City recognizes that zoning standards must be updated to allow a minimum of 30 units per acre, and proposes Program A 1.1.4 to satisfy this requirement.

Mixed Use Planned Development (MUPD)

A considerable amount of vacant land exists in the Mixed Use Planned Development (MUPD) zones (34.1 acres). A MUPD designation means that the land is associated with an approved development plan that can accommodate a mixture of uses. A number of these vacant MUPD sites fall within Specific Plan areas that allow and support residential uses at a variety of densities. Consequently, vacant MUPD land is capable of developing units across all income levels. The realistic capacity of vacant MUPD sites was determined by first, conservatively estimating that only 30 percent of a site would be attributed to residential development.

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Specifically, a 13.1-acre parcel located within the White Slough Specific Plan (Site # MUPD-1, Appendix A) can provide a significant amount of housing. Based on a conservative assumption that 30 percent of the land area would be attributed to residential development, and 30 dwelling units per acre, this site could provide up to 118 high-density units. It is assumed that half of these units would be attributed to low and very low income levels, or 59.Aside from these 59 units, the MUPD capacity (184 units) was assumed to meet the moderate and above moderate housing need at a variety of densities and types.

Summary of Vacant Land and Unit Allocation by Income Category

Table 35 provides a summary of the City's current vacant land supply and the ability of the supply to accommodate residential units across all income categories.

TABLE 35
SUMMARY OF VACANT LAND POTENTIAL AND ABILITY TO MEETING HOUSING NEEDS

Income Category	RHNA Allocation (Table 33)	Residential Zone Unit Capacity	Surplus Units
Very low	283	**473** (414 HDR, 59 MUPD)	**+12**
Low	178		
Subtotal	**461**		
Moderate	211	**956** (364 LDR, 408 MDR, 184 MUPD)	**+72**
Above moderate	673		
Subtotal	884		
Total	**1,345**	**1,429**	**+84**

Source: Association of Bay Area Governments, City of Vallejo, Vacant Land Inventory.

GOVERNMENTAL CONSTRAINTS ON HOUSING AVAILABILITY

Local government has few direct influences on housing production cost factors. The one direct cost affected by local agencies is fees. Lot improvement costs are indirectly influenced by local standards for streets and other site improvements. Planning densities also indirectly affect housing costs. These examples represent constraints to housing production that local government can influence, to some extent, by policies and regulations. Among these are land use and development controls, building codes and enforcement, site improvements, fees, and local processing and permit procedures.

Land Use Controls

The City's land use controls offer limited options for new construction of low- and moderate-income housing. The City's primary control over where housing can be constructed is the City Zoning Ordinance. The Zoning Ordinance includes nine categories for residential development, ranging from single-family homes to multi-family dwellings at up to 27 units per acre. With PDR zoning, densities can and do exceed this figure when density bonuses are granted for provision of certain features such as affordable units, senior units, open space or

recreation facilities for nonresidents, or interior pedestrian trails or bicycle paths which connect with city trails and paths.

Residential Use Types in a Variety of Zones

The City Zoning Ordinance allows residential units to be constructed in a variety of zones. **Table 36** provides a list of the residential use types and a description of each of them as defined by Zoning Ordinance Section 16.06. The Zoning Ordinance defines a residential use type as a structure that includes "the occupancy of living accommodations on a wholly or primarily non-transient basis; but exclude institutional living arrangements which provide twenty-four-hour care to seven or more persons and those providing forced residence, such as asylums and prisons." It should be noted that the City is completing a comprehensive update of the Zoning Ordinance. However, consistent with State law, the City will not propose changes to the code that would result in a net loss of residential units or prohibit the City from meeting its RHNA need.

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TABLE 36
DESCRIPTION OF RESIDENTIAL USE TYPES, 2014

Residential Use Type	Description
Family Residential	The family residential use type refers to the residential occupancy of dwelling units, other than mobile homes, as defined in Section 16.04.320*, by families on a weekly or longer basis. Typical uses include occupancy of dwellings or apartments.
Second Family Residential	The second family residential use type refers to the residential occupancy of second family residential units, as defined in Section 16.04.398, by a person(s) or family on a weekly or longer basis.
Group Residential	The group residential use type refers to the residential occupancy of dwelling units by groups of more than five persons who are not related by blood, marriage, or adoption, on a weekly or longer basis. Typical uses include occupancy of sorority houses, retirement homes, or boardinghouses.
Group Care	The group care use type refers to services provided in residential facilities licensed by the Director of the State Department of Social Services to serve seven to twelve persons, or in facilities authorized to provide day care services for seven to twelve persons, but excluding those uses classified under Major Impact Services and Utilities. Typical uses include halfway houses, intermediate care facilities, or day nurseries.
Residential Facility	"Residential facility" means any family home, group care facility, or similar facility, as determined by the Director of State Department of Social Services, which provides twenty-four-hour non-medical care of persons in net of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.
Mobile Home Residential	The mobile home residential use type refers to the residential occupancy of mobile homes by families on a weekly or longer basis, but only when the mobile homes are located in mobile home or trailer parks.
Farm Employee Residential	The farm employee residential use type refers to the occupancy by farm employees and their families of any living accommodations, without regard to duration, which occurs exclusively in association with the performance of agricultural labor on the premises.
Guest Residential	The guest residential use type refers to living quarters within a detached accessory building for the temporary use by guests, but not more than one family, of the occupants of premises. These accommodations typically have no kitchen facilities and are not rented or otherwise used as a separate dwelling.
Live/Work	The live/work residential use type refers to joint living and working quarters, in which both the residential and the commercial uses occupy the same unit. The "live" component of such units shall be equipped with kitchen and bathroom facilities. The "work" component must be primarily conducted by a person or persons making the unit their principal residence.

Source: City of Vallejo Zoning Ordinance, November 2014

**"Mobile home" means a vehicle, other than a motor vehicle, designed and equipped to contain one or more dwelling units to be used without a permanent foundation, and which is in excess of 8 feet in width and in excess of 40 feet in length.*

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Live/Work

The live/work residential use type is limited in residential districts to buildings that were originally constructed for commercial uses or buildings that have been legally converted for commercial uses. The Zoning Ordinance differentiates the live/work use type from typical home occupations by allowing the "work" component to (1) include employment of persons not living in the residential portion; (2) occupy more than 20 percent of the floor area and 400 square feet of the premises; (3) have a separate designated access or private entrance specifically for the business use; (4) include alterations or features not customarily found in residential dwelling units; (5) have window displays; (6) sell articles not produced on the premises; and (7) have limited signage on the premises. In addition to the above, a minor use permit allows food handling, processing, or packing.

Zoning Districts

Part II of Title 16 of the Zoning Ordinance identifies and describes the basic zoning districts in the City. **Table 37** below describes the basic zones in the City, provides the number of residential units that are allowed to be built per acre, and identifies instances in which residential use types (as described above in **Table 36**) are allowed. The Zoning Ordinance describes residential density per acre by defining the total number of units allowed per lot and the minimum lot size allowed. The permitted dwelling units per acre in **Table 37** were determined by calculating the total number of units allowed per lot and the total number of lots allowed per acre, as determined by the minimum lot size allowed (in square feet) and divided by 43,560 (total square feet in an acre). For example, in the High Density Residential (HDR) district, the minimum size for each lot is 1,600 square feet, which means that the maximum number of lots allowable in an acre is slightly more than 27.

The zoning districts for Rural Residential (RR) and Low Density Residential (LDR) are split into subcategories, which have been defined in **Table 37**. In the RR district, there are four subcategories that establish differing densities in order to accommodate the transition from the higher-density zones in the urban core and agricultural zones located in the outskirts of the City. There are three subcategories in the LDR zone, each with differing densities, which implement the Land Use Element of the City's General Plan to establish neighborhoods in which residents have access to living in lower-density residential neighborhoods.

The Medium Density Residential (MDR) district offers a variety of housing types, including single-family and multi-family dwelling units. The General Plan Land Use Element establishes the MDR district as a district within the central city that is higher in density and can be supported by the current level of urban services provided. The High Density Residential (HDR) district offers a variety of housing options, similar to the MDR district. The HDR district establishes the intent of the General Plan Land Use Element, which aims to complement large urban service areas (shopping centers, parks, large employment centers, etc.) with high-density residential development.

The RR, LDR, MDR, and HDR zones are the primary zones in which the variety of residential uses are allowed. However, residential uses are allowed in select commercial and shopping center districts, subject to the approval of an appropriate use permit.

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TABLE 37
SUMMARY OF BASIC ZONING DISTRICTS

District	Permitted DU per Gross	Residential Use Type	Description
Resource Conservation (RC)	0.05	Family residential Farm employee residential Guest residential	The purpose of Section 16.10.010 through Section 16.10.060 is to create and establish regulations for a resource conservation district that is designed to preserve remaining open spaces in their natural state, protect valuable resources, and provide for planned agricultural and residential development consistent with the intent of the General Plan.
Rural Residential (RR)	0.4	Family residential Live/work* Second family residential*	The purpose of Section 16.12.010 through Section 16.12.060 is to create and establish regulations for a rural residential district in which agriculture, open space, and low population density residential development with necessary supporting public service facilities are the principal uses. The intent of the rural residential district is to implement the policy of the Land Use Element of the Vallejo General Plan which requires the establishment of areas on the urban fringe to provide a transition between more highly developed areas and agricultural and open space areas surrounding the community.
RR-5	0.2	Family residential Live/work* Second family residential*	The purpose of Section 16.12.010 through Section 16.12.060 is to create and establish regulations for a rural residential district in which agriculture, open space, and low population density residential development with necessary supporting public service facilities are the principal uses. The intent of the rural residential district is to implement the policy of the Land Use Element of the Vallejo General Plan which requires the establishment of areas on the urban fringe to provide a transition between more highly developed areas and agricultural and open space areas surrounding the community.
RR-10	0.1	Family residential Live/work* Second family residential*	The purpose of Section 16.12.010 through Section 16.12.060 is to create and establish regulations for a rural residential district in which agriculture, open space, and low population density residential development with necessary supporting public service facilities are the principal uses. The intent of the rural residential district is to implement the policy of the Land Use Element of the Vallejo General Plan which requires the establishment of areas on the urban fringe to provide a transition between more highly developed areas and agricultural and open space areas surrounding the community.

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District	Permitted DU per Gross	Residential Use Type	Description
RR-15	0.07	Family residential live/work* Second family residential*	The purpose of Section 16.12.010 through Section 16.12.060 is to create and establish regulations for a rural residential district in which agriculture, open space, and low population density residential development with necessary supporting public service facilities are the principal uses. The intent of the rural residential district is to implement the policy of the Land Use Element of the Vallejo General Plan which requires the establishment of areas on the urban fringe to provide a transition between more highly developed areas and agricultural and open space areas surrounding the community.
Low Density Residential (LDR)	8.7	Family residential Live/work* Second family residential* Mobile home residential**	The purpose of Section 16.14.010 through Section 16.14.060 is to create and establish regulations for a low-density residential district, in which permanent single-family residences are the principal use. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which calls for the establishment of the specific residential neighborhoods to provide housing opportunities for persons wishing to live in low-density residential areas.
LDR- ½	2.0	Family residential Live/work* Second family residential* Mobile home residential**	The purpose of Section 16.14.010 through Section 16.14.060 is to create and establish regulations for a low-density residential district, in which permanent single-family residences are the principal use. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which calls for the establishment of the specific residential neighborhoods to provide housing opportunities for persons wishing to live in low-density residential areas.
LDR- 1	1.0	Family residential Live/work* Second family residential* Mobile home residential**	The purpose of Section 16.14.010 through Section 16.14.060 is to create and establish regulations for a low-density residential district, in which permanent single-family residences are the principal use. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which calls for the establishment of the specific residential neighborhoods to provide housing opportunities for persons wishing to live in low-density residential areas.
Medium Density Residential (MDR)	17	Family residential* Live/work* Mobile home residential**	The purpose of Section 16.16.010 through Section 16.16.060 is to create and establish regulations for a medium-density residential district, in which single-family, two-family or multi-family residences, or combinations of these uses are the principal uses. This district implements the policy of the Land Use Element of the Vallejo General Plan which calls for establishment of urban medium-density residential districts for areas within the central city where the level of urban services cannot support higher densities, and for areas suitable for clustering of development for design variety or to preserve environmentally sensitive areas.

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District	Permitted DU per Gross	Residential Use Type	Description
High Density Residential (HDR)	27	Family residential* Live/work* Group residential** Mobile home residential**	The purpose of Section 16.17.010 through Section 16.17.060 is to create and establish regulations for a high-density residential district in which multiple-family residential and high-density housing are the principal uses. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which calls for establishment of an urban high-density district for areas adjacent to large community shopping areas and convenient to a variety of services such as large parks, schools, and major employment centers.
Limited Office (LO)	none	Family residential** Live/work***	The purpose of Section 16.18.010 through Section 16.18.060 is to create and establish regulations for a limited office district to provide areas for low-density office activities with modest space and parking requirements. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which provides for the establishment of limited office zones as land use buffers between downtown commercial and existing older residential areas.
Professional Offices (PO)	none	none	The purpose of Section 16.19.010 through Section 16.19.060 is to create, preserve, and enhance areas devoted primarily to conference, research, and administrative activities in attractive surroundings. The intent of this district is to implement the policy regarding large scale professional offices of the Land Use Element of the Vallejo General Plan.
eighborhood Shopping and Service (C-N)	none	Family residential** Live/work***	The purpose of Section 16.20.010 through Section 16.20.060 is to create and establish regulations for a neighborhood shopping and service district, in which limited retail commercial goods and services are provided to meet the day-to-day needs of local residents. The principal uses in such districts would be food and beverage retail sales combined with general retail sales. The intent of this district is to implement the goal of the Land Use Element of the Vallejo General Plan which provides for the establishment of local convenience centers to serve new and existing residential neighborhoods.
Linear Commercial (C-L)	none	Family residential* Live/work***	The purpose of Section 16.22.010 through Section 16.22.060 is to create and establish regulations for a linear commercial district, in which well-designed, community-level commercial areas are developed along major thoroughfares. As described in the Land Use Element of the Vallejo General Plan, commercial strip areas are often problem areas, frequently characterized by clogged streets, lack of parking, haphazard siting of commercial establishments, and inconvenient access.

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District	Permitted DU per Gross	Residential Use Type	Description
Pedestrian Shopping and Service (C-P)	none	Family Residential*	The purpose of Section 16.24.010 through Section 16.24.060 is to create and establish regulations for a pedestrian shopping and service district, in which a wide range of retail goods and services are permitted. The intent of this district is to implement the policy of the Land Use Element of the Vallejo General Plan which calls for the development of pedestrian-oriented commercial shopping areas that allow comparison shopping within relatively compact areas.
Waterfront Shopping and Service (C-W)	none	Family Residential** Live/work***	The purpose of Section 16.26.010 through Section 16.26.070 is to create and establish regulations for a waterfront shopping and service district, in which the development of marine-oriented activities adjacent to the city's waterfront is encouraged. The intent of this district is to implement the goal of the Land Use Element of the Vallejo General Plan which calls for the development of the waterfront as a focal point of interest and business in the city.
Freeway Shopping and Service (C-F)	none	none	The purpose of Section 16.28.010 through Section 16.28.060 is to create and establish regulations for a freeway shopping and service district, in which automobile associated traveler services are the principal use. It is the intent of this district to provide commercial goods and services in places conveniently and safely accessible from freeways, to discourage those uses that are unrelated to the needs of freeway users, and to prohibit those uses that may adversely affect adjacent noise- sensitive land uses.
Public and Quasi-Public Facilities	none	none	The purpose of Section 16.30.010 through Section 16.30.060 is to create and establish regulations for a public and quasi-public facilities zoning district, in which parks, governmental, educational, public utility and other community facilities of a public nature are the principal use. The intent of this district is to implement those policies of the Land Use Element of the Vallejo General Plan, which relate to governmental and quasi-governmental services, schools, parks and open space
Medical District (M)	none	none	The purpose of Section 16.32.010 through Section 16.32.060 is to create and establish regulations for a medical district, in which a concentration of medical facilities and supporting commercial services can be provided without the encroachment of incompatible uses. The principal land use in this district is a general hospital.

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District	Permitted DU per Gross	Residential Use Type	Description
Intensive Use District (I-U)	none	Family residential (when accessory to a permitted use)* Live/work**	The purpose of Section 16.33.010 through Section 16.33.060 is to create and establish regulations for an intensive use limited district, to provide areas for low-intensity activities with minimal disturbance potential to adjacent properties. The uses would be limited commercial services, research, light-manufacturing, and wholesale storage and distribution.
Intensive Use – Limited (IU-L)	none	Live/work**	The purpose of Section 16.34.010 through Section 16.34.060 is to create and establish regulations for an intensive use district, in which a wide range of commercial services, manufacturing, and wholesale storage and distribution can be undertaken in close proximity to one another without encroachment or disturbance of incompatible land uses.

Source: City of Vallejo Zoning Ordinance, November 2014

Note: Unless noted in the residential use type, the use type is considered permitted.

** Designates a permitted use with limitations*

*** Designates a major permit use type required*

**** Designates a minor permit use type required*

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Residential Development Standards

Table 38 below provides a summary of the City's residential development standards as set forth in the Zoning Ordinance. The residential development standards are created to ensure that the overall health, safety, and welfare of the community are protected while ensuring that the vision, goals, and policies of the General Plan are achieved.

Minimum lot size: Minimum lot sizes range from 20 acres in the RC district to 5,000 square feet in the low-, medium-, and high-density zones. Minimum lot sizes do not impose a constraint for the development of housing.

Minimum dwelling unit size: The City does not directly impose a minimum dwelling unit size in each of the residential zones. However, the City does impose a minimum lot area for each dwelling unit in the MDR and HDR zones. The minimum lot area per dwelling unit is 2,500 square feet in the MDR zone and 1,600 square feet in the HDR zone.

Maximum height: With the exception of the HDR zone, the maximum building height permitted in all residential zones is 35 feet. The maximum building height allowed in the HDR zone is 75 feet, which allows for the construction of higher-density projects by employing the land to the maximum allowed use established in the zoning code.

Minimum yard setbacks: Minimum yard setbacks for projects in the MDR and HDR districts are 15 feet for the front, 5 feet for the side, and 5 feet for the rear. For each story in excess of two in the MDR and HDR district, the side and rear setback increases by 2 feet, which minimizes the total developable area of the site. However, projects can take advantage of multi-story development, which provides an opportunity to achieve higher-density development suitable for affordable housing development.

Maximum lot coverage: The lot coverage of main building structures ranges from 2 percent to 60 percent of the lot size. In the RC zone, the maximum amount of lot coverage for the main building is 2 percent of the lot, in the RR it is between 7.5 and 2.5 percent, in the LDR it is between 50 and 12 percent, and in the MDR and HDR it is 60 percent.

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TABLE 38
RESIDENTIAL DEVELOPMENT STANDARDS, 2014

Zoning District	Minimum Lot Area		Min. Lot Width (Feet)	Minimum Yard (Feet)			Max Main Bldg. Coverag	Maximum Bldg. Height
	Acres	Sq. Ft.		Front	Side	Rear		
Resource Conservation	20	871,200	(a)	60	20	20 (b)	2%	35
Rural Residential	2.5	108,900	(a)	30	20	20 (b)	7.5%	35
Rural Residential-5	5	217,800	(a)	30	20	20 (b)	4.5%	35
Rural Residential-10	10	435,600	(a)	30	20	20 (b)	2.5%	35
Rural Residential-15	15	653,400	(a)	30	20	20 (b)	2.5%	35
Low Density Residential	0.11	5,000	50	15	5	5 (b)	50%	35
Low Density Residential-1/2	0.50	21,780	50	15	5	5 (b)	25%	35
Low Density Residential-1	1.00	43,560	50	15	5	5 (b)	12%	35
Medium Density Residential	0.11	5,000	50	15	5	5 (c)	60%	35
High Density Residential	0.11	5,000	50	15	5	5 (c)	60%	75

Source: City of Vallejo Municipal Code, Chapter 16, Part II. October 2014 Notes:

a. The ratio of lot depth to lot width can be no greater than three to one for Resource Conservation Zones and four to one for Rural Residential Zones.

b. Buildings over 24 feet must add 2 feet of yard for each story over 24 feet.

c. Plus 2 feet of side and back yard for each story over two.

Planned Development Zoning

Conventional zoning regulations and their associated site development standards can sometimes preclude development of certain parcels where special conditions are present that make development difficult. The City has successfully utilized Planned Development (PD) zoning to provide flexibility in meeting zoning requirements for unique projects or sites. The PD zoning also facilitates mixed-use development by allowing the development of mixed residential and nonresidential uses as an integral unit. The PD zoning designation allows flexibility of design for sites that are not being utilized due to special circumstances, which prevent them from being developed through the conventional application of regulations of the Zoning Ordinance. The PD zoning designation can allow for density bonuses for provision of low- or moderate-income housing, senior housing, open space or recreation facilities for nonresidents, or interior pedestrian trails or bicycle paths which connect with city trails and paths. Avian Glen, a recently constructed affordable housing complex, utilized the PD zoning process to expedite the plan approval phase.

Planned Development Residential (PDR)

Chapter 16.106 (Planned Development Residential District) of the Municipal Code implements the policies of the Vallejo General Plan, which call for the establishment of the specific residential areas where flexibility of design and development of land is appropriate. These areas will be conducive to creative and experimental methods of land development, including the application of new technologies or the innovative application of existing technologies relating to resource conservation. These areas will also facilitate the development or redevelopment of land, which is not being utilized due to special

circumstances, which prevent its development or redevelopment through the conventional application of the regulations of the zoning district.

Development in the PDR zone is subject to the density standards set forth in the General Plan and is not subject to Section 16.79 (Multi-dwelling and Condominium Project Development Standards) of the Municipal Code. However, residential projects developed with housing units affordable to lower- and moderate-income households are awarded density bonuses at a rate of two units for every affordable unit constructed. Site development standards of projects in the PDR district are established through either an approved master plan or unit plan and are exempt from Section 16.75 (Site Development Standards), which allows developers to utilize a variety of technologies that would not otherwise be permitted in 'traditional' developments. In addition, PDR development provides developers with an opportunity to utilize sites that would not otherwise be suitable for residential development under basic zoning regulations. The PDR district does not constrain the development of lower-income housing development, rather it encourages and promotes such development. As previously mentioned, Avian Glen was developed in a PDR designation and is an example of meeting market demand for affordable housing developments in the PDR zone. Avian Glen is a 87-unit multi-family project in Vallejo that was developed on a 4.22-acre site, resulting in a density of 21 units per acre. Avian Glenn is 100 percent affordable and provided 7 units affordable to extremely low-income households, 19 units affordable to very low-income households, 59 units affordable to low-income households, and 2 manager units, which are not rent-restricted.

Mixed Use Planned Development (MUPD)

Chapter 16.112 (Mixed Use Planned Development District) of the Municipal Code intends to create and establish regulations for a mixed-use district, in which residential, commercial, and/or industrial uses are developed as an integral unit. All uses shall complement and enhance each other and their diversity shall be unified by an overall design concept. The intent of this district is to implement the policies of the Vallejo General Plan, which call for the establishment of specific areas where flexibility of design and development of diverse land use is appropriate for the benefit of the City as a whole. These areas will be conducive to creative and experimental methods of land development, including the application of new technologies or the innovative application of existing technologies relating to resource conservation. These areas will also facilitate the development or redevelopment of land, which is not being utilized to its best advantage due to special circumstances, which prevent its development or redevelopment through the conventional application of the regulations of the Zoning Ordinance.

Development standards for projects in the MUPD zone are the same as those described for projects in the PDR district. The difference is that mixed-use projects will typically yield fewer residential units due to a mix of uses developed in a mixed-use project. However, the PDR process encourages developers to submit project plans for sites that include residential uses for sites that the basic zoning code may constrain. The MUPD district does not constrain residential development, rather it allows for market forces to develop residential units, which may have been constrained by the basic zoning regulations.

As discussed, the PDR and MUPD process provides developers with flexibility from zoning standards that possibly constrain the development of sites with unique characteristics, such as sites that are sloped or have unique shape. The following exemptions apply to PDR and MUPD development.

16.70 – Screening and Landscaping. For sites in which development is constrained by the characteristics of the site (topography and shape), it can be difficult for developers to comply with screening and landscaping regulations. Screening includes such things as fences, walls, berms, or plantings. The City finds that this requirement can sometimes make development infeasible or inconsistent (increasing development cost) with surrounding uses. Both the PDR and MUPD districts provide flexibility to mitigate screening and landscaping constraints. Landscape regulations include the number of trees, shrubs, and other vegetation required as part of development approval. The City has found that landscape regulations make some sites difficult to develop due to the unique characteristics of a site, and the PDR and MUPD process provides flexibility to minimize site constraints so that the site can be developed to its maximum use.

16.75 – Site Development Standards. The PDR and MUPD process is intended to allow developers opportunities to maximize the potential of sties that would otherwise be hindered by the current zoning regulations. The City finds that the characteristics (mostly slope and surrounding uses) of some sites require a higher degree of flexibility to maximize development potential, thus the PDR and MUPD process allows for such flexibility by exempting projects from site development standards that would otherwise constrain development. For example, minimum open-space standards may be difficult to achieve due to the shape of a site, which means residential development may not be maximized on the site. The PDR and MUPD process provides developers with the flexibility to develop sites that because of their characteristics are constrained by the zoning code, thus the constraints are waived.

16.79 – Multifamily/Condominium Standards. The PDR and MUPD process exempts developers from the MF/Condo development standards with the exception of condo conversions (16.79.050–16.79.070). Though development applications are reviewed based on the standards that developers define in applications regarding MF/Condo projects, developers are provided flexibility from the zoning code, so long as the application addresses the anticipated needs of residents and the surrounding community. For the most part, PDR/MUPD development applications occur within areas subject to specific plans and developers are encouraged to apply based on the goals of the specific plan. Once again, the PDR and MUPD process provides flexibility from the zoning code (it constrains development on some sites due to the site characteristics). Such development standards may increase allowed density if the specific plan calls for higher density.

Permitted Uses

Table 39 below displays zoning districts that allow residential construction and the types of residential construction allowed. The zoning code explicitly establishes the required permits for each residential structure to be constructed. Residential use type construction is allowed in 12 different zones within the City and permitted as either a permitted use (PU), a permitted use with limitations (PU-L), a minor use permit (UP-MN), or a major use permit (UP-MJ). Permitted uses are allowed by right. For example, in **Table 39**, family residential use types are allowed by right without limitations in the Resource Conservation (RC), RR, and LDR districts. In all other instances, residential development is allowed by permitted use with limitations, a conditional minor use permit, or a conditional major use permit.

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Use Permitted with Limitations

The zoning code defines which types of permitted uses are allowed with limitations. The intent of these provisions is to establish restrictions on certain uses to better reflect the purpose and intent of the district in which they are permitted. In the MDR and HDR zones, the family residential use type is permitted by use with limitations. The limitations that apply to the residential use type in the MDR and HDR zones are defined by Zoning Ordinance Section 16.57.020. The limitations for the family residential use type in Subsection A of Section 16.57.020 establishes that all multiple dwelling structures comprising three to eight dwelling units are subject to review by the Planning Division according to Site Development Plan Approval. A permit for occupancy will not be issued by the City until the Planning Division has determined that the proposed development meets the requirements of the Site Development Plan Approval. Subsection A of Section 16.57.020 also establishes that any proposed family residential development consisting of nine or more units must be reviewed by the Planning Commission subject to the standards established for authorizing a conditional use permit.

Subsection BB of Section 16.57.020 also establishes the approval requirements for the construction of live/work units in which the project is subject to permitted use with limitations. As shown in **Table 39**, live/work construction is permitted with limitations in the RR, LDR, MDR, and HDR zones. Live/work occupancies in residential zones are limited to buildings that were originally constructed or had been previously legally converted for commercial purposes, subject to approval of a minor use permit.

Second family residential construction is permitted with limitations in the RR, LDR, and MDR districts. Subsection DD of Section 16.57.020 establishes the approval limitations to which second family residential construction are subject and are in accordance with Section 65852.2 of the California Government Code. Second family residential units are discussed further in the "Second Dwelling Unit" section below.

Conditional Use Permit

The Zoning Ordinance establishes the instances in which a conditional use permit (CUP) is required for project approval. The required CUP is either minor or major, depending on the zoning district in which the use type will be constructed. A minor use type requires public notice but not a public hearing, while a major CUP requires both public notice and public hearing.

As shown in **Table 39**, any residential use type that is proposed for construction in the nonresidential zones is subject to a major use permit, with the exception of family residential uses in the C-L and C-P zones, in which a permitted use with limitations is allowed. Group residential use types are allowed in the HDR zone with the approval of a major CUP. Mobile homes are also subject to a major CUP in all residential zoning districts.

Table 39 also identifies instances in which a minor CUP is required, primarily applicable to the construction of live/work units in nonresidential zones. Live/work units are subject to a variety of standards that are applicable to the zone of the proposed unit. Due to the nature of the "work" component of the live/work use type, the unit may either be applicable to commercial use (as in the C-W district) or residential use (as in the HDR district).

TABLE 39

PROVISIONS FOR A VARIETY OF HOUSING TYPES, 2014

Residential Use Type	RC	RR	LDR	MDR	HDR	LO	C-N	C-L	C-P	C-W	I-U	IU-L
Family Residential	PU	PU	PU	PU-L	PU-L	UP-MJ	UP-MJ	PU-L	PU-L	UP-MJ	UP-MJ[1]	
Second Family Residential		PU-L	PU-L	PU-L								
Group Residential					UP-							
Group Care	PU-L	PU-L	PU-L	PU-L	PU-L							
Residential Facility												
Mobile Home Residential[2]			UP-MJ	UP-MJ	UP-MJ							
Farm Worker Residential	PU											
Guest Residential	PU	PU[3]										
Live/Work		PU-L		PU-L	PU-L	UP-		UP-	PU-L	UP-	UP-	UP-
Emergency Shelters								UP-				

[1]*Permitted when accessory to a permitted use.*

[2]*A mobile home residential unit is defined as a unit in a mobile home park and requires a major use permit. Program D.1.1.6 will amend the code to clarify that a single mobile home or a manufactured house is allowed by right in the LDR zone.*

[3]*Permitted only in the RR-5,-10,-15 zones. Not permitted in the RR zone.*

PU= Permitted uses without discretionary review

PU-L= Permitted uses with limitation (these limitations are described in the section preceding this table). UP-MJ=Major use permit

UP-MN=Minor use permit

Source: City of Vallejo Municipal Code, Chapter 16: Zoning, November 2008.

Emergency Shelters

The City's Zoning Ordinance defines group residential use types as the "residential occupancy of dwelling units by groups of more than five persons who are *not* related by blood, marriage or adoption, on a weekly or longer basis. Typical uses include occupancy of sorority houses, retirement homes or boardinghouses." Emergency shelters are not excluded from being defined as a group residential use type. The Zoning Ordinance allows for group residential construction with a major use permit in the HDR zone.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person."

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the

development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior on-site waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

The current zoning code allows for the construction of emergency shelters with a major use permit in the Linear Commercial (C-L) district. As stated earlier, the major use permit requires a public hearing and Planning Commission approval, which is not fully in compliance with the requirement set forth by SB 2, stating that emergency shelters must be allowed "without any discretionary action in at least one zone that is appropriate for permanent emergency shelters." The City currently has 18.27 vacant acres in the C-L district and will allow emergency shelters without discretionary review in the C-L district. (Program A 3.1.2 addresses this concern). The C-L district is appropriate for emergency shelters as it encourages community-level commercial uses along major thoroughfares so these areas have adequate transit access and are likely to be close to neighborhood services and amenities.

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the California Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the California Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the

same zone. Both transitional and supportive housing types must be explicitly permitted in the Municipal Code. Transitional and supportive housing is not explicitly defined in Vallejo's zoning code, though it can be interpreted as a residential use type under "group residential." The zoning code defines group residential as "the residential occupancy of dwelling units by groups of more than five persons who are not related by blood, marriage or adoption, on a weekly or longer basis. Typical uses include occupancy of sorority houses, retirement homes or boardinghouses." The only residential zone in which group care (7 to 12 persons) are allowed is in the HDR zone with a major CUP. Also, under the civic use type classification, the City defines group care facilities as a use in which "services provided in residential facilities licensed by the Director of the State Department of Social Services to serve seven to twelve persons, or in facilities authorized to provide day care services for seven to twelve persons, but excluding those uses classified under Major Impact Services and Utilities. Typical uses include halfway houses, intermediate care facilities, or day nurseries."

Currently, the Zoning Ordinance allows for the development of group residential (5 or fewer persons) in all residential zones, with the approval of a minor CUP, which is a staff-level review unless appealed to the Planning Commission. In Program A 3.1.1, the City commits to amending its Zoning Ordinance to ensure compliance with State law to mitigate any constraints to housing for persons with disability by providing clearer definitions of group care facilities in alignment with State law and by permitting small facilities by right in residential zones. In addition, Program A 3.1.3 states that the City will define supportive and transitional housing types to clarify where those housing types are permitted.

Extremely Low-Income Households

Assembly Bill (AB) 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The existing need is demonstrated in **Table 7** and the projected need is shown in **Table 32.** Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. The City's Municipal Code does not explicitly define SRO housing. According to the Housing Resource Center, an SRO is defined as a type of residential hotel offering one-room units for long-term occupancy by one or two people. SROs may have kitchen or bath facilities, but not both. The City plans to update the current zoning code to define an SRO as well as establish provisions for allowing the development of SROs according to AB 2634 (see Program A 3.1.1)

Inclusionary Zoning Ordinance

The City is does not currently have an inclusionary housing ordinance. In light of the Palmer case rulings, the City does not seek to develop an inclusionary housing ordinance. The City is instead exploring the development of a housing impact fee and/or a commercial linkage fee, based on best practices and successful examples in other jurisdictions (See Housing Element Programs B 2.1.2 and B 2.1.3).

Second Dwelling Units

The City has defined a second dwelling unit as a second family residential unit "which means an additional dwelling unit constructed or adapted within, onto, or apart from an existing dwelling unit on a single-family residential lot." The zoning code explicitly allows for a second family residential unit to be allowed so long as the proposed construction of the unit meets the criteria set forth in the zoning code. The criteria established does not constrain the development of second units, and according to the ministerial review of the application, design portions of the criteria may be unmet in the event that the unit provides for housing permanently disabled persons. Features such as ramps and alterations to doors and windows that do not meet the architectural design standards may be approved in the event that the dwelling unit provides housing compliant with the Americans with Disabilities Act (ADA) for disabled persons.

Second dwelling units are allowed in the RR, LDR, and MDR zones as a permitted use with limitations. Ordinance 16.57.020 (DD) establishes that for requests for second dwelling units that meet the requirements of the limitations, second dwelling unit construction is approved following a ministerial review.

The zoning code is in compliance with AB 1866 (second unit legislation) and promotes the construction of suitable ADA-compliant housing for disabled persons in the City in need of such housing.

Housing for Persons with Disability

As part of a governmental constraints analysis, Housing Elements must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Housing Element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

Reasonable Accommodation

The City currently abides by all Americans with Disabilities Act (ADA) building requirements but does not have a codified reasonable accommodations procedure as required by Chapter 671, Statutes of 2001, Senate Bill 520. This legislation requires jurisdictions to identify whether they have an established reasonable accommodation procedure that allows for the application and permitting of necessary accessibility retrofits for persons with disabilities. Jurisdictions must also analyze whether their current procedure for processing these types of requests may be a constraint to the ability of persons with disabilities to acquiring the necessary accommodations. The City will codify a reasonable accommodation procedure as stated in Program E 1.1.5.

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Mobile Home Residential

Government Code Section 65852.3 (a) requires jurisdictions to allow the development of factory- built and mobile home units with the same development standards as stick-built housing (family residential) is subject to. As shown in **Table 39**, the City's Municipal Code allows mobile home residential units in a mobile home park with a major use permit in the LDR, MDR, and HDR zones. Family residential development in the LDR zone is allowed as a permitted use, and in the MDR and HDR zones family residential is allowed as a permitted use with limitations. The City will implement Program D 1.1.5 to amend the Municipal Code to clarify that a single mobile home or a manufactured house is currently allowed by right in the LDR zone.

ZONING AND LAND USE

Permits and Processing

As described in the section regarding second dwelling units, the City considers second dwelling units as permitted uses with limitations. Part DD.k of Section 16.57.020 allows the planning manager to exempt required limitations regarding the construction of second dwelling units in the event that the proposed construction will include installation of features that facilitate access for persons with limited mobility, for example, the approval of ramp installation that allows the design to deviate from second dwelling building standards, given that the ramp provides increased access for persons with limited mobility. Allowing exemptions from the zoning code to construct second dwelling units that are built with features that increase access for persons with limited mobility provides incentives for the construction and use of second units as a use type that effectively provides housing for persons with disabilities in a non-group setting by removing the constraint.

Building Codes

Ordinance 12.01.010 of Title 12 of the City's Municipal Code established the adoption of the 2012 California Building Code Standards, which includes required building provisions for persons with limited mobility within all newly built structures in the City.

The City regularly adopts the International Council of Building Officials (ICBO) recommended building and housing codes. By adopting these building codes, the City aligns its building standards with those used by most other jurisdictions. This should help to facilitate the construction and rehabilitation of housing in Vallejo because it allows builders familiar with the construction standards in other communities to easily work in Vallejo. It should help to increase the pool of building contractors who will work in Vallejo, which should in turn ensure that construction costs remain as reasonable as possible.

Development Standards

The City has adopted site development standards for all structures constructed in the City. Site development standards have been adopted and are enforced in order to ensure that the development of property within Vallejo achieves the following:

- Makes a positive contribution to the existing development on neighboring properties.
- Ensures that new or altered structures are compatible and harmonious with the design and use of existing structures on neighboring properties.

- Respects the existing views, privacy, and access to light and safety of neighboring properties.
- Does not adversely affect neighboring properties, with "adversely affect" to mean to impact in a substantial, negative manner the economic value, habitability, or livability of these properties.

Table 38 above summarizes the basic site development standards in each of the residential zones as described in the Zoning Ordinance. In addition to the site development standards described in **Table 38,** residential projects constructed in the City requiring either a conditional use permit or a site development approval plan are subject to site development standards described in the Zoning Ordinance. One- and two-family structures are subject to meeting the site development standards established by Ordinance 16.75.040, which requires that the structure meet standards concerned with architectural treatment, circulation/access, and utilities. The site development plans for constructing one- and two-family residential units do not place a constraint on the development of such units and achieve the goals set forth by the City.

Multi-family and condominium dwellings are also subject to site development standards beyond those described in **Table 38**. As presented in **Table 39**, all proposed projects with nine units or more, including the conversion of condominium projects, are subject to approval of a conditional use permit. Multi-family residential projects that require a site development plan must demonstrate that they will be in compliance with Ordinance 16.79.030, which requires design standards compatible with adjacent low-density residential projects, circulation, open space, solid waste disposal, and laundry facilities.

According to **Table 39** projects in all zones are subject to similar review, meaning that the standards do not place an unreasonable constraint on the development of multi-family structures.

The construction and conversion of condominium projects are subject to the site development standards described in Ordinance 16.79.040. All projects that meet the development standards are allowed to be developed or converted in all residential zones by obtaining the required permit. In addition to complying with the development standards for each district described in **Table 39** the following development standards apply: separation from other structures, open space, storage, sound transmission, laundry facilities, utilities, traffic, declaration of covenants, and subdivision ordinance requirements. Development of condominium projects is not constrained through the application of these development standards.

Planned Development Zone Standards

As discussed previously, the City provides developers of residential construction with an alternative to the above site development standards by offering building permits through the Planned Unit Development (PD) process. The PD process intends to implement the policies of the Vallejo General Plan which calls for the establishment of the specific residential areas where flexibility of design and development of land is appropriate. The PD process offers applicants an opportunity to develop residential uses in areas that have unique characteristics (this opens up residential development rather than constraining it). The PD process also promotes the development of innovative land uses. The PD review process applies to the following residential use types: family residential, guest residential, and second family residential.

All projects proposed under the PD permit procedures are subject to the following standards: size/location of the site, circulation patterns, topography, preservation, and relationship to surrounding area, mix of use types, architecture, public improvement, development intensity, landscaping, and the intent and purpose of the proposed development.

The PD process provides an alternative for developers to pursue in instances that a proposed property has conditions that would make it difficult and/or expensive to develop.

Residential Parking Requirements

The City's residential off-street parking requirements are shown below in **Table 40**.

TABLE 40
RESIDENTIAL PARKING STANDARDS, 2014

Unit Type	Parking Requirement
One-Family Dwelling	2 spaces per unit
Condominiums and Apartments	
Studio	1 space per unit
One-Bedroom	1.5 spaces per unit
Two-Bedroom or larger	2 spaces per unit
Guest Parking	1 space per 5 units

Sources: City of Vallejo Zoning Ordinance, 2014

The City's parking standards do not make a distinction between types of units — attached or detached — or potential occupants such as the elderly or disabled which may generate a lower demand for parking spaces. The current standards are quite typical of most cities and do not present any additional requirements that would inhibit development on their own. Nevertheless, unnecessary parking space requirements could serve to increase project development costs for developments built for seniors or as transit-oriented development. As a remedy, according to Section 16.62.105 of the City's zoning code, parking requirements for senior citizen housing and other facilities serving senior citizens may be reduced up to 50 percent by the Planning Manager. The requirements may also be reduced when a developer can demonstrate that other forms of transportation will be used, including walking, bicycling, and transit.

Code Enforcement

The City's Code Enforcement Division is responsible for enforcing the property maintenance ordinance (7.54) of the Public Health, Welfare, and Safety Title 7 of the Municipal Code. Code Enforcement's main objective is to empower Vallejo residents to assist in helping maintain safe, healthy, and attractive living and working environments. Citizens of Vallejo are encouraged to contact Code Enforcement with violations by telephone, in person, or by completing an online form from the City's Web page. The following are violations of Ordinance 7.54:

- Abandoned or partially destroyed buildings;
  Unpainted buildings or buildings with deteriorating paint;

- Broken windows;

- Deteriorated, unsightly, or defective exteriors;
- Accumulation of dirt, litter, or debris;
- Used, damaged or discarded lumber, furniture, junk, or trash visible from public street or alley;
- Attractive nuisances, hazardous pools, excavation;
- Construction machinery or equipment;
- Improper maintenance of signs;
- Detrimental maintenance of property;
- Vehicles parked on front yard areas;
- Maintenance of property as to cause a public nuisance;
- Hazardous trees;
- Clotheslines in front yard;
- Deteriorated exterior wall, fence, or hedge;
- Pooled oil accumulation on commercial or industrial property;
- Excessive dust or debris accumulation in front yards;
- Storing or keeping of sand, gravel, or concrete; and
- Garbage cans, refuse containers, or recycling bins in public view.

Permit Fees

Vallejo building, development impact, and planning fees are shown in the following **Tables 41, 42, and 43.** Based on a record of building permits issued in 2007, a 1,832 square foot home with three bedrooms and two bathrooms was valued at $217,993.10 and the total fees paid were $21,808.54. In the same year, the developer of a 48-unit apartment complex valued at $11,996,901 paid $650,362.68 in fees, which equated to $13,549.21 per unit. Compared to the fees established by jurisdictions in and around Solano County, Vallejo's fee schedules are similar and do not place an unreasonable constraint on developers' ability to construct new housing in the City.

Building permit fees are based upon the Uniform Building Code and are set at levels designed to offset the City's cost to monitor building construction activities. This is common practice in most jurisdictions.

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TABLE 41,
BUILDING PERMIT FEES, 2013-2014

Total Valuation	Fee
1. Building Permit Fee	
$1.00 to $500	$109
$501 to $3,800	$109 for the first $500 plus $3.09 for each additional $100, or a fraction thereof, to and including $3,800
$3,801 to $10,000	$211 for the first $3,801 plus $1.33 for each additional $100, or a fraction thereof, to and including $10,000
$10,001to $44,000	$293 for the first $10,001 plus $13.91 for each additional $1,000, or a fraction thereof, to and including $44,000
$44,001 to $236,001	$768 for the first $44,001 plus $6.01 for each additional $1,000, or a fraction thereof, to and including $236,000
$236,001 to $480,000	$1,921 for the first $236,001 plus $6.70 for each additional $1,000, or a fraction thereof, to and including $480,000
$480,001 to $1,200,000	$3,556 for the first $480,001 plus $5.14 for each additional $1,000, or a fraction thereof, to and including $1,200,000
$1,200,001 and Up	$7,257 for the first $1,200,001 plus $4.54 for each additional $1,000, or a fraction thereof
2. Excavation Fees	
A. Permit Fees	$544
B. Inspection Fees	
0 to 50 ft of open cut	$697
51 to 100 ft of open cut	$1,054
101 to 200 ft of open cut	$1,903
Each add'l 100ft open cut	$$1,168/100ft
3. Grading Inspection Permit Fee	
0 to 50 cubic yards	No permit required
51 to 1,000 cubic yards	$157 + $456 per 100 cy
1,001 to 40,000 cubic yards	$4,717 + $266 per 1,000 cy
40,001 or more cubic yards	$15,113 + $107 ea add'l 1,000 cy
4. Plan Check Fee	70% of Building Permit Fees

Sources: City of Vallejo Schedule of Fees for Development, January 2008

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Development impact fees are displayed in **Table 42** below. The fees are presented for both single-family and multi-family construction and include fees for sewer/drainage, transportation mitigation, county facilities, park/recreation, inspections, and fire mitigation.

TABLE 42
DEVELOPMENT IMPACT FEES, 2013-2014

Fee Designation	**Cost**	
I. Impact & Connection Fees	**Single-Family**	**Multi-Family**
a) Basic Permit Fees		
Sewer	$2,540/unit	$2,540/unit
Drainage	$5,435/unit	$32,640/acre
b) Transportation Impact Mitigation	$5,732/unit	$3,224/unit
c) County Facilities Fee	$9,150/unit	$8,656/unit
d) School Impact Fees	$2.24/sq. ft.	$2.24/sq. ft.
e) Park & Recreation Fee		
Single Family Detached	$11,330	
Single Family Attached	$10,215	
Duplex	$9,249	
Multiple Family (3 or more units)	$7,763	
Mobile Home	$6,797	
II. Plan Check Fees		
Preliminary Plan Review Fee	Fee based on current actual hourly rates, times actual time	
III. Annexations	Fee based on current actual hourly rates, times actual time to process. Plus State & County Fees.	
IV. State Earthquake Fee	excluding the first $10,000 value	
V. Excise Tax	$3,9054,443 /unit	
VI. Fire Mitigation Fee	$134 /unit	
VII. Special District Surcharge Fee		
NorthGate Area Fee District	$10 per $100,000 building construction cost	

Sources: City of Vallejo Building Division and Planning Division

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Planning fees are displayed below in **Table 43**. The fees include residential-related fees for major/minor use permits, planned development permits, and site development permits.

TABLE 43
PLANNING FEES, 2013-2014

Permit Type	Fee
Conditional Use Permit	
Major (New & Existing Units)	$3,070
Minor	$1,049
Second Unit Review	$756
Planned Development	
Unit Plan - Staff, Council	$3,784, $7,073
Single-family	$4,290
Master Plan	$17,596
Master Plan/Unit Plans	$17,785
Master Plan/Unit Plans (<5 acres or	$8,892
Site Development	
New Single-family	$3,646
Existing Single-family	$3,003
Multi-family	$5,939

Source: City of Vallejo Planning Division

Permit Processing

The building permit review and approval process can have an effect on housing costs. Lengthy processing of development applications can add to construction costs. Expediting review of developments that will offer lower- and moderate-income housing could be an incentive. Normally, building permit approval of single-family housing units in an area zoned for single-family housing development requires the approval from the Planning Division, the Building Division, Fire Prevention, Public Works, and from the Vallejo Sanitation and Flood Control District, and would typically take 10 to 12 weeks, assuming no special site or environmental conditions requiring additional mitigation or study. Normally, construction of a multi-family housing complex in an appropriately zoned area would follow the same regulatory approval process and timeline.

Generally, the City's entitlement process is reasonably quick; however, the requirement that multi-family housing projects of more than eight units first obtain a conditional use permit that must be approved by the Planning Commission, even if located in the High Density Residential (HDR) zone, can become a constraint to the development of affordable housing. Housing advocates have expressed to the City that the additional layer of a public hearing fails to facilitate development of affordable housing on parcels appropriately zoned for such use.

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The Planning Division indicates that the time for staff to process a project of eight or fewer units is generally 45 to 60 days and that, by comparison, the time to process a conditional use permit for a project of nine or more units is generally much longer, depending on the level of environmental review, staff workload, and scheduling of Planning Commission meetings. The added length of time for projects requiring a major conditional use permit approval can be further extended if City staff determines that community meetings are necessary or the project is appealed to the City Council.

Multi-family projects larger than eight units may take more time to process than smaller projects due to the complexity inherent of possible impacts associated with higher density multi-family projects. The revision of the municipal code to reduce the level of use permit review for multi-family projects larger than eight units from a major to a minor conditional use permit would serve to reduce a development constraint for affordable housing developers (see program A 3.1.1).

On/Off-site Improvements

Chapter 15.06 of the City's Municipal Code establishes the general regulations governing the required on- and off-site improvements of subdivisions. The purpose of the provisions required for subdivision development is to ensure the orderly growth of the City and to protect public health and safety. Upon approval of a final subdivision map, the City may accept a dedication of real property as a means to satisfy required site improvements, including streets, alleys, drainage, and other public easements. There is a selection of improvements that must be provided through real property dedications (identified below). In the event that the City does not accept proposed dedications, it is the responsibility of the subdivider to provide the site improvements. The following are required site improvements:

- Streets – The width and alignment must be in accordance with any City Council-approved street master plan. In the event that a master plan does not apply, it is the responsibility of the Public Works Director to establish the improvement standards.
- Public Transit – Dedications for public transit services (bus turnouts, benches, shelters, landing pads, and similar items) must be made for subdivision requests in which the maximum density allowed according to the General Plan would allow 200 or more units.
- Bicycle Paths – Subdivisions with 200 or more parcels may be required to provide additional dedications for the development of bicycle paths, depending upon the direction of the City Council.
- Sidewalks – The Public Works Director must approve plans to ensure sidewalks will be installed to grades, locations, widths, and cross-sections.
- Blocks – The maximum length allowed for each block is 1,000 feet and must be sufficient for a maximum layout of two rows of lots according to the provisions of the applicable zoning requirements.
- Easements – The City Council may order that dedications are provided for the installation of utilities, planting strips, and other public purposes. In the event that the subdivider provides the dedication to an agency other than the City, the agency is responsible for implementation.
- Sanitary Sewers – The subdivider shall provide all on-site and off-site sanitary sewer facilities determined necessary by the Vallejo Sanitation and Flood Control District.

- Storm Drainage – The subdivider shall provide all on-site and off-site storm drainage facilities determined necessary by the Vallejo Sanitation and Flood Control District.
- Water Mains and Fire Hydrants – Water mains and fire hydrants of design, layout, and locations approved by the Public Works Director connecting to the city water system shall be installed in accordance with the water ordinance of the City.
- Gas and Electric Facilities – The subdivider shall provide all on-site and off-site gas and electric facilities determined necessary by the public utilities company providing service.
- Communication Facilities – The subdivider shall reimburse a telephone corporation and/or cable television system for all costs for the replacement, undergrounding, or permanent or temporary relocation of existing facilities of a telephone corporation and/or cable television system required by the subdivision.
- Mail – The subdivider of a residential subdivision shall provide locations for mail delivery boxes in accordance with U.S. Postal Service requirements.
- Landscaping – Landscaping must remain consistent with the zoning code. Landscaping, including street trees, shall be installed along all streets, highways, freeways, and other public rights-of-way which are part of or which border a subdivision.
- Street Lighting – The subdivider may be required by the Public Works Director to dedicate easements for street lighting and to install such lighting.

Upon approval of the City's subdivision ordinance, the ordinance was determined to be consistent with the City's zoning code and General Plan. In addition, the ordinance is consistent with the provisions of the Subdivision Map Act. The on- and off-site improvement requirements do not unreasonably constrain the development of new housing. The site improvement requirements are necessary to ensure that the public health and safety of all residents is protected and that the growth of the City is orderly.

Infrastructure Availability

Vallejo staff indicated that the City's current water and sewer capacity will allow for General Plan buildout and should not be a concern in the immediate future. Vallejo also implements a development fee program that collects funds from new development to pay for infrastructure to support that growth. Developers pay school impact, road, and fire mitigation fees. Overall, Vallejo anticipates development will not be inhibited due to either a lack or shortage of supporting infrastructure.

To comply with Senate Bill (SB) 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Opportunities for Energy Conservation

With respect to residential construction, opportunities primarily take the form of construction of new homes using energy-efficient designs, materials, fixtures, and appliances, or retrofitting existing homes to be more energy efficient (e.g., weather stripping, upgrading insulation, upgrading to more energy-efficient fixtures and appliances). At a minimum, new housing construction in Vallejo must comply with the State of California Title 24 energy efficiency

standards. These requirements are enforced through the building plan check process. The City has established Program I 1.1.1 to create partnerships with local utility programs that assist residents with saving on energy cost through increased energy efficiency. The City has also established Program I 1.1.2 as a measure to adopt the State's Green Building Code, which will focus on improving the efficiency of residential structures through design and construction.

In addition to the design and construction of individual buildings, the development industry is becoming increasingly aware of opportunities for energy conservation at the site planning level and even at the community planning level. New developments are increasingly being planned so that building orientations will take advantage of passive solar energy benefits. Larger-scale land use planning is increasingly considering the benefits of compact urban form (i.e., higher densities) as a means to reduce auto dependency for transportation, and the benefits of mixed-use land use patterns to make neighborhoods more self-contained so that residents can walk or bicycle to places of work, shopping, or other services. Compact urban development patterns also are necessary to improve the effectiveness of buses and other forms of public transit. If effective public transit is available and convenient, energy will be conserved through reduced auto use. Program H 2.1.4 encourages transit-oriented development, which takes advantage of site location near transportation services, thus reducing residents' dependency on automobile usage. The City should consider incorporating these or other sustainable development principles into new developments that are planned in Vallejo as well as provide incentives for builders to construct residential structures that minimize energy usage.

NON-GOVERNMENT CONSTRAINTS ON HOUSING AVAILABILITY

Major factors within the private market system that contribute to the direct sales prices and rental costs of new housing include land costs, construction costs, and the availability of financing.

Land Costs

While there is limited vacant residential land available for sale in Vallejo, a few properties were located within the City for which asking prices were quoted. According to Zillow, an online resource advertising undeveloped residential land for sale in the City, land prices vary between $74,000 and $1,800,000 per acre, a median cost of $380,000 per acre. Fairfield, which is a neighboring jurisdiction, currently contains land that is selling for slightly less than land in Vallejo. In Fairfield, vacant land ranges from $57,000 to $1,200,000 per acre, a median cost of $229,000 per acre. The higher cost of land in Vallejo relative to Fairfield may be attributed to the location, however a considerable number of factors influence land values, including improvements and market timing. Geographically, Vallejo is at the eastern fringe of the Bay Area, located approximately 18 miles west from Fairfield. The cost of available land in the City is not considered a constraint on housing production.

Construction Costs

Building-Cost.net is an online resource that provides construction cost estimates based on the calculations used in the National Construction Cost Manual. According to Building-Cost.net, the approximate cost of constructing a 1,700 square foot single-family home is $269,631. The estimate assumes average quality building materials and also includes a contractor's markup as well as indirect costs. The total indirect cost and contractor markup for the construction of the home is $39,799 and the total direct cost is $229,832. Direct costs

include estimates for material costs ($100,760), labor costs ($125,554), and equipment costs ($3,506). Impact fees and permit fees are not calculated in the costs of construction, because the market is not responsible for administering those fees; instead, it is the City that imposes such fees. Construction costs alone are not considered a constraint to making affordable housing available.

Availability of Financing

Table 44 displays data regarding home loan totals for the City of Vallejo for 2011 through 2013. The Federal Financial Institutions Examinations Council (FFIEC) provides data reported by lending institutions as required by the Home Mortgage Disclosure Act (HMDA). Over the 3-year period reported in **Table 48**, 55 percent of all loan applications in Vallejo were approved.

As seen in the table, loan activity in Vallejo increased significantly between 2011 and 2013. In 2011, the percentage of approved loans was 48.6 percent. The total number of approved loans as a percentage of total loans in the City increased by 7.4 percent to 56 percent by 2013, which is reflective of more lenient lending practices and more available credit.

TABLE 44
HOME PURCHASE LOANS CITY OF VALLEJO, 2011-2013

Year	Approved	Denied	Withdrawn/ Incomplete	Purchased by the institution	Total Loan Applications by Year
2011	1,465	548	398	603	3,014
2012	3,784	1,117	894	962	6,757
2013	3,495	1,092	865	790	6,242
Total by Loan status	8,744	2,757	2,157	2,355	16,013

Source: Home Mortgage Disclosure Act, 2011, 2012, 2013.

Note: Loans Approved include loans originated and loans approved, not accepted.

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GOALS, POLICIES, PROGRAMS

This section of the Vallejo Housing Element explains what the City seeks to accomplish with the implementation of the Housing Element in the pursuit of nine broad Goals. The City has established these Goals in consideration of its own local needs and priorities and its obligations under State Housing Element law. A series of Policies are listed under each Goal. These Policies will guide City actions to help achieve the associated Goals. Along with each Policy, there are one or more Programs that state specific accomplishments that the City can use to measure its progress toward meeting its Goals. A summary of specific quantified objectives required by State law follows the Goals, Policies, and Programs. It should be noted that during the previous Housing Element cycle the City of Vallejo experienced considerable financial hardship and a large scale reorganization. The resulting budgetary constraints and staffing issues made it difficult for the City to accomplish many of their housing goals.

CHANGES IN GOALS, POLICIES, PROGRAMS FOR THE HOUSING ELEMENT UPDATE

Although modifications have been made to update timelines, account for changes in Redevelopment Law, and to clarify language, the Goals, Policies, and Programs below generally remain intact from the previous Housing Element.

GOAL A – FACILITATE PRODUCTION OF HOUSING TO ACCOMMODATE VALLEJO'S FAIR SHARE OF THE REGIONAL HOUSING DEMAND.

Policy A.1: The City of Vallejo strives to provide opportunities for the development of new housing adequate to meet its share of the increasing regional demand for households at all income levels.

Program A 1.1.1: Housing Element Annual Review

Annually, the City will prepare an analysis of its progress in implementing the Housing Element, for submittal to the City Council and to the California Department of Housing and Community Development. If necessary, the City will undertake appropriate actions to expand the inventory of available sites to accommodate the unmet need.

Responsible Party: *Planning Division*

Time Frame: *Annually*

Funding Source: *General Fund*

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Program A 1.1.2: Vacant Land Inventory

The City of Vallejo will continue to maintain a vacant land inventory for residential, commercial, and industrially zoned parcels. In considering development applications and/or pending changes in local land use policy, the City of Vallejo will place a priority on activities (i.e., expedite permits when possible) that support the City's ability to meet its unmet share of the regional housing need.

Responsible Party: *Planning Division*

Time Frame: *City staff will review list annually to ensure enough land to meet the City's RHNA allocation and update site information as projects are approved through the Planning Division.*

Funding Source: *General Fund*

Program A 1.1.3: Mixed-Use Development

The City will continue to encourage and facilitate the residential development in mixed-use zones, particularly units affordable to extremely low-, low- and very low-income households. The City will consider in the General Plan update, Sonoma Boulevard Specific Plan, and Zoning Ordnance update providing more flexibility for mixed-use development with residential units on the ground floor of certain commercial areas or under certain conditions.

The City's vacant land inventory described in Program A 1.1.2 will include a listing of mixed-use and high density sites appropriate for residential uses. This inventory will be made available to interested developers, including affordable housing developers, to facilitate and encourage them to propose development on these sites.

The City will continue to facilitate the construction of residences in the mixed-use developments and high density by doing the following:

- Discouraging the development of exclusively commercial projects.
- Continuing to provide marketing materials on the City's website that delineate site opportunities for mixed-use and provide technical assistance for interested developers. Technical assistance includes assisting interested developers with obtaining property owner/representative information and information on the available development incentives (Program A 2.1.1).
- Complete form-based design standards for Sonoma Boulevard Specific Plan and other areas as appropriate to provide developers a predicable path to entitlement of mixed-use projects.
- Encourage lot consolidation for mixed-use developments by providing technical assistance to developers to facilitate negotiations between property owners.
- As sites become available, establish a protocol to monitor development interest, inquiries, and progress toward mixed-use development. Periodically re-evaluate approach and progress.

Responsible Parties: *Planning Division, Housing and Community Development Division*

Time Frame: *Complete form-based standards by 2016, update Zoning Ordinance by 2016, provide marketing materials, assistance, and update vacant land inventory- ongoing.*

Funding Source: *General Fund and Grant Funding*

Program A 1.1.4: High Density

The City will increase the density of High Density Residential (HDR) designated parcels from 27 to 30 units per acre. This will occur in conjunction with the Zoning Code update process.

Responsible Parties: *Planning Division, Housing and Community Development Division*

Time Frame: *By December 2016*

Funding Source: *General Fund and Grant Funding*

Policy A.2: Convert vacant infill land and surplus, vacant nonresidential properties to housing and mixed use where feasible, economically desirable, and compatible.

Program A 2.1.1: Underutilized Commercial Land Conversion Program

The City, through the comprehensive General Plan and Zoning Code update, will expand opportunities for residential and mixed-use development. Through this process the City will offer regulatory incentives, such expedited permit processing for projects that contain an affordable housing component and offer financial subsidies, including but not limited to fee deferrals for affordable housing projects. The City will also promote the availability of both the underutilized sites and fiscal and regulatory incentives through the use of the City's website, during pre-application meetings, and during other relevant community outreach workshops/meetings. Lastly, the City will monitor the supply of underutilized sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. As necessary, the City will make changes to this program to ensure that infill development remains a realistic and viable development strategy.

Responsible Party: *Planning Division*

Time Frame: *Study and site inventory will be completed by December 2015. General Plan and Zoning Ordinance Update 2016. Promotional materials will be prepared and put on the website by June 2016. Monitor supply of underutilized sites ongoing.*

Funding Source: *General Fund and Grant Funding*

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Policy A.3: Monitor, remove, or mitigate governmental constraints to the production of housing within the City of Vallejo.

Program A 3.1.1: Removal of Governmental Constraints

The City will review local regulations to remove or mitigate constraints on the production of housing, where possible. These include:

a) Revise the regulation requiring a major conditional use permit for multi-family housing developments with nine or more units to a minor conditional use permit.

b) Currently "group residential" facilities under five persons are permitted with a CUP in High-Density Residential. The City will allow licensed group homes and other residential care facilities with six or fewer residents by right in residential zones accordance with State law .

c) Assembly Bill (AB) 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, which includes supportive housing and single-room occupancy (SRO) units. As part of the Zoning Ordinance Update, the City will add a definition of SRO and identify a zone, or zones where SROs will be allowed.

Responsible Party: *Planning Division and the City Attorney*

Time Frame: *December 2016*

Funding: *General Fund and Grant Funding*

Program A 3.1.2: Emergency Shelters

Pursuant to Senate Bill 2 (SB 2) the City will amend the Zoning Ordinance to allow emergency shelter facilities by right in the Linear Commercial (C-L) zone where they are currently allowed with a major use permit. The City currently has 18.27 vacant acres in the Linear Commercial (C-L) district. The City will ensure continued compliance with SB2 in the City-wide code update as part of Propel Vallejo Initiative. The City will consider adopting standards consistent with Government Code Section 65583 (a)(4) that address design criteria that may include:

- Lighting
- Maximum number of beds or person to be served nightly by the facility
- Off-street parking based on demonstrated need
- Professional security during hours that the emergency shelter is in operation

Responsible Party: *Planning Division*

Time Frame: *The City will amend the Ordinance to permit emergency shelters either before or concurrently with Housing Element adoption.*

Funding Source: *General Fund*

Program A 3.1.3: Supportive and Transitional Housing

Pursuant to Senate Bill (SB) 2, the City will amend the Zoning Ordinance to ensure that supportive and transitional housing is clearly defined and be treated as a residential use subject to the same permit acquirements as a residential use in the same zone.

Responsible Party: *Planning Division*

Time Frame: *The City will amend the Ordinance either before or concurrently with Housing Element adoption.*

Funding Source: *General Fund*

GOAL B – INCREASE THE RANGE OF AFFORDABLE HOUSING OPPORTUNITIES.

Policy B.1: The City of Vallejo strives to increase the range of housing opportunities for all residents, including those unable to afford market-rate housing within the community.

Program B 1.1.1: Section 8 Rental Subsidy Program (Tenant-Based)

Continue to apply to HUD for vouchers for extremely low-, very low-, and low-income households, making extremely low-income households a priority. The Vallejo Housing Authority will continue the owner outreach efforts, including Family Self-Sufficiency Program, a property manager meetings, regular presentations to the Solano Board of Realtors, and participation in the Napa/Solano Advisory Chapter of the California Apartment Association. In addition, the Housing Authority will continue to contract with gosection8.com, an online landlord listing service to attract new landlords.

Responsible Party: *Vallejo Housing Authority / Housing and Community Development*

Time Frame: *Apply for vouchers as they are made available; outreach efforts are ongoing 2015–2023*

Funding Source: *Housing Authority funds*

Policy B.2: Provide financial or other forms of assistance for the development of affordable housing units.

Program B 2.1.1: Below-Market-Rate Financing Program (New Construction)

Continue to utilize available tax-exempt bond financing, CDBG and HOME funds, Housing Authority reserves, and other resources to provide financial assistance for housing affordable to extremely low-, very low-, and low-income households. Funds will be prioritized for extremely low-income housing based on project feasibility.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Apply for affordable housing funds annually*

Funding Source: *State/Federal grant funds and programs*

Program B 2.1.2: Housing Impact Fee

Based on an assessment of the extent to which the development of new market-rate housing generates additional demand for affordable housing, the City will explore the feasibility of adopting a Housing Impact Fee that would assist in meeting Vallejo's "fair share" of Regional Housing Needs Allocations. Some of the elements in the Housing Impact Fee could include:

- Minimum number of units threshold of 25
- Nexus study to calculate appropriate fee
- Creation of an affordable housing trust fund to be used to preserve and expand the supply of affordable housing

Responsible Party: *Planning Division*

Time Frame: *Present to City Council for consideration and feedback by December 2016.*

Funding Source: *General Fund*

Program B 2.1.3: Commercial Linkage Fee

The City will explore the feasibility of a Commercial Linkage Fee (also known as 'Jobs-Housing' fees) that would provide an additional source of funding for affordable housing based on demand from construction of new commercial developments, if the types of employment generate such demand. Some of the elements in the Housing Impact Fee could include:

- Minimum square footage for commercial building subject to fee is 100,000
- Nexus study to calculate appropriate fee
- Creation of an affordable housing trust fund to be used to preserve and expand the supply of affordable housing

Responsible Party: *Planning Division*

Time Frame: *Evaluate and consider a Jobs/Housing Nexus Analysis by June 2017.*

Funding Source: *General Fund, to fund initial exploration.*

Program B.2.1.3 Low-Moderate Income Housing Funds

Continue to support very low- and extremely low- income housing development with RDA successor agency funds.

Responsible Party: *Vallejo Housing Authority*

Time Frame: *Ongoing.*

Funding Source: *RDA Successor Agency Tax Allocation Funds – VHA*

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Program B.2.1.4: Explore Additional Funding Opportunities

Consider ways to mitigate the loss of Redevelopment funding for affordable housing. Support the development of extremely low income rental housing by seeking additional funding from State and Federal resources, such as funding from the national Housing Trust Funds when funding becomes available, HOME funds, and CDBG.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Apply as funding becomes available*

Funding Source: *State and Federal funds*

GOAL C – IMPROVE AND PRESERVE THE CITY'S EXISTING SUPPLY OF AFFORDABLE HOUSING.

Policy C.1: Cooperate with other governmental, for-profit, and nonprofit entities to ensure that no lower-income residents are adversely impacted by the conversion of existing affordable housing projects to market-rate rents.

Program C 1.1.1: Conversion Monitoring and Response Program

The Housing and Community Development Division maintains annual monitoring of the status of units at risk of conversion to market rates through the State-mandated process for owners to provide notice of planned conversions. If notice is received by the City, the City will immediately contact qualified and interested nonprofit organizations to begin developing plans to preserve, acquire, or replace the affordable units and notify tenants of affected properties of their rights and options.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Ongoing; the City will contact owners at least two years prior to expiration date to determine the best approach to keep the units affordable.*

Funding Source: *Annual monitoring, Housing Authority Funds. Assistance with property funding would be determined on a case-by-case basis.*

Program C 1.1.2: Below-Market-Rate Financing Program (Preservation)

Utilize available tax-exempt bond financing, CDBG, HOME funds, and Housing Authority reserves to assist housing operators to acquire and preserve as affordable units at risk of converting to market rates.

Responsible Party: *Vallejo Housing and Community Development Division and Vallejo Housing Authority*

Time Frame: *Ongoing*

Funding Source: *Funding will be determined on a case-by-case basis.*

Policy C.2 – Ensure that condominium conversion applications will not adversely affect housing affordability, choice, and balanced neighborhood goals.

Program C 2.1.1 – Condominium Conversion Ordinance

Continue to administer the City's condominium conversion ordinance that was designed to minimize the negative impacts of conversions on the rental market. During the Zoning Ordinance update, the City will review the current regulations to consider their effectiveness to mitigate potential displacement of affordable units and to address complexes with approved condominium maps that are yet to be converted.

Responsible Party: *Vallejo Housing and Community Development Division and Vallejo Housing Authority*

Time Frame: *Review and revise ordinance, as necessary, during the Zoning Ordinance update to be completed in 2016.*

Funding Source: *General Fund.*

GOAL D – INCREASE HOMEOWNERSHIP OPPORTUNITIES.

Policy D.1: Increase the ability of lower- and moderate-income households to become homeowners.

Program D 1.1.1: First-Time Homebuyer Program

The City will continue the first-Time Homebuyer Program. The program provides low- and moderate-income households with down payment assistance loans and closing cost grants, averaging 5 to 10 closings a year. The City will consider establishing a program to give priority criteria to homes located in older neighborhoods to increase ownership investment in those areas. Provide homeownership opportunities to 5 or more potential homeowners for households at or below 120 percent of the area median income through the Homebuyer Financing programs.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Ongoing, subject to funding availability*

Funding Source: *CDBG/HOME – Housing and Community Development Division funds*

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Program D 1.1.2: Sweat-Equity Program for Homeownership

The City will consider implementing a program to provide financial subsidies to prospective homeowners in exchange for investing sweat equity in rehabilitating an existing home that is in need of significant repair. The City will consider targeting the program to foreclosed or blighted dwellings and working with a nonprofit organization such as Habitat for Humanity, which specializes in sweat-equity programs.

Responsible Parties: *Housing and Community Development Division*

Time Frame: *Explore program options and make recommendation to City Council by December 2017.*

Funding Source: *Funding will be determined on a case-by-case basis*

Program D 1.1.3: Section 8 Homebuyer Assistance Program

The City will continue to administer a program offering homebuyer classes and financial assistance to Section 8 recipients to help in the purchase of a home.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Due to financial and resource limitations this program was suspended. As the economy improves and the City recovers from its financial issues, the City will reinstate this program.*

Funding Source: *Housing Authority fund*

Program D 1.1.4: Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program provides opportunities to Housing Choice Voucher (HCV) families to move toward economic independence and self-sufficiency. The FSS Program assists very low-income families receiving assistance through the HCV Program to receive comprehensive supportive services that will enable participants to achieve economic independence and self-sufficiency.

The Vallejo Housing Authority will continue to administer the program. The maximum number of participants for the city program is 50.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Ongoing*

Funding Source: *Housing Authority funds*

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Program D1.1.5: Mobile Home Permitting

The City through the Zoning Ordinance update will clarify that a single mobile home or a manufactured house on a permanent foundation will be processed and permitted the same as conventional single family homes in all zoning districts.

Responsible Party: *Planning Division*

Time Frame: *With adoption of Zoning Code update in 2016*

Funding Source: *General Fund*

GOAL E – ENCOURAGE HOUSING TO MEET THE CITY'S SPECIAL NEEDS POPULATION.

Policy E.1: On a citywide basis, expand the supply of housing for senior citizens, persons who are disabled, large households, veterans, single-parent households, lower- income teachers employed by the Vallejo City Unified School District, the homeless, and low income residents.

Program E 1.1.1: Section 8 Rental Subsidy Program (Tenant Based, Special Needs)

The City will meet with service providers on an annual basis to discuss opportunities to expand supportive housing, "affordable housing that provides on-site services to people who may need support to live independently," for special needs populations, e.g., formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, and young people aging out of foster care.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Ongoing*

Funding Source: *General Fund, Federal and State funding*

Program E 1.1.2: Senior Housing Needs

The City will identify the existing and future housing needs of senior citizens and identify annual funding opportunities. The City will meet with affordable housing/senior housing developers on an annual basis to discuss available sites and senior needs in the community. The City will provide incentives to developers to provide housing, care choices, and age in place options for seniors of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).

Responsible Party: *Housing and Community Development Division, Planning Division*

Time Frame: *Apply for funding to complete a senior needs survey annually and/or as Notice of Funding Available (NOFAs) are released. Meet with affordable housing/senior developers annually to discuss potential projects.*

Funding Source: *Federal and State funding*

Program E 1.1.3: Homeless Needs

To identify the number of homeless persons, the City will complete a Point in Time count to augment the HUD Continuum of Care Report 2013. The City will also partner with these agencies and other community organizations to pursue funding from available sources for homeless services. The City will annually apply for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.

Responsible Party: *Housing and Community Development Division*

Time Frame: *The City will meet with organizations that support the homeless population Vallejo annually and apply for funding or assist these groups in applying for funding for homeless services annually.*

Funding Source: *Federal, State, and local funding*

Program E 1.1.4: Community Action Partnership of Solano County

Continue to be an active member on the Community Action Partnership of Solano County Board (CAP Solano), a joint powers authority, to coordinate homeless services and develop a regional response to homeless needs.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Ongoing*

Funding Source: *Federal, State, and local funding*

Program E 1.1.5: Reasonable Accommodations

As required by both the federal Fair Housing Act and the California Fair Employment and Housing Act, the City will establish a procedure for allowing reasonable accommodation requests made by persons with disabilities for exceptions or modifications and other special considerations during the planning and building permit review process.

Responsible Party: *Planning Division*

Time Frame: *Complete with Zoning Code update, December 2015*

Funding Source: *General Fund*

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Program E 1.1.6: Universal Design

The City will continue to inform homebuilders regarding Universal Design features that can be incorporated into new houses, condominiums, and townhomes. Information will be provided on Universal Design on the Planning Division's website, at the Planning Division's information counter, and at the Building Division's permit counters.

Responsible Party: *Planning Division, Building Division*

Time Frame: *Ongoing*

Funding Source: *General Fund*

GOAL F – PROVIDE HOUSING CHOICE FOR VALLEJO RESIDENTS.

Policy F.1: The City of Vallejo will work to ensure that all population groups have equal access to housing opportunities and will facilitate housing options for a range of income levels, at various densities, and in different styles to meet the diverse needs and preferences of the community.

Program F 1.1.1: Housing Discrimination Monitoring and Referral Program

Through its HUD-required affordable housing activities, the Vallejo Housing Authority publicizes fair housing requirements and the availability of assistance. The Housing Authority also uses public notices in English, Spanish and Tagalog, general circulation newspaper ads, and ads in a Spanish-language newspaper as well as a newsletter serving the Filipino community and outreach activities with community organizations. For Section 8 participants, the Housing Authority accepts and investigates complaints of housing discrimination and works with Fair Housing Napa Valley regarding the incidence of housing discrimination complaints on other cases. Fair Housing Napa Valley assists households alleging discrimination through tenant/landlord mediation and provides referrals to appropriate agencies, such as HUD or the California Department of Fair Employment and Housing, for further investigation and resolution of complaints when needed.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Ongoing*

Funding Source: *General Fund and outside funding, as available*

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Program F 1.1.2: Analysis of Impediments

The Housing Authority and the City will coordinate efforts to further fair housing and equal opportunity through an update and revision of the local Analysis of Impediments to Fair Housing document (AI) as required by the U.S. Department of Housing and Urban Development (HUD).

Responsible Party: *Housing and Community Development Division*

Time Frame: *Completed by May 2015*

Funding Source: *CDBG, HOME, Housing Authority, and NSP funds*

GOAL G – BUILD AND MAINTAIN THE CITY'S QUALITY RESIDENTIAL ENVIRONMENTS AND WHERE NECESSARY SUBSTANTIALLY REHABILITATE THE CITY'S AGING HOUSING STOCK.

Vallejo seeks to ensure that it maintains and improves the quality of life and historic integrity of its existing neighborhoods. Vallejo also intends that new neighborhoods will contribute to a City-wide balance between residential and commercial uses and that the housing stock within these neighborhoods is maintained in sound condition.

Policy G.1: The City of Vallejo will undertake a range of efforts to assist the private sector in maintaining and improving the condition of existing housing units and also to maintain and improve the living environments within the City's neighborhoods.

ProgramG1.1.1:Housing Rehabilitation Program

The City will provide funds to assist very low-, low-, and moderate-income households to undertake repairs to their homes to bring them into a good state of repair and maintain them as viable units in the local housing stock. The City will give priority for participation in this program to very low-, low-, and moderate-income homeowners who are subject to code enforcement actions that could otherwise lead to displacement of residents.

Responsible Party: *Housing and Community Development Division*

Time Frame: *Rehabilitation projects funded through CDBG, and HOME are ongoing.*

Funding Source: *HOME and CDBG funds*

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Program G 1.1.2: Neighborhood Amenities

The City will evaluate proposals for higher density residential development to determine what, if any, project-serving retail or services could be incorporated into the project or concurrently developed adjacent to the project which would offer residents the ability to meet their everyday needs easily and efficiently. Examples of services include, but are not limited to, service commercial uses, carpool facilities, and child care.

Responsible Party: *Housing and Community Development Division, Planning Division*

Time Frame: *Ongoing*

Funding Source: *General Fund*

Policy G.2: Enforce existing housing codes and regulations to correct code violations in the most expeditious manner to protect the integrity of the housing while minimizing the displacement of residents. Demolish all dwelling units that cannot be rehabilitated so that hazards will be eliminated and land will become available for new housing.

Program G 2.1.1: Code Enforcement Program

The City will continue to aggressively enforce its existing codes through its Code Enforcement Program, utilizing all available authorities to compel property owners to correct code violations.

Responsible Party: *Code Enforcement/Neighborhood Law Program*

Time Frame: *Ongoing*

Funding Source: *General Fund/ CDBG funds*

Policy G.3: Replace infrastructure as needed to conserve older neighborhoods.

Program: G 3.1.1: Capital Improvement Program

When updating their capital improvement budgets, the City will collaborate with Vallejo Sanitation and Flood Control District to allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence.

Responsible Parties: *Public Works*

Time Frame: *Complete CIP updates annually.*

Funding Source: *General Fund*

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Policy G 4.1: The City will develop and enforce a program that will ensure that all rental properties are free of health and safety violations and maintained in sound condition.

Program G 4.1.1: Rental Property Inspection Program

The City will present a resolution of intention to the City Council regarding a rental property inspection program. The program may include the following features: working with local apartment owners, tenants' rights advocates, and other stakeholders, the City will explore the development and implementation of a program to inspect rental properties and enforce basic code requirements to ensure that renter households enjoy decent, safe, and sanitary housing.

Responsible Party: *Building Division and Code Enforcement*

Time Frame: *Implement program by late 2015.*

Funding Source: *Measure B*

Program G 4.1.2: Crime Prevention Program (Crime Free-Multi-Housing Program)

The City will continue the crime-free rental housing program to target and help rehabilitate existing multi-family complexes. As part of the program, the City shall work with the Police Department to evaluate existing multi-family complexes and provide rehabilitation and surveillance recommendations to address crime and safety and to promote the implementation of Crime Prevention through Environmental Design (CPTED) strategies.

Responsible Party: *Planning Division, Housing and Community Development Division, Code Enforcement, Neighborhood Law Program*

Time Frame: *Existing program will be reinstated by the end of 2015.*

Funding Source: *Planning Application Fees (paid by property owners of multi-family complexes), General Fund, CDBG*

Policy G.6.1 – Preserve and improve historical and architectural resources by providing appropriate incentives for historic preservation.

Program G 6.1.1 – Mills Act Program

The City will promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources through information located on the City's website.

Responsible Party: *Planning Division*

Time Frame: *Review as projects are submitted to the Planning Division*

Funding Source: *Planning Application Fees*

Program G 6.1.1 – State Historical Building Code Program

Continue the use of the State Historical Building Code to maintain and preserve historic buildings and their character-defining features.

Responsible Party: *Building Division*

Time Frame: *Ongoing*

Funding Source: *General Fund / Building Permit Application Fees*

GOAL H – GUIDE DEVELOPMENT OF BALANCED NEIGHBORHOODS.

Policy H.1: Provide convenient access to schools, parks, shopping, transportation, and services within neighborhoods.

Program H 1.1.1: Neighborhood Park Access Program

The City will encourage the development of neighborhood or pocket parks for new subdivisions and will incorporate the goals of this program into new open space requirements as part of the City-wide Zoning Code update.

Responsible Party: *Planning Division*

Time Frame: *As subdivisions are submitted to the Planning Division*

Funding Source: *Funded through developers and neighborhood associations*

Program H 1.1.2: Neighborhood Services

The City will evaluate, and if appropriate, encourage the development of services, such as child-care centers, within or adjacent to neighborhoods that will allow residents to minimize vehicle trips and access services close to home. Neighborhood serving uses will be incorporated into the City-wide Zoning Code update.

Responsible Party: *Planning Division*

Time Frame: *As plans are submitted to the Planning Division*

Funding Source: *General Fund*

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Policy H.2: The City will facilitate mixed-use development and the promotion of live/work units through adoption of the Sonoma Boulevard Specific Plan and the Zoning Ordinance update.

ProgramH2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific Plan

The City will implement the Downtown Vallejo and Sonoma Boulevard Specific Plans to introduce high-density mixed-use housing while revitalizing existing retail and commercial areas. The Specific Plans focus on improvements to the physical environment through development standards and design guidelines, both for public improvements and for private developments. The City will encourage the development of affordable housing units to implement residential development as part of the Specific Plan goals.

Responsible Party: *Planning Division*

Time Frame: *As projects are submitted through the Planning Division. Update of the Zoning Ordinance in 2016.*

Funding Source: *General Fund*

Program H 2.1.3: Live/Work Ordinance

The City currently permits live/work units with an administrative review process and will continue to process applications in this manner to facilitate the development of live/work units.

Responsible Party: *Planning Division*

Time Frame: *As projects are submitted through the Planning Division*

Funding Source: *General Fund*

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Program H 2.1.4: Transit-Oriented Development (TOD)

The City will implement the goals of the Mare Island Specific Plan, and the Sonoma Boulevard Specific Plan to implement transit-oriented development. The City shall actively support and encourage vacant sites or underutilized sites near transit stops or along major transit corridors between activity nodes to be rezoned to mixed-use designations by offering regulatory incentives, such as relaxed development standards, building setbacks, height, FARs, and parking, to encourage transit-oriented development. The purpose of TOD development is to stimulate the production of housing developments located near transit stations that include affordable units and increase public transit ridership and minimize automobile trips. TODs also strengthen local transit and promote infill, retail, employment, and residential development around existing and future transit stations, centers, and corridors.

Responsible Party: *Planning Division*

Time Frame: *Support transit-oriented development within the Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Sonoma Boulevard Specific Plan, through implementation of TOD goals by December 2016.*

Funding Source: *General Fund*

Policy H.3: Protect the character of the existing neighborhoods by preserving the existing lot sizes and requiring infill projects to be compatible with the existing neighborhoods.

Program H 3.1.1: Design Review

The City through the Zoning Ordinance update will establish a standard set of criteria to use in determining whether proposed infill projects are compatible with the existing neighborhoods in which they are proposed. The purpose of which is to give project proponents clear direction for project design and to provide staff and the Planning Commission with clear guidelines for decision-making. These criteria could include a pre-application process to provide clear direction for the project.

Responsible Party: *Planning Division*

Time Frame: *Update of the Zoning Ordinance in 2016.*

Funding Source: *General Fund*

GOAL I – PROMOTE ENERGY EFFICIENCY.

Policy I.1: The City of Vallejo will promote energy efficiency in residential development within the City, including reduction of energy use through better design and construction in individual homes and also through energy-efficient urban design.

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Program I 1.1.1: Energy Conservation Partnership Program

Continue and establish partnerships with local utility providers and other organizations to promote participation in available energy efficiency programs (e.g. BayREN, HERO and California Frist, PACE, Rising Sun's California Youth Energy Services (CYES); PG&E Comfort Home Program; rebates for energy-efficient appliances).

Responsible Parties: *Building Division*

Time Frame: *2018*

Funding Source: *General Fund*

Program I 1.1.2: Green Building Code

The City will enforce the Green Building Code (Cal-Green) to facilitate the implementation of green building features in new housing units. Staff will consider developing a brochure which would provide developers with a range of green building design features to choose from that will satisfy the requirements of the ordinance.

Responsible Party: *Building Division, Planning Division*

Time Frame: *Develop brochure by December 2017*

Funding Source: *General Fund*

Program I 1.1.3: Incentives for Green Building

To encourage the implementation of features that exceed Cal-Green standards, the City will provide incentives such as project expediting and a study of fee reductions.

Responsible Party: *Building Division, Planning Division*

Time Frame: *Develop incentives by December 2018*

Funding Source: *General Fund*

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MEANS TO ACHIEVE CONSISTENCY WITH REMAINDER OF GENERAL PLAN

The City has conducted a review of the proposed Housing Element Update and determined that the proposed Update will not create any inconsistencies with the City's other General Plan elements. The City will ensure consistency among General Plan elements as they are updates and/or revised, in accordance with State law.

Based on the policies and programs outlined above, **Table 45** illustrates the quantified objectives that represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the next 8 years. The City should be able to facilitate the construction of 1,151 new units, assist with the rehabilitation of 5-10 units, and work with nonprofits and property managers to conserve units that may convert to market-rate rents.

TABLE 45
QUANTIFIED OBJECTIVES FOR HOUSING PRODUCTION 2015-2023

Item	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction Objectives	25	75	150	211	690	1,151
Rehabilitation	-	5	2	3	0	10
Conservation/Preservation	-	-	-	-	-	287

Source: City of Vallejo
The RHNA planning period for the Housing Element is January 1, 2015, through January 1, 2023.

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Appendix A
Vacant Residential Sites Inventory & Map

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Appendix A

Vallejo Housing Element Vacant Land Inventory - Vacant LDR Sites

Site #	Assessor Parcel Number	General Plan	Zoning	Area (SF)	Acres	Density Allowed *(units/acre)*		Realistic Capacity	Infrastructure	Existing Use/Constraints
						Min	Max			
L-1	0075140190	LDR	LDR	746,183	17.13	0.5	8.7	68.5	Adequate	Req. Subdivision
L-2	0081060390	LDR	LDR	436,036	10.01	0.5	8.7	40.0	Adequate	Req. Subdivision
L-3	0072160800	LDR	LDR	179,032	4.11	0.5	8.7	16.4	Adequate	Req. Subdivision
L-4	0081060260	LDR	LDR	167,706	3.85	0.5	8.7	15.4	Adequate	Req. Subdivision
L-5	0072160730	LDR	LDR	146,362	3.36	0.5	8.7	13.4	Adequate	Req. Subdivision
L-6	0072234150	LDR	LDR	107,593	2.47	0.5	8.7	9.9	Adequate	Req. Subdivision
L-7	0052421110	LDR	LDR	104,544	2.40	0.5	8.7	9.6	Adequate	Req. Subdivision
L-8	0067140050	LDR	LDR	93,218	2.14	0.5	8.7	8.6	Adequate	Req. Subdivision
L-9	0068191220	LDR	LDR	61,420	1.41	0.5	8.7	5.6	Adequate	Req. Subdivision
L-10	0069010250	LDR	LDR	54,886	1.26	0.5	8.7	5.0	Adequate	Req. Subdivision
L-11	0068131120	LDR	LDR	40,946	0.94	0.5	8.7	3.8	Adequate	Req. Subdivision
L-12	0061211070	LDR	LDR	36,045	0.83	0.5	8.7	3.3	Adequate	Req. Subdivision
L-13	0052421120	LDR	LDR	32,234	0.74	0.5	8.7	3.0	Adequate	Req. Subdivision
L-14	0074110500	LDR	LDR	31,335	0.72	0.5	8.7	2.9	Adequate	Req. Subdivision
L-15	0069061420	LDR	LDR	30,386	0.70	0.5	8.7	2.8	Adequate	Req. Subdivision
L-16	0054192220	LDR	LDR	24,829	0.57	0.5	8.7	2.3	Adequate	Req. Subdivision
L-17	0071250450	LDR	LDR	21,100	0.48	0.5	8.7	1.0	Adequate	None
L-18	0059161180	LDR	LDR	20,622	0.47	0.5	8.7	1.0	Adequate	None
L-19	0068191210	LDR	LDR	18,295	0.42	0.5	8.7	1.0	Adequate	None
L-20	0075140200	LDR	LDR	17,887	0.41	0.5	8.7	1.0	Adequate	None
L-21	0072072660	LDR	LDR	17,669	0.41	0.5	8.7	1.0	Adequate	None
L-22	0061023050	LDR	LDR	16,459	0.38	0.5	8.7	1.0	Adequate	None
L-23	0061190280	LDR	LDR	16,184	0.37	0.5	8.7	1.0	Adequate	None
L-24	0062070080	LDR	LDR	15,468	0.36	0.5	8.7	1.0	Adequate	None
L-25	0051173700	LDR	LDR	14,810	0.34	0.5	8.7	1.0	Adequate	None
L-26	0051221510	LDR	LDR	14,810	0.34	0.5	8.7	1.0	Adequate	None
L-27	0069021360	LDR	LDR	13,445	0.31	0.5	8.7	1.0	Adequate	None
L-28	0061172190	LDR	LDR	13,278	0.30	0.5	8.7	1.0	Adequate	None
L-29	0054192360	LDR	LDR	13,068	0.30	0.5	8.7	1.0	Adequate	None
L-30	0053180610	LDR	LDR	13,068	0.30	0.5	8.7	1.0	Adequate	None
L-31	0057104380	LDR	LDR	13,068	0.30	0.5	8.7	1.0	Adequate	None
L-32	0072160440	LDR	LDR	12,799	0.29	0.5	8.7	1.0	Adequate	None
L-33	0052102120	LDR	LDR	12,632	0.29	0.5	8.7	1.0	Adequate	None
L-34	0062070090	LDR	LDR	12,365	0.28	0.5	8.7	1.0	Adequate	None
L-35	0051173720	LDR	LDR	12,197	0.28	0.5	8.7	1.0	Adequate	None
L-36	0069271130	LDR	LDR	11,108	0.26	0.5	8.7	1.0	Adequate	None
L-37	0069032250	LDR	LDR	10,959	0.25	0.5	8.7	1.0	Adequate	None
L-38	0051173730	LDR	LDR	10,890	0.25	0.5	8.7	1.0	Adequate	None
L-39	0074021100	LDR	LDR	10,732	0.25	0.5	8.7	1.0	Adequate	None
L-40	0071012050	LDR	LDR	10,698	0.25	0.5	8.7	1.0	Adequate	None
L-41	0061043200	LDR	LDR	10,660	0.24	0.5	8.7	1.0	Adequate	None
L-42	0051173810	LDR	LDR	10,454	0.24	0.5	8.7	1.0	Adequate	None
L-43	0061122100	LDR	LDR	10,157	0.23	0.5	8.7	1.0	Adequate	None
L-44	0069282090	LDR	LDR	10,126	0.23	0.5	8.7	1.0	Adequate	None
L-45	0051173650	LDR	LDR	10,019	0.23	0.5	8.7	1.0	Adequate	None
L-46	0051173740	LDR	LDR	10,019	0.23	0.5	8.7	1.0	Adequate	None

Appendix A

Vallejo Housing Element Vacant Land Inventory - Vacant LDR Sites

Site #	Assessor Parcel Number	General Plan	Zoning	Area (SF)	Acres	Density Allowed (units/acre)		Realistic Capacity	Infrastructure	Existing Use/Constraints
						Min	Max			
L-47	0072271170	LDR	LDR	9,272	0.21	0.5	8.7	1.0	Adequate	None
L-48	0069034010	LDR	LDR	9,170	0.21	0.5	8.7	1.0	Adequate	None
L-49	0051173750	LDR	LDR	9,148	0.21	0.5	8.7	1.0	Adequate	None
L-50	0051221030	LDR	LDR	9,148	0.21	0.5	8.7	1.0	Adequate	None
L-51	0072120350	LDR	LDR	8,768	0.20	0.5	8.7	1.0	Adequate	None
L-52	0062112060	LDR	LDR	8,755	0.20	0.5	8.7	1.0	Adequate	None
L-53	0071246300	LDR	LDR	8,684	0.20	0.5	8.7	1.0	Adequate	None
L-54	0071021120	LDR	LDR	8,531	0.20	0.5	8.7	1.0	Adequate	None
L-55	0071011090	LDR	LDR	8,337	0.19	0.5	8.7	1.0	Adequate	None
L-56	0051173760	LDR	LDR	8,276	0.19	0.5	8.7	1.0	Adequate	None
L-57	0051232140	LDR	LDR	8,276	0.19	0.5	8.7	1.0	Adequate	None
L-58	0069033310	LDR	LDR	8,049	0.18	0.5	8.7	1.0	Adequate	None
L-59	0069022320	LDR	LDR	7,866	0.18	0.5	8.7	1.0	Adequate	None
L-60	0075133100	LDR	LDR	7,845	0.18	0.5	8.7	1.0	Adequate	None
L-61	0051212210	LDR	LDR	7,841	0.18	0.5	8.7	1.0	Adequate	None
L-62	0057140020	LDR	LDR	7,841	0.18	0.5	8.7	1.0	Adequate	None
L-63	0051182290	LDR	LDR	7,841	0.18	0.5	8.7	1.0	Adequate	None
L-64	0051203190	LDR	LDR	7,841	0.18	0.5	8.7	1.0	Adequate	None
L-65	0069062150	LDR	LDR	7,802	0.18	0.5	8.7	1.0	Adequate	None
L-66	0071292080	LDR	LDR	7,695	0.18	0.5	8.7	1.0	Adequate	None
L-67	0061181290	LDR	LDR	7,562	0.17	0.5	8.7	1.0	Adequate	None
L-68	0074052320	LDR	LDR	7,503	0.17	0.5	8.7	1.0	Adequate	None
L-69	0061123050	LDR	LDR	7,461	0.17	0.5	8.7	1.0	Adequate	None
L-70	0072281410	LDR	LDR	7,422	0.17	0.5	8.7	1.0	Adequate	None
L-71	0074053230	LDR	LDR	7,406	0.17	0.5	8.7	1.0	Adequate	None
L-72	0051233240	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-73	0055031090	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-74	0055031200	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-75	0051184020	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-76	0051370290	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-77	0051380230	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-78	0051370240	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-79	0054031180	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-80	0051370110	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-81	0051184010	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-82	0054052350	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-83	0055031620	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-84	0055031640	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-85	0054047500	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-86	0051173770	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-87	0055031110	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-88	0055031650	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-89	0051202210	LDR	LDR	7,405	0.17	0.5	8.7	1.0	Adequate	None
L-90	0061125410	LDR	LDR	7,383	0.17	0.5	8.7	1.0	Adequate	None
L-91	0074053540	LDR	LDR	7,319	0.17	0.5	8.7	1.0	Adequate	None
L-92	0072281400	LDR	LDR	7,226	0.17	0.5	8.7	1.0	Adequate	None
L-93	0074053220	LDR	LDR	7,143	0.16	0.5	8.7	1.0	Adequate	None
L-94	0051163120	LDR	LDR	6,970	0.16	0.5	8.7	1.0	Adequate	None
L-95	0075132140	LDR	LDR	6,802	0.16	0.5	8.7	1.0	Adequate	None
L-96	0061023120	LDR	LDR	6,767	0.16	0.5	8.7	1.0	Adequate	None

Appendix A

Vallejo Housing Element Vacant Land Inventory - Vacant LDR Sites

Site #	Assessor Parcel Number	General Plan	Zoning	Area (SF)	Acres	Density Allowed (units/acre)		Realistic Capacity	Infrastructure	Existing Use/Constraints
						Min	Max			
L-97	0075132170	LDR	LDR	6,681	0.15	0.5	8.7	1.0	Adequate	None
L-98	0061190270	LDR	LDR	6,645	0.15	0.5	8.7	1.0	Adequate	None
L-99	0074053240	LDR	LDR	6,538	0.15	0.5	8.7	1.0	Adequate	None
L-100	0056195070	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-101	0055094010	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-102	0056114190	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-103	0055084160	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-104	0055104180	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-105	0056114200	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-106	0056145140	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-107	0056132020	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-108	0055102130	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-109	0056203100	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-110	0054051090	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-111	0055121140	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-112	0056152040	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-113	0057161140	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-114	0056112070	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-115	0055094150	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-116	0056132040	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-117	0056132030	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-118	0056213090	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-119	0056202030	LDR	LDR	6,534	0.15	0.5	8.7	1.0	Adequate	None
L-120	0061211220	LDR	LDR	6,426	0.15	0.5	8.7	1.0	Adequate	None
L-121	0061211240	LDR	LDR	6,391	0.15	0.5	8.7	1.0	Adequate	None
L-122	0061032080	LDR	LDR	6,259	0.14	0.5	8.7	1.0	Adequate	None
L-123	0069150360	LDR	LDR	6,234	0.14	0.5	8.7	1.0	Adequate	None
L-124	0061211260	LDR	LDR	6,126	0.14	0.5	8.7	1.0	Adequate	None
L-125	0061032190	LDR	LDR	6,118	0.14	0.5	8.7	1.0	Adequate	None
L-126	0051233230	LDR	LDR	6,098	0.14	0.5	8.7	1.0	Adequate	None
L-127	0056063140	LDR	LDR	6,098	0.14	0.5	8.7	1.0	Adequate	None
L-128	0056064160	LDR	LDR	6,098	0.14	0.5	8.7	1.0	Adequate	None
L-129	0051163110	LDR	LDR	6,098	0.14	0.5	8.7	1.0	Adequate	None
L-130	0057174080	LDR	LDR	6,098	0.14	0.5	8.7	1.0	Adequate	None
L-131	0056011060	LDR	LDR	6,098	0.14	0.5	8.7	1.0	Adequate	None
L-132	0057141140	LDR	LDR	6,098	0.14	0.5	8.7	1.0	Adequate	None
L-133	0051141210	LDR	LDR	6,098	0.14	0.5	8.7	1.0	Adequate	None
L-134	0057141130	LDR	LDR	6,098	0.14	0.5	8.7	1.0	Adequate	None
L-135	0061023110	LDR	LDR	6,066	0.14	0.5	8.7	1.0	Adequate	None
L-136	0061125500	LDR	LDR	6,034	0.14	0.5	8.7	1.0	Adequate	None
L-137	0074022150	LDR	LDR	5,994	0.14	0.5	8.7	1.0	Adequate	None
L-138	0071011060	LDR	LDR	5,991	0.14	0.5	8.7	1.0	Adequate	None
L-139	0061211280	LDR	LDR	5,926	0.14	0.5	8.7	1.0	Adequate	None
L-140	0074101520	LDR	LDR	5,907	0.14	0.5	8.7	1.0	Adequate	None
L-141	0061211290	LDR	LDR	5,884	0.14	0.5	8.7	1.0	Adequate	None
L-142	0061075190	LDR	LDR	5,822	0.13	0.5	8.7	1.0	Adequate	None
L-143	0074022120	LDR	LDR	5,761	0.13	0.5	8.7	1.0	Adequate	None
L-144	0059041110	LDR	LDR	5,663	0.13	0.5	8.7	1.0	Adequate	None
L-145	0051380200	LDR	LDR	5,663	0.13	0.5	8.7	1.0	Adequate	None
L-146	0056063150	LDR	LDR	5,663	0.13	0.5	8.7	1.0	Adequate	None
L-147	0051142150	LDR	LDR	5,663	0.13	0.5	8.7	1.0	Adequate	None
L-148	0056201130	LDR	LDR	5,663	0.13	0.5	8.7	1.0	Adequate	None

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Vallejo Housing Element Vacant Land Inventory - Vacant LDR Sites

Site #	Assessor Parcel Number	General Plan	Zoning	Area (SF)	Acres	Density Allowed (units/acre)		Realistic Capacity	Infrastructure	Existing Use/Constraints
						Min	Max			
L-149	0071012120	LDR	LDR	5,632	0.13	0.5	8.7	1.0	Adequate	None
L-150	0072281420	LDR	LDR	5,607	0.13	0.5	8.7	1.0	Adequate	None
L-151	0061121230	LDR	LDR	5,590	0.13	0.5	8.7	1.0	Adequate	None
L-152	0069150350	LDR	LDR	5,542	0.13	0.5	8.7	1.0	Adequate	None
L-153	0061212260	LDR	LDR	5,507	0.13	0.5	8.7	1.0	Adequate	None
L-154	0061211300	LDR	LDR	5,457	0.13	0.5	8.7	1.0	Adequate	None
L-155	0061073120	LDR	LDR	5,447	0.13	0.5	8.7	1.0	Adequate	None
L-156	0061211270	LDR	LDR	5,392	0.12	0.5	8.7	1.0	Adequate	None
L-157	0061211210	LDR	LDR	5,337	0.12	0.5	8.7	1.0	Adequate	None
L-158	0071014140	LDR	LDR	5,336	0.12	0.5	8.7	1.0	Adequate	None
L-159	0071052470	LDR	LDR	5,311	0.12	0.5	8.7	1.0	Adequate	None
L-160	0061211250	LDR	LDR	5,303	0.12	0.5	8.7	1.0	Adequate	None
L-161	0061211040	LDR	LDR	5,269	0.12	0.5	8.7	1.0	Adequate	None
L-162	0061211230	LDR	LDR	5,253	0.12	0.5	8.7	1.0	Adequate	None
L-163	0052143220	LDR	LDR	5,227	0.12	0.5	8.7	1.0	Adequate	None
L-164	0051163140	LDR	LDR	5,227	0.12	0.5	8.7	1.0	Adequate	None
L-165	0052143060	LDR	LDR	5,227	0.12	0.5	8.7	1.0	Adequate	None
L-166	0057194030	LDR	LDR	5,227	0.12	0.5	8.7	1.0	Adequate	None
L-167	0057182020	LDR	LDR	5,227	0.12	0.5	8.7	1.0	Adequate	None
L-168	0062052140	LDR	LDR	5,141	0.12	0.5	8.7	1.0	Adequate	None
L-169	0061043150	LDR	LDR	5,082	0.12	0.5	8.7	1.0	Adequate	None
			Total Acres, Lots > 5000 SF		**80.86**	**Realistic Cap**		**364**		

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Vallejo Housing Element Vacant Land Inventory - Vacant LDR Sites

	Sites Less than 5000 SF (Excluded from Realistic Capacity Calc.)									
Site #	Assessor Parcel Number	General Plan	Zoning	Area (SF)	Acres	Density Allowed (units/acre)		Realistic Capacity	Infrastructure	Existing Use/Constraints
						Min	Max			
L-170	0061051190	LDR	LDR	4,967	0.11	0.5	8.7	1.0	Adequate	None
L-171	0071011050	LDR	LDR	4,831	0.11	0.5	8.7	1.0	Adequate	None
L-172	0059045160	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-173	0051171280	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-174	0051171230	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-175	0055123080	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-176	0055104270	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-177	0056082190	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-178	0051380190	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-179	0056102200	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-180	0057071130	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-181	0051380280	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-182	0051171320	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-183	0051171250	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-184	0051171340	LDR	LDR	4,792	0.11	0.5	8.7	1.0	Adequate	None
L-185	0071291220	LDR	LDR	4,666	0.11	0.5	8.7	1.0	Adequate	None
L-186	0059041010	LDR	LDR	4,356	0.10	0.5	8.7	1.0	Adequate	None
L-187	0051112030	LDR	LDR	4,356	0.10	0.5	8.7	1.0	Adequate	None
L-188	0051142210	LDR	LDR	4,356	0.10	0.5	8.7	1.0	Adequate	None
L-189	0071011030	LDR	LDR	4,073	0.09	0.5	8.7	1.0	Adequate	None
L-190	0051142230	LDR	LDR	3,920	0.09	0.5	8.7	1.0	Adequate	None
L-191	0057192070	LDR	LDR	3,920	0.09	0.5	8.7	1.0	Adequate	None
L-192	0074051390	LDR	LDR	3,918	0.09	0.5	8.7	1.0	Adequate	None
L-193	0074051380	LDR	LDR	3,849	0.09	0.5	8.7	1.0	Adequate	None
L-194	0074101510	LDR	LDR	3,527	0.08	0.5	8.7	1.0	Adequate	None
L-195	0056111130	LDR	LDR	3,485	0.08	0.5	8.7	1.0	Adequate	None
L-196	0056105180	LDR	LDR	3,485	0.08	0.5	8.7	1.0	Adequate	None
L-197	0052102140	LDR	LDR	3,485	0.08	0.5	8.7	1.0	Adequate	None
L-198	0071018090	LDR	LDR	3,475	0.08	0.5	8.7	1.0	Adequate	None
L-199	0082402160	LDR	LDR	3,173	0.07	0.5	8.7	1.0	Adequate	None
L-200	0082413190	LDR	LDR	3,166	0.07	0.5	8.7	1.0	Adequate	None
L-201	0071293190	LDR	LDR	3,159	0.07	0.5	8.7	1.0	Adequate	None
L-202	0061071120	LDR	LDR	3,095	0.07	0.5	8.7	1.0	Adequate	None
L-203	0054032090	LDR	LDR	3,049	0.07	0.5	8.7	1.0	Adequate	None
L-204	0056144120	LDR	LDR	3,049	0.07	0.5	8.7	1.0	Adequate	None
L-205	0055121120	LDR	LDR	3,049	0.07	0.5	8.7	1.0	Adequate	None
L-206	0056105100	LDR	LDR	3,049	0.07	0.5	8.7	1.0	Adequate	None
L-207	0056206070	LDR	LDR	3,049	0.07	0.5	8.7	1.0	Adequate	None
L-208	0059065110	LDR	LDR	3,049	0.07	0.5	8.7	1.0	Adequate	None
L-209	0082390180	LDR	LDR	2,969	0.07	0.5	8.7	1.0	Adequate	None
L-210	0082390070	LDR	LDR	2,969	0.07	0.5	8.7	1.0	Adequate	None
L-211	0082413040	LDR	LDR	2,969	0.07	0.5	8.7	1.0	Adequate	None
L-212	0082402040	LDR	LDR	2,966	0.07	0.5	8.7	1.0	Adequate	None
L-213	0071017060	LDR	LDR	2,661	0.06	0.5	8.7	1.0	Adequate	None
L-214	0055101250	LDR	LDR	2,614	0.06	0.5	8.7	1.0	Adequate	None
L-215	0071293110	LDR	LDR	2,375	0.05	0.5	8.7	1.0	Adequate	None
L-216	0082402060	LDR	LDR	2,315	0.05	0.5	8.7	1.0	Adequate	None
L-217	0082413160	LDR	LDR	2,293	0.05	0.5	8.7	1.0	Adequate	None
L-218	0082390080	LDR	LDR	2,293	0.05	0.5	8.7	1.0	Adequate	None
L-219	0082390170	LDR	LDR	2,293	0.05	0.5	8.7	1.0	Adequate	None

Appendix A

Vallejo Housing Element Vacant Land Inventory - Vacant LDR Sites

Site #	Assessor Parcel Number	General Plan	Zoning	Area (SF)	Acres	Density Allowed *(units/acre)*		Realistic Capacity	Infrastructure	Existing Use/Constraints
						Min	Max			
L-220	0082402140	LDR	LDR	2,292	0.05	0.5	8.7	1.0	Adequate	None
L-221	0082413070	LDR	LDR	2,292	0.05	0.5	8.7	1.0	Adequate	None
L-222	0082402210	LDR	LDR	2,019	0.05	0.5	8.7	1.0	Adequate	None
L-223	0082402090	LDR	LDR	2,014	0.05	0.5	8.7	1.0	Adequate	None
L-224	0082413250	LDR	LDR	2,013	0.05	0.5	8.7	1.0	Adequate	None
L-225	0082390110	LDR	LDR	2,012	0.05	0.5	8.7	1.0	Adequate	None
L-226	0082413100	LDR	LDR	2,012	0.05	0.5	8.7	1.0	Adequate	None
L-227	0082390220	LDR	LDR	2,012	0.05	0.5	8.7	1.0	Adequate	None
L-228	0082402050	LDR	LDR	1,966	0.05	0.5	8.7	1.0	Adequate	None
L-229	0082413170	LDR	LDR	1,965	0.05	0.5	8.7	1.0	Adequate	None
L-230	0082413180	LDR	LDR	1,965	0.05	0.5	8.7	1.0	Adequate	None
L-231	0082413050	LDR	LDR	1,965	0.05	0.5	8.7	1.0	Adequate	None
L-232	0082402150	LDR	LDR	1,965	0.05	0.5	8.7	1.0	Adequate	None
L-233	0082413060	LDR	LDR	1,965	0.05	0.5	8.7	1.0	Adequate	None
L-234	0082402100	LDR	LDR	1,899	0.04	0.5	8.7	1.0	Adequate	None
L-235	0082413110	LDR	LDR	1,898	0.04	0.5	8.7	1.0	Adequate	None
L-236	0082390120	LDR	LDR	1,898	0.04	0.5	8.7	1.0	Adequate	None
L-237	0082413240	LDR	LDR	1,898	0.04	0.5	8.7	1.0	Adequate	None
L-238	0082413220	LDR	LDR	1,898	0.04	0.5	8.7	1.0	Adequate	None
L-239	0082413230	LDR	LDR	1,898	0.04	0.5	8.7	1.0	Adequate	None
L-240	0082413130	LDR	LDR	1,897	0.04	0.5	8.7	1.0	Adequate	None
L-241	0082413120	LDR	LDR	1,897	0.04	0.5	8.7	1.0	Adequate	None
L-242	0082402110	LDR	LDR	1,897	0.04	0.5	8.7	1.0	Adequate	None
L-243	0082402190	LDR	LDR	1,897	0.04	0.5	8.7	1.0	Adequate	None
L-244	0082402200	LDR	LDR	1,897	0.04	0.5	8.7	1.0	Adequate	None
L-245	0082390210	LDR	LDR	1,894	0.04	0.5	8.7	1.0	Adequate	None
L-246	0056136130	LDR	LDR	1,742	0.04	0.5	8.7	1.0	Adequate	None
L-247	0052121230	LDR	LDR	436	0.01	0.5	8.7	1.0	Adequate	None
L-248	0057175270	LDR	LDR	NA	NA	0.5	8.7	1.0	Adequate	None
L-249	0057174010	LDR	LDR	NA	NA	0.5	8.7	1.0	Adequate	None
L-250	0057191270	LDR	LDR	NA	NA	0.5	8.7	1.0	Adequate	None
L-251	0057164150	LDR	LDR	NA	NA	0.5	8.7	1.0	Adequate	None
L-252	0057103250	LDR	LDR	NA	NA	0.5	8.7	1.0	Adequate	None
L-253	0057183250	LDR	LDR	NA	NA	0.5	8.7	1.0	Adequate	None
L-254	0057144140	LDR	LDR	NA	NA	0.5	8.7	1.0	Adequate	None
	Total Vacant LDR Land Lots < 5,000 SF			**239,967**	**5.51**					
				Total Vacant LDR Land	**86.36**					

Appendix A

Vallejo Housing Element Vacant Land Inventory - Vacant MDR Sites

Site #	Assessor Parcel Number	General Plan	Zoning	Area (SF)	Acres	Density Allowed *(units/acre)*		Realistic Capacity	Infrastructure	Existing Use/Constraints
						Min	Max			
M-1	0079120100	MDR	MDR	701,300	16.10	8.8	17.4	209.30	Adequate	None
M-2	0075010330	MDR	MDR	164,000	3.76	8.8	17.4	48.94	Adequate	None
M-3	0061131390	MDR	MDR	132,200	3.03	8.8	17.4	39.45	Adequate	None
M-4	0074110490	MDR	MDR	103,600	2.38	8.8	17.4	30.92	Adequate	None
M-5	0052110140	MDR	MDR	41,100	0.94	8.8	17.4	12.27	Adequate	None
M-6	0074160740	MDR	MDR	30,840	0.71	8.8	17.4	9.20	Adequate	None
M-7	0051181150	MDR	MDR	30,580	0.70	8.8	17.4	9.13	Adequate	None
M-8	0056021350	MDR	MDR	18,020	0.41	8.8	17.4	5.38	Adequate	None
M-9	0056242030	MDR	MDR	17,780	0.41	8.8	17.4	5.31	Adequate	None
M-10	0061132050	MDR	MDR	10,230	0.23	8.8	17.4	3.05	Adequate	None
M-11	0059032210	MDR	MDR	13,070	0.30	8.8	17.4	3.90	Adequate	None
M-12	0051190180	MDR	MDR	24,070	0.55	8.8	17.4	7.18	Adequate	None
M-13	0051190130	MDR	MDR	13,530	0.31	8.8	17.4	4.04	Adequate	None
M-14	0068580120 - 0068580020*	MDR	MDR	67,897	1.56	8.8	17.4	20.26	Adequate	Mult. Parcel #
				Total Acres	**31.4**	**Realistic Cap.**		**408**		

*Jamilla Court Properties - Assumes consolidation.

Appendix A

Vallejo Housing Element Vacant Land Inventory - Vacant HDR Sites

Site # (Previous HE Site #)	Assessor Parcel Number	General Plan	Zoning	Area (SF)	Acres	Density Allowed *(units/acre)*		Realistic Capacity	Realistic Capacity @ 30 DU	Infrastructure	Existing Use/Constraints
						Min	Max				
H-1 (24)	62-120-01	HDR	HDR	148,104	3.40	17.5	27	91	102	Adequate	Sloped site
H-2	69032240	HDR	HDR	94,090	2.16	17.5	27	58	65	Adequate	None
H-3 (21/22)	62-080-05	HDR	HDR	84,942	1.95	17.5	27	52	59	Adequate	None
H-4	0052320410	HDR	HDR	76,666	1.76	17.5	27	47	53	Adequate	None
H-5	0052320250	HDR	HDR	65,340	1.50	17.5	27	40	45	Adequate	None
H-6	0052282350	HDR	HDR	50,965	1.17	17.5	27	31	35	Adequate	None
H-7	0053162200	HDR	HDR	38,333	0.88	17.5	27	23	26	Adequate	None
H-8	0069430010 - 0069430280	HDR	HDR	24,394	0.56	17.5	27	23	17	Adequate	None
H-9	0052080410	HDR	HDR	20,909	0.48	17.5	27	12	14	Adequate	None
H-10	0069410110	HDR	HDR	15,246	0.35	17.5	27	9	11	Adequate	None
H-11	0053162030	HDR	HDR	11,326	0.26	17.5	27	7	8	Adequate	None
H-12	0057171280	HDR	HDR	8,276	0.19	17.5	27	5	6	Adequate	None
H-13	0054092400	HDR	HDR	6,970	0.16	17.5	27	4	5	Adequate	None
H-14	0069410030	HDR	HDR	6,534	0.15	17.5	27	4	5	Adequate	None
H-15	0069410040	HDR	HDR	6,534	0.15	17.5	27	4	5	Adequate	None
H-16	0057155080	HDR	HDR	6,534	0.15	17.5	27	4	5	Adequate	None
H-17	0057171060	HDR	HDR	-	-	17.5	27	0	-	Adequate	None
				Total Acres	**15.3**	**Realistic Cap.**		**414**	**458**		

Appendix A

Vallejo Housing Element Vacant Land Inventory - Vacant MUPD Sites

Site #	APN	ASSESSEE	Assessor Parcel Number	Current Zoning	Area (SF)	Factor	Residential SF	Acres	Total Units
MUPD - 1	0051010320	WAL-MART STORES INC	500-520 REDWOOD STREET	MUPD	571,100	0.3	171,330	3.93	118.0
MUPD - 2	0051040290	MONTANEZ CHRIS	2266 SACRAMENTO STREET	MUPD	14,530	0.3	4,359	0.10	2.0
MUPD - 3	0051060180	AL ROSS VICTORY STORES	Sonoma Blvd	MUPD	5,783	0.3	1,735	0.04	0.8
MUPD - 4	0051040450	WALSH ALLAN A	South of White Slough	MUPD	6,884	0.3	2,065	0.05	0.9
MUPD - 5	0051010470	CHIANG ROBERT C M	Sonoma Blvd	MUPD	245,800	0.3	73,740	1.69	33.9
MUPD - 6	0051250150	BRINSON DENNIS		MUPD	44,220	0.3	13,266	0.30	6.1
MUPD - 7	0051250300	BRINSON DENNIS	163 YOLANO DRIVE	MUPD	28,020	0.3	8,406	0.19	3.9
MUPD - 8	0051250460	BARBER RONALD L & CHARESA L TR	4375 SONOMA BOULEVARD	MUPD	44,310	0.3	13,293	0.31	6.1
MUPD - 9	0081652140	BURKET JULIETA CAMPOS	3087 SUNNY COVE COURT	MUPD	5,622	0.3	1,687	0.04	0.8
MUPD - 10	0051010460	CHIANG ROBERT C M	Sonoma Blvd	MUPD	144,500	0.3	43,350	1.00	19.9
MUPD - 11	0051250230	DHILLON PARAM	1295 ENTERPRISE STREET	MUPD	23,590	0.3	7,077	0.16	3.2
MUPD - 12	0051250430	NAPA BAY LP	4301 SONOMA BOULEVARD	MUPD	121,900	0.3	36,570	0.84	16.8
MUPD - 13	0051250440	NAPA BAY LP	4301 SONOMA BOULEVARD	MUPD	146,800	0.3	44,040	1.01	20.2
MUPD - 14	0081800410	LOWES HIW INC	Columbus Parkway	MUPD	80,240	0.3	24,072	0.55	11.1
				Total Residential Acres			**444,990**	**10.22**	**244**

Source: City of Vallejo, 2014; Solano County, 2014; USGS, 2014; Lisa Wise Consulting, 2015; PlaceWorks, 2015.

Housing Opportunity Sites

Appendix B
Public Comment
(To be completed)

DRAFT