

CITY OF SUISUN CITY

2009 – 2014 HOUSING ELEMENT

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INTRODUCTION

The Housing Element of the General Plan is a comprehensive statement by Suisun 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 policies 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," as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific objectives, policies, and programs relative to the provision of housing and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs, resources, and constraints to meeting these needs.

The Suisun City Housing Element is based on four strategic goals: (1) creating housing opportunities for current and future residents, (2) preserving neighborhoods and improving the housing stock, (3) addressing special needs groups, and (4) encouraging energy conservation. Suisun City recognizes the need for additional housing affordable to very low-, low-, and moderate-income households as the population grows and the need to accommodate existing residents who do not have suitable, affordable housing.

In accordance with state law, the Housing Element is to be consistent and compatible with other General Plan Elements. Additionally, the Housing Element is to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a 5-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the objectives and policies of the Housing Element.

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of low- and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

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EVALUATION OF PRIOR HOUSING ELEMENT

Suisun City has made great progress in implementing its housing programs as noted below. Successful implementation of the Housing Element does require partnerships with other agencies and nonprofit organizations. This updated Housing Element includes modified objectives, policies, and programs based on the City's experiences over the past decade and a more realistic level of achievement based on anticipated staffing, financial resources, and partnering opportunities.

For each program included in the previous Housing Element, the program text is summarized below, along with the text of the program objectives. The evaluation of each program follows that statement of program objective.

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Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
Goal 1 – Provide housing opportunities for all segments of the community to meet current and future needs.					
<p>Program 1.A-1: Plan for the construction of new housing according to ABAG’s Regional Share. Continue to plan for and facilitate private construction of 1,004 dwelling units with the following allocation shown in Table 1.A:</p> <p>To accommodate the City’s regional allocation for very low- and low-income housing, the City will redesignate and rezone a maximum of 6.0 acres of suitable land, without physical or environmental constraints, to High-Density Residential to facilitate the development of an average of 108 units (assuming the average buildout of 18 du/acre from the General Plan) or a maximum of 126 units (assuming the highest range of 21 du/acre from the General Plan).</p> <p><i>AND WILL DO ONE OR MORE OF THE FOLLOWING:</i></p> <p>Conduct an inventory of properties that would be suitable for redevelopment by 2006 and identify the potential number of additional dwelling units on such sites based on the age, condition, and density of existing land uses in relation to zoning or specific plan requirements. The City will make the inventory available to interested residential developers.</p> <p>Create additional regulatory and financial incentives to increase the probability that residences will be constructed in commercial zones, either as single-use projects or in mixed-use developments, in particular within the City’s Downtown Waterfront Specific Plan area.</p>	<p>Provide housing opportunities for all segments of the community to meet current and future needs.</p>	<p>Community Development Department</p>	<p>June 30, 2005</p> <p>Complete inventory of potential sites by June 2005.</p> <p>Amend the Zoning Ordinance and the Downtown/ Waterfront Specific Plan by June 2005.</p> <p>Construct dwelling units in the 2005-2007 timeframe.</p>	<p>Progress: The City permitted 1,165 units: 110 were permitted for very low- income, 64 for low-income, 36 for moderate-income, and 958 above moderate-income households.</p> <p>The City rezoned 4.55 acres of commercial zone to High-Density Residential to accommodate the construction of a 94-unit affordable housing project (21 du/acre). The City also zoned 18 acres for the development of 144 medium-density residential units.</p> <p>The City updated a property list for all available properties as well as a list for all City- or Agency-owned properties. The lists are available to developers.</p> <p>Financial incentives have been created by the City using \$8.3 million in Housing Set Aside Funds, which are used to assist a First-time Homebuyer (FTHB) Program, reduce foreclosures, provide down payment money to developers for first-time homebuyers and assist owners with rehabilitation of affordable housing units.</p> <p>The development of Harbor Park Apartment produced 36 moderate-income units.</p> <p>The Agency is in the process of implementing a FTHB program for low- and moderate-income persons and families, with \$4,400,000 allocated to provide down payment (up to 25 percent of the purchase price) assistance in the form of deferred payment shared equity second mortgages.</p> <p>Effectiveness: The City exceeded its total RHNA of 1,004 units. The City met its goal of redesignating</p>	<p>Appropriateness:</p> <p>This program will be updated to address the new RHNA requirements.</p>

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				and rezoning a maximum of 6 acres of land for high-density development with the rezoning of 4.55 acres developed with 21 du/acre.	
<p>Program 1.B-1: Density Bonus. Pursuant to State density bonus law, if a developer allocates at least 20% of the units in a housing project to lower-income households, 10% for very low-income households, or at least 50% for “qualifying residents” (e.g. senior citizens), the City must either (a) grant a density bonus of 25%, along with one additional regulatory concession to ensure that the housing development will be produced at a reduced cost, or (b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. Regulatory concessions may include such items as reduction in fees, modified development standards, e.g., parking or allowances for mixed use on a residential property (see Program 1.12). The developer shall agree to, and the City shall ensure, the continued affordability of all lower-income density bonus units for a minimum 30-year period. The City will reserve the option of granting an additional density bonus to increase the financial feasibility of an affordable housing project that it believes would be of benefit to the City.</p>	<p>Establish affordable housing goals for new development for the production of low-, moderate-, and above moderate-income housing in the City.</p>	<p>Community Development Department, Redevelopment Agency</p>	<p>2001-2006</p>	<p>Progress: The City supports state density bonus law and currently offers bonus incentives as a condition of approval. As of October 2008, there have not been any density bonus units built during the last 5 years.</p> <p>Effectiveness: The City has not, to date, officially approved any density bonuses. The City does permit a PD zoning which offers flexibility in zoning requirements.</p>	<p>Appropriateness: This program will be modified to meet state density bonus requirements and will be continued.</p>
<p>Program 1.C-1: Financial incentives for the production of affordable housing. Provide financial incentives to make construction of affordable housing economically feasible by applying for state and federal subsidies. The City will make use of all available programs for which it is eligible to apply and for which eligible projects have been identified. The City will assist non-profit housing corporations and for-profit developers in applying for state and federal funds for eligible projects (i.e., HOME Program and</p>	<p>Use state, federal, and other programs for which the City would be the applicant, or a co-sponsor, and work with non-profit and</p>	<p>Redevelopment Agency</p>	<p>2001-2006</p>	<p>Progress: The RDA issued \$575,000 in pre-development loan financing (gap financing) for Bridge Housing to develop affordable housing units (Cottonwood Apartments, 94 very low-income units).</p> <p>So far there have not been any examples of the City providing fee reductions or using Redevelopment Set Aside Funds to pay for permit or impact fees. However, we are currently exploring</p>	<p>Appropriateness: The City will continue to use RDA funds to development affordable housing.</p>

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Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
<p>community Block Development Grants). If necessary, the City will also provide fee reductions or use Redevelopment Housing Set-Aside Funds to pay permit or impact fees for residential projects containing affordable housing units. The Redevelopment Agency will consider the use of housing set-aside funds as gap financing to provide additional financial incentives when necessary (see Program 1.C-4 for further details).</p>	<p>for-profit developers to make use of those programs directed to homebuilders.</p>	<p>.</p>		<p>deferring fees until certificate of occupancy for a BEGIN application for the Summerwood Phase II (O'Brien Homes) project (69 above moderate-income units).</p> <p>The City has completed negotiations of using Housing Set Aside funds for rehabilitation of Continental Apartments (76 very low-income units).</p> <p>An inclusionary Housing ordinance has not been adopted by the City but, as of October 2008, there is a draft ordinance ready to take before City Council.</p> <p>Effectiveness: The City has effectively utilized Redevelopment Set Aside funds as gap financing to assist Bridge Housing with pre-development costs.</p>	
<p>Program 1.C-2: Non-profit housing developer. The City will seek interested non-profit housing sponsors/developers to make use of available financing techniques for affordable housing projects. The City will identify for-profit and non-profit housing developers interested in developing affordable housing in Suisun City. In the past, the City has worked with Bay Homes Development Cooperation, California Housing Partnership Corp., and Solano Senior Housing Limited.</p>	<p>Use state, federal, and other programs for which the City would be the applicant, or a co-sponsor, and work with non-profit and for-profit developers to make use of those programs directed to homebuilders.</p>	<p>Redevelopment Agency</p>	<p>2001-2006</p>	<p>Progress: The RDA is willing and ready to work with all interested parties in the development of affordable housing projects. Currently Bridge Housing and Mid-Peninsula Housing Coalition have been identified by the City as nonprofit housing developers with interest in developing affordable housing. Bridge Housing has expressed to the RDA an interest in purchasing and rehabilitating two affordable housing projects: Humphrey Place and Almond Gardens.</p> <p>The JPA California Communities partially funded Breezewood Apartments with tax-exempt housing bonds (16 very low- and 64 low-income units).</p> <p>Bridge-Cottonwood project is fully occupied (94 very low-income units).</p> <p>Continental Apartments: Resolution adopted, DHI in progress to obtain permits (76 very low-income</p>	<p>Appropriateness: This program will be continued.</p>

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				units). Effectiveness: The City has effectively established working relationships with local housing developers and has the RDA as a resource to facilitate cooperative projects.	
<p>Program 1.C-3: Mortgage Bonds. The City will seek to participate in a joint powers authority to apply for a mortgage revenue bond or mortgage credit certificate allocation. The City will investigate at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation through the joint powers authority. To implement this program, the City will:</p> <p>Meet with representatives of Solano County, Vallejo, Fairfield, Vacaville, and/or other jurisdictions to determine interest in, and feasibility of issuing bonds;</p> <p>Reach an agreement on the City's financial participation if a bond or certificate issuance is determined to be feasible;</p> <p>Promote the availability of the bond financing within the local development community to generate interest in using this resource to develop affordable housing units meeting bond program requirements; and</p> <p>Refer interested developers to the administering agency for participation in the program.</p>	<p>Use state, federal, and other programs for which the City would be the applicant, or a co-sponsor, and work with non-profit and for-profit developers to make use of those programs directed to homebuilders.</p>	<p>Redevelopment Agency</p>	<p>Seek participating jurisdictions for a joint powers authority in 2002. Apply for first allocation in 2003. If the program is successful, the City will apply for the second allocation in 2005.</p>	<p>Progress: The City issued bonds for the Cottonwood Apartment Project (94 very low-income units) and will issue bonds on the upcoming Continental Apartments Project (76 very low-income units). Effectiveness: The City was able to implement this program but lack of interest caused the City to focus its efforts on other programs.</p>	<p>Appropriateness: The City will continue to seek bonds and mortgage credit certificates.</p>
<p>Program 1.C-4: Use of Redevelopment Agency Funds. The City will use the Redevelopment Agency funds to supplement state, federal, and private funding sources, if available and if needed, to</p>	<p>Use state, federal, and other programs for</p>	<p>Redevelopment Agency</p>	<p>2001-2006</p>	<p>Progress: Bridge Housing's affordable housing project, Cottonwood Creek Apartments, used approximately \$7.2 million in RDA funds to supplement other funding sources to build 94 very</p>	<p>Appropriateness: The City will continue to use Redevelopment</p>

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<p>complete affordable housing projects. The first priority for the Redevelopment Agency housing set-aside funds will be for housing rehabilitation. Remaining funds will be available to supplement other financing sources as needed.</p> <p>The City had available to it approximately \$4.7 million in its Redevelopment Agency Housing Set Aside (HSA) fund, as of June 30, 2004. It is projected that the Agency will receive about \$2 million per year for deposit into this fund. These funds are proposed to be used to develop at least 4 acres of land at Railroad and Sunset Avenue for multi-family affordable housing, purchase and develop ¼ acre lot at 419 Main Street for the construction of affordable housing apartments, the future development of six acres for another multifamily affordable housing site on the north side of Highway 12 behind Sunset Shopping Center. The HSA was used to assist the development (by a private developer) of the 55-unit Harbor Park subdivision, of which 33 single-family units will be sold as affordable homes. The HSA funds will also be used when seeking out Community Development Block Grants such as the Homeowner Occupied Rehabilitation Program and the Housing Acquisition and Rehabilitation Grants where fund matches are required.</p>	<p>which the City would be the applicant, or a co-sponsor, and work with non-profit and for-profit developers to make use of those programs directed to homebuilders.</p>			<p>low-income units.</p> <p>Effectiveness: The City considers this program a success as evidenced by the Cottonwood Creek development. BRIDGE refers tenants to Solano County job services</p>	<p>Housing Set Aside funds to produce affordable housing.</p>
<p>Program 1.D-1: Second unit development. The City will continue to implement flexible standards that will encourage the creation of second units, while protecting the integrity of single-family neighborhoods.</p>	<p>Continue to allow second units, manufactured housing on single-family lots, and other alternative</p>	<p>Community Development Department</p>	<p>2001-2006</p>	<p>Progress: The City Zoning Ordinance 18.44.150 defines second dwelling units so that the regulations are minimal and flexible. Second dwelling units must resemble the architecture of the existing building. Space requirements are regulated in comparison to the lot size. The City has approved the construction of 5 second units on McCoy Creek.</p>	<p>Appropriateness: The City will continue to encourage second units.</p>

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	types of housing.			Effectiveness: The City has addressed the need for encouraging the construction of second units, while preserving the integrity of single-family neighborhoods.	
Program 1.D-2: Manufactured housing outside mobilehome parks. The City will continue to allow manufactured homes on foundations on any land zoned for residential use, subject to the same development standards as site built housing.	Continue to allow second units, manufactured housing on single-family lots, and other alternative types of housing.	Community Development Department	2001-2006	Progress: The City continues to facilitate manufactured housing by allowing it in all residential zones. Effectiveness: The City has done its part to facilitate these housing types but lack of developer interest or consumer demand has kept development from occurring.	Appropriateness: The City will continue to permit manufactured housing in all residential zones.
Program 1.D-3: Residential Use in Commercial Zones. The City will continue to allow the conversion of commercial space above street level for residential use and other types of residential housing in specified commercial zones according to the Zoning Ordinance and the Downtown-Waterfront Specific Plan. The City promotes this opportunity through the Suisun City Redevelopment Agency, which meets with interested developers and discusses the City's mixed-use opportunities. The Agency also may provide financial assistance for mixed-use projects through its tax increment fund.	Continue to allow second units, manufactured housing on single-family lots, and other alternative types of housing.	Community Development Department	2001-2006	Progress: A TOD feasibility study was completed in 2008. A total of 10 potential project sites were identified for the residential conversion scenario. This encompasses a total of 10.5 acres of new and/or converted land uses. The Downtown/Waterfront Specific Plan allows the conversion of commercial space above street level to residential. The City has approved the construction of the Delta Cove-Live/Work Project (37 above moderate-income units) and the McCoy Creek live/work Project (34 above moderate-income units). Effectiveness: The City has been effective in producing mixed-use housing projects in the Downtown Waterfront area.	Appropriateness: The City will continue to encourage mixed-use housing development in the Downtown/Waterfront Specific Plan area.

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Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
Program 1.D-4: Duplexes on corner lots. The City will continue to allow construction of duplexes on corner lots and other flexible housing designs according to City design guidelines.	Continue to allow second units, manufactured housing on single-family lots, and other alternative types of housing.	Community Development Department	2001-2006	Progress: The City does not currently restrict the construction of duplexes on corner lots, permitting them in R-M, R-H, and PUD zoning. Effectiveness: The City will continue to encourage the use of duplexes on corner lots but the current housing market has not produced any units.	Appropriateness: This program will be continued.
Program 1.E-1: Review development proposals to ensure quality design. The City will evaluate development proposals based upon development standards, the distinctiveness of design and compatibility with existing residential development within the vicinity of the proposal. The City will evaluate the compatibility with the physical and environmental characteristics of the area in which a development proposal is to be located and by using the specific plan and planned unit development processes, the City will encourage the distinctiveness of new residential neighborhoods.	The City will continue to implement design guidelines for new residential construction to ensure a maximum level of housing design quality.	Community Development Department	2001-2006	Progress: The City Planning Commission currently reviews all development proposals, including landscape plans, and makes a recommendation to the City Council. All reviews are based on meeting one or more of the plans, i.e., Specific Plan, Development Guidelines, Zoning Ordinance, and General Plan Policies. Effectiveness: All development since the RDA was created has met or exceeded all expectations for design, density, etc.	Appropriateness: This program will be continued.
Program 1.F-1: Revise open space standards in the Zoning Ordinance for the medium- and high-density residential zones. The City will revise the Zoning Ordinance to make open space standards for medium- and high-density residential developments, guidelines rather than mandatory requirements. The objective of the code revision will be to allow for flexibility in the application of open space guidelines by the Community Development Director so that open space requirements to do not create a constraint to the achievement of the maximum	The City address open space needs in medium- and high-density residential zones.	Community Development Department	Revise Zoning Ordinance by June 2005	Progress: The current Zoning Ordinance permits flexibility in providing open space in newly developed zones. For example, each one-bedroom apartment must have 600 square feet of open space. The R-S zone requires that only 40 percent of a site can be developed with aggregate cover. The PUD zoning allows for flexibility of open space requirements in any zone district. In October 2005, side yard setbacks in the Zoning Ordinance were slightly revised and minor text amendments were made.	Appropriateness: This program will be modified to encourage the use of the PUD zoning that provides more flexible development standards.

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Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
density otherwise permitted in the medium- and high-density residential zones.				<p>The City amended the setback requirements to give the Community Development Director the ability to "adjust side yard setbacks achieving a combined setback of (15) fifteen feet."</p> <p>Standards have not been revised for the R-M and R-H zones, but applicants can request a PUD zoning which would provide more flexibility.</p> <p>Effectiveness: The City implemented more flexible standards in the PUD and R-S zones in order to give the Community Development Director purview over open space requirements.</p>	
<p>Program 1.G-1: Consistent with State law, the City will review its progress in meeting Housing Element goals and evaluate the factors contributing to that progress. As required by State law (GC Section 65400) the City will annually review and evaluate its progress in meeting Housing Element Objectives and prepare a report to the City Council on annual achievements. The City will alter existing housing strategies or develop new strategies as needed to meet changing City needs.</p>	<p>The City will evaluate its progress in achieving its Housing Element goals.</p>	<p>Community Development Department</p>	<p>January 2005, and annually thereafter</p>	<p>Progress: The City has prepared and submitted annual progress reports regarding the achievements of the Housing Element objectives. Reports have been prepared and submitted to the state for 2005, 2006, and 2007.</p> <p>Effectiveness: The annual update and review of the progress of Housing Element objectives allow the City to constantly implement the programs to achieve housing goals for meeting the City's fair share of RHNA units.</p>	<p>Appropriateness: This program will be continued.</p>
<p>Goal 2 – Preserve the stock of existing housing.</p>					
<p>Program 2.A-1: Housing rehabilitation. Rehabilitate substandard dwelling units and those occupied by low- and moderate-income households using Redevelopment Agency set-aside and state funds. The City will seek complementary sources of financing from private organizations and other public agencies. To comply with the requirements of state law, at least 30% of the dwelling units rehabilitated in the redevelopment area will be affordable to low- and moderate-income households.</p>	<p>Preserve existing housing, in particular housing affordable to low- and moderate-income households.</p>	<p>Redevelopment Agency</p>	<p>2001-2006</p>	<p>Progress: The City reached an agreement with a private developer to rehabilitate Continental Apartments, and the complex is currently being remodeled (76 very low-income units, with a 55-year deed restriction).</p> <p>The City applied for a CDBG Technical Assistance grant in 2007 and did not receive the funding. The funding would have been used to survey housing conditions and household income.</p> <p>Effectiveness: To date, the City has approved and</p>	<p>Appropriateness: The City will continue to use redevelopment set-aside funds to rehab projects and continue to apply for additional funding.</p>

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				appropriated funding through the use of HAS funds for the rehabilitation of the Continental Apartments, which will include 76 deed restricted very low income units. The rehabilitation has not occurred and should commence in 2009.	
<p>Program 2.A-2: "At-Risk Program" housing developments. The City will assist non-profit housing corporations seeking to acquire and maintain privately owned, government-subsidized housing developments, which could convert to market rate housing under state or federal loan agreements. Acquisition will be by negotiated sale. The City will use redevelopment housing set-aside funds to rehabilitate such units, if necessary, to preserve their use for low- and moderate-income households.</p> <p>The City would also at that time establish an early warning system for possible conversion of those acquired units. The system would include the creation of a list documenting the conversion date of the covenant and review of the list on an annual basis.</p> <p><i>Note: At present, there is only one "at risk" assisted rental housing project in Suisun City (Village Apartments), which is operated by the Solano Affordable Housing Foundation. This program will only take effect if the Solano Affordable Housing Foundation decides to transfer ownership or management of Village Apartments.</i></p>	<p>Preserve existing housing, in particular housing affordable to low- and moderate-income households.</p>	<p>Redevelopment Agency</p>	<p>2001-2006</p>	<p>Progress: The City provided \$575,000 in pre-development loan financing (RDA) to Bridge Housing to develop the Cottonwood Creek affordable housing apartment complex.</p> <p>Effectiveness: The City has not created a database but does keep a record of all the privately owned housing developments. The City plans to develop a database during the next Housing Element planning period.</p>	<p>Appropriateness: This program will be modified to include a listing of any additional projects at risk of conversion.</p>
<p>Program 2.B-1: Section 8 program. The Suisun City Housing Authority will continue to seek additional Section 8 vouchers for its very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses when funding for additional vouchers</p>	<p>Create additional affordable housing opportunities within the</p>	<p>Housing Authority</p>	<p>2001-2006</p>	<p>Progress: Currently there are 318 Section 8 housing vouchers in the City and 1,300 households are on the waiting list.</p> <p>Effectiveness: The City has not received any additional housing vouchers but will continue to apply for them to address the current waiting list.</p>	<p>Appropriateness: This program will be continued.</p>

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Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
become available and the Authority becomes available to apply for such funding.	City's existing stock of housing.				
Program 2.C-1: Replacement strategy. The City will use a combination of rehabilitation and new construction to replace those units affordable to low- and moderate-income households. At least 75 percent of these replacement units should be at comparable cost to the units being removed. A portion of the replacement housing needs will be met through rehabilitation and affordability guarantees on existing dwelling units. The remaining replacement needs will be met through new construction. <i>Note: Between 2001 and 2006, the Redevelopment Agency does not anticipate removing housing units occupied by low- or moderate-income households. This program will be triggered only if such removal occurs.</i>	Replace housing affordable to low- and moderate-income households in the redevelopment area that has been removed.	Redevelopment Agency	2001-2006	Progress: No removal of housing units has occurred, which in turn has not triggered the implementation of replacement construction. Effectiveness: The program has not been used because there have not been any affordable housing units removed from the housing stock.	Appropriateness: This program will be combined with Program 2.C-2 (below) and continued.
Program 2.C-2: Relocation needs. The City will continue to implement relocation guidelines to assist low- and moderate- income households displaced in the Redevelopment Area to find replacement housing (see Program 2.C- 1. Replacement Strategy). Private property owners seeking to remove dwelling units occupied by low- and moderate-income households will be required to pay relocation expenses to the affected household, subject to guidelines regarding prior notice and length of residency of the occupant. <i>Note: Between 2001 and 2006, the Redevelopment Agency does not anticipate displacing low- or moderate-income households. This program will be triggered only if such displacement occurs</i>	Replace housing affordable to low- and moderate-income households in the redevelopment area that has been removed.	Redevelopment Agency	2001-2006	Progress: There has not been removal and displacement of any households in the City. This program is implemented by the occurrence of redevelopment that requires households to relocate. Effectiveness: This program has not been implemented.	Appropriateness: This program will be combined with Program 2.C-1 (above) and continued.
Goal 3 – Plan and encourage the development of housing to meet the housing needs of special population groups.					

2009 – 2014 HOUSING ELEMENT

Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
<p>Program 3.A-1: Emergency and transitional housing. The City will amend its Zoning Ordinance to permit the development of transitional houses and emergency shelters for women (particularly women with children escaping domestic violence) in multi-family residential zones in locations close to services, and to permit emergency shelters in commercial and industrial zones, subject to a Conditional Use Permit. The City will designate zoning districts in which sites with development or re-use potential is available and suitable for emergency shelter and transitional housing facilities. The City will permit these facilities under development standards and the existing conditional use permit process to address building use, parking, access, and other requirements that facilitate the location of these facilities while addressing health and safety issues.</p>	<p>Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.</p>	<p>Community Development Department</p>	<p>City staff to conduct analysis of potential locations and prepare Zoning Ordinance amendments by June 2005; City Council to adopt amendments by June 2005.</p>	<p>Progress: Section 18.12.025.H was adopted by the City Council in May 2005 to allow emergency and transitional family housing in multi-family zones. No emergency shelters or transitional facilities have been constructed.</p> <p>Effectiveness: The City did amend its Zoning Ordinance, so the program was successfully implemented, but new legislation will warrant further amendments</p>	<p>Appropriateness: This program will be modified to ensure compliance with SB 2.</p>
<p>Program 3.A-2: Fair housing program. The City will provide information on State and federal fair housing laws and refer discrimination complaints to the Fair Employment and Housing Commission. The City will make available at City Hall and distribute information on state and federal fair housing laws to rental property owners, lenders, and real estate agents in</p>	<p>Address the needs of population groups with special characteristics. These</p>	<p>Redevelopment Agency</p>	<p>2001-2006</p>	<p>Progress: The City has made information regarding fair housing laws available at City Hall. The City's website also contains information regarding federal fair housing laws. Information is provided to all Section 8 tenants as well as all properties managed by the City.</p>	<p>Appropriateness: This program will be continued.</p>

2009 – 2014 HOUSING ELEMENT

Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
the City.	groups include homeless individuals, minorities facing discrimination , single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.			Effectiveness: The program has been successful.	
<p>Program 3.A-3: Housing for older adults. The City will cooperate with non-profit housing corporations and for-profit developers specializing in housing for adults 55 years of age and above to accommodate housing that meets the needs of this age group. This will include actions by both Community Development Department and Redevelopment Agency.</p> <p>Specific actions that the City will undertake include: Review the City's Zoning Ordinance to ensure that there are no regulatory barriers to the development of such housing and, if identified, amend the Zoning Ordinance. <i>Note: The City has identified no specific barriers, but ongoing contacts with developers of senior housing may reveal appropriate zoning amendments</i></p>	<p>Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination</p>	Community Development Department and Redevelopment Agency	2001-2006	<p>Progress: The City encourages the development of senior housing in Suisun City. However, during the reporting period there has not been any developer interest in senior housing developments.</p> <p>Effectiveness: The program was moderately successful. The City did not identify any regulatory barriers and has made funds available for senior projects but there has been no developer interest.</p>	<p>Appropriateness: This program will be modified to more aggressively market senior housing to developers and market the City's rehabilitation program to seniors.</p>

2009 – 2014 HOUSING ELEMENT

Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/Modify/Delete
<p><i>that the City could undertake.</i></p> <p>Use density bonus and the planned unit development (PUD) process to facilitate the development of housing for older adults at sufficient density to make such projects financially feasible.</p> <p>Assist developers in locating suitable sites, depending on the type of housing proposed. Examples include: rental apartments with common areas designed specifically for social events of interest to older adults, housing which includes common dining facilities and limited health care services; congregate care housing, with 24-hour full health care services.</p> <p>Provide assistance to older, low-income homeowners to rehabilitate their homes</p> <p>Assist developers interested in converting or retrofitting existing residential buildings to meet the needs of older adults. This could include technical assistance in applying for state and federal funding, local financial assistance through redevelopment housing set-aside funds, and the waiving of certain fees and/or development requirements to increase the financial feasibility of providing such housing.</p> <p>Assist in the funding of affordable housing for older adults, including application for state and federal fund, the use of redevelopment agency housing set-aside funds (if available), and/or the issuance of tax-exempt bonds to provide low-cost financing (see Policy 1.0 and related Programs).</p>	<p>, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.</p>	.			
<p>Program 3.A-4: Affordable housing for military personnel. The City will cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Suisun City.</p>	<p>Address the needs of population groups with special</p>	<p>Redevelopment Agency</p>	<p>Review the update of the Travis Air Force Base General Plan</p>	<p>Progress: The City currently meets each quarter with the Travis area Planners Committee to ensure housing issues are addressed for the affordable housing needs of local military personnel.</p> <p>Effectiveness: This City has successfully</p>	<p>Appropriateness: This program will be continued.</p>

2009 – 2014 HOUSING ELEMENT

Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>characteristics . These groups include homeless individuals, minorities facing discrimination , single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.</p>		<p>when available for public comment (expected in the second half of 2002). Meet with representatives of Travis Air Force Base after this review to determine whether unmet housing needs exist.</p>	<p>implemented this program.</p>	
<p>Program 3.A-5: Housing for large families. The City will develop guidelines to ensure that affordable rental housing developments contain an appropriate percentage of three- and four-bedroom dwelling units. The Citywide goal will be based on the percentage of large families as reported by the 2000 Census. As of 1990, approximately 20 percent of the City's households were large families. Specific actions that the City will undertake include: Assist developers in applying for available State and Federal programs and redevelopment housing set-aside funds, if available, to provide development</p>	<p>Address the needs of population groups with special characteristics . These groups include homeless individuals, minorities</p>	<p>Community Development Department and Redevelopment Agency</p>	<p>2001-2006</p>	<p>Progress: According to the 2000 Census, 21 percent of all households in the City have 5 or more persons. Breezewood Village, an affordable housing complex in the City, has 40 three-bedroom units and 16 four-bedroom units that are affordable for families earning 50 and 60 percent of the AMI. The City is continually seeking ways to meet affordable housing numbers using federal, state, and local funding sources. The City is currently working with DHI to rehab the Continental Apartments (76 very low-income units).</p>	<p>Appropriateness: This program will be modified to encourage the development of three- and four-bedroom dwelling units.</p>

2009 – 2014 HOUSING ELEMENT

Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
<p>subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs)</p> <p>Provide density bonuses for developers who include large family units in rental housing developments. (See Program 1.B-1).</p>	<p>facing discrimination , single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.</p>	<p>.</p>		<p>Effectiveness: The City has not developed specific guidelines but will continue to encourage the development of three- and four-bedroom units in new affordable housing projects.</p>	
<p>Program 3.A-6: Housing for mobility-impaired persons. The City will continue to implement state and federal requirements for accessibility and adaptability of new residential buildings to meet the needs of mobility-impaired persons.</p>	<p>Address the needs of population groups with special characteristics . These groups include homeless individuals, minorities facing discrimination , single-parent (particularly female-headed) households,</p>	<p>Community Development Department and Redevelopment Agency</p>	<p>2001-2006</p>	<p>Progress: This is an active program. The City strictly adheres to the ADA requirements that are reviewed during the plan check review.</p> <p>Effectiveness: New residential development is constructed to ensure that ADA requirements do not limit the availability of housing to those with disabilities.</p>	<p>Appropriateness: This program will be continued.</p>

2009 – 2014 HOUSING ELEMENT

Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
	older adults, military personnel and their families, large families, and mobility-impaired individuals.				
<p>Program 3.A-7: Group homes. The City will cooperate with, and provide assistance to, organizations seeking to develop or convert residential buildings for use as group homes for persons with disabilities that prevent them from using conventionally designed housing.</p> <p>Specific actions that the City will take are:</p> <p>Assist in identifying suitable sites; review planning and zoning documents for modifications that could increase feasibility of such housing.</p> <p>Consider reducing or using Redevelopment Housing Set-Aside funds to pay permit fees for group homes serving low-income clients.</p> <p>Assist developers in applying for available state and federal programs and redevelopment housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs)</p>	<p>Address the needs of population groups with special characteristics . These groups include homeless individuals, minorities facing discrimination , single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired</p>	Community Development Department	2001-2006	<p>Progress: The City has RDA set-aside money available; however, no assistance has been provided during the reporting period due to lack of interest.</p> <p>Effectiveness: The City did not have the opportunity to implement this program.</p>	<p>Appropriateness: This program will be combined with Program 1.C-1 through 1.C-4, affordable housing production programs.</p>

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Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
	individuals.				
Program 3.A-8: Potential constraints on the development, maintenance and improvement of housing for persons with disabilities. Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, fees and exactions and building codes. Specifically, the analysis will address parking standards, sitting requirements, minimum distances between group homes, occupancy standards and definitions of family and regulations on group homes for six or more persons. The analysis will also evaluate its formal reasonable accommodation process for housing intended for persons with disabilities to determine whether the process facilitates the development, maintenance and improvement of housing for persons with disabilities. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints.	Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.	Community Development Department	On an ongoing basis, identify suitable locations within the City	Progress: An evaluation has been conducted by the Community Development Department by reviewing existing ordinances. The City permits small group homes as provided by state law. Large group homes require the approval of a Conditional Use Permit. No applications have been received and no identified constraints exist. The City requires ADA compliance, but does not consider it to be a constraint. Effectiveness: The City effectively implemented this program by performing a review of ordinances to ensure compliance with SB 520.	Appropriateness: This program will be continued.
Goal 4 – Encourage energy conservation.					
Program 4.A-1: State energy conservation standards. Suisun City will continue to check building plans for compliance with State energy conservation standards for new residential buildings.	Encourage energy conservation in the	Building Department	2001-2006	Progress: During the review of all building plans, the City checks the plan for compliance with state energy conservation standards. Effectiveness: The City has successfully	Appropriateness: This program will be continued.

2009 – 2014 HOUSING ELEMENT

Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
	development design and construction and in the rehabilitation of existing housing.			implemented this program on a continual basis.	
<p>Program 4.A-2: Site development standards. The State energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns that encourage conservation. The City will continue to implement design guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use and will become part of the city's overall development standards.</p>	Encourage energy conservation in the development design and construction and in the rehabilitation of existing housing.	Community Development Department	2001-2006	<p>Progress: The City requires that all building plans conform with the International Building Code (IBC) for energy compliance. In addition, the City also encourages the development of low maintenance landscaping, specifically landscaping that encourages low water use. The City does not consider energy conservation standards to be a constraint to the development of housing units.</p> <p>The City encourages low maintenance landscaping through ideas such as bioswales throughout the development process, and drought-resistant landscaping is a preferred alternative as well. Cottonwood Creek has an extensive solar system which is mounted on the rooftops of their project.</p> <p>Effectiveness: This program has been successfully implemented. The City encourages energy conservation measures.</p>	<p>Appropriateness: This program will be continued.</p>
<p>Program 4.A-3: Energy conservation assistance for low-income households. Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income home owners, and owners of rental units whose occupants are low-income, lack the financial resources to undertake such home improvements, The City will continue to help low-income homeowners apply for assistance from</p>	Encourage energy conservation in the development design and construction and in the rehabilitation	Community Development Department and redevelopment Agency	2001-2006	<p>Progress: The City's current energy conservation assistance for low-income households is active. The City has yet to receive applications to assist low-income households.</p> <p>Effectiveness: The City provides interested citizens with access to programs with local utility companies such as Pacific Gas and Electric.</p>	<p>Appropriateness: This program will be modified to include an advertising component to solicit additional interest.</p>

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Housing Program	Objectives	Responsible Agency/Dept	Time Frame	Accomplishments	Continue/ Modify/ Delete
other agencies to make energy conservation improvements.	of existing housing.				

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OBJECTIVES, POLICIES AND PROGRAMS

This section of the Housing Element contains the City's overall objectives for housing, policies to implement those objectives, specific programs, and a five-year schedule of quantified objectives. The policies and programs adopted by the City relate to four strategic goals:

- Provide housing opportunities for all segments of the community to meet current and future needs.
- Maintain and improve the quality of the existing housing stock and preserve existing residential neighborhoods.
- Ensure that the housing needs of special groups are met.
- Promote energy conservation.

OBJECTIVE 1

Provide housing opportunities for all segments of the community to meet current and future needs.

POLICY 1.A

Ensure that there are sites available to accommodate the City's housing needs.

PROGRAM 1.A.1

Plan for the construction of new housing according to ABAG's Regional Share. Continue to plan for and facilitate private construction of 310 dwelling units with the allocation shown in **Table 1.A**.

To provide for the development of the City's 310 dwelling unit allocation the City will complete the following actions:

- The City will rezone one site from General Commercial to High Density Residential (APN 0174-120-230, Table 32), which will be completed by June 30, 2010 (Program 1.B.1). This site will allow for 20 units per acre by right and allow a minimum of 16 units on this site. The City will also amend its R-H zone to require a minimum density of 20 units per acre by right without discretionary review.
- The City will also adopt a Transit-Oriented Development (TOD) Overlay District. The district boundary is from Main Street to the east, Sacramento Street to the south, and Highway 12 to the north. When adopted, the residential components of mixed-use projects in the TOD Overlay District will have a maximum allowable density of 25 dwelling units per acre and will permit residential units on second and third floors above commercial spaces by right. The TOD Overlay District will contain specific parcels, including the vacant 0.99 acre parcel on Common Street (APN 32-081-11), which will be restricted to residential development at a minimum of 33 dwelling units per acre. The minimum density established for the Common Street parcel accommodates the City's remaining lower income housing need. There will be approximately 4 acres of vacant and underutilized land in the TOD Overlay District (sites are listed in Table 33).

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- To help facilitate the development of small lots in the TOD Overlay, the City will consider a lot consolidation program that offers progressively higher densities/intensities (above 25 units per acre) as an incentive to consolidate lots listed in Table 33. There is one group of small sites identified in Table 33 that are suitable for consolidation. The group of sites is located along Main Street and if combined, would yield a 0.62 acre parcel with a minimum capacity of 12 units.
- The City will also provide regulatory and financial incentives listed in Program 1.C.1. including but not limited to financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined.

Time Frame: The rezoning of one site from General Commercial to High Density Residential (APN 0174-120-230) (Table 32) will be completed by June 30, 2010. The City will adopt the TOD District by June 2010 and consider lot consolidation as part of the TOD District to be adopted by June 2010.

Responsible Agency: Community Development Department

Funding: General Fund

**TABLE 1.A
REGIONAL HOUSING NEEDS DETERMINATION
2007-2014 PLANNING PERIOD ALLOCATION**

Income Level	Dwelling Units	% Of Total
Very Low-Income	173	28
Low-Income	109	18
Moderate-Income	94	15
Above Moderate-Income	234	38
Total	610	100
Average Yearly Need	87	--

Source: ABAG 2007-2014 Regional Housing Needs Determination.

POLICY 1.B

Encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs; and where appropriate to encourage mixed-use development that brings housing together with retail opportunities, jobs and services.

PROGRAM 1.B.1

To accommodate the City's regional allocation for extremely low-, very low- and low-income housing, the City will rezone 3 acres of General Commercial (GC) land (APN 0174-120-230), without physical or environmental constraints, to High-Density Residential (R-H) to facilitate the

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development of an average of 20 units per acre (assuming the average build-out of 20 du/acre from the General Plan) (see Table 32) by right and allow a minimum of 16 units on this site. The City will also amend its R-H zone to require a minimum density of 20 units per acre by right without discretionary review.

Time Frame: Rezone will be completed June 30, 2010.

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 1.B.2

To facilitate residential development in the Downtown Waterfront Specific Plan areas designated Main Street (MC) and Commercial/Office/Residential (DW-C/O/R) District; the City will remove the conditional use permit and planned unit development permit requirements for residential development on the second and third floors of mixed use developments in these districts.

Time Frame: Rezone will be completed June 30, 2010.

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 1.B.3

As part of the process of assessing a proposed residential development, evaluate the potential to incorporate other uses within the project or in conjunction with the project, including but not limited to, project-serving retail, job centers or services, such as child care.

Time Frame: Ongoing

Responsible Agency: Community Development Department

Funding: General Fund

POLICY 1.C

The provision of a balanced inventory of housing in terms of unit type (e.g. single-family, multi-family, etc.), cost, and style will allow the City to fulfill a variety of housing needs.

PROGRAM 1.C.1

Annually review and update the City's inventory of properties that are suitable for redevelopment and continue to identify the potential number of additional dwelling units on such sites based on the age, condition, and density of existing land uses in relation to zoning or specific plan requirements. The City will continue to make the inventory available to interested residential developers via the City's website and through predevelopment meetings.

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Time Frame: Post the Housing Element on the City's web site as soon as it is adopted (July 2009) and contact affordable housing developers annually to provide them with a list of vacant and underutilized sites for the development of affordable housing (also see PROGRAM 1.E.1).

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 1.C.2

Continue to provide regulatory and financial incentives to increase the probability that residences will be constructed in commercial zones, either as single-use projects or in mixed-use developments, particularly within the City's Downtown/Waterfront Specific Plan area. The City will offer the following regulatory and financial incentives including but not limited to financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined.

Time Frame: The City will continue to work with developers to provide regulatory incentives including fee deferments and flexible development standards as projects are submitted to the Community Development Department. The City will use redevelopment set-aside funds to develop extremely low-; very low-; low-; and moderate-income projects and assist developers with securing additional financing as projects are submitted to the Community Development Department and funds are available.

Responsible Agency: Community Development Department

Funding: Redevelopment Agency Set-Aside Funds and apply for additional funding as Notice of Funding Available (NOFAs) is released by the state and federal government (also see Program 1.E.1).

POLICY 1.D

Establish affordable housing goals for new development for the production of extremely low-; very low-; low-, moderate-, and above moderate-income housing in the City.

PROGRAM 1.D.1

The City shall review the establishment of a program requiring developers of residential development to either: (a) provide a percentage of their unit at a below-market rent or price; (b) pay a fee; or (c) propose alternative measure to meet their affordable housing requirements determined by an ordinance that will be drafted.

Time Frame: The City will decide if they are going to pursue an inclusionary housing ordinance by June 2010.

Responsible Agency: Community Development Department, Redevelopment Agency

Funding: General Fund

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PROGRAM 1.D.2

To promote the financial feasibility of producing affordable housing units utilizing density bonuses and incentives and concessions the City will adopt a density bonus ordinance in compliance with Government Code Section 65915. The City will reserve the option of granting an additional density bonus to increase the financial feasibility of an affordable housing project that includes extremely low-; very low-; and low-income units.

Time Frame: The City will provide density bonuses as projects are received by the Community Development Department.

Responsible Agency: Community Development Department, Redevelopment Agency

Funding: Redevelopment Agency Set-Aside Funds

PROGRAM 1.D.3

To help bolster the quality of the City's neighborhoods while providing affordable home-ownership opportunities for those entering the real estate market for the first time the City created a First-Time Homebuyer Program that provides low and moderate income households with up to 35 percent of the purchase price in down payment assistance in the form of 2nd mortgages to purchase foreclosed homes. The Agency budgeted \$4.4 million in Housing Set-Aside monies to fund this program. In addition to creating affordable home ownership opportunities, this program is designed to help deal with the significant balance of foreclosures currently on the market and to eliminate blight in neighborhoods located within the Agency's Project Area.

Time Frame: 2009-2014

Responsible Agency: Economic Development Agency, Redevelopment Agency

Funding: Redevelopment Agency Set-Aside Funds

POLICY 1.E

Apply for state, federal, and other programs for which the City would be the applicant, or a co-sponsor, and work with nonprofit and for-profit developers to make use of those programs directed to homebuilders.

PROGRAM 1.E.1

Provide financial incentives to make construction of affordable housing economically feasible by applying for state and federal subsidies. The City will make use of all available programs for which it is eligible to apply and for which eligible projects have been identified. The City will assist nonprofit housing corporations and for-profit developers in applying for state and federal funds for eligible projects (i.e., HOME Program and Community Block Development Grants). If necessary, the City will also use Redevelopment Housing Set-Aside Funds to pay permit or impact fees for residential projects containing extremely low-; very low; and low-income units. The Redevelopment Agency will consider the use of housing set-aside funds as gap financing to provide additional financial incentives when necessary.

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Time Frame: Use redevelopment housing set-aside funds as designated in the City's Redevelopment Implementation Plan and apply for additional funding as Notice of Funding Available (NOFAs) is released by the state. The City will post the Housing Element on the City's web site as soon as it is adopted and contact affordable housing developers annually to provide them with a list of vacant and underutilized sites for the development of affordable housing (also see PROGRAM 1.C.1).

Responsible Agency: Redevelopment Agency

Funding: Housing Set-Aside fund, HOME Program, CDBG funds, Multifamily Housing Program, California Housing Finance Agency Multifamily Housing Programs, Mortgage Revenue Bonds or Mortgage Credit Certificates, Low-Income Housing Tax Credits

PROGRAM 1.E.2

The City will continue to seek interested nonprofit housing sponsors/developers to make use of available financing techniques for affordable housing projects. The City will identify for-profit and nonprofit housing developers interested in developing affordable housing in Suisun City.

Time Frame: Contact nonprofit housing sponsors as funding in sites, potential projects, and funding is available.

Responsible Agency: Redevelopment Agency

Funding: Redevelopment Housing Set-Aside fund

PROGRAM 1.E.3

The City will annually meet with representatives of Solano County, Vallejo, Fairfield, Vacaville, and/or other jurisdictions to determine interest in, and feasibility of, applying for a mortgage revenue bond or mortgage credit certificate allocation. The City will investigate at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation.

To implement this program, the City will:

- Reach an agreement on the City's financial participation if a bond or certificate issuance is determined to be feasible;
- Promote the availability of the bond financing within the local development community to generate interest in using this resource to develop affordable housing units meeting bond program requirements; and
- Refer interested developers to the administering agency for participation in the program.

Time Frame: Annually meet representatives from the County and representatives from the other cities in the County to discuss interest in apply for mortgage revenues bonds or mortgage credit certificates. . If feasible, apply for first allocation in 2009. If the program is successful, the City will apply for the second allocation in 2010.

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Responsible Agency: Redevelopment Agency

Funding: Mortgage Revenue Bonds or Mortgage Credit Certificates

PROGRAM 1.E.4

The City will use the Redevelopment Agency funds to supplement state, federal, and private funding sources, if available and if needed, to complete affordable housing projects. The first priority for the Redevelopment Agency housing set-aside funds will be for housing rehabilitation. Remaining funds will be available to supplement other financing sources as needed.

Time Frame: 2009-2014, as projects are submitted to Redevelopment Agency.

Responsible Agency: Redevelopment Agency

Funding: Redevelopment Housing Set-Aside Fund

POLICY 1.F

Continue to allow second units and other alternative types of housing.

PROGRAM 1.F.1

The City will continue to implement the second dwelling unit ordinance that follows the requirements of state law (Government Code Section 65852.1) in allowing second dwelling units on any residential lot subject to ministerial review (or Planning Commission review, as applicable). The second dwelling unit ordinance has the following requirements:

- A second unit may be established on any residentially zoned parcel, which permits single-family dwellings containing an existing single-family dwelling.
- An applicant must be both an owner and the current resident of the property for which a second unit is proposed.
- The second unit can either be attached to and designed to be located within the living area of the existing dwelling, or detached from and no less than ten feet from the existing single family dwelling, and such unit shall be architecturally integrated into the existing building design.
- The proposed increase in gross floor area of an attached or detached second unit shall not exceed:
 1. Eight-hundred square feet for lots smaller than ten thousand square feet in size;
 2. One-thousand square feet lots equal to or larger than ten thousand square feet in size.
- Detached second units shall be located no closer than five feet from any side or rear property lines.

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- As part of any such building permit application, the applicant shall submit a copy of the deed to the property including a full and complete set of any conditions, covenants and restrictions.

Time Frame: 2009-2014 The City will amend the Zoning Ordinance to include the state law language that was passed in 2005 that removes discretionary review.

Responsible Agency: Community Development Department

Funding: General Fund, permit fees

PROGRAM 1.F.2

The City will adopt a Transit-Oriented Development (TOD) Overlay District. The district boundary is from Main Street to the east, Sacramento Street to the south, and Highway 12 to the north as specified by the TOD Feasibility Study (Draft as of April 2008). The City promotes the development of mixed use and TOD projects through the Suisun City Redevelopment Agency, which meets with interested developers and discusses the City's mixed-use and TOD opportunities. The Agency also provides financial assistance for mixed-use projects through its tax increment fund. Residential components of mixed use projects in the TOD Overlay District will have a maximum allowable density of 25 dwelling units per acre and will permit residential units on second and third floors above commercial spaces. There will be approximately 4 acres in the TOD Overlay District (sites are listed in Table 33) that will accommodate owner and rental multifamily uses that will be permitted by-right on the second and third floors and through a lot consolidation program (Program 1.A.1). The City will also provide the regulatory and development standards listed in Program 1.C.2.

Time Frame: The City will adopt the TOD District by June 2010.

Responsible Agency: Community Development Department

Funding: General Fund, permit fees, Redevelopment Housing Set-Aside funds

PROGRAM 1.F.3

The City will amend the Downtown Waterfront Main Street Commercial (DW-MC) district to allow for residential uses on the second and third floors above commercial spaces and other types of residential housing at the same density as the High-Density Residential District (R-H) (14-21).

To further support meeting the needs for a mix of housing types the City recently adopted the FOCUS: PDA for the entire Downtown Specific plan area and a 30+ acre parcel, located within less than ¼ mile from the train station. The City promotes this opportunity through the Suisun City Redevelopment Agency, which meets with interested developers and discusses the City's mixed-use opportunities. The Agency also provides financial assistance for mixed-use projects through its tax increment fund. In addition, the Commercial/Office/Residential (C/O/R) Designation allows 50 percent of the sites to be developed with residential.

Time Frame: Amended by June 2010

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Responsible Agency: Community Development Department

Funding: General Fund, permit fees, Redevelopment Housing Set-Aside funds

PROGRAM 1.F.4

The City will continue to allow construction of duplexes on corner lots and other flexible housing designs according to City design guidelines.

Time Frame: 2009-2014, as projects are received through the Community Development Department.

Responsible Agency: Community Development Department

Funding: General Fund, permit fees

POLICY 1.G

The City will continue to implement design guidelines for new residential construction to ensure a maximum level of housing design quality.

PROGRAM 1.G.1

The City will evaluate development proposals based upon development standards, the distinctiveness of design and compatibility with existing residential development within the vicinity of the proposal. The City will evaluate the compatibility with the physical and environmental characteristics of the area in which a development proposal is to be located and by using the specific plan and planned unit development processes, the City will encourage the distinctiveness of new residential neighborhoods.

Time Frame: 2009-2014, as projects are received through the Community Development Department.

Responsible Agency: Community Development Department

Funding: General Fund, permit fees

POLICY 1.H

The City will encourage the Planned Use Development (PUD) zoning in medium- and high-density residential zones.

PROGRAM 1.H.1

The City will continue to use PUD zoning to offer greater housing choice for residents and greater flexibility for developers than in conventional zone districts. The PUD zone enables developers to provide a great range of housing units that can accommodate a variety of needs.

Time Frame: Consider using PUD zoning where appropriate and as projects are submitted to the Community Development Department.

Responsible Agency: Community Development Department

Funding: General Fund, permit fees

POLICY 1.I

The City will evaluate its progress in achieving its Housing Element Goals.

PROGRAM 1.I.1

As required by state law (Government Code Section 65400), the City will annually review and evaluate its progress in meeting Housing Element objectives and prepare a report to the City Council on annual achievements. The City will alter existing housing strategies or develop new strategies as needed to meet changing City needs. In addition, as required by state law, the City will forward its adopted Housing Element to local water and sewer providers.

Time Frame: Submit annual reports starting January 2009, and annually thereafter. The City will submit its adopted Housing Element to local water and sewer providers upon adoption of this Housing Element.

Responsible Agency: Community Development Department

Funding: General Fund and Redevelopment Agency Set-Aside

OBJECTIVE 2

Preserve the stock of existing housing.

POLICY 2.A

Preserve existing housing, in particular housing affordable to low- and moderate-income households.

PROGRAM 2.A.1

Rehabilitate substandard dwelling units and those occupied by low- and moderate-income households using Redevelopment Agency set-aside and state funds. The City will seek complementary sources of financing from private organizations and other public agencies. To comply with the requirements of state law, at least 30 percent of the dwelling units rehabilitated in the redevelopment area will be affordable to low- and moderate-income households.

Time Frame: 2009-2014

Responsible Agency: Redevelopment Agency

Funding: Housing Set-Aside Funds

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PROGRAM 2.A.2

The City will assist nonprofit housing corporations seeking to acquire and maintain privately owned, government-subsidized housing developments, which could convert to market-rate housing under state or federal loan agreements. Acquisition will be by negotiated sale. The City will use redevelopment housing set-aside funds to rehabilitate such units, if necessary, to preserve their use for low- and moderate-income households. Note: At present, there is only one "at risk" assisted rental housing project in Suisun City (Village Apartments), which is operated by the Solano Affordable Housing Foundation. This program will only take effect if the Solano Affordable Housing Foundation decides to transfer ownership or management of Village Apartments.

The City will continue the following activities during the five-year period of the housing element to maintain affordability of these units. The Community Development Department will implement these efforts. Funding sources to support the implementation of these efforts is specified where appropriate. The efforts listed below represent a varied strategy to mitigate potential loss of "at-risk" units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.

- Administer an Acquisition and Rehabilitation Program to assist for-profit and non-profit developers in acquiring and rehabilitating housing units that preserve affordability in rental projects that are at-risk of converting to market rents.
- Monitor owners of at-risk projects on an ongoing basis, at least every six months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating or continuing participation in a subsidy program.
- Maintain and annually update the inventory of "at-risk" projects through the use of existing databases (e.g., HUD, State HCD and California Tax Credit Allocation Committee).
- Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice and assisting with financial resources or supporting funding applications.
- Bi-annually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants.
- Annually monitor local investment in projects that have been acquired by non-or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards.
- Work with owners, tenants and non-profit organizations to assist in the non-profit acquisition of at-risk projects to ensure long-term affordability of the development.

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Annually contact property owners, gauge interest and identify non-profit partners and pursue funding and preservation strategy on a project basis.

- Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance with local legislators in federal, State or local initiatives that address affordable housing preservation (e.g., support State or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
- Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, State or local levels to preserve at-risk units on a project-by-project basis.
- Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Annually contact property owners to gauge interest, provide list of resources available for refund and negotiate terms on a project-by-project basis.

Time Frame: 2009-2014

Responsible Agency: Community Development Department

Funding: Housing Set-Aside Funds

POLICY 2.B

Create additional affordable housing opportunities within the City's existing stock of housing.

PROGRAM 2.B.1

The Suisun City Housing Authority will continue to seek additional Section 8 vouchers for its very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses when funding for additional vouchers become available and the Authority becomes available to apply for such funding.

Time Frame: 2009-2014

Responsible Agency: Housing Authority

Funding: HUD

POLICY 2.C

Replace housing affordable to low- and moderate-income households in the redevelopment area that has been removed.

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PROGRAM 2.C.1

The City will use a combination of rehabilitation and new construction to replace those units affordable to low- and moderate-income households. At least 75 percent of these replacement units should be at comparable cost to the units being removed. A portion of the replacement housing needs will be met through rehabilitation and affordability guarantees on existing dwelling units. The remaining replacement needs will be met through new construction.

The City will continue to implement relocation guidelines to assist low- and moderate-income households displaced in the Redevelopment Area to find replacement housing. Private property owners seeking to remove dwelling units occupied by low- and moderate-income households will be required to pay relocation expenses to the affected household, subject to guidelines regarding prior notice and length of residency of the occupant. Between 2009 and 2014, the Redevelopment Agency does not anticipate removing housing units occupied by low- or moderate-income households. This program will be triggered only if such removal occurs.

Time Frame: 2009-2014.

Responsible Agency: Redevelopment Agency

Funding: Housing Set-Aside Funds, bond financing, and state and federal programs, as available

OBJECTIVE 3

Plan and encourage the development of housing to meet the housing needs of special population groups.

POLICY 3.A

Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.

PROGRAM 3.A.1

Pursuant to Senate Bill (SB) 2, staff will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the ML (Manufacturing Light) district without a conditional use permit or other discretionary review. This district is appropriate for shelters because it is in the City's downtown area where transit and services would be available to shelter inhabitants. There are currently ~12.26 acres of vacant and underutilized land in the ML zone district area. In addition the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4) and consistent with the development standards in the ML district. These standards may include such items as:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility

- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation

Time Frame: City staff will prepare Zoning Ordinance amendments by June 2010.

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 3.A.2

Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City currently allows group homes for six or fewer persons by-right in residential zones and homes for more than six persons with a CUP. To clarify that group homes include transitional and supportive housing uses, the City will update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Section 50675.2 of Health and Safety Code sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.

Transitional facilities are classified as temporary rental housing for at least 6 months but where units are re-circulated to other program recipients after a set period. Taking several forms, transitional housing may be group housing or multi-family units and can include supportive services. Supportive housing does not have a limit on the length of stay and is linked to either onsite or offsite services that can include medical services, childcare services, counseling, legal assistance, money management, job skills training and a variety of other services in place to help individuals gain independent living skills.

Time Frame: City staff will prepare Zoning Ordinance amendments by June 2010.

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 3.A.3

The City will provide information on state and federal fair housing laws and refer discrimination complaints to the Fair Employment and Housing Commission. The City will continue to make available, at City Hall and on the City's website, and distribute information on state and federal fair housing laws to rental property owners, lenders, and real estate agents in the City.

Time Frame: 2009-2014

Responsible Agency: Redevelopment Agency

Funding: General Fund; Housing Set-Aside Funds

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PROGRAM 3.A.4

The City will cooperate with nonprofit housing corporations and for-profit developers specializing in housing for adults 55 years of age and above to accommodate housing that meets the needs of this age group. This will include actions by both the Community Development Department and the Redevelopment Agency.

Specific actions that the City will undertake include:

- Use density bonus and the planned unit development (PUD) process to facilitate the development of housing for older adults at sufficient density to make such projects financially feasible.
- Assist developers in locating suitable sites, depending on the type of housing proposed. Examples include rental apartments with common areas designed specifically for social events of interest to older adults, housing which includes common dining facilities and limited health care services; congregate care housing, with 24-hour full health care services.
- Provide assistance to older, low-income homeowners to rehabilitate their homes.
- Assist developers interested in converting or retrofitting existing residential buildings to meet the needs of older adults. This could include technical assistance in applying for state and federal funding, local financial assistance through redevelopment housing set-aside funds, and the waiving of certain fees and/or development requirements to increase the financial feasibility of providing such housing.
- Assist in the funding of affordable housing for older adults, including application for state and federal funds, the use of redevelopment agency housing set-aside funds (if available), and/or the issuance of tax-exempt bonds to provide low-cost financing (see Policy 1.0 and related Programs).

Time Frame: Through the predevelopment review process, the City will discuss the options of providing senior housing.

Responsible Agency: Community Development Department and Redevelopment Agency

Funding: General Fund, Housing Set-Aside Funds

PROGRAM 3.A.5

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

Time Frame: Annually meet with representatives of Travis Air Force Base to determine whether unmet housing needs exist.

Responsible Agency: Redevelopment Agency

Funding: Redevelopment Agency Funds.

PROGRAM 3.A.6

The City will encourage that affordable rental housing developments contain an appropriate percentage of three- and four-bedroom dwelling units.

Specific actions that the City will undertake include:

- Assist developers in applying for available state and federal programs and redevelopment housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs)
- Provide density bonuses for developers who include large family units in rental housing developments. (See Program 1.B-1).

Time Frame: 2009-2014

Responsible Agency: Community Development Department and Redevelopment Agency

Funding: General Fund, Redevelopment Agency Funds, Housing Set-Aside funds

PROGRAM 3.A.7

The City will continue to comply with ADA requirements for accessibility and adaptability of new residential buildings to meet the needs of mobility-impaired persons.

Time Frame: 2009-2014.

Responsible Agency: Community Development Department and Chief Building Official

Funding: General Fund, permit fees

PROGRAM 3.A.8

The City will cooperate with, and provide assistance to, organizations seeking to develop or convert residential buildings for use as group homes for persons with disabilities that prevent them from using conventionally designed housing.

Specific actions that the City will take are:

- Assist in identifying suitable sites; review planning and zoning documents for modifications that could increase feasibility of such housing.
- Consider using Redevelopment Housing Set-Aside funds to pay permit fees for group homes serving low-income clients.
- Assist developers in applying for available state and federal programs and redevelopment housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs)

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Time Frame: On an ongoing basis, identify suitable locations within the City.

Responsible Agency: Community Development Department

Funding: General Fund; permit fees

PROGRAM 3.A.9

Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.

Time Frame: Develop a reasonable accommodations procedure by July 2010.

Responsible Agency: Community Development Department and Chief Building Official

Funding: General Fund; permit fees

PROGRAM 3.A.10

The City's Zoning Ordinance allows for the development of rooming houses and boardinghouses by right in the medium- and high-density residential zones and conditionally in the historic-residential zone. Recent legislation known as Assembly Bill (AB) 2634 requires that "single-room occupancy units" (SROs) are explicitly allowed in the City's Zoning Ordinance. Therefore, the City will add "SRO" to the definition of "rooming houses and boardinghouses" to clarify that SROs are permitted as described in these zones. The City will prioritize funding for the development of SROs or similar types of units to assist with the development of extremely low-income housing.

Time Frame: June 30, 2010

Responsible Agency: Community Development Department

Funding: General Fund; staff time

OBJECTIVE 4

Encourage energy conservation

POLICY 4.A

Encourage energy conservation in new development design and construction and in the rehabilitation of existing housing.

PROGRAM 4.A.1

Suisun City will continue to check building plans for compliance with state energy conservation standards for new residential buildings.

Time Frame: 2009-2014

Responsible Agency: Building Department

Funding: General Fund, permit fees

PROGRAM 4.A.2

The state energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns that encourage conservation. The City will continue to implement design guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use and will become part of the City's overall development standards.

Time Frame: June 30, 2010

Responsible Agency: Community Development Department

Funding: General Fund; permit fees

PROGRAM 4.A.3

Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income home owners, and owners of rental units whose occupants are low-income, lack the financial resources to undertake such home improvements. The City will continue to help low-income homeowners apply for assistance from other agencies to make energy conservation improvements. In addition, the City will conduct an outreach effort targeted towards lower income households that includes website updates, flyers and pamphlets containing eligible energy conservation savings programs, participating agencies (i.e. PG&E) and contact information.

Time Frame: June 30, 2010

Responsible Agency: Community Development Department and Redevelopment Agency

Funding: Redevelopment Housing Set-Aside Funds, HOME Program, CDBG Program

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QUANTIFIED OBJECTIVES

One of the requirements of state law (California Government Code, Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period, however. **Table 1.B** below shows the quantified objectives.

**TABLE 1.B
QUANTIFIED OBJECTIVES (2007 — 2014)**

	Extremely Low-Income	Very Low-Income	Low-Income	Moderate - Income	Above Moderate-Income	Total
Designate Sites to Meet the RHNA New Construction Need at a Minimum	31	32	45	94	108	310
First-time Homebuyer Program	--	--	10	10	--	20¹
Rehabilitation		76	16			92²
Affordable Housing Units to be Conserved	--	151	--	--	--	151³
TOTAL	31	259	71	104	108	573

¹Based on Redevelopment housing set aside funds..

²Through the Neighborhood Stabilization Program (NSP, the City is estimating 16 homes could be rehabilitated. The Continental Apartment rehab, 76 apartment units would be rehabbed using Redevelopment housing set aside funds.

³Village Green apartment complex containing 45 low-income units and Crescent Village containing 106 units has been identified as being at risk during the planning period.

INTERNAL CONSISTENCY OF GENERAL PLAN

State law requires the Housing Element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583[c][6][B]).

The City of Suisun City has ensured that the 1992 General Plan is consistent with the updated Housing Element. The following conclusions apply to the General Plan:

GENERAL PLAN

Community Character and Design: The City's development permit process ensures creativity in housing types, site design, building orientation and site configuration. The City's design review process fosters diverse, but compatible, architectural design. In addition, development will adhere to common design themes within neighborhoods, while allowing for a variety of design themes among the different neighborhoods. Policies in the Housing Element ensure that the City can accomplish this policy without unnecessarily creating cost and other constraints to accommodating a variety of housing types and costs. Where possible, the City will seek to update older development areas in order to incorporate the same quality design concepts that the City will apply to new development.

Land Use: Suisun City will accommodate its regional share of housing under the Association of Bay Area Governments Regional Housing Needs Determination by providing opportunities for a sufficient variety of housing types to meet the needs of all economic segments of the community. New units proposed by the updated Housing Element will include affordable units to meet the needs of residents.

Circulation and Transportation: All new housing units developed will be designed to comply with street travel widths that are safe for residential use and maintain neighborhood character. In reviewing new developments, Suisun City will allow for flexibility in meeting street standards where such flexibility will facilitate the production of affordable housing under the policies of the Housing Element.

Open Space and Conservation: Unless the residential use is approved in the Plans, no new housing will be developed in areas designated to remain undeveloped in the General Plan, Specific Plan, CIP or Marsh Protection District Plan.

Community Facilities and Services: New housing developments will provide or fund park facilities that meet the General Plan standards; however, the City has the flexibility to waive, reduce, or defer these fees if other mechanisms can be found to fund needed park facilities associated with residents of affordable housing projects. For example, the City could use Housing set-aside funds or seek funding from other sources to pay for such facilities on behalf of very low- or low-income family housing developments.

Noise and Safety: New housing developments proposed by the updated Housing Element, in addition to the rehabilitation of existing buildings, will incorporate the Uniform Building Code requirements for fire safety into their design. New housing developments requiring subdivision of parcels will follow standards regarding minimum size of water lanes and pumps, thus ensuring the adequate water pressure for fire suppression. The City may provide for alternative means to pay for needed infrastructure to support new residential development containing affordable housing

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to ensure that the City's affordable housing objectives contained in the Housing Element can be met.

REDEVELOPMENT IMPLEMENTATION PLAN

The Redevelopment Plan for the Project Area was originally adopted on July 13, 1982, by the City Council pursuant to Ordinance No. 462. An Amended and Restated Redevelopment Plan was adopted by the City Council pursuant to Ordinance 572 on July 18, 1989 and then updated and adopted by City Council August 12, 2008. As part of the adoption of the Amended and Restated Redevelopment Plan, a significant amount of territory was added that included much of the City. The Redevelopment Implementation Plan Goals, as stated below, are consistent with the goals of the City's updated Housing Element.

The Redevelopment Plan was designed to address a series of interrelated physical and economic blighting conditions, including economic dislocation and disuse, environmental deficiencies, deteriorated building stock, neglect, value stagnation, high crime rate, and inadequate public improvements. The goals adopted in 1989 are as follows:

- 1) The elimination of environmental deficiencies in the Project Area, including, among others, incompatible and uneconomic land uses, deteriorating and inadequate public improvements and facilities, improper utilization of land because of defective or inadequate street layout, obsolete and aged building types, and inadequate or deteriorated public improvements.
- 2) The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- 3) The replanning, redesign, and development of undeveloped areas that which are stagnant or improperly utilized.
- 4) The strengthening of retail and other commercial functions in the central and old town areas, and in neighborhood commercial districts.
- 5) The strengthening of the economic base of the Project Area and the community by installation of needed site improvements to stimulate new commercial/industrial expansion, employment, and economic growth.
- 6) The provision of adequate land for parking and open spaces.
- 7) The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area.
- 8) The provision of owner and tenant opportunities for participation in the revitalization of their projects.
- 9) The improvement and expansion of the supply of low- and moderate-income housing.

DOWNTOWN/WATERFRONT SPECIFIC PLAN

The 1999 amendments to the 1983 Downtown/Waterfront Specific Plan are consistent with the City's Housing Element update. The overall goal of the Specific Plan is to create a unique waterfront downtown that is pleasant to live in and at the same time serves as a regional destination. The Specific Plan seeks to achieve the following objectives:

- Strengthen Downtown as a place to live.
- Enhance the image and identity of the Downtown as the community focus of Suisun City.
- Enhance the unique water-oriented recreational opportunities of the Downtown.
- Improve the streetscape environment to promote pedestrian circulation and cohesive development of the Downtown.
- Improve transit/commuter rail facilities Downtown.
- Preserve existing viable Downtown neighborhoods.

PUBLIC PARTICIPATION

As part of the Housing Element update process, the Suisun City Community Development Department and Redevelopment Agency conducted a public outreach process that consisted of public notices posted in accessible locations, published notices in the local press, information distributed to individuals and organizations community wide, a public workshop, and public hearings. The City made efforts to include all segments of the community in the public outreach process by contacting known organizations with an interest in housing issues, notifying individuals in the community who have expressed an interest in housing issues, and distributing notices and documents to public institutions that are accessible throughout the City. All public proceedings were conducted at City Hall, which is accessible to individuals with handicaps.

PUBLIC MEETING (DECEMBER 9, 2008)

City staff conducted a Housing Element joint Planning Commission/City Council study session and public meeting to discuss the schedule for updating the City's Housing Element. A "Housing Element 101" presentation was given, which provided those in attendance with an overview of the requirements and content of the Housing Element. Topics of discussion included the importance of compliance with Housing Element law, new legislation affecting the update, results of the draft housing needs assessment (demographics and housing characteristics), the City's regional housing need allocation, potential sites to meet those allocations, potential new programs and the remaining schedule for the update effort.

There were two members of the general public that made comments. Council members and Planning Commissioners posed a few questions and general comments regarding the Housing Element update. Comments included the following:

- What is the State's definition of "decent and suitable housing"?
- How is Claritas (2008 data source), projected?
- Do the State and/or ABAG take landlocked status or environmental concerns into account when allocating RHNA?
- What is the number of "granny flats" in the City (and can these be counted toward RHNA)?
- Owners of the list of potential sites to meet RHNA should be directly invited to later meetings.
- Can the City give away a portion of its RHNA?
- What is the Department of Finance's data based on?
- Did the City get credit for rebuilding the Crystal area (in past cycles)?
- Include policies for childcare facilities and other supportive services in supportive housing amendment language.
- Mayor was confident there was enough City-owned land to rezone for the 5 acre very low- and low- income site shortfall

Many of the comments were addressed in discussion at the meeting and did not require adjustments to the document. The request to include childcare facilities in the supportive housing amendment language was incorporated into Program 3.A.2.

After submittal to the State, the City will make the Public Review Draft available at the City Hall and on the City website.

PLANNING COMMISSION (FEBRUARY 10, 2009)

A second public hearing will take place February 10, 2009 with the Planning Commission. The Public Review Draft of the Housing Element will be presented and all questions or comments shared at the joint session that were left unanswered will be discussed. The purpose of the meeting will be to let the Planning Commission review the draft and agree to forward the draft on to the City Council. It will also be another opportunity for the public to provide comments or ask questions about the draft document.

A few public comments were received concerning the Public Review Draft of the Housing Element. One letter was received from the Child Care Facilities Development Coordinator for The Children's Network urged the City to include language in the policy document to facilitate the inclusion of supportive services, particularly childcare services linked to new residential developments. The City incorporated language to facilitate the development of supportive services linked to residential developments by explicitly calling out typical supportive services that may be linked to such projects. This is included the transitional and supportive housing program (Program 3.A.2).

Additional comments were received from the Solano County Senior Coalition. Their recommendations for program for to benefit the senior population included:

- Plan for affordable senior housing that is not merely \$50.00 below the Market Rate
- Adherence to universal design standards
- Location of housing facilities
- Through appropriate zoning, plan the development of senior housing near existing services (shopping, etc.) and transit lines.
- Require senior housing complexes that are located more than ¼ mile from services and transit routes to provide accessible shuttles operating on a regular schedule for their residents.
- Locate bus and paratransit stops in well-marked sites suited to the needs of the elderly: medical facilities, shopping, etc.

The City adheres to the most recent state building code to assist in meeting housing goals for persons with special needs including seniors. In addition, the City's Program 3.A.4 provides for a variety of way to facilitate housing appropriate for seniors. Many of the Coalition's recommendations are covered by this program.

Comments were also received by the North Bay Housing Coalition who advocates for the housing needs of persons with developmental disabilities. Their comments requested that the City ensure that Housing Element update process acknowledges the housing needs of this

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population including a count of persons with this need and "addresses all aspects of the housing process that can be employed on behalf of individuals with developmental disabilities". These comments are incorporated as part of the Special Needs section of the housing needs assessment and as part of Programs 3.A.8 and 3.A.9.

CITY COUNCIL (FEBRUARY 17, 2009)

Subsequently, another public hearing will take place with the City Council on February 17, 2009 so the Council can review the draft and authorize its submittal to the State Department of Housing and Community Development (HCD). This will also be another opportunity for the public to voice any questions or concerns about housing in the City or the contents of the document.

PROGRESS TOWARD THE REGIONAL HOUSING NEED

Recent Progress toward the Regional Housing Need since January 2007 and remaining regional housing need:

**TABLE 1.C
REMAINING REGIONAL HOUSING NEED**

Income Group	Housing Need	Units Constructed	Remaining Regional Housing Need
Very Low	173	110 ¹	63
Low	109	64 ²	45
Moderate	94	0	94
Above Moderate	234	126 ³	108
TOTAL	610	300	310

(1) 16 units at Breezewood, 94 units at Cottonwood

(2) 64 units at Breezewood

(3) 30 units at Summerwood, 34 units at McCoy Creek, 62 units at Peterson Ranch

The Housing Needs Assessment is the section of the Housing Element that presents the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The following components comprise the Housing Needs Assessment: (1) Population Characteristics; (2) Household Profile; (3) Housing Stock Characteristics; and (4) Housing Resources.

POPULATION CHARACTERISTICS

Demographic changes in the make-up of the City can affect the type and amount of housing that is needed to meet the needs of the City's residents. This section addresses the demographic segments of population, age, race and ethnicity, and employment. The population of Travis Air Force Base will also be analyzed, because of the unique impact the base has on Solano County.

Population Growth Trends

As seen in **Table 1** and reported by the Department of Finance's population projections, Suisun City's total 2008 population is 28,193, which is an increase of 8 percent from the population reported on the 2000 Census. The population of Solano County has also grown by 8 percent since 2000.

**TABLE 1
POPULATION GROWTH TRENDS**

	2000	2008	Percentage
Suisun City	26,118	28,193	8%
Solano County	394,542	426,757	8%

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Source: 2000 U.S. Census and 2008 Department of Finance E-5 Population Estimates

Population Projections

The Association of Bay Area Governments (ABAG) prepares population projections for the nine Bay Area counties and their jurisdictions. ABAG projects that between the year 2010 and 2035, Solano County's population will increase by 29 percent, which is slightly higher than Suisun City's projected population increase of 26 percent. As seen in **Table 2**, Suisun's population in 2035 is projected to be 37,400, an increase of 7,700 people between 2010 and 2035. Suisun City's expected population increase over the 25-year period is similar to that of the other jurisdictions in the county with the exception of Dixon and Rio Vista.

TABLE 2
COUNTY OF SOLANO
POPULATION PROJECTIONS 2010-2035

	2010	2015	2020	2025	2030	2035	Percentage Increase
Benicia	27,900	28,500	29,300	30,200	31,100	31,900	14%
Dixon	18,800	21,400	23,500	26,000	28,300	30,600	62%
Fairfield	115,500	123,700	129,700	135,000	139,600	144,500	25%
Rio Vista	10,400	13,600	16,300	19,100	21,900	24,500	135%
Suisun City	29,700	31,600	32,900	34,400	35,900	37,400	26%
Vacaville	103,600	110,800	116,800	122,300	127,200	132,300	28%
Vallejo	126,300	134,700	141,600	147,600	153,100	158,800	26%
Unincorporated	23,000	24,100	24,800	25,300	25,800	25,800	12%
Solano County	455,200	488,400	514,900	539,900	562,900	585,800	29%

Source: Association of Bay Area Governments 2007 Population Projections

Age of Population

Based on 2008 projections as illustrated in **Table 3**, the age distribution in Suisun City is spread similarly across all age groups. The median age has increased from 32 in 2000 to 33.4 in 2008, indicating that the population is getting older but is still younger than the current U.S. median age of 36.7. According to Claritas, by 2013 the median age in Suisun City will reach 34.4, which is lower than the projected median age of the U.S. (37.6) in 2013. According to Claritas projections, the percentage of the population under the age of 18 in 2008 was 29 percent (7,990), which was 6 percent (532) less people under the age of 18 than reported on the 2000 Census. The number of those aged between 18 and 54 has grown by 2 percent, while the population over the age of 55 has grown by 35 percent.

**TABLE 3
CITY OF SUISUN CITY
AGE DISTRIBUTION**

Age Range	2000		2008	
	Number	Percentage of Total	Number	Percentage of Total
Under 18	8,522	33%	7,990	29%
18 - 24	2,341	9%	2,766	10%
25 - 34	3,379	13%	3,551	13%
35 - 44	5,049	19%	4,079	15%
45 - 54	3,566	14%	4,291	16%
55 - 64	1,741	7%	2,825	10%
65 and Over	1,452	5%	2,002	7%
Total	26,050	100.0%	27,504	100%
Median Age	32		33.44	

Source: 2000 U.S. Census. Claritas 2008 Pop-Facts: Demographic Snapshot Report

ETHNIC CHARACTERISTICS

Suisun City is an ethnically diverse community, with a small majority of citizens identifying themselves as White followed by a nearly even distribution of citizens of African American, Asian and Hispanic descent. As seen in **Table 4**, there is a projected decrease of 13 percent of the White population between 2000 and 2008. The Asian population and those of Hispanic origin are projected to grow by 17 percent and 24 percent, respectively. The African American population is also projected to grow but by only 10 percent.

**TABLE 4
CITY OF SUISUN CITY
ETHNIC CHARACTERISTICS**

	2000		2008	
	Number	Percentage	Number	Percentage
White	9,808	38%	8,529	31%
Black or African American	5,105	20%	5,614	20%
American Indian or Alaskan Native	141	>1%	130	>1%
Asian & Pacific Islander	4,833	19%	5,690	21%
Hispanic Origin	4,653	18%	5,791	21%
Other Race	62	>1%	56	>1%
Two or More Races	1,448	6%	1,694	6%

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	2000		2008	
	Number	Percentage	Number	Percentage
Total	26,050	100%	27,504	100%

Source: 2000 U.S. Census. Claritas 2008 Pop-Facts: Demographic Snapshot Report

EMPLOYMENT

Table 5 illustrates the types of occupations held by City residents. According to 2008 projections, the total number of employed civilians in the City is 13,263 and 48 percent of the population over the age of 16 is employed. Most of the jobs in the City are sales and office jobs (30 percent), followed by professional jobs (17 percent) and service jobs (17 percent). Approximately 4 percent of the workforce population is unemployed and 29 percent are not in the labor force.

**TABLE 5
TOTAL EMPLOYMENT BY OCCUPATION
CITY OF SUISUN CITY**

Occupation	Number	Percentage
Management, Business, and Financial	1,266	10%
Professional and Related	2,195	17%
Service	2,210	17%
Sales and Office	3,999	30%
Farming, Fishing, and Forestry	23	>1%
Construction, Extraction and Maintenance	1,637	12%
Production, Transportation and Material Moving	1,933	15%
Total	13,263	100%

Source: Claritas 2008 Pop-Facts: Demographic Snapshot Report

According to the Employment Development Department (EDD), total employment in Solano County is expected to rise 1.8 percent each year over the next 10 years, which is slightly higher than the projected employment increase in the state (1.6 percent). According to the 2000 Census, a high percentage of Suisun City residents commute more than 20 minutes to work each way, indicating that the City's residents depend highly on surrounding jurisdictions within the county for employment opportunities.

The EDD projects that between the years of 2004 and 2014 there will be a total of 24,500 new jobs in Solano County from industry growth. Construction occupations are projected to grow with the highest annual growth rate (3.3 percent) of any other occupation in the county and much higher than the construction occupation growth rate in the state (1.9 percent).

As shown in **Table 6**, of the largest industries in the county, the "Healthcare, Personal Care Community/Social Service, and Protective Service" and "Construction, Extraction, Maintenance, and Production" categories are projected to have the largest increase during the years 2004–2014.

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**TABLE 6
METROPOLITAN STATISTICAL AREA OF SOLANO COUNTY
OCCUPATIONAL EMPLOYMENT PROJECTIONS**

Occupation	Annual Average Employment				Projected Employment Change 2004-2014
	2004		2014		
	Persons	Percentage	Persons	Percentage	Percentage
Management, Business, Financial, Legal and Sales	32,870	24%	37,570	23%	15%
Computer, Mathematical, Architecture, and Engineering	2,140	2%	2,710	2%	27%
Life, Physical, and Social Science	1,290	1%	1,650	1%	27%
Education, Training, and Library	8,810	6%	10,190	6%	16%
Arts, Design, Entertainment, Sports, and Media	1,310	1%	1,450	1%	11%
Healthcare, Personal Care Community/Social Service, and Protective Service	20,060	14%	25,710	16%	28%
Food Preparation and Serving	11,670	8%	12,560	8%	8%
Office and Administrative	21,180	15%	23,350	14%	10%
Farming, Fishing, and Forestry	1,450	1%	1,530	1%	5%
Construction, Extraction, Maintenance, and Production	27,440	20%	33,920	10%	24%
Transportation and Material Moving	10,180	7%	12,260	8%	20%
Total	138,400	100%	162,900	100%	17%

Source: Employment Development Department, Occupational Employment Projections

As seen in **Table 7**, the largest employer in the City is the Fairfield-Suisun Unified School District, followed closely by Pinnacle Builders, Inc. and the City. In addition to the employers listed in the table below, the nearby City of Fairfield houses Travis Air Force Base, which is also a major source of employment for all neighboring cities.

**TABLE 7
CITY OF SUISUN CITY
LARGEST EMPLOYERS IN JURISDICTION**

Company	Product/Service	Number of Employees	Percentage
Fairfield-Suisun USD	Education	295	24%
Pinnacle Builders, Inc.	Construction	250	20%
City of Suisun City	Government	154	12%
Precision Industrial, Inc.	Machining & Fabrication	101	8%
Raley's Superstores	Retail Grocery	100	8%

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Company	Product/Service	Number of Employees	Percentage
Carlson Drywall & Spraying	Maintenance Svc.	80	6%
YMCA	Recreation	75	6%
Loan Center of CA, Inc.	Financing	70	6%
Era Home Traditions	Home Decor	60	5%
E B Stone & Son	Farm Supplies	50	4%
Total		1,235	100%

Source: California Employment Development Department

Travis Air Force Base

Travis Air Force Base is located in the neighboring City of Fairfield. The base employs 7,260 active United States Air Force personnel, 4,250 Air Force reserves, and 3,770 civilians. On an annual basis the base workforce contributes more than \$1 billion to the economy of Solano County. According to projections, nearly 2 percent of the City's population is employed in the armed forces.

Travis Air Force Base has long been an important factor in the employment in the City. Known as the "Gateway to the Pacific," Travis Air Force Base handles more cargo and passenger traffic through its airport than any other military air terminal in the United States. Travis AFB has a major impact on the community as military families and retirees have chosen to make Suisun City their permanent home. Travis AFB is the largest employer in Solano County and the massive Travis workforce has a local economic impact of more than \$1 billion annually. The base also contributes a large number of highly skilled people to the local labor pool. David Grant Medical Center annually supports over 308,000 outpatient visits, 5,100 admissions, 40,500 dental visits, and 116 research protocols with 124 residents and 2,142 staff.

Because military personnel, by the nature of their employment, are mobile, and the income level of enlisted personnel is relatively low, they need rental housing that is affordable to low- and moderate-income households and that is available on a monthly basis (in contrast to a long-term lease). Military personnel with dependents need affordable family housing, with recreational amenities for children.

Travis Air Force Base is undertaking a comprehensive program of housing privatization. This effort includes assigning ownership of all on-base housing to a private company. Other elements of the program include demolition of substandard units, rehabilitation of other units, and some new construction. There will be 1,134 units consisting of a mix of 2, 3, and 4 bedroom units. 903 will be for junior enlisted, 90 will be senior enlisted and 141 will be officer units.

HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section identifies and discusses the various household characteristics affecting housing needs in Suisun City.

Household Characteristics

A household is defined as all persons living in a housing unit. Families are the subset of households and include persons living together related by blood, marriage, or adoption. A single person living alone is also considered a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes, are not considered households.

As shown in **Table 8**, there were 7,941 households in the City in 2000. Of these households, 82 percent were families, 14 percent were single-person households, and only 5 percent were non-family households.

The 2000 average household size was 3.26 and the average family size was 3.59. According to Claritas projections, the average household size remained approximately the same in 2008 (3.22). Conversely, the average family size in the City increased from 3.59 to 3.85, which is likely the result of the increase of families with children as a percentage of total families. Except for the increase of total families with children as a portion of all families, the composition of households changed very little between 2000 and 2008.

**TABLE 8
CITY OF SUISUN CITY
HOUSEHOLD CHARACTERISTICS, 2000–2008**

Household Type	2000		2008	
	Households	Percentage	Households	Percentage
Families	6,518	82%	6,887	81%
w/ Children	3,015	46%	3,312	48%
w/o Children	2,080	32%	2,021	29%
Other	1,423	22%	1,554	23%
Singles	1,120	14%	1,247	14%
Other Non-Families	303	5%	390	5%
Total Households	7,941	100%	8,524	100%
Average Household Size	3.26	3.22		
Average Family Size	3.59	3.85		

Source: 2000 U.S. Census. Claritas 2008 Pop-Facts: Demographic Snapshot Report

Household Income

Income is a significant factor affecting housing choice and opportunity and it determines one's ability to either purchase or rent housing. Household size and type also play a large factor in the amount of income that can be spent on housing.

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Income Definitions

The state and federal governments classify household income into several groupings based upon the relationship to the county adjusted median income (AMI), adjusted for household size. The State of California utilizes the following income groups: extremely low (0 to 30 percent of AMI), very low (31 to 50 percent AMI), low (51 to 80 percent AMI), moderate (81 to 120 percent of AMI), and above moderate (more than 120 percent of AMI). However, federal housing programs utilize different income groupings and definitions, with the highest income category generally ending at 95 percent AMI. The state income limits will be used throughout the Housing Element, except where it is noted that the data presented was compiled from the federal Department of Housing and Urban Development (HUD).

Income Characteristics

Table 9 presents the total number of households in 2000 and 2008 that fall within each of the five income categories based on the household's income as a percentage of the AMI. According to the California Department of Housing and Community Development (HCD), the 2000 Solano County AMI was \$55,700. In 2000, there were 617 (8 percent) extremely low-income households, which in Suisun City meant earning less than \$16,710. There were 630 (8 percent) very low-income households, with an annual income between \$16,711 and \$27,850. The total number of low-income households earning between \$27,851 and \$44,560 was 1,204 (15 percent) and there were 2,004 (25 percent) households earning moderate income. Forty-four percent of the households were above the moderate income category, which represented the majority of households.

The 2008 AMI for Solano County is \$75,400. **Table 9** illustrates the total number of households projected to fall within each income level. It is estimated that the total number of households that earn 80 percent or more of AMI (moderate- and above moderate-income) has declined by 6 percent. The decline in households earning moderate and above moderate incomes is projected to be absorbed by the low-, very low-, and extremely low-income groups. Extremely-low income households are projected to grow by 25 percent, very low-income households by 37 percent, and low-income households by 25 percent.

**TABLE 9
CITY OF SUISUN CITY
HOUSEHOLD INCOME LEVELS, 2000-2008**

Income Level	2000		2008		Growth Percentage
	Households	Percentage	Households	Percentage	
Extremely Low <30% AMI	617	8%	772	9%	25%
Very Low 31-50% AMI	630	8%	865	10%	37%
Low 51-80% AMI	1,204	15%	1,503	18%	25%
Moderate 81-120% AMI	2,004	25%	2,268	27%	13%
Above >120% AMI	3,486	44%	3,116	37%	(11%)
Total Households	7,941	100%	8,524	100%	7%
Area Median Income (AMI)	2000 AMI = \$55,700		2008 AMI= \$75,400		

Source: 2000 U.S. Census. Claritas 2008 Pop-Facts: Demographic Snapshot Report

Households in Poverty

The national poverty threshold is the minimum amount of income that is necessary to obtain the necessities of life. For example, the 2007 national poverty thresholds for a family of four was \$21,203.

According to the 2000 Census and seen in **Table 10**, there were 297 (4 percent) households considered to be in poverty in Suisun City. The majority of those in poverty in 2000 were households headed by a female (163) followed by married couples (124). The number of households in poverty headed by a male (10) was much lower than the other groups.

Claritas projects that in 2008, 370 households in the City will be in poverty. As seen in **Table 10**, female-headed households (210) are projected to be the largest group of households in poverty. Of the 210 female-headed households in poverty, it is anticipated that 180 will include children. Claritas also projects that 133 families will be in poverty, of which 97 will include children. The total number of male-headed households (27) is proportionally lower compared to that of female-headed and family households.

**TABLE 10
CITY OF SUISUN CITY
HOUSEHOLD POVERTY STATUS**

Households in Poverty	2000		2008	
	Persons/Families	% of Total Households	Persons/Families	% of Total Households
Married-Couple Family	124	1.5%	133	1.5%
Married-Couple Family w/ Children	90		97	
Female-Headed Households	163	2%	210	2%
Female-Headed w/ Children	140		180	
Male-Headed Households	10	<1%	27	<1%
Male-Headed w/ Children	10		23	
Total Groups in Poverty	297	4%	370	4%

Source: 2000 U.S. Census, Claritas 2008 Pop-Facts: Demographic Snapshot Report, 2007 Poverty Thresholds U.S. Census Bureau

SPECIAL NEEDS POPULATIONS

This section identifies the special needs households in the City. This review is essential because a major part of the City's role in providing opportunities for affordable housing is to preclude barriers to residents whose needs are not normally met by the private sector. This segment of the City's population is constrained by the housing market not only because of lower incomes but also because of the lack of housing that is suitable to their special needs. When the housing market does not meet their needs, families or individuals must settle for less or must pay more than they can afford. The special needs households that will be addressed in this assessment are

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large households, seniors, persons with disabilities, single parents, agricultural workers, and the homeless.

Large Households

Large households consist of 5 or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. A survey conducted of rental rates in the City found that there was a small number of large dwelling units available for rent. The survey, found a small number of single-family homes with 5 or more bedrooms, and there were no apartment units (multi-family) with 5 or more bedrooms. Large households often live in overcrowded conditions, due to both the lack of large enough units and insufficient income to afford available units of adequate size.

In 2000, slightly more than one-fifth (1,634) of all households in the City were considered to be large, which puts the burden on developers to design and build homes that meet the needs of large families. Of the 1,634 large households in 2000, 1,216 (74 percent) were homeowners and 418 (26 percent) were renters.

As seen in **Table 11**, the share of large households is expected to decline by 1 percent from 21 percent in 2000 to 20 percent in 2008. The slight decline in the percentage of households with 5 or more people over the 8-year period is a likely factor in the slight decline of the average household size from 3.26 in 2000 to a projected 3.22 in 2008. It is important to note that the projected total number of large households increased by 58, which is still an important need to address during the development of new homes.

TABLE 11
CITY OF SUISUN CITY
LARGE HOUSEHOLDS

Year	Total Large Households	% of Total Households
2000	1,634	21%
2008	1,692	20%

Source: 2000 U.S Census. Claritas 2008 Pop-Facts: Demographic Snapshot Report

Overcrowding

An overcrowded household is defined as a household in which there is more than 1 person per bedroom and severe overcrowding occurs when there are more than 1.5 persons per bedroom. As seen in **Table 12**, 609 (8 percent) households were considered to be overcrowded as reported by the 2000 Census, which was slightly higher than the percentage of households overcrowded (6 percent) nationwide and lower than the percentage of households overcrowded (9 percent) in Solano County.

Renter households represented the highest number of severely overcrowded households (129), almost double that of severely overcrowded households that own their homes. Of the large households that rent, 70 percent are overcrowded, which indicates the majority of large renter households do not earn the income necessary to afford larger homes. Of the large households that are homeowners, 26 percent are overcrowded.

TABLE 12
CITY OF SUISUN CITY
OVERCROWDED HOUSEHOLDS BY TENURE

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or less	5,566	95%	1,814	86%	7,380	92%
1.01 to 1.50	243	4%	164	8%	407	5%
1.51 or more	73	1%	129	6%	202	3%
TOTAL	5,882	100%	2,107	100%	7,989	100%
Overcrowded by Tenure	316	5%	293	14%	609	8%

Source: 2000 U.S. Census of Population and Housing, Summary Tape File 3A- H20 Tenure by Occupants per Room

Senior Households

The population over 65 years of age has four primary concerns:

- 1) Income: People over 65 are usually retired and living on a fixed income.
- 2) Health Care: Because the elderly have a higher rate of illness and dependency, health care and supportive housing is important.
- 3) Transportation: Many seniors use public transit. However, a significant number of seniors have disabilities and require alternatives to transit.
- 4) Housing: Many live alone and rent.

According to the 2000 Census, there were 1,452 seniors residing in the City. Of those, 52 (3 percent) are housed in group quarters. As shown in **Table 13**, there were 1,369 reported disabilities on the 2000 Census for the population aged 65 and over, but because it is typical for seniors to report more than one disability, it is likely that there are not 1,369 disabled seniors.

TABLE 13
CITY OF SUISUN CITY
SENIOR POPULATION, 2000

Senior Type (65+)	Persons	Percentage
In Households	1,400	97%
Family	1,131	81%
Non-family	269	19%
In Group Quarters	52	3%
w/ Disability*	1,369	94%
Total	1,452	100%

Source: 2000 U.S. Census

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According to the Comprehensive Housing Affordability Strategy compiled by HUD, there were 737 senior households in the City in the year 2000. Seventy-five percent of senior households own their homes and nearly 25 percent rent their homes. Rising rents are a concern for the senior population, because they are typically on fixed incomes. As seen in **Table 14**, 188 seniors rent their homes, and of those that rent, 66 percent are considered to be extremely low- and very low-income households.

Within the surrounding jurisdictions, there are a total of 33 senior living complexes ranging from mobile home parks to assisted living care facilities. Casa de Suisun is the only senior living complex in the City. Casa de Suisun is a 104-unit senior living complex that has 16 units restricted for very low-income seniors. In the nearby jurisdiction of Fairfield, there are five senior living complexes that offer income restricted units to seniors.

TABLE 14
CITY OF SUISUN CITY
SENIOR POPULATION BY INCOME AND TENURE

Income Level	Elderly Renter Households		Elderly Owner Households	
	Number	Percentage	Number	Percentage
Extremely Low 0 to 30% MFI	77	41%	47	9%
Very Low 31% to 50% MFI	47	25%	90	16%
Low 51% to 80% MFI	32	17%	103	19%
Moderate/Above Moderate 81% and Above MFI	32	17%	309	56%
Total Elderly Households	188	100%	549	100%

Note: "MFI" is abbreviated for Median Family Income.

Source: CHAS Data, Housing Problems, 2000

Persons with Disabilities

A permanent disability is defined as a mental, physical, or health condition that lasts over six months. As reported by the 2000 Census and shown in **Table 15**, there were 8,105 total disabilities reported in the City. Of those, 83 percent were reported by those between the ages of 5 and 64, and 17 percent from those aged 65 and older. Nineteen percent of the population (4,491) reported having one or more disabilities.

Those reporting to have an employment disability comprised 28 percent of all those reporting to have a disability, followed closely by 22 percent having a physical disability. Typically those suffering from a physical disability will also suffer from an employment disability. Of the 4,491 people reporting a disability, there were 1,471 that reported not being employed. Counts of persons with specific types of disabilities are difficult are not available. However, according to the North Bay Housing Coalition, 276 persons with developmental disabilities use their services and live in Suisun City.

TABLE 15
CITY OF SUISUN CITY
DISABILITY TYPE BY AGE, 2000

Total Disability	Number	Percentage
Total Disabilities for Ages 5-64	6,736	83%
Sensory Disability	475	7%
Physical Disability	1,330	20%
Mental Disability	1,019	15%
Self-care Disability	372	6%
Go-outside-home disability	1,277	19%
Employment Disability	2,281	34%
Total Disabilities for Ages 65+	1,369	17%
Sensory Disability	224	16%
Physical Disability	436	32%
Mental Disability	196	14%
Self-care Disability	129	9%
Go-outside-home disability	384	28%
Total	8,105	100%

Source: 2000 U.S. Census

Single-Parent-Headed Households

Single-parent households typically have a special need and typically higher cost for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services.

It is projected that in 2008 there will be 985 single-parent-headed households in the City. Of those, 275 are headed by males, which is slightly more than 3 percent of the total projected households. Female-headed households with a child under the age of 18 comprise slightly more than 8 percent of the total households. For comparison, the 2000 Census reported that Solano County had 9,986 single-parent families headed by females, which was 8 percent of the total households. Historically, the number of single-parent-headed households has been low in Suisun City, and it is projected to remain the case.

Agricultural Workers

Suisun City is not an agricultural area, and there are few sites left in the City that have active agricultural uses as the primary land use. The need for special farm worker housing needs is extremely low. According to the 2000 Census, 55 persons (significantly less than 1 percent) were employed in farming, forestry, and fishing occupations out of a total labor force of 11,943. The EDD includes farm workers, nursery workers, delivery truck drivers for produce and flowers,

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horticulturists, landscapers, tree trimmers, and lawn gardeners in this category. Given Suisun City's location in an urban region, it is likely that few, if any, of these "farmworkers" are employed in crop production or harvesting.

Homeless

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the location of facilities that serve homeless clients. Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social relationships, unemployment, shortage of low-income housing, and the de-institutionalization of the mentally ill. A homeless person lacks consistent and adequate shelter. Homeless persons can be considered resident (those remaining in an area year-round) or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are designed to remove the basis for homelessness. Shelter is provided for an extended period of time and is combined with other social services and counseling to assist in the transition to self-sufficiency.

California state law requires that Housing Elements estimate the need for emergency shelter for homeless people. On January 27, 2009 Community Action Partnership (CAP) Solano performed a count of homeless persons throughout the County. CAP identified 4 homeless persons in Suisun City; three men and one woman. There are no homeless facilities or supportive service providers in Suisun City, except for the Solano County Food Bank. There are also no social or commercial services that would tend to attract homeless individuals to Suisun City. Below is a listing on the Agencies that are currently providing homeless services in the region.

Agencies Offering Homeless Assistance

There are several public service organizations and agencies in the Solano County area that offer shelter, counseling, or other services for the homeless, abused, or elderly.

Christian Health Center

This facility is located at 2166 Sacramento Street in Vallejo and is run by the Lord's Fellowship church. There are 26 beds for men, 7 for teens, and 22 for women and children. The length of stay varies, depending on whether it is the first or a subsequent stay. Three meals a day are provided.

Opportunity House

This facility, located at 712 Catherine Street, Vacaville, is a 24-bed facility for women, women with children, men with children, and couples if married (with proof), but no single males. Residents must be able to work and save 75 percent of their earnings to establish future housing. Three meals per day for a 60-day period are provided. The stay is extendable with proof of upcoming housing, i.e., a rental contract. Residents are randomly tested for drugs and will be asked to leave if they test positive. Case managers are also available.

Solano Food Bank

This agency is located in Suisun City but operated by Solano County. It distributes food to public and private nonprofit agencies on Tuesdays through Thursdays, and on Fridays the facility is open to the public from 9:00 a.m. to 11:00 a.m. The Food Bank distributes from 40 to 60 pounds of food a day to individuals over 18 years of age.

Mission Solano

This agency has provided assistance to homeless individuals in Solano County since 1998 and is currently developing a “one-stop shop” for homeless residents called Bridge to Life. Currently under construction and slated to open in the fall of 2008, Bridge to Life will offer 158 beds, a men’s transitional living quarters, a day-care facility, and playing fields. Once completed, the site will be located on Beck Avenue in Fairfield.

There is also a program called Season of Sharing for all Solano County residents which gives emergency rental assistance following a screening process that includes an orientation, application, and screening interview. Season of Sharing provides one-time assistance.

HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Suisun City’s physical housing stock and includes an analysis of housing growth trends, housing type and tenure, housing age and condition, and the affordability of housing cost.

Housing Growth

The Department of Finance projects that Solano County’s housing stock grew by 13 percent between 2000 and 2008. As seen in **Table 16**, Suisun City’s housing stock was projected to grow from 8,146 units in 2000 to 9,054 units in 2008, an increase of 11 percent. **Table 16** compares the housing growth of jurisdictions in Solano County.

The percentage growth of the housing stock of the incorporated areas of Dixon, Fairfield, Rio Vista, and Vacaville are projected to increase at a higher rate than that of Suisun City. Benicia, Vallejo, and the unincorporated area of the county are projected to grow at a lower rate than Suisun City.

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TABLE 16
COUNTY OF SOLANO
REGIONAL HOUSING GROWTH TRENDS

Jurisdiction	2000	2008	Percentage Change
Benicia	10,547	11,307	7%
Dixon	5,172	5,813	12%
Fairfield	31,792	38,317	21%
Rio Vista	1,974	3,667	86%
Suisun	8,146	9,054	11%
Vacaville	28,702	32,552	13%

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Vallejo	41,219	43,840	6%
Unincorporated	6,961	7,491	8%
Total County	134,513	152,041	13%

Source: 2008 Department of Finance E-5 Population and Housing Projections

Housing Type

Table 17 illustrates the mix of housing types in Suisun City in both 2000 and 2008. In 2008, single-family homes represented the largest housing type in the City with 87 percent of all housing units, most of which were detached (98 percent). Twelve percent of the housing units in the City are in multi-family structures, the majority of which (69 percent) are located in structures with 5 or more units. Mobile homes represent less than 1 percent of the total housing stock.

As seen in **Table 17**, the total number of attached single-family homes, complexes with 5 or more units, and mobile homes has not changed, which has put the burden of housing growth on detached single-family homes and small (2 to 4 units) multi-family structures.

TABLE 17
HOUSING TYPE 2000-2008
CITY OF SUISUN CITY

Unit Type	2000		2008	
	Units	Percentage	Units	Percentage
Single-Family Detached*	6,810	97%	7,706	98%
Single-Family Attached*	189	3%	189	2%
Total Single-Family	6,999	86%	7,895	87%
2 to 4 Units*	327	30%	339	31%
5 or more units*	754	70%	754	69%
Total Multi-Family	1,081	13%	1,093	12%
Mobile Homes	66	>1%	66	>1%
Total Housing Units	8,146	100%	9,054	100%
Vacancy Rate	1.95		1.95	

Source: 2008 Department of Finance E-5 Population and Housing Projections

Housing Tenure

Housing tenure refers to whether a housing unit is owned, rented, or vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities and the ability of residents to afford housing. As seen in **Table 18**, 74 percent of occupied housing units in 2000 were owned by the householder and 26 percent were rented.

The ratio of homeowners to renters is projected to remain the same through 2008. As reported in **Table 18**, the number of households that rent is estimated to increase by 91 from 2000 to 2008, and the number of households that own their homes is estimated to increase by 444.

TABLE 18
HOUSING TENURE, 2000-2008
CITY OF SUISUN CITY

Occupied Housing Units	2000		2008	
	Households	Percentage	Households	Percentage
Renter	2,107	26%	2,198	26%
Owner	5,882	74%	6,326	74%
Total	7,989	100%	8,524	100%

Source: 2000 U.S. Census. Claritas 2008 Pop-Facts: Demographic Snapshot Report

Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. According to the Department of Finance and as seen in **Table 17** above, the vacancy rate for the Suisun City in 2008 is 1.95 percent, which is lower than the vacancy rate for the county (3.85 percent). The low vacancy rate and zero growth of large multi-family structures may indicate that the total housing stock may be undersupplied, leading to higher housing prices and rental rates.

Housing Age and Condition

The age of the community's housing stock can provide an indicator of overall housing conditions in the City. Typically housing over 30 years old is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other various repairs.

As seen in **Table 19**, a total of 8,832 housing units were located in Suisun City in 2008. Fifty-nine percent of Suisun City's current housing stock was built between the years of 1970 and 1989. The majority of the housing units (31 percent of current housing stock) were constructed between 1980 and 1989, which means that over the next 10 years these homes will likely need to be rehabilitated. Twenty-eight percent of the current housing stock in the City was constructed between 1970 and 1979, which means that the need for rehabilitation of these homes is likely. Based on the assumption that homes that are 30 or more years old are likely to be in substandard condition, approximately 34 percent of the City's housing stock is in need of rehabilitation.

Over the next decade, the majority of the City's housing stock (homes built between 1970 and 1989) will reach 30 or more years in age, at which point considerable resources are likely to be needed in order to rehabilitate and preserve the existing housing units.

The City's Neighborhood Reinvestment Program (NRP), which is discussed further in the Resources Section of this Assessment, provides rehabilitation assistance to qualifying homeowners. In 2007-2008, the NRP disbursed \$81,124 that provided financial rehabilitation assistance to 56 homeowners.

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**TABLE 19
AGE OF HOUSING STOCK, 2008
CITY OF SUISUN CITY**

Year Structure Built	Total Housing Built	Percentage of Total
Built 1999 to 2008	913	10%
Built 1995 to 1998	517	6%
Built 1990 to 1994	1,554	18%
Built 1980 to 1989	2,783	31%
Built 1970 to 1979	2,501	28%
Built 1960 to 1969	250	3%
Built 1950 to 1959	135	2%
Built 1940 to 1949	44	1%
Built 1939 or earlier	135	2%
Total	8,832	100%

Source: 2000 U.S. Census

HOUSING COST AND AFFORDABILITY

This portion of the Housing Stock Characteristics section will analyze the cost of homes by the type of home and tenure of the unit. The cost will be weighed against income levels to determine the amount of overpayment.

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Rental Housing Market

Table 20 shows the results of a PMC rental survey of locally available rental units in the City. The monthly median rent was \$1,762.50 for single-family and \$1,070 for units in multi-family structures. Of the rental listings surveyed for both types of dwelling units, 3-bedroom single-family homes had the greatest number of listings. Of the single-family homes, the 4-bedroom units were the cheapest per bedroom at \$475 per room. Of the units in multi-family structures, those with 3 bedrooms had the lowest per-bedroom cost at roughly \$398 per room.

**TABLE 20
MEDIAN RENT BY NUMBER OF BEDROOMS**

Number of Bedrooms	Single-Family		Multi-Family	
	Median Rent	Number of Units Surveyed	Median Rent	Number of Units Surveyed
1 bedroom	0	0	\$980	8
2 bedroom	\$1,325	3	\$1,070	7
3 bedroom	\$1,625	17	\$1,195	4
4 bedroom	\$1,900	5	0	0
5+ bedroom	\$2,500	2		
Total	\$1,762.50	27	\$1070	19

Source: PMC rental survey, September 2008

Overpayment

Generally, overpayment compares the total shelter cost for a household to the ability of that household to pay. Specifically, overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2000 U.S. Census, 34 percent of households were overpaying for housing. **Table 21** shows to what extent occupied housing units (households) are overpaying for housing cost by their income category and whether or not they were cost burdened (spending 30 to 34 percent of household income on housing costs) or severely cost burdened (spending 35 or more percent of household income on housing costs). Thirty-one percent of owner-occupied households overpaid for housing, of which 21 percent were severely cost burdened. Forty-one percent of households renting overpaid for housing cost, of which 31 percent were severely cost burdened.

Tenure and Overpayment – Lower Income Households

Based on 2000 median income for the City, households that earned an annual income of \$44,560 (80 percent AMI) and below are considered to be low-income. Roughly 1,889 (25 percent) households that were also considered to be low-income overpaid for shelter. Approximately 26 percent of all low-income households that rent were severely cost burdened and 76 percent of low-income households that are homeowners were severely cost burdened.

Table 21 also illustrates the number of households in each income category that own versus rent their homes. Extremely low-income households were those that earn up to \$16,710 and approximately 211 owner-occupied households fall into that category (all of the households in the \$0 to \$10,000 range and about 67 percent of those in the \$10,001 to \$19,999 range). Applying the same methodology to the remaining income range categories in the table below, approximately 274 owner households are very low-income and 678 are low-income. Among renter-occupied households, approximately 447 households fall in to the extremely low-income, 327 in to the very low-income and 355 in to the low-income category.

TABLE 21
TOTAL HOUSEHOLDS OVERPAYING BY INCOME

Income Range	Total Households	% of Total Households	30-34% of Household Income	35+% of Household Income
Owner-Occupied Units				
\$0- 10,000	87	1%	0	75
\$10,001-19,999	185	2%	0	136
\$20,000-34,999	410	5%	8	312
\$35,000-49,999	764	10%	142	372
\$50,000+	4,141	54%	449	263
Subtotal	5,587	73%	599	1,158
Renter-Occupied Units				
\$0- 10,000	265	3%	6	189
\$10,001-19,999	272	4%	14	204
\$20,000-34,999	456	6%	96	228
\$35,000-49,999	359	5%	82	25
\$50,000+	755	10%	17	6
Subtotal	2,107	27%	215	652
Total Households (occupied units)	7,694	100%	814	1,810

Source: 2000 U.S. Census

Housing Affordability by Household Income

Table 22 displays the maximum rents and sales prices, respectively, which 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 10 percent down, 30-year fixed rate mortgage at 7 percent.

In **Table 22**, the extremely low- and very low-income groups fall below the median rental costs that were surveyed and shown in **Table 20**. The maximum monthly rent that a 4-person extremely low-income (ELI) household can afford is \$565 per month. The median price for a 3-bedroom apartment in the City is \$1,195, which is 30 percent higher than the affordable rent an extremely-low income household can afford. Households considered to be low-income earn enough to avoid overpayment of apartment rentals and slightly less to avoid overpayment of a single-family home rental. Moderate- and above moderate-income households generally earn enough income to avoid overpayment in both single-family and apartment homes.

TABLE 22
CITY OF SUISUN CITY
AFFORDABLE HOUSING COST

Income Group	1-Person	2-person	3-Person	4-Person
Extremely Low				
Monthly Income	\$1,317	\$1,508	\$1,696	\$1,883
Monthly Rent	\$395	\$453	\$509	\$565
Max. Sales Price	\$49,320	\$56,430	\$63,450	\$70,470
Very Low				
Monthly Income	\$2,200	\$2,513	\$2,829	\$3,141
Monthly Rent	\$660	\$754	\$849	\$942
Max. Sales Price	\$82,440	\$94,050	\$105,930	\$117,630
Low				
Monthly Income	\$3,517	\$4,021	\$4,251	\$5,025
Monthly Rent	\$1,054	\$1,206	\$1,356	\$1,508
Max. Sales Price	\$131,670	\$150,660	\$169,380	\$188,280
Moderate				
Monthly Income	\$5,275	\$6,033	\$6,792	\$7,542
Monthly Rent	\$1,582	\$1,810	\$2,038	\$2,262
Max. Sales Price	\$197,640	\$225,990	\$254,520	\$282,600
Above Moderate				
Monthly Income	> \$5,275	> \$6,033	> \$6,792	> \$7,542
Monthly Rent	> \$1,582	> \$1,810	> \$2,038	> \$2,262
Max. Sales Price	> \$197,640	> \$225,990	> \$254,520	> \$282,600

Source: 2008 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: 10% down payment, 30-year fixed rate mortgage at 7% annual interest rate. 30% of household gross income used to calculate affordable monthly mortgage payment.

Home Sales

Table 23 presents data related to Suisun City's August 2008 home sales and compares the data with August 2007 home sales. The data was reported by Data Quick, which monitors real estate activity nationwide and provides information to consumers, educational institutions, public agencies, lending institutions, title companies, and industry analysts. Suisun City had the largest percentage increase during August 2008, compared with August 2007, in the total number of

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units sold for all zip codes in Solano County. Analysts for Data Quick speculate that the large percentage decrease in the median price for homes in the City is a major contributor that is increasing the number of units purchased. The median price for a home in August 2007 was \$325,180, which was 42 percent higher than the median price for a home in August 2008. Likewise, the price per square foot of homes in August 2008 was \$148, which is a 39 percent decline from August 2007.

Comparing the housing sales data (**Table 23**) with the affordable owner-occupied data (**Table 22**), the August 2008 median price for homes is affordable to those earning \$229,000 and more. The income groups that are moderate and above have high enough earnings to be able to purchase a home at the median price without being burdened by the cost of the home. For example, a 3-person household in the moderate income category (\$81,500 per year) can afford a maximum sale price of \$254,520 before being cost burdened.

Another important figure that is used to calculate the affordability of homes compared with income is the price of homes by square foot. Multiplying the average per square foot price (\$148) by the average total square footage of homes for sale provides insight into the availability of affordable owner-occupied homes. For example, a 3 bedroom 2 bath 1,300 square foot house would be approximately \$192,400, which is affordable to households earning slightly more than \$62,000 per year. As seen in **Table 22**, moderate-income households and above can afford to purchase a 1,300 square foot house.

TABLE 23
SUISUN CITY HOME SALE PRICES, AUGUST 2008

Jurisdiction	Zip	Units Sold	% Change	Median Price	% Change	High Price	\$/ Square Foot	% Change
Suisun City	94585	58	142%	\$229,000	-42%	\$407,000	\$148	-39%

Source: dataquick.com, "Bay Area Home Sale Activity," August 2008

Foreclosures

During the third quarter of 2008, 67 percent of all home re-sales in Solano County were properties that were in either default or foreclosure status, which was the highest percentage among Bay Area counties. Trulia.com, an internet based real estate search engine geared towards providing local level data regarding real estate markets, reported 471 foreclosed home available for purchase in Suisun City in the second week of November 2008.

On the City's website, the Redevelopment Agency has included helpful information for Suisun residents that are concerned about home foreclosure. The agency makes the following recommendations:

- Contact your lender and trusted real estate professional in the event you cannot make your mortgage payment.
- Prioritize your spending. Scale back on vacations or extra-curricular activities. Eliminate unnecessary expenditures (i.e. selling an underutilized auto, discontinuing miscellaneous membership fees, etc.)

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- “Short Sale” your home. Lender(s) accept a discounted payoff on an existing mortgage and agree to allow \$0 in closing. Sale price of the home would be equal to the remaining balance left on your mortgage. (Check with your real estate professional regarding tax implications of a Short Sale.)
- Ride the Wave. After prioritizing spending, examine possibility of generating additional income.

In addition to the recommendations, the agency provides residents with access to housing counseling agencies, web based resources, and property tax assistance information.

Assisted Housing Developments

Assisted housing is defined as units in which all or part of the costs are subsidized by the public sector so that housing is available to lower-income households at more affordable costs. By Housing and Urban Development (HUD) standards, an affordable unit's monthly cost does not exceed 30 percent of the household's income. Historically, this figure was 25 percent, but it was raised to 30 percent to more accurately reflect current housing costs. However, financial institutions are using a figure of 30-35 percent of household income for housing costs (principal, interest, taxes, and insurance) as a maximum loan threshold.

The rental market in Suisun City contains units that are reserved for low- and very low-income households. The primary form of rental assistance for low-income households is the Housing Choice Voucher (formerly known as the Section 8 Rental Assistance Voucher) Program. Currently the City has 318 federally funded vouchers and 1,300 persons on HUD's waiting list.

**TABLE 24
ASSISTED HOUSING COMPLEXES**

Housing Development	Covenant Expiration Date	Very Low-Income	Low-Income	Moderate-Income	Total
Crescent Village Apartments	Preservation Contract	52	52		104
Casa De Suisun (elderly)	September 3, 2017	16			16
Village Green	June 15, 2003		45		45
Humphrey Place	December 31, 2051	6	22		28
Almond Garden Apartments	October 1, 2020	40	11		51
Total					244

Source: Suisun City Community Development Department, December 2001

Units at Risk of Conversion

The Department of Housing and Community Development (HCD) defines assisted housing developments or at-risk units as multi-family rental housing projects that receive financial assistance through state and federal funding sources including HUD programs, state and local bond programs, redevelopment programs, and those restricted as part of inclusionary or density bonus programs. These projects are subject to governmental regulatory agreements and where the project owners can cancel the regulatory agreement and convert the affordable rents to market-rate rents within the current or subsequent 5-year planning period.

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Assessment of the Conversion Risk

The City reviewed affordable housing projects where funding was provided by the City, contacted the U.S. Department of Housing and Urban Development and the California Department of Housing and Community Development (HCD), and reviewed reports from the California Housing Partnership Corporation, which tracks at-risk properties, to prepare a list of local assisted housing projects that meet the above definition.

Village Green

Village Green contains 45 units of project-based Section 8 units, which expired in 2003. According to the Solano County Affordable Housing Foundation, the Village Green units still provide all 45 units to low-income households. The City currently has a program in place that assesses the risk of income-restricted units converting to market-rate units and will continue monitoring the risk of conversion for the Village Green units.

Crescent Village

The Crescent Village apartment complex is located on Civic Center Boulevard and contains a total of 106 units, of which 104 are Section 8 units. The complex is financed through the National Housing Law Project (NHLP), Section 221(D)(3) BMIR loans, administered through HUD. The NHLP provides HUD-insured below market interest rate (3 percent) loans for rental housing owned by private nonprofit and limited-profit landlords and rented to low- and moderate-income families. On March 31, 2011, the NHLP low interest rate loan expires, thus making Crescent Village available to all income levels and not restricted for low-income households.

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

One option is for a nonprofit to take over ownership, likely with some type of assistance from the City. The feasibility of this option depends on the willingness of the owner to sell the property, the existence of qualified nonprofit purchasers, and the availability of funding. The methodology used to calculate the estimated cost of purchasing the Crescent Village apartment complex is to collect recent selling prices of multi-family complexes in the area to determine the estimated cost of developing a replacement complex. In Fairfield, a 120-unit multi-family complex sold for \$11,000,000 in 2007, which is \$91,666 per unit. The approximate amount of capital it would take to purchase the Crescent Village at the fair market price in order to preserve the current units for income restricted tenants is obtained by multiplying the per-unit cost of \$91,666 by the total number of units in Crescent Village (106). The calculated fair market price for Crescent Village is estimated to be \$9.7 million. Consideration of the amount of capital needed to rehabilitate the Crescent Village apartment complex is also an important consideration in calculating the total cost to preserve the existing units as low- and moderate-income restricted units.

Applying the same methodology as above, the cost to preserve the 45 units in the Village Green apartment complex would be \$4,124,970. This amount was determined by multiplying \$91,666 by 45 units.

Generally, the cost of preserving assisted housing units is determined by identifying the gap between the assisted rent and the market rent, as this is the amount that would have to be subsidized in the event that a conversion occurred. The exact amount 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. **Tables 22** summarized the rental affordability and income limits of households in the City. Following are some general examples of expected subsidies:

- An extremely low-income person can only afford up to \$395 per month, and market-rate 1 bedroom apartments are currently renting for around \$980 per month. The subsidy needed would be approximately \$585 per month or \$7,020 per year.
- A very low-income family of three can afford \$849 a month, and the market rate rent for a 2 bedroom apartment is \$1,070. The subsidy would be approximately \$221 per month or \$2,652 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 \$1,508 per month, and the median rent for a 3 bedroom single-family home is \$1,625. The subsidy would be approximately \$117 per month or \$1,404 per year.

Replacement

If the owners of Crescent Village (106 units) and Village Green (45 units) choose to keep the project and convert the units to market-rate rents, it would be necessary for the City or its partners to replace the converted units with newly constructed assisted units. The recently built Cottonwood Creek apartment complex is a 94-unit affordable multi-family complex. According to Bridge Housing, the total cost to construct the Cottonwood Creek apartments was \$27,560,000, which is a per-unit price of \$293,191. To replace the 151 (106 and 45) units potentially at risk for conversion within the planning period would cost approximately \$44,271,841.

Financial resources available to help preserve at-risk units are listed below under resources available for the provision of affordable housing. In addition to these financial resources, there are also qualified entities that the City could coordinate with that may be available to preserve units if notices of intent to convert are received by the City. These entities are: ACLC, Inc., Affordable Housing Associates, Affordable Housing Foundation, BRIDGE Housing Corporation, C. Sandidge and Associates, Christian Church Homes of Northern California, Inc., Community Home Builders and Associates, Community Housing Opportunities Corporation, Fairfield Redevelopment Agency, Planning Department, Housing Corporation of America, Mid-Peninsula Housing Coalition and possibly others.

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RESOURCES AVAILABLE FOR THE PROVISION OF AFFORDABLE HOUSING

Neighborhood Reinvestment Program

In June 2007, the Suisun City Redevelopment Agency created the Neighborhood Reinvestment Program, which is designed specifically to provide assistance to homeowners struggling to maintain and improve their properties. The goals of the Redevelopment Agency's reinvestment program are to help homeowners improve the safety, appearance and value of their homes, enhance neighborhood pride, and reinvest in the City's neighborhoods.

In fiscal year 2007-08, the Redevelopment Agency committed \$100,000 in funds to be appropriated to applicants on a first-come, first-served basis in matching grants of up to \$2,500. Application approval depends on both the income level of the applicant and the type of improvement that the funds are being requested for.

Applicants earning less than 120 percent area median income (AMI) are eligible to apply. **Table 25** details the various income levels and household sizes that are eligible to apply. Households earning between 80 and 120 percent AMI are eligible to receive 50 percent of the total cost of improvements, and those earning less than 80 percent are eligible for 80 percent of the total cost of improvements.

The type of improvements being proposed by the applicant is also considered in the approval stage. Applicants that meet the income requirements and choose to apply for funding must submit their request with a description of the planned improvements to the City for approval by both the Community Development Department and the Redevelopment Agency. The City considers almost any work that improves the street appeal of a residential property or solves a City Code violation to be eligible under the program. Examples of eligible work are exterior paint, improved landscape, graffiti removal, and emergency building code violations. Applicants can locate a checklist and an application on the City's website as well as in person at City Hall.

**TABLE 25
NEIGHBORHOOD REINVESTMENT PROGRAM
INCOME ELIGIBILITY, 2007-2008**

Percent of AMI	Number of People in Household							
	1	2	3	4	5	6	7	8
80	\$41,450	\$47,350	\$53,300	\$59,200	\$63,950	\$68,650	\$73,400	\$78,150
100	\$52,800	\$60,300	\$67,900	\$75,400	\$81,400	\$87,500	\$93,500	\$99,500
120	\$63,300	\$72,200	\$81,500	\$90,500	\$97,700	\$105,00	\$112,200	\$119,500

Source: Suisun City Redevelopment Agency, 2008

Housing Set-A-Side Funds

The City's Redevelopment Authority (RDA) Low and Moderate Income Fund serves an important role ensuring an adequate supply of affordable housing within the RDA project area. The City has determined that through 2013-014 housing set-a-side funds will be used to assist with funding the First-time Homebuyer Program. In addition, the City plans to allocate housing set-a-side

funds towards the acquisition and rehabilitation of existing apartments in order to convert them into affordable units restricted for low- and moderate-income households. Within the City's RDA area, there are several commercial parcels (see **Table 33**) that have been identified as suitable for redevelopment with residential uses. The City plans to utilize housing-set-a-side funds to develop affordable housing units within the RDA area.

According to the RDA's 5-year implementation plan, the City expects to have the following fund balance through 2013-14:

- 2008-2009- \$3,120,000
- 2009-2010- \$2,720,000
- 2010-2011- \$2,320,000
- 2011-2012- \$2,320,000
- 2012-2013- \$2,389,600
- 2013-2014- \$2,461,288

Rental Assistance

The Suisun City Housing Authority implements federally funded programs that provide rental assistance to low-income households living in privately owned housing. The main program is the Section 8 Rental Assistance Voucher Program.

Housing Authority staff qualifies households for the program under federal Housing and Urban Development guidelines, regularly inspects housing units for suitability and program compliance, and initializes the issuance of payment to landlords.

First-time Homebuyer Program

The Suisun City Redevelopment Agency offers a First-time Homebuyer Program to help bolster the quality of the City's neighborhoods while providing affordable homeownership opportunities for those entering the real estate market for the first time. The Redevelopment Agency implemented the program as a way to:

- Help return foreclosed single-family homes to owner-occupied use;
- Fight blight before it can become entrenched due to foreclosure-related vacancies; and
- Provide an affordable way for first-time buyers to become homeowners.

The loans are available for the purchase of newly renovated foreclosed homes. The Redevelopment Agency has worked with private developers to develop a list of eligible homes. The loans provide down-payment assistance of up to 25 percent of the home's purchase price, including closing costs. Under the program guidelines, the home purchaser is required to provide a minimum down payment of 3 percent.

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The City's RDA has appropriated \$3,600,000 in the 2009/2010 fiscal year to fund the First-Time Home Buyer Program, which is aimed towards reducing the number of foreclosed homes in the City.

TABLE 26
INCOME ELIGIBILITY FOR FIRST-TIME HOMEBUYER ASSISTANCE

People in Household	1	2	3	4	5	6	7	8
Maximum Income Limit	\$63,444	\$72,384	\$81,432	\$90,480	\$97,718	\$104,957	\$112,195	\$119,434

Regional Housing Allocation Plan

The Regional Housing Allocation Plan, prepared in accordance with the provisions of Section 65584 of the California Government Code by the Association of Bay Area Governments (ABAG), addresses Suisun City's share of the regional housing need by income group for the 2007–2014 planning period.

ABAG received their fair share of the regional housing needs from the state and allocated the share to each jurisdiction, utilizing a formula that considered the anticipated growth of households and employment (projected/current) in each jurisdiction. ABAG also included within the methodology a small measure that considers the projected number of households and employment options developed near transit in order to plan for and encourage planning that will assist with reducing greenhouse gas emissions within the ABAG territory.

As seen in **Table 27**, during the 1999-2006 planning period the City issued building permits for the development of 925 dwelling units, of which 816 were single-family units and 203 were multi-family units. Sixteen permits (out of 191) were issued for the construction of very low-income units, 92 (out of 123) for low-income units, 36 (out of 256) for moderate-income units, and 781 (out of 434) for above moderate-income units.

TABLE 27
AFFORDABLE HOUSING NEED AND PRODUCTION, 1999-2006

Income Level	Allocated Amount	Built Amount
Very Low	191	16
Low	123	92
Moderate	256	36
Above Moderate	434	781
Total	1,004	925

Source: ABAG Regional Housing Needs Determination. City of Suisun City Building and Permit office

The current Regional Housing Needs Allocation (RHNA) for the City established by ABAG for 2007–2014 is displayed in **Table 28**. In 2006, AB 2634 was passed, which amended Housing Element law to determine the housing needs for extremely low-income (<30% AMI) households. The amendment does not include a provision for HCD to allocate the projected need of extremely low-income households; it requires jurisdictions to calculate the need. The recommended state method used to calculate the need is to reallocate 50 percent of the very low-income households to extremely low-income.

TABLE 28
2007-2014 REGIONAL HOUSING NEED

Income Group	Housing Need Allocation	Percentage of Total
Extremely Low	86	14%
Very Low	87	14%
Low	109	17%
Moderate	94	15%
Above Moderate	234	38%
TOTAL	610	100%

Source: ABAG Regional Housing Needs Determination.

The final 2007–2014 RHNA are noticeably less than the allocations in the previous period. The City’s burden is to provide a regulatory framework that facilitates the development of housing that is affordable to each income group by reducing constraints to the development of affordable housing through flexible land use controls, the provision of adequate sites for residential construction, and the application for and dissemination of state and federal financial resources. Programs, such as federally funded rental vouchers, the Redevelopment Agency’s First Time Home Buyer Program, continued partnerships with local affordable housing developers and lenders, CDBG funds, and other non-monetary regulatory requirements and incentives, will continue to be necessary to produce affordable housing.

According to the City, Breezewood Village and Cottonwood Creek apartments were completed in 2008, and, combined they provide 174 low-income units. The completion of the Breezewood Village apartment complex added 16 dwelling units available to very low-income households and 64 units available to low-income households. Cottonwood Creek apartments were developed and constructed by Bridge Housing and added 94 units available to households considered to be very-low income (30-50 percent AMI). The Suisun City Redevelopment Agency provided financial assistance to each apartment project by providing a portion of the total construction cost from the department’s Housing Set Aside funds account.

Land Resource (Adequate Sites Inventory)

Table 29 lists the City’s RHNA as “housing need” by income level as provided by ABAG as well as the number of units that have been constructed that meet these housing needs since January 1, 2007, the beginning of the current RHNA period. The remaining need shown in the far right column is the difference between the housing need and units constructed for each income group. As the totals in the table reveal, the City has already made significant progress toward this period’s RHNA. So far, more than half of the City’s total RHNA has been built including 64 percent of its very low- allocation and 59 percent of its low-income allocation.

TABLE 29
REMAINING REGIONAL HOUSING NEED

Income Group	Housing Need Allocation	Units Constructed Since 1/1/07	Remaining Regional Housing Need
Extremely Low	86	0	63
Very Low	173	110 ¹	

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Low	109	64 ²	45
Moderate	94	0	94
Above Moderate	234	126 ³	108
TOTAL	610	300	310

(1) 16 units at Breezewood, 94 units at Cottonwood

(2) 64 units at Breezewood

(3) 30 units at Summerwood, 34 units at McCoy Creek, 62 units at Peterson Ranch

The City's job is to facilitate the development of the remaining housing need, which includes providing an inventory of vacant sites potentially viable to help meet these needs. In this inventory, provided in **Table 32** below, a realistic capacity of units for each site is noted based on the allowable density range and on recent development examples in the City as shown in **Table 30**. As the examples show, multi-family residential projects in the City often built close to or in excess of the maximum density allowed in the zoning district. Cottonwood and Continental are both examples of projects that have recently been developed as high density residential. Continental developed at 29.1 du/ac, which exceeded the maximum allowed density (21 du/ac). Cottonwood, a high density PUD project developed at 20.7 du/ac. The average density achieved in both high density developments is 25 du/ac, which will be used to calculate the realistic capacity of available sites zoned for high density residential development. In addition, the City's PUD zone does not have an established maximum density, which allows staff to work with developers to come to agreement on the most appropriate type of development for a specific piece of land.

TABLE 30
RECENT RESIDENTIAL DEVELOPMENT EXAMPLES

Project	Size (Acres)	Number of Units	Zone	Maximum Density	Built Density
Harbor Park	10	55	PUD	6	5.5
Breezewood	4.82	80	MDR	14	16.8
Cottonwood	4.55	94	PUD	-- ¹	20.7
Continental	2.61	76	RH	21	29.1
Delta Cove	3.8	37	PUD	-- ¹	9.73

¹ Standards for projects built in the PUD zone are done on a project-specific basis. There is no established maximum density in the PUD zone that is applied to all projects.

Table 31 exhibits the City's remaining need for each income group and the total number of units that can be accommodated on the vacant sites listed in **Table 32** below. The sites in **Table 32** and the units that those sites may yield as shown in **Table 31** do not completely satisfy the City's RHNA.

Regarding higher density sites to provide capacity for low- and very low-income units, the City has a shortfall of 108 units or approximately 5 acres of appropriately zoned land. For moderate and above moderate-income housing needs, the City actually has a small surplus of land by approximately 149 units. Program 1.A.1. addresses the City's need to expand its capacity for sites to accommodate low- and very low-income units.

**TABLE 31
POTENTIAL UNITS ON VACANT SITES TO MEET REMAINING NEED**

Income Group	Remaining Regional Housing Need	Zones	Units to be accommodated on vacant sites	Shortfall/Surplus
Very Low	63	RH/TOD	75/33/	0 Shortfall/Surplus
Low	45	RH/TOD		
Moderate	94	RM	228	149 unit surplus
Above Moderate	108	RL/PUD	123	
TOTAL	310	--	--	

**The General Commercial site (3 acres) in the inventory listed in the table below will be rezoned to High Density Residential (H-R) to meeting the City's RHNA shortfall. The 3 acres has a realistic capacity of 75 units; the TOD Overlay District will yield capacity for 33 units;*

Table 32 lists the vacant sites in the City that may accommodate the City's remaining shortfall. A low and high estimate of potential units for each of these sites is shown based on the density range allowed in the corresponding zones. Realistically, it can be expected that these sites will develop at the lower range even though some may actually develop at the higher densities. To be conservative, the lower density was used to determine the potential units for each site. The aggregate numbers of sites available to meet the RHNA shortfall by zone and income level are provided in **Table 32**.

The City's remaining moderate- and above moderate-income units may be accommodated on available DW-RL sites. DW indicates a "downtown" or "waterfront" district. These sites are designated "RL" or Low Density Residential in the Downtown Specific Plan (1999). Similar to the low density residential designation of the General Plan, these sites are allowed between 4 and 7 units per acre and single-family detached and corner-lot single-family attached homes are appropriate. In addition, Guest housing and second dwelling units are conditionally allowed. Other sites are available in DW-RM sites. These sites permit detached and attached single-family homes, townhouses and condominium at densities between 7 and 14 units per acre. Multi-family dwellings are a conditional use.

The City currently does not have any available high density residential sites but Program 1.A.1 as stated above will address this need. The realistic capacity of sites to be rezoned to high density residential is based on the average density achieved in recently completed high density developments (25 du/ac). As shown in **Table 32**, there is one General Commercial site that the City will rezone as high density residential, which has a capacity for 75 units, meaning the remaining fair share allocation of lower-income housing is 33 units. Figure 1 in Appendix A illustrates the location of each of the sites listed in **Table 32**.

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TABLE 32
VACANT SITES

APN	Area	Zone/GP Designation	Allowable Density	Acres	Capacity (Low)	Capacity (High)	Constraints	Comments
Residential Low Density								
0032-180-610		DW-RL	4-7 unit/acre	3.44	13.8	24		
0032-322-160		DW-RL	4-7 unit/acre	.33	1.3	2		
0032-322-170		DW-RL	4-7 unit/acre	.39	1.6	3		
0032-322-180		DW-RL	4-7 unit/acre	.36	1.4	3		
0032-322-190		DW-RL	4-7 unit/acre	.46	1.8	3		
0032-322-200		DW-RL	4-7 unit/acre	.27	1.1	2		
0032-322-210		DW-RL	4-7 unit/acre	.27	1.1	2		
0032-322-220		DW-RL	4-7 unit/acre	.27	1.1	2		
0032-321-010		DW-RL	4-7 unit/acre	6.74	27	47		
0032-331-060		DW-RL	4-7 unit/acre	4.08	16.3	29		
0032-282-030		DW-RL	4-7 unit/acre	4.43	17.7	31		
0032-282-040		DW-RL	4-7 unit/acre	1.1	4.4	8		
0032-282-050		DW-RL	4-7 unit/acre	.66	2.6	5		
0032-292-010		DW-RL	4-7 unit/acre	4.33	17.3	30		
Subtotal					108	190		
Residential Medium								
0032-042-680		DW-RM	7-14 unit/acre	.21	16	16		
0032-042-440		DW-RM	7-14 unit/acre	.13				
0032-042-360		DW-RM	7-14 unit/acre	.13				
0032-042-460		DW-RM	7-14 unit/acre	.13				
0032-042-480		DW-RM	7-14 unit/acre	.13				
0032-042-500		DW-RM	7-14 unit/acre	.13				

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APN	Area	Zone/GP Designation	Allowable Density	Acres	Capacity (Low)	Capacity (High)	Constraints	Comments
0032-042-300		DW-RM	7-14 unit/acre	.13				
0032-042-520		DW-RM	7-14 unit/acre	290 sq. ft.				
0032-042-540		DW-RM	7-14 unit/acre	.12				
0032-042-560		DW-RM	7-14 unit/acre	.13				
0032-042-580		DW-RM	7-14 unit/acre	.13				
0032-042-600		DW-RM	7-14 unit/acre	.11				
0032-200-210		DW-RM	7-14 unit/acre	2.35	16	32		
0037-130-010	Summerwood Phase II	Residential Medium	7-14 unit/acre	9.5	75	75		O'Brien Homes entitled for 75 homes
0037-370-040	Summerwood Phase I	Residential Medium	7-14 unit/acre	1.84	1	1		Entitled for 69 homes, 33 have been constructed.
0037-370-50	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-370-60	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-370-70	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-370-310	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-370-320	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-370-330	Summerwood Phase I	Residential Medium	7-14 unit/acres		1	1		
0037-370-340	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-370-350	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-370-380	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-370-390	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-370-400	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-030	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-40	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-50	Summerwood Phase I	Residential Medium	7-14 unit/acres		1	1		

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APN	Area	Zone/GP Designation	Allowable Density	Acres	Capacity (Low)	Capacity (High)	Constraints	Comments
0037-380-60	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-80	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-90	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-100	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-110	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-130	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-160	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-180	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-190	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-200	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-210	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-230	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-240	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-250	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-260	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-270	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-290	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-300	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-310	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-320	Summerwood Phase I	Residential Medium	7-14 unit/acre		1	1		
0037-380-330	Summerwood Phase I	Residential Medium	7-14 unit/acre	1	1			
0038-222-060	Olive/East Tabor (South)	Residential Medium	7-14 unit/acre	7.42	85	85		Suisun Investments (pending project)
0038-232-010								

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APN	Area	Zone/GP Designation	Allowable Density	Acres	Capacity (Low)	Capacity (High)	Constraints	Comments
0038-232-010								
Subtotal					228	244		
PUD								
0173-811-030	McCoy Creek	PUD	7.8 units/acre	1.51	13	13		Approved for 34 units, 13 remaining to be built. The project was 34 units on 4.37 acres = approx 7.8 units/acre.
0173-811-040	McCoy Creek	PUD	7.8 units/acre					
0173-811-050	McCoy Creek	PUD	7.8 units/acre					
0173-811-080	McCoy Creek	PUD	7.8 units/acre					
0173-811-090	McCoy Creek	PUD	7.8 units/acre					
0173-811-100	McCoy Creek	PUD	7.8 units/acre					
0173-811-110	McCoy Creek	PUD	7.8 units/acre					
0173-811-120	McCoy Creek	PUD	7.8 units/acre					
0173-812-060	McCoy Creek	PUD	7.8 units/acre					
0173-812-050	McCoy Creek	PUD	7.8 units/acre					
0173-812-040	McCoy Creek	PUD	7.8 units/acre					
0173-812-030	McCoy Creek	PUD	7.8 units/acre					
0173-812-020	McCoy Creek	PUD	7.8 units/acre					
Subtotal					15	15		
General Commercial (GC)¹								
0174-120-230	S/E corner of Tabor and Walters	GC	14-21 units/acre	3	75 ²			Site to be rezoned to High Density Residential (R-H)
Subtotal					75			
TOTAL					426	489		

¹ General Commercial sites listed in the inventory are designated to be rezoned to High Density Residential (R-H) to meet part of the City's RHNA shortfall. was determined based on two (Breezewood and Continental) recently completed high density residential projects.

² The realistic capacity

In addition to the vacant parcels identified in **Table 32**, the City has a supply of underutilized sites in the downtown area suitable for redevelopment with a mixture of uses including residential.

Table 33 lists underutilized sites that have or will have capacity for residential development. The first group of sites will be included in the TOD Overlay District created by Program 1.F.2. In accordance with the assumptions in the City's draft TOD Feasibility Study (2008), this zone will allow up to 25 residential dwelling units per acre on mixed-use sites and a minimum of 33 dwelling units per acre on residential only sites (Program 1.A.1) Each mixed-use site shown below has a "realistic capacity" of residential units based on the maximum allowable density of 25 dwelling units multiplied by the size of the parcel, and an assumption of 80 percent built density. The overlay will only allow for residential development on the second and third floors in mixed-use projects, preserving the first floor for commercial uses. The Solis Project is an approved (not constructed) mixed-use development located in the overlay, which is approved to develop with a restaurant on the ground floor and 5 residential units on the second floor. The project is approved on 0.16 acres achieving 31 dwelling units per acre. Though the Solis Project is approved at a higher density than the proposed maximum density allowed in the overlay, for the purposes of determining the realistic capacity of sites located in the TOD Overlay, 80 percent of the maximum density (25 du/ac) will be used. The total projected unit capacity for the sites in the TOD overlay is 97.

The City has studied the potential for residential development as part of sites designated in the TOD overlay. The goal of TOD overlay sites is to identify sites with proximity to a variety of transit options and a mixture of uses. Residential uses are necessary to support adjacent commercial uses as well as utilize a variety of transit options. The City has determined that from a market perspective, the mixed-use sites identified in **Table 33** will develop with an adequate number of units to support adjacent commercial needs. In addition, sites in the TOD Overlay District designated as residential only sites will be developed at a minimum of 33 dwelling units per acre, which will facilitate the development of housing affordable to lower income households.

Program 1.C.2 intends to continue to provide regulatory and financial incentives to increase the possibility that residential construction will develop in commercial zones in mixed use projects. Regulatory incentives will include reduced parking requirements and streamlined permit review and approval. Financial incentives include using housing set-a-side funds to develop housing for extremely low-, very low, and low-income households within the RDA project area.

The City's RDA housing-set-a-side funds are targeted towards the redevelopment of housing in the RDA project area. The sites identified in **Table 33** are located within the RDA area which allows the RDA to use funds that have been set-a-side for the acquisition and rehabilitation of affordable housing. RDA set-a-side-funds will help the City facilitate housing affordable to lower-income households.

The sites in the second group are additional underutilized sites that will not be contained within the TOD Overlay District. Program 1.F.3. states that the City will amend the DW-MC to allow residential uses on second and third floors up to 25 dwelling units per acre. Capacity for the sites zoned Downtown Waterfront-Main Street Commercial (DW-MC) were determined using the same methodology as the TOD Overlay District. The Residential Historic (H-R) sites were similarly figures except with a maximum density of 21 dwelling units, which is the maximum density per the Downtown Waterfront Specific Plan for high density residential.

The suitability of each site is noted in **Table 33**. There is a large share of sites that have current residential uses and are not suitable for increasing residential intensity. However, as the uses on these sites age, the City may consider reevaluating the land use of the sites. Sites that are noted

as operational are not the best candidates for redevelopment as their current use does not suggest a need to be redeveloped. Sites that are considered vacant or discontinued indicate that the potential for redevelopment is high and likely to occur before the end of the current planning period.

There is one group of small sites identified in **Table 33** that have potential for lot consolidation (Program 1.A.1). The group of sites is located along Main Street and if combined, would yield a 0.62 acre parcel with a minimum capacity of 12 units. Program 1.A.1 implements the City's commitment to adopt a TOD Overlay District that will include consideration of a lot consolidation program to increase parcel sizes which facilitate the development of affordable housing units.

The vacant site on Common Street is slightly less than 1-acre and is ready for development. Program 1.A.1 commits the City to establishing a TOD Overlay District which will contain specific parcels in which residential development is allowed at a minimum of 33 dwelling units per acre. The vacant site on Common Street will be included as a site permitted to develop at a minimum of 33 dwelling units per acre. Assuming that the Common Street parcel develops at the minimum density allowed, the parcel would contain 33 dwelling units satisfying the City's remaining lower income housing allocation.

As shown in **Table 31** above, the City has a shortfall of 108 units for its extremely low-, low- and very low-income RHNA. As listed in **Table 32** above, 75 units of this shortfall can be met by the rezone of the General Commercial site on the Southeast corner of Tabor and Walters to High-Density Residential (R-H). The remaining lower income housing need can be achieved on sites identified in the TOD Overlay District as residential only sites with a minimum density of 33 dwelling units per acre. Sites designated as TOD Overlay sites total 97 units and the remaining downtown sites total 58 units. In Appendix A, Figure 2 displays a map of TOD sites identified in **Table 33** and Figure 3 displays a map of MC sites identified in **Table 33**.

**TABLE 33
UNDERUTILIZED SITES**

APN	Acres	Location	Zoning	Allowable Density	GP Designation	Realistic Capacity	Infrastructure	Existing Use and Site Suitability	Comments
TOD Overlay Sites									
32-052-22	.2	Main St.	DW-MC	25	DW	4	Yes	Vacant. Ready for development.	
32-081-31	.68	Benton Ct.	DW-CS	25	DW	14	Yes	Operating industrial use.	
32-081-11	.99	Common St	DW-CS	Min. 33	DW	33	Yes	Vacant. Ready for development.	Excellent candidate for lower-income housing development. Site will be identified as a residential only TOD site with a minimum allowed density of 33 du/ac (Program 1.A.1)
32-082-15	.21	Main St.	DW-MC	25	DW	4	Yes	Surface parking. Marginal use.	
32-082-02	.13	Main St.	DW-MC	25	DW	3	Yes	Surface parking. Marginal use.	
32-082-13	.2	Main St.	DW-MC	25	DW	4	Yes	Discontinued restaurant. Prime for redevelopment	Sites are adjacent and have been identified as
32-082-05	.26	Main St.	DW-MC	25	DW	5	Yes	Vacant. Ready for	

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APN	Acres	Location	Zoning	Allowable Density	GP Designation	Realistic Capacity	Infrastructure	Existing Use and Site Suitability	Comments
								development.	candidate sites for consideration of lot consolidation (Program 1.A.1). Site would yield 0.62 acres with a minimum capacity of 12 units.
32-082-06	.16	Main St.	DW-MC	25	DW	3	Yes	Vacant. Ready for development.	
32-084-01	.22	Main St.	DW-MC	25	DW	4	Yes	Operating. Multi-tenant commercial uses.	
32-084-02	.22	Main St.	DW-MC	25	DW	4	Yes	Vacant. Ready for development.	
32-084-09	.24	Main St.	DW-MC	25	DW	5	Yes	Operating, glass company.	
32-084-08	.24	Main St.	DW-MC	25	DW	5	Yes	Vacant	
32-084-10	.1	Suisun St.	DW-HR	25	DW	2	Yes	Existing single family home	
32-084-11	.13	Suisun St.	DW-HR	25	DW	3	Yes	Existing single family home	
32-084-05	.09	Suisun St.	DW-HR	25	DW	2	Yes	Existing single family home	
32-084-04	.09	Suisun St.	DW-HR	25	DW	2	Yes	Existing single family home	
Subtotal	4.16			400		97			
Additional Underutilized Sites									
032-122-013	.06	Main St.	DW-MC	25	DW	1	Yes	Operating, multi-tenant commercial.	

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APN	Acres	Location	Zoning	Allowable Density	GP Designation	Realistic Capacity	Infrastructure	Existing Use and Site Suitability	Comments
032-122-014	.06	Main St.	DW-MC	25	DW	1	Yes	Operating, restaurant.	
032-122-002	.05	Main St.	DW-MC	25	DW	1	Yes	Operating, nightclub.	
032-122-003	.04	Main St.	DW-MC	25	DW	1	Yes		
032-122-004	.06	Main St.	DW-MC	25	DW	1	Yes		
032-122-005	.04	Main St.	DW-MC	25	DW	1	Yes	Discontinued commercial. Prime for redevelopment.	
032-122-006	.41	Main St.	DW-MC	25	DW	8	Yes	Vacant.	
032-122-007	.08	Main St.	DW-MC	25	DW	2	Yes	Operating commercial, beauty salon.	
032-122-008	.05	Solano	H-R	25	DW	1	Yes	Operating, restaurant.	
032-122-009	.013	Solano	H-R	25	DW	0	Yes	Existing single-family home.	
032-122-010	.04	Suisun St.	H-R	25	DW	1	Yes	Existing single-family home.	
032-122-011	.13	Suisun St.	H-R	25	DW	3	Yes	Existing single-family home.	
032-122-012	.13	Suisun St.	H-R	25	DW	3	Yes	Existing single-family home.	
032-130-001	.1	Main St.	DW-MC	25	DW	2	Yes	Discontinued commercial.	
032-130-002	.05	Main St.	DW-MC	25	DW	1	Yes	Operating commercial.	
032-130-003	.05	Main St.	DW-MC	25	DW	1	Yes	Operating	

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APN	Acres	Location	Zoning	Allowable Density	GP Designation	Realistic Capacity	Infrastructure	Existing Use and Site Suitability	Comments
								commercial.	
032-130-004	.03	Main St.	DW-MC	25	DW	0	Yes	Operating commercial.	
032-130-005	.06	Main St.	DW-MC	25	DW	1	Yes	Operating commercial.	
032-130-006	0.05	Main St.	DW-MC	25	DW	1	Yes	Operating commercial.	
032-130-007	.12	Main St.	DW-MC	25	DW	2	Yes	Vacant. Ready for development.	
032-130-008	.1	California St.	H-R	25	DW	2	Yes	Existing single-family home.	
032-130-009	.1	California St.	H-R	25	DW	2	Yes	Existing single-family home.	
032-130-014	.09	Suisun St.	H-R	25	DW	2	Yes	Existing single-family home.	
032-130-011	.14	Suisun St.	H-R	25	DW	3	Yes	Existing single-family home.	
032-156-003	.16	Main St.	DW-MC	25	DW	3	Yes	Operating, multi-tenant commercial.	
032-156-004	.06	Main St.	DW-MC	25	DW	1	Yes	Operating, multi-family housing.	
032-156-005	.11	Main St.	DW-MC	25	DW	2	Yes	Operating, multi-family housing.	
032-156-006	.11	Main St.	DW-MC	25	DW	2	Yes	Vacant. Ready for development.	
032-156-007	.13	Morgan St.	H-R	25	DW	3	Yes	Existing single-family home.	
032-156-008	.11	Morgan St.	H-R	25	DW	2	Yes	Existing single-	

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APN	Acres	Location	Zoning	Allowable Density	GP Designation	Realistic Capacity	Infrastructure	Existing Use and Site Suitability	Comments
								family home.	
032-0156-001	.12	Suisun St.	H-R	25	DW	2	Yes	Existing single-family home.	
032-156-002	.12	Suisun St.	H-R	25	DW	2	Yes	Existing single-family home.	
Subtotal	2.97	--	--	--	--	58	--		
Total Underutilized	7.13	--	--	--	--	155	--		

Source: City of Suisun City Planning Department

Environmental Constraints

All sites identified in **Table 32** and **33** do not have environmental constraints beyond would be mitigated as part of project development. Large shares of parcels in Table 32 are located in areas ready to be developed. The underutilized parcels in **Table 33** are also not constrained by environmental factors as most of the sites are either in-fill of candidates for in-fill redevelopment.

Infrastructure Capacity

All sites in Tables 32 and 33 have adequate water and sewer capacity as they are primarily infill sites in the City downtown core. Sewer service is provided by Fairfield-Suisun Sewer District. The current pump station in Suisun City will need upgrading to accommodate the City's projected General Plan build-out (2020) to a capacity of 48.8 mgd. The Sewer District's Capital Improvement Program has addressed this need by allocating \$18,941,000 to construct the SPS force main in the City, which will allow for a capacity of 49.3 mgd. This upgrade will provide ample capacity to accommodate the City's 2007-2014 RHNA projections.

The February 2005 Integrated Regional Water Management Plan drafted by the Solano County Water Agency, which services Suisun City, found that there is sufficient water supply to accommodate the City's projected build-out. The City currently has rights to 4,820 acre feet of water and has access to additional resources through their North Bay Aqueduct (NBA) allotment, which made 750 acre feet available starting in 2004 with increases of 150 acre feet annually through 2015. The City has not yet used its NBA allotment so there is a hypothetical capacity of 6,120 acre feet of water available, which is more than enough capacity for the City's project housing unit growth per RHNA. The City's remaining RHNA is 310 units, which is approximately 992 persons (using the 2008 person per household figure of 3.2). The current usage is 4,820 acres feet for approximately 28,193 people equals .17 acres feet per person. An increase of 992 persons multiplied by this per person figure equals a need of 170 acre feet to accommodate the population that would be expected based on the RHNA growth projections. This need is well within the capacity available to the City.

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.

Constraints to the Availability of Affordable Housing

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental and market factors that may serve as potential constraints to housing development and improvement in the Suisun City.

Governmental Constraints

The City's role in the housing market is to facilitate and promote the provision of housing affordable for all economic segments of the community. The facilitation of affordable housing can be constrained by a number of factors inherent in the municipal structure. Some governmental regulations can increase the cost of development, thus constraining the availability of affordable housing.

Although there are several components of housing production which are beyond the control of local government, such as the cost and availability of mortgage capital, labor and materials,

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there are key elements which are directly controlled by local government and are thus legitimate subjects of inquiry for the Housing Element. Governmental constraints are those imposed by the government which either limit the number of housing units to be built or increase the costs of those units which are built. Constraints increase costs by either adding direct specific expenses, such as street improvements or development fees, to the cost of a housing unit or by increasing the time necessary to build the unit, thereby increasing the builder's incidental costs such as interest payments or labor costs. All costs are ultimately passed on to the occupant of the housing unit either in higher mortgage payments or rent.

Governmental constraints can be classified in three basic categories: those which impose regulation, those which add direct costs, and those which result in time delays. Regulations and time delays result in increased costs, but they cannot be calculated as easily as direct costs such as fees. The most obvious and significant factors falling within the influence of local government are discussed below.

Land Use Controls

Land use controls can affect the cost of housing if they artificially limit the supply of land available for development and/or limit the type of housing that can be built in a city to certain types which are less affordable. There are four key documents that control land use in Suisun City:

- General Plan, 1979; Revised May 1992
- Zoning Ordinance, Revised July 1988
- Historic Downtown and Waterfront Specific Plan, 1983, Amended Downtown/Waterfront Specific Plan, 1999
- Suisun Marsh Protection Plan, 1974

As seen in **Table 34**, the City's zoning districts provide for a variety of dwelling types, commercial development, manufacturing development, agriculture and open space. **Table 34** provides a description for each of the City's zones as well as the number of dwelling units allowed per gross acre, where applicable.

**TABLE 34
ZONING DISTRICTS
SUISUN CITY**

Zone	Permitted Dwelling Units per Gross Acres	Description
Agricultural districts (A)	n/a	The purpose and intent of the A district is two-fold: in some areas to preserve fertile lands best suited for permanent agricultural use from the encroachment of incompatible uses, and in other areas to preserve in agricultural use land well-suited to eventual development as residential or other uses until such time as the facilities may permit orderly development to occur. Changes of zone from A to another classification are to be made only where such uses are in accord with the general plan.
Single-family residential districts (R-S)	8 units	The regulations for the R-S district are designed to stabilize and protect the residential characteristics of the districts, to promote and encourage a suitable environment for family life where children are members of many families. The R-S district is intended to be used only for urban single-family homes and the community services appurtenant thereto.
Medium-density residential districts (R-M)	15 units	The R-M district is designated in certain areas primarily for medium-density residential uses of a multiple dwelling nature and the community services appurtenant thereto. The regulations for this district are designated to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as they are compatible with the intensity of land use, a suitable environment for family life.
High-density residential districts (R-H)	21 units	The R-H district is designated in certain areas primarily for high-density residential uses of a multiple dwelling nature and the community services appurtenant thereto. The regulations for this district are designated to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life.

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Zone	Permitted Dwelling Units per Gross Acres	Description
Historic residential districts (H-R)	Varied (according to guidelines established in Specific Plan)	<p>The H-R district, along with the DW and HRC districts, comprises the first area of settlement in the city. This area is identified with numerous persons and events which contributed significantly to the culture and development of the city.</p> <p>The H-R district contains a number of historic structures which are a highly valued part of the city's heritage. The Solano County Landmarks Commission has, through the publication "Our Lasting Heritage," documented the historical and architectural value of a large number of these as being significant and worthy of landmark status. Some of these are the best remaining examples of earlier architectural styles and exemplify elements of outstanding attention to design, detail, materials and/or craftsmanship. Although some lots or structures within the H-R district do not represent examples of earlier styles or are not associated with historic persons/events, their location in the midst of this area of historic importance makes their inclusion essential to the integrity of this district.</p> <p>The specific purpose and intent of the H-R district is to assure that this area continues as a viable residential neighborhood and the city's cultural heritage, as reflected in its historic structures, sites and features, is not destroyed, but is instead preserved and enhanced, by establishing the following objectives:</p> <ul style="list-style-type: none"> A. To preserve and protect historic structures; B. To preserve and maintain the historic residential area embodied in the H-R district as a cohesive neighborhood unit; C. To enhance property values within the H-R district; D. To assure that the community's cultural heritage, as reflected in the built environment, is not lost; E. To encourage the redevelopment of vacant and incompatibly developed properties in accordance with the historic character of the H-R district; F. To provide for rehabilitation, additions and modifications to existing structures in a manner which is sensitive to the historic qualities of these structures; G. To implement the city's general plan.
Historic residential/commercial districts (HRC)	Varied (according to guidelines established in Specific Plan)	<p>The HRC district is designated to an area that is similar in character and historic significance to the H-R district. This area has a wide range of residential uses and also allows certain low-density office and commercial uses in converted residential structures with a use permit. The specific purpose and intent of the HRC district is to assure that the city's economic and cultural heritage, as reflected in its historic structures, sites and features, is not destroyed, but is instead preserved and enhanced, establishing the following objectives:</p> <ul style="list-style-type: none"> A. To preserve and protect historic structures;

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Zone	Permitted Dwelling Units per Gross Acres	Description
		<p>B. To preserve and maintain the historic residential and commercial area embodied in the HRC district as a cohesive neighborhood unit;</p> <p>C. To enhance property values within the HRC district;</p> <p>D. To assure that the community's cultural heritage, as reflected in the built environment, is not lost;</p> <p>E. To encourage the redevelopment of vacant and incompatibly developed properties in accordance with the historic character of the HRC district;</p> <p>F. To provide for rehabilitation, additions and modifications to existing structures in a manner which is sensitive to the historic qualities of these structures;</p> <p>G. To implement the city's general plan.</p>
Residential estate districts (R-E)	<1-4 ¹	The regulations for the R-E district are designed to stabilize and protect the residential characteristics of the district, to promote and encourage a suitable environment for family life where children are members of many families. The R-E district is to be used only for suburban single-family homes and the community services appurtenant thereto.
Neighborhood business districts (C-N)	n/a	The C-N district is designed to provide an area for convenient day-to-day shopping in a residential neighborhood. C-N districts shall be created in minimum four-acre areas, in locations where economic studies show that such facilities are necessary.
Downtown and waterfront districts (DW)	Varied (according to guidelines established in Specific Plan)	The purpose of the historic downtown and waterfront district is to provide a mechanism for carrying out the goals, policies, objectives and regulations of the Downtown and Waterfront Specific Plan.
Highway commercial districts (HC)	n/a	The HC district is established to provide for specified types of commercial or highway-oriented uses that need high visibility or easy access from a highway or arterial street system.
Commercial service and business districts (CS)	n/a	The CS district is established to provide for specified types of commercial use excluded from more restrictive commercial districts and to provide for certain light industrial or manufacturing uses which are compatible with those commercial uses.
General Commercial District (CG)	n/a	The general commercial district is established to allow for the provision of community-wide retail, office, institutional and service uses which are dependent upon location at or near major arterial street intersections, especially along Highway 12 and Sunset Avenue.
Light manufacturing districts (M-L)	n/a	The M-L district is established to provide for and encourage the grouping together of such light industrial uses as are capable of being operated under high standards as to location and

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Zone	Permitted Dwelling Units per Gross Acres	Description
		appearance of buildings and the treatment of the land about them and are unobtrusive and not detrimental to surrounding commercial and residential uses.
Heavy manufacturing districts (M-H)	n/a	The M-H district is designed to encourage sound industrial development by providing and protecting an environment for such development, subject to regulations necessary to ensure the purity of the air and waters and the protection of nearby residential, commercial, industrial and recreational uses of land from noise, odors and other hazards or disturbances.
Business and professional office districts (O)	n/a	The O district is designed primarily to provide an area for business and professional offices, research laboratories and studios, and limited retail shops which are traditional to this pattern of land use.
Park and playground districts (P)	n/a	The P district is designed to preserve for recreational use areas well suited to recreational purposes. P districts shall be created in areas of four acres or larger.
Transportation and utility districts (T)	n/a	The T district is created for the purpose of regulating land uses within major transportation and utility corridors, to restrict land uses from being established in locations which conflict with planned future major transportation and utility facilities and to regulate interim uses which may not conflict with future transportation and utility uses and facilities.

1. The RE district allows from between one single-family dwelling unit per 2.5 acres and 4 units per acre (one unit per 10,000 square feet).

Residential Development Standards

**TABLE 35
DEVELOPMENT STANDARDS**

	Single-Family Residential (RS)	Medium-Density Residential (R-M)	High-Density Residential (R-H)
Uses Permitted	One-family dwellings; mobile home subdivisions & mobile homes on foundations; Mobile home parks w/PUD; State licensed residential care homes for 6 or fewer persons.	One-family dwellings; Duplexes; Multiple dwellings , dwelling groups, rooming & boarding houses; Condominium-type housing, housing units using a common wall; Mobile home subdivisions & mobile homes on foundations; Mobile home parks w/PUD; State licensed residential	One-family dwellings; Duplexes; Multiple dwellings, dwelling groups, rooming & boardinghouses; Condominium-type housing, housing using a common wall; State licensed residential care homes for 6 or fewer persons.
Conditional Uses	Rooming & boarding of not more than 2 persons per dwelling unit; Guesthouses & second units; State licensed residential care homes for 7 or more persons.	Nursing home, rest home, congregate care center, assisted living center; Welfare institutions; Guesthouses & second units; State licensed residential care homes for 7 or more persons.	Nursing home, rest home, congregate care center, assisted living center; Guesthouses and second units; State licensed residential care homes for 7 or more persons.
Minimum Site Area	6,000 sq. ft. – interior parcels; 6,500 sq. ft. – corner parcels.	4,000 sq. ft. minimum per dwelling unit; 12,000 sq. ft. maximum building site area.	2,000 sq. ft. minimum per dwelling unit; 12,000 sq. ft. minimum building site area.
Lot Coverage	40%, including main buildings, accessory buildings, carports, patio covers and roof extensions.	Not indicated.	75%, including main buildings, accessory buildings, carports, drives, open parking spaces & patios.
Front Yard	15 ft. minimum; 33 ft. maximum.	20 ft. minimum.	20 ft. minimum.
Side Yard	15 ft. total minimum; 5 ft. minimum on any one side.	15 ft. total minimum, 5 ft. minimum on any one side.	15 ft. total minimum, 5 ft. minimum on any one side.
Rear Yard	No less than 20% of lot depth; 15 ft. minimum; 25 ft. maximum.	15 ft. minimum	15 ft. minimum
Height of Structure	35 ft. – dwellings;	35 ft. main dwelling units;	35 ft. main dwelling units;

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	Single-Family Residential (RS)	Medium-Density Residential (R-M)	High-Density Residential (R-H)
	25 ft. – dwellings within 20 ft. of rear lot line.	15 ft. accessory buildings.	15 ft. accessory buildings.
Parking	1 covered off-street parking space for each dwelling unit.	See Chap. 18.52, as summarized below.	See Chap. 18.52, as summarized below.

Maximum permitted residential density: The City's multi-family zones permit densities of up to 21 dwelling units per acre before density bonuses, a sufficient range of densities to permit the construction of various types of affordable housing.

Minimum lot size: Minimum lot sizes range from 6,000 square feet for low-density residential zones to 2,000 square feet per dwelling unit per acre for high-density zones. Minimum lot size requirements do not or do impose an unreasonable constraint to the production of affordable housing in relation to the size of vacant land remaining for residential development. We'll have to revisit this statement once we get the inventory

Minimum dwelling unit size: The City does not impose minimum dwelling unit sizes in its multi-family zones.

Maximum height: The maximum height in all residential zones is two-stories, or 35 feet. Maximum densities in the residential zones are 8, 15, and 21 dwelling units per acre. Two stories are considered sufficient to achieve these densities, plus allowed density bonuses, although three stories are possible in the medium- and high-density zones if needed to achieve the permitted density on a small site.

Maximum lot coverage: The maximum permitted lot coverage ranges from 40 percent to 75 percent in the four main residential districts (low-, medium- and high-density and historic residential). These coverages are considered sufficient to achieve the maximum permitted dwelling unit densities, plus density bonuses, in consideration of the height limitation and parking requirements.

Parking: Parking regulations are found in the Zoning Ordinance and in the Amended Downtown/Waterfront Specific Plan. They apply to any new building, any addition or enlargement of an existing building or use, and any change in occupancy or the manner in which a use is conducted that would result in additional required parking.

In general, the City requires two parking spaces per single-family residence, only one of which must be covered. For multi-family dwelling units with up to 2 bedrooms, 1.5 parking spaces per unit are required, 1 of which shall be covered. For multi-family dwelling units with 3 or more bedrooms, 2 off-street parking spaces per unit are required, 1 of which must be covered. In addition, 1 off-street uncovered parking space is required for every four units for visitor parking.

The City's parking requirements are typical for cities of similar size and character. However, they may not fully address special types of housing, such as senior housing, studios, and very small 1 bedroom apartments. Parking requirements could increase costs for some types of affordable housing. The City has the ability to require less costly parking standards on a case-by-case basis as an incentive for providing affordable housing under its density bonus ordinance.

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Residences in commercial zones: Suisun City does not allow residential uses (other than group homes) in the commercial zones throughout the City. The Amended Downtown/Waterfront Specific Plan does, however, allow single-family dwellings and duplexes as a permitted use in the Historic Limited Commercial zone. This area is predominantly residential but is expected to gradually convert to commercial. Boarding houses, condominium-type housing, and multi-family dwellings are also allowed in this district, but only with a conditional use permit which allows site-specific scrutiny.

Currently, residential development is also allowed under the Amended Downtown/Waterfront Specific Plan in the Mixed Commercial/Office/Residential (C/O/R) and Main Street Commercial with a conditional use permit. The C/O/R is to be developed with a mix of business, professional offices, retail commercial, restaurant uses, and a hotel. Medium-density residential uses (town homes or condominiums) may be developed as an integrated part of the commercial/office development (e.g., upper floors over ground floor commercial uses). Any proposed uses and development must be approved through the PUD process. The Main Street Commercial District favors the mix of retail, specialty, and related uses traditionally found within the older, central retail districts of small cities. Retail or personal service businesses are permitted in the ground floor storefront facing Main Street, and residential, commercial, and professional office uses are encouraged on the upper floor and behind the Main Street frontage. Program 1.B.2 amends the Specific Plan to remove the CUP and PUD requirements on residential development.

Provisions for a Variety of Housing Types

**TABLE 36
PERMITTED USES IN RESIDENTIAL ZONES**

Land Use	Zoning Ordinance					
	R-S	R-M	R-H	H-R	HLC/ HRC	RE
Single-family	UP			UP	UP	UP
Mobile homes (subdivision, on foundations, or in PUD)	UP	UP				
Duplexes		UP	UP	UP	UP	
Multiple dwelling units		UP	UP	CU	CU	
Group/Boarding houses		UP	UP	CU		
Single-room occupancy (SRO)	--	--	--	--	--	
Group/Boarding (no more than 2 persons per dwelling)	CU			CU	CU	
Condominium		UP	UP	UP*	CU	
State licensed residential care homes (<6 persons)	UP	UP	UP	UP	UP	UP
State licensed residential care homes (>6 persons)	CU	CU	CU	CU	CU	CU
Guest house/ second unit	CU	CU	CU	CU		UP
Bed & breakfast inns				CU	CU	
Nursing home		CU	CU	CU	CU	
Rest home		CU	CU	CU	CU	

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Land Use	Zoning Ordinance					
	R-S	R-M	R-H	H-R	HLC/ HRC	RE
Convalescent home				CU		
Congregate care center		CU	CU	CU	CU	
Assisted living center		CU	CU	CU	CU	
Welfare institutions		CU				
Family emergency shelter						
Family transitional shelter						

Source: Suisun City Zoning Ordinance; UP = "Uses permitted," by right; CU = "Conditional use," by approval
*excluding multiple dwellings

**TABLE 37
PERMITTED USES IN NON-RESIDENTIAL ZONES**

Land Use	Zoning Code			
	GC	CS	MH	ML
Single-family				
Mobile homes (subdivision, on foundations, or in PUD)				
Duplexes				
Multiple dwelling units				
Group/Boarding houses				
Single-room occupancy (SRO)	--	--	--	--
Group/Boarding (no more than 2 persons per dwelling)				
Condominium				
State licensed residential care homes (<6 persons)				
State licensed residential care homes (>6 persons)				
Guest house/ second unit				
Bed & breakfast inns				
Nursing home				
Rest home				
Convalescent home		CU		
Congregate care center				
Assisted living center				
Welfare institutions				
Family emergency shelter		CU	CU	CU

Land Use	Zoning Code			
	GC	CS	MH	ML
Family transitional shelter	CU	CU	CU	CU

Source: Suisun City Zoning Ordinance

UP = "Uses permitted," by right

CU = "Conditional use," by approval

Suisun City's Zoning Ordinance allows for a variety of housing types. **Table 36** shows which type of housing types are allowed with a conditional use permit (requires approval) or by right in each of the City's residential zones. The summaries below provide an explanation of the required housing types and the City's role in providing each housing type as well as the appropriate legislation that the City's Zoning Ordinance must comply with. The City is committed to ensuring compliance with all mandatory housing types and will establish programs to make certain that the Zoning Ordinance is updated to allow for all varieties of housing.

Second Residential Units

On June 8, 2004 the City's Planning Commission approved Ordinance 677 to allow second units by right in the R-S, R-M, R-H, and H-R districts. The City defines a second dwelling unit as "a dwelling unit attached to an existing single-family dwelling unit which provides complete, independent living quarters for one or more persons including provisions for living, sleeping, eating, cooking and sanitation, on the same parcel as the primary residential unit." The following regulations apply to the development of second dwelling units:

- A second unit may be established on any residentially zoned parcel, which permits single-family dwellings containing an existing single-family dwelling.
- An applicant must be both an owner and the current resident of the property for which a second unit is proposed.
- The second unit can either be attached to and designed to be located within the living area of the existing dwelling, or detached from and no less than ten feet from the existing single family dwelling, and such unit shall be architecturally integrated into the existing building design.
- The proposed increase in gross floor area of an attached or detached second unit shall not exceed:
 1. Eight-hundred square feet for lots smaller than ten thousand square feet in size;
 2. One-thousand square feet for lots equal to or larger than ten thousand square feet in size.
- Detached second units shall be located no closer than five feet from any side or rear property lines.
- As part of any such building permit application, the applicant shall submit a copy of the deed to the property including a full and complete set of any conditions, covenants and restrictions.

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Ordinance 677 was adopted to ensure that the City is in full compliance with State Second Dwelling unit law. However, the City has not completed the administrative function of updating the language in the Zoning Ordinance to reflect the adopted ordinance. Program 1.F.1 establishes a timeline for the City to update the Zoning Ordinance to reflect Ordinance 677.

Chapter 1062 requires development applications for second units to be "...considered ministerially without discretionary review or a hearing..." or, in the case where there is no local ordinance in compliance with subsections (a) or (c), a local government must "...accept the application and approve or disapprove the application ministerially without discretionary review..." In order for an application to be considered ministerially, the process must apply predictable, objective, fixed, quantifiable, and clear standards. These standards must be administratively applied to the application and not subject to discretionary decision-making by a legislative body. (For clarification, see the attached definition of ministerial under California Environmental Quality Act (CEQA) Guidelines, Section 15369.) The definition is generally accepted and was prepared pursuant to Public Resources Code. An application should not be subject to excessively burdensome conditions of approval, should not be subject to a public hearing or public comment, and should not be subject to any discretionary decision-making process. There should be no local legislative, quasi-legislative, or discretionary consideration of the application, except provisions for authorizing an administrative appeal of a decision (see Appeal discussion below). Program 1.F.1 amends the Zoning Ordinance to adhere to this state law.

Assisted Living Facilities

State licensed residential care homes for 6 or fewer persons are permitted uses in the low-, medium-, and high-density residential districts, as well as in the historic residential and historic limited commercial districts. State licensed residential care homes for 7 or more persons are conditional uses in each of these residential zones. Group care homes and convalescent centers are a conditional use in the neighborhood and general commercial districts.

Emergency Shelters

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;

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- 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.

In May 2005, Section 18.12.020 (j) was amended to allow for "family emergency and family transitional housing that provides assistance for six or more persons" in the R-H zone. The general commercial (CG), commercial service (CS), light manufacturing (ML), and heavy manufacturing (MH) zones allow for the construction of family emergency and family transitional shelters with a use permit. The high-density (R-H) Zoning Ordinance allows for the development of emergency shelters by right. However, there is no available RH land presently. Program 3. A.1 commits the City to amend the Zoning Ordinance to allow emergency shelters in the ML zone as permitted uses without discretionary review. This district is appropriate for shelters because it is located in the City's downtown area where transit and services are available to shelter inhabitants. In addition there are 12.26 acres of vacant and underutilized land in the ML zone area. The City will also amend the ordinance to include objective development and managerial standards for the development of emergency shelters in the ML zone.

Current site development standards for all uses in the ML zone, which will apply to the development of emergency shelters, do not constrain emergency shelter development. The ML zone site development standards are as follows:

- Every building site in the M-L district shall have an area of not less than seven thousand five hundred square feet, and a width at the front lot line of not less than fifty feet.
- The maximum height of any building in the M-L district shall be fifty feet; provided, that the maximum height of any building within two hundred feet of any R district shall be twenty-five feet.
- The minimum side yard required in the M-L district is fifteen feet, except that twenty-five feet shall be required adjacent to an R or A district.
- Minimum front yard required in the M-L district is twenty feet.
- There is no minimum rear yard required in the M-L district.

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Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing 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 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.

Currently, Zoning Ordinance 18.12.020 (j) allows by right the development of transitional and supportive housing in the R-H zoning designation. The Zoning Ordinance does not explicitly allow the development of transitional and supportive housing in other residential zones. For more information regarding the City's plan to conform to SB 2, refer to program 3.A.2.

Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. This need is demonstrated in **Table 28**. Housing 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. As shown in **Table 9** in this document, Suisun City is home to approximately 617 extremely low-income households and **Table 28** shows the projected number of additional extremely low-income households (or half of the City's very low-income RHNA allocation) is 86 through the year 2014.

The Institute for Local Government's (ICG) Housing Resource Center defines an SRO as "a type of residential hotel offering one-room units for long-term occupancy by one or two people...and may have a kitchen or bath facilities (but not both) in the room." The City does not explicitly define SRO in the Zoning Ordinance. However, the City has defined "roominghouse" and "boardinghouse" in the Zoning Ordinance (18.04.570) as "a dwelling other than a hotel where lodging and/or meals for three or more persons are provided for compensation." The City's Zoning Ordinance allows for the development of rooming houses and boardinghouses by right in the medium- and high-density residential zones and conditionally in the historic-residential zone. Program 3.A.10 requires the City to amend its code to explicitly define SRO as a use in the Zoning Ordinance.

Housing for Persons with Disabilities

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 provides for a variety of housing types intended to care for the special needs of the disabled. The City's Zoning Ordinance defines residential care homes as "state licensed residential care including adult, elderly, group and youth homes which may provide care and/or supervision on more than a twenty-four-hour basis." The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations), including disabled accessibility requirements. Based on its zoning, land use policies, and building code practices, there is no evidence that Suisun City has created significant constraints to the location, construction, or cost of special needs housing for persons with disabilities.

The City also ensures that residential care homes are treated as similar residential housing types in the Zoning Ordinance allowing unrelated person to live together. Zoning Ordinance 18.04.330 defines a family as "one or more persons occupying a premise and living as a single non-profit housekeeping unit, as distinguished from a group occupying a hotel, club, roominghouse, boardinghouse, fraternity or sorority house."

Procedures for Ensuring Reasonable Accommodations

The Suisun City ensures that reasonable accommodations are made for persons with disabilities:

- Persons with disabilities and organizations that serve persons with disabilities can telephone the City (special lines are available for persons with hearing impairments), send an e-mail, stop by the City's public counter (which has information on special programs and regulations to address the needs of persons with disabilities).
- City offices, including hearing rooms and Council chambers, are accessible to persons with disabilities.
- Persons with disabilities can request special accommodations or variances from the requirements of City zoning or building codes.
- Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed any City discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 1998 version of the California Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

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Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The City implements and enforces Chapter 11 of the 1998 California Code, which is very similar to the ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Zoning and Other Land Use Regulations

In reviewing the City's zoning laws, policies, and practices for compliance with fair housing law, the City has not identified zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Suisun City's Planning Code allows many of the housing use types and supportive services that persons with disabilities require. The 1992 General Plan policies encourage special needs housing with supportive services to be located near transportation and other areas with access to services. **Table 34** describes the City's Zoning Ordinance requirements in greater detail.

Table 38 is an analysis of governmental constraints impacting the development of housing suitable for persons with disabilities.

**TABLE 38
ANALYSIS OF CONSTRAINTS FOR HOUSING FOR PERSONS WITH DISABILITIES (SB520)**

Overarching and General	
Does the City have a process for persons with disabilities to make requests for reasonable accommodation?	The City provides information in public hearing notices and public meeting agendas for reasonable accommodation requests. If a reasonable accommodation request did not meet zoning requirements, the city would process a variance permit.
Has the City made efforts to remove constraints on housing for persons with disabilities?	Yes, the City has been committed to ensuring new housing development comply with ADA laws during the plan check phase (Program 3.A.7)
Does the City make information available about requesting reasonable accommodations?	Information provided in public hearing notices and public meeting agendas.
Zoning and Land Use	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	Yes, the City reviews all its zoning laws, policies and practices for compliance with fair housing law annually.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Upon review of a development application, the City may approve a variance or exception for parking standards when there is a finding of public benefit.
Does the locality restrict the siting of group homes?	Group homes would be regulated through the Use Permit process.

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What zones allow group homes other than those allowed by State law? Are group homes over six persons allowed?	Group homes for six or fewer persons are allowed by "right" in the City's residentially zoned areas. In addition, the City allows group homes for seven or more people with a use permit in all residentially zoned areas.
Does the City have occupancy standards in the Zoning Ordinance that apply specifically to unrelated adults and not to families?	18.04.570 "Roominghouse or Boardinghouse" means a dwelling other than a hotel where lodging and/or meals for three or more persons are provided for compensation.
Does the land use element regulate the siting of special housing in relationship to one another?	No, the land use element does not regulate the siting of special housing in relationship to one another.
Permits and Processing	
How does the City process a request to retrofit homes for accessibility?	The City processes request to retrofit homes for accessibility through the building permit process.
Does the City allow group homes with fewer than six persons by right in single-family zones?	Yes, the City does allow group homes with fewer than six persons by right in single-family zones.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Residential care homes operating in the City must be state licensed. Care homes with more than six persons are allowed with a use permit in all residentially zoned areas.
What kind of community input does the City allow for approval of group homes?	Through the Conditional Use Permit process public comment is taken by either the City Council or the Planning Commission and made a part of the record.
Does the City have particular conditions for group homes that will be providing services on site?	No, the City does not have particular conditions for providing services for group care homes on site.
Building Codes	
Has the City adopted the Uniform Building Code (UBC)?	The City has adopted the 2001 California Building Code, which references the 1997 edition of the UBC. In addition the City has adopted the 1997 Uniform Housing Code.
Has the City adopted any universal design element into the code?	The City has not adopted a universal design ordinance. However the City's housing policies and programs strongly support the themes of universal design to be incorporated into development.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	The City provides reasonable accommodation for persons with disabilities through a variance request.

Source: City of Suisun City, 2009

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Draft Inclusionary Housing Ordinance

The City anticipates that new commercial and market-rate housing development will encourage residents to relocate to Suisun City, placing a demand on public and private services. Incomes earned by those employed in positions providing supportive services are typically adequate to only pay for affordable housing. The City recognizes that the current supply of affordable housing will not meet the future demands of anticipated growth and new employees in supportive service positions. A lack of housing that is affordable to support the increase in lower-wage earners may force them to live in less than adequate housing, pay a disproportionate share of income towards housing, or be forced to commute increasing distances from housing located outside of the City.

Program 1.D.1 establishes the City's intent to implement an inclusionary housing ordinance to meet the future affordable housing need. The City has prepared a Draft Inclusionary Housing Ordinance that has yet to be adopted by the City Council. Upon adoption of the ordinance, the City will commission a housing affordability study to research the gap between market prices of for-sale and rental housing and prices affordable to lower-income households. The study will establish a fee schedule for in-lieu fees for rental and ownership units based on the respective affordability of each.

In addition to the reasons stated previously, the purpose of adopting an inclusionary housing ordinance is to comply with Government Code (GC) 65580. GC 65580 is a state policy which declares that local governments have a responsibility to exercise their powers to facilitate the development of housing for all economic segments of the community. The Draft ordinance currently requires developments of 2 to 9 units to include one inclusionary unit targeted towards low-income households in rental developments or one inclusionary unit affordable to moderate-income households in owner occupied developments. Rental projects with 10 or more units will be required to include 10 percent of the dwelling units available to low-income households or 6 percent available to very low-income households. Ownership projects with 10 or more units will be required to provide either 10 percent as moderate-income units, 6 percent as low-income units, or 5 percent as very low-income units. Developers can also request a blend of targeted income units upon approval of the City Council.

The City recognizes the potential constraints on the production of housing that an inclusionary ordinance can create. A critical constraint that the City recognizes is the added cost created by developing additional units. These cost are typically absorbed by tenants of market rate units, thus increasing housing prices and possibly lowering housing demand. In addition, developers may potentially conclude projects infeasible due to the added cost of inclusionary housing production. In response to possible constraints posed by inclusionary requirements, the City will also adopt a program to credit additional affordable housing units.

In the event that a developer voluntarily provides affordable housing units in addition to those required as inclusionary the developer will receive a credit. For example, if a developer is required to include 3 affordable housing units as required under the inclusionary ordinance and provides 6 affordable units, the developer will be credited with the development of 3 affordable housing units which can be applied to the inclusionary requirements of future developments. Developers have the option to retain the credits and use them towards future projects or transfer the credits to other developers. The credits are intended to encourage developers to construct additional housing units while ensuring the availability of an adequate mix of affordable housing units throughout the City.

In addition to providing credits for additional units the City will also offer incentives to offset any potential constraints posed by the inclusionary requirement including the following:

- Financial assistance (based on availability of federal, state, local foundations, and private housing funds);
- Expedited development review;
- Streamlined development application processing;
- Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis; and
- Other incentives to be determined that meet the intent of the City's inclusionary housing program.

Codes and Enforcement/ On- and Off-Site Improvement Standards

On- and Off-Site Improvement Standards

On- and off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements can represent a significant share of the cost of producing new housing.

According to the City's Zoning Ordinance, the City has determined that the design and type of improvements shall conform to the city standard details and specifications approved and in use by the City for streets and facilities. No temporary or permanent improvement work is to be commenced until improvement plans and profiles have been approved by the city engineer and permits obtained. Permanent improvements must be installed to permanent line and grade to the satisfaction of the city engineer in accordance with the standard specifications and other ordinances and regulations in effect at the time of submission of the final map. The following general on- and off-site improvement standards have been established by the City.

Landscaping

Ordinance 20.04 requires that all developer-installed landscaping for single-family and multi-family residential projects must meet City and state requirements for ensuring water conservation through design and management of proposed landscaping designs.

Park Dedications

Ordinance 17.08.220 requires the owner having the ultimate legal responsibility for compliance with this division to additionally dedicate such lands as required by the Planning Commission or pay a fee in lieu of such dedication or provide a combination of such dedication payment for park and recreational purposes as required by ordinance of the City.

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Bikeways

Ordinance 17.08.100 establishes that bikeways shall be provided in accordance with applicable standards for construction where bikeways are required by the general or specific plan or by the Planning Commission upon a finding of the necessity thereof to serve users of the division and adjoining land areas.

Easements

Ordinance 17.08.030 requires easements on all lots when necessary for public utilities or drainage.

Public Utilities

Ordinance 17.08.170 establishes that water, cable television, gas, electric, and other utility services shall be included to serve each lot, with each utility extended to the lot line.

Drainage

Ordinance 17.08.180 requires the development of storm drainage facilities or financial contributions for the improvement of any existing or planned storm drainage facilities or the construction of transmission or drainage ways for the proposed improvement to a point of natural or manmade disposal of stormwater.

Water and Sewer Standards

Water

Ordinance 17.08.180 (A) requires a developed water supply and/or financial contributions for the improvement of any existing source of supply for the construction of transmission lines from that supply to the proposed development.

Sewer

Ordinance 17.08.180(B) requires the development of a sewage disposal facility or financial contributions for the improvement of any existing or planned sewer disposal system or the construction of transmission lines for sewage disposal.

Street Improvement Standards

Ordinance 17.08.140 requires streets to conform to the City's street plans and specifications. The ordinance requires that streets shall conform, as to alignment and width, to any applicable general or specific plan for streets and highways of the city, including but not limited to the standard drawings and specifications of the city.

In addition to the general improvements discussed above, the City also has created an off-site street improvement program.

Off-Site Street Improvement Program

Chapter 12.20 of the City's Zoning Ordinance establishes the Off-Site Street Improvement Program, which was established as a program to meet the City's current and future needs for streets and highways. The current fees are \$4,082 for a single-family dwelling unit and \$3,584 for each multi-family unit. The City Council may in its sole discretion waive or reduce the fee on any project or improvement based on a showing of need or justification (12.20.030). The fee will also be waived for any project involving the rehabilitation of any existing structure in which the total cost of construction is less than 60 percent of the fair market value of the structure as determined by the assessors office in that fiscal year. Zoning Ordinance 12.20.030 removes the possible constraint that this program may apply to the development of affordable housing by granting the City Council the authority to remove or reduce the constraint.

Open Space Requirements

The open space goal of the City's General Plan is "to provide a variety of open spaces to meet community needs for environmental protection, agriculture, recreation, flood management and water quality" (page 84, Suisun City General Plan). In order to achieve this goal, the City will designate certain lands to remain undeveloped or developed only with uses that are consistent with plans and programs (Specific Plan, Capital Improvement Program (CIP), Marsh Protection District Plan, etc.) for the use of such lands. In some cases, such as for park and recreation use, land will be acquired and managed publicly. In other cases, open space uses will be assured through cooperative agreements with private property owners or through public easements.

As new development occurs, park and recreational open spaces will be provided according to the standards of the Suisun General Plan and CIP. Each large new residential development will provide recreation facilities such as informal open spaces and neighborhood parks that meet the needs of local residents and contribute to citywide programs. The City has established development fees at a sufficient level to fund the proportionate share of a new development's demand for arterial streets, municipal facilities and equipment, and parks, open space, and recreation facilities. Any added cost to the development of housing will not be significant enough to cause undue constraints to affordable housing development.

In addition, the City requires that medium- and high-density residential projects provide usable open space. Open space requirements are negotiated through the site plan review process.

Codes and Enforcement

Suisun City, in accordance with California housing law, establishes certain minimum requirements for residential construction. The City Building Department currently operates under the 1999 edition of the Uniform Building Code (UBC), the Uniform Mechanical Code (UMC), the Uniform Plumbing Code (UPC), and the National Electrical Code (NEC). These housing regulations are minimum requirements set throughout the state and therefore do not create specific constraints on one type of building or for one classification of buyer or renter.

Housing code violations are monitored on a reactive basis based on complaints submitted by residents. The City's active housing rehabilitation program is driven by residents who must apply for the assistance, but City staff monitors code enforcement reports regularly so they are aware of areas with potential rehabilitation need.

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The Community Development Department administers the Zoning Ordinance and the Amended Downtown/Waterfront Specific Plan under the direction of the Community Development Director and the Planning Commission. Any building construction, development, or modification conducted contrary to the Zoning Ordinance is unlawful and a public nuisance. The City Attorney, by order of the City Manager, must immediately initiate proceedings for an abatement action.

As described above, the City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City has not made amendments to the code that would diminish the ability to accommodate persons with disabilities.

Universal Design

The City has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. However, Suisun City's housing policies and assistance programs strongly encourage housing developments to incorporate universal design themes in at least some new units.

Processing and Permit Procedures

Conditional Use Permits. Conditional use permits are required to ensure the proper integration of uses, which, because of their special nature and/or potential for becoming nuisances, may be suitable only in certain locations or zoning districts and then only when such uses can be controlled or designed in a particular manner. **Table 36** above provides details regarding permitted and conditional uses for each residential zone. Potential concerns addressed by the use permit include factors such as noise, dust, dirt, litter, fumes, odors, vibrations, and traffic congestion. Conditional uses are those that need special review to determine their compatibility with the surrounding area and to establish special conditions to maintain harmony with the neighborhood.

Application for a use permit is made on a specified form and submitted along with site plans to the Community Development Department. The Community Development Director has the authority to grant a use permit, subject to an appeal to the Planning Commission by any affected persons. In practice, the Community Development Director schedules a use permit application for review and action by the Planning Commission. In order to grant a use permit, findings must be made that the proposed location of the use and the proposed operating conditions will be consistent with the General Plan, Zoning Ordinance, and Amended Downtown/Waterfront Specific Plan, where applicable. In addition, a determination must be made that the proposed use will not be detrimental to the public health, safety, or welfare of persons living or working in the neighborhood.

Planned Unit Development Permit. The PUD permit is primarily intended to provide for the development of larger parcels designated for mixed uses. Primarily, these parcels are located within the C/O/R, Mixed Use; the WC, Waterfront Commercial; and the RM, Medium-Density Residential districts. The specific location, layout, design, and phasing of these districts shall be determined through the PUD process. It allows a flexible design approach to the application of development standards where a higher quality of design, amenity, and community environment would result. However, it is not intended to circumvent the application of normal development

standards. In residential districts, the permit is used to accommodate both multiple housing developments and single-family residential developments. It also applies to development of commercial uses such as neighborhood and district shopping centers, professional and administrative office areas, commercial service centers, and light industrial parks.

PUD applications are filed with the Community Development Department, along with a preliminary development plan. This permit must be approved by the City Council. Subsequently, a Precise Development Plan must be submitted that shows the final details of the project. The City Council may adopt, as part of the permit, requirements that are more or less restrictive than those specified elsewhere in the Amended Downtown/Waterfront Specific Plan. These limits are typically related to density, lot coverage, height, spacing, traffic control, screening, open space, architectural design, landscaping, and impact mitigation.

Approval Procedures: Application for use permits must be in writing on a form prescribed by the Community Development Director and include plans and elevations, site plans, and/or other data necessary to show that conditions set forth in Section 18.66 through 18.66.540 of the City's Zoning Ordinance are fulfilled. The City has made both the Zoning Ordinance and use permit applications available on their website (<http://www.ci.suisun-city.ca.us>). Public hearings before the Planning Commission must provide public notice of the use permit application at least 10 calendar days in advance of the Planning Commission meeting, in accordance with state law. In order to grant a use permit, the Planning Commission must make specific findings, as follows:

- That the establishment, maintenance or operation of a use or building applied for are in conformity to the general plan for the city with regard to traffic circulation, population densities and distribution, and/or other aspects of the general plan considered by the zoning administrator to be pertinent;
- That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;
- That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.

Permit Processing

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review. Since the majority of EIR's are prepared in response to a General Plan Amendment request they are often processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone application may be reviewed in conjunction with the required site plan, a tentative map, and any necessary variances. Such procedures save time, money,

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and effort for both the public and private sector and could decrease the costs for the developer.

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the community development department, public works, and the fire department is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the planning department and other agencies such as public works for consistency with City ordinances and General Plan guidelines. Concurrently, the elevations are sent to the Planning Department for review. The plan is then approved at the staff level. Depending on the complexity of the project, a single-family project may be approved in approximately 4 weeks from date of plan submission; if no variances, exceptions, or zone changes are needed. After the project is approved, the building department performs plan checks and issues building permits. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

Multifamily projects take 3-6 months on average, depending on the necessary development applications. The permitting process would work very similar to that of a subdivision. First, a pre-consultation meeting would take place to discuss any preliminary issues with the project. Development applications are then submitted to the Planning Department who forwards the application materials to all applicable city departments. Simultaneously to processing the applications, planning staff is conducting an initial study and carrying out the preparation of all environmental documents. Once the project is deemed complete a public hearing is scheduled for approval of entitlements. Throughout construction, the building department will perform building checks to monitor the progress of the project.

Mixed-use projects are typically processed under similar timelines as subdivisions and multi-family projects. Pre-consultation meetings are encouraged to discuss the scope of the project and any preliminary issues. Planning staff would receive the development applications and would involve applicable departments in order to receive comments. Once the project is deemed complete and the all the environmental documents have been prepared and circulated, public hearings would be scheduled for entitlement approval. Throughout construction, the building department will perform building checks to monitor the progress of the project.

Processing procedures for projects with residential units each contain a variety of approval types from differing departments and commissions. As shown in **Table 39**, the approval process is longer for larger project types than for single family and can be completed in as little as 3 months. There are a variety of approvals that must be obtained to develop projects in the City, most of which can be done concurrently, which along with pre-consultation meetings speeds up the approval process. The following are descriptions of each stage of the approval process, as shown in **Table 39**.

- Ministerial Review- Planning department approval.
- Design Review- Public works approval, building department approval, and Planning Commission approval.
- Tentative map- Public works approval, planning department approval, Planning Commission recommendation for City Council approval.

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- Final Map- Public works approval and planning department approval (ministerial)
- Initial Study- Public works approval, building department approval, planning department approval, Planning Commission recommendation for City Council approval.
- Site plan/Architectural Review- Public works approval, building department approval, planning department approval, Planning Commission recommendation for City Council approval.
- Planned Development- Public works approval, building department approval, planning department approval, Planning Commission recommendation for City Council approval.
- General Plan Amendment- Public works approval, building department approval, planning department approval, Planning Commission recommendation for City Council approval.
- Rezone- Public works approval, building department approval, planning department approval, Planning Commission recommendation for City Council approval.
- Use Permit- Public works approval, building department approval, planning department approval, Planning Commission recommendation for City Council approval.

Table 39 below outlines typical approval requirements for a single-family infill project, a 30-unit subdivision, a 50-unit multifamily project and a mixed-use project.

**TABLE 39
TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE**

Project Type	Single Family Unit	Subdivision	Multifamily Units	Mixed Use Project
Approval Requirements	Ministerial Review	Tentative Map	Initial Study	Initial Study
	Design Review	Final Map	Site Plan/ Architectural Review	Site Plan/ Architectural Review
		Initial Study	Planned Development	Planned Development
		Site Plan/ Architectural Review	Use Permit	
		Planned Development	General Plan Amendment	
		General Plan Amendment	Rezone	
		Rezone		
Estimated Total Processing Time	4 weeks	3-6months	3-6 months	3-6 months

Source: City of Suisun City, 2009

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Processing Time

The amount of time that it takes for the City to review and process development approval requests and permit requests can have an impact on the final cost of producing the proposed development. The amount of approval time correlates directly to a delay in development, which will typically increase finance charges that are eventually passed along to the occupant of the completed project.

The City encourages applicants to begin the approval process prior to submitting an application for approval, by providing guidance and recommendations to applicants. The majority of City staff time dedicated to the approval process for a use permit or a PUD occurs prior to the submission of the application to ensure that the application is complete prior to being reviewed by the appropriate committee. The City provides summaries of the various permits required as well as applications for each type of permit in portable document format (PDF).

The typical processing times for development and permit approval are presented in **Table 40**. The typical time for each approval is consistent with other Bay Area jurisdictions. There are several factors that have a direct impact on the processing time.

TABLE 40
PERMIT PROCESSING TIME

Type of Approval or Permit	Typical Processing Time
Ministerial Review	30-120 days
Conditional Use Permit	30-120 days
Zone Change	30-120 days
General Plan Amendment	30-120 days
Site Plan Review	30-120 days
Architectural/Design Review	30-120 days
Tract Maps	30-120 days
Parcel Maps	30-120 days
Initial Environmental Study	30-120 days
Environmental Impact Report	1 year or more
Other	5 days (depending on application)

Source: City of Suisun City, 2008

Fees

Suisun City charges a number of planning, building and engineering fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have an impact on the cost of housing, particularly affordable housing. However, the City continually evaluates its fees

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to ensure they do not unduly constrain the development of housing. **Table 41** indicates the building and impact fees in 2008 for a 2000 square foot home with a value of \$200,000. The multi-family fees are based on a recently built multi-family project, Cottonwood Creek, which has a total of 94 units and non-land costs of \$17,100,000. **Appendix B** summarizes the various Planning and Building-related fees charged by the City. The multi-family fees are based on a multi-family project made up of one building.

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TABLE 41
FEE SUMMARY FOR DEVELOPMENT BY FEE TYPE

Fee Type	Single-family	Multi-family
Building Permit Valuation Fee	\$1,279	\$463 ¹
Plan check (65% of Building Fee)	\$831	\$302 ¹
Municipal Facilities and Equipment Fee	\$2,250	\$1,658
Design Review	\$74	\$74
Water Connection (6" meter)	\$4,558	\$1,628 ¹
School Fee	\$7,220 (\$3.61/sq. ft.)	\$7,220 (\$3.61/sq. ft.)
Sewer Connection	\$5,943	\$5,943
Off-Site Street Improvement Fee	\$4,802	\$3,584
Park Improvement Fee	\$3,523	\$2,596
County Public Facilities Fee	\$2,395	\$2,075
TOTAL	\$32,875	\$25,543

Source: City of Suisun City, 2008

¹ Fees based on the Cottonwood Creek example of 94 units with total soft costs of \$17,100,000.

Normally, Community Development fees would not be a constraint on housing cost because most of the fees are flat rate charges, not per unit charges, and can be spread over the entire development. For an average density residential development (18 units per acre) in a high-density 5-acre zone, the fees would be approximately \$100 per unit.

However, Building Department fees have a much larger effect than planning fees on the final cost of a unit. Such fees include Plan Check Fees, water and sewer impact and hookup costs, off-site improvement fees, park improvement fees (in lieu of land dedication), county public facilities fees, construction taxes, and similar charges. In addition, there are school facility fees. Development impact fees can be significant for affordable multi-family housing projects; however, these fees have not been a constraint to developers constructing market-rate housing that also includes some affordable units.

Permitting costs for a single-family dwelling are estimated at \$34,000 for a 2,000 sq. ft. home, including school fees.

Non-Governmental Constraints

Non-governmental economic constraints are driven by the market and typically fall outside the direct control of the local government. Through responsive programs and policies aimed toward offsetting the impacts that the market has on housing affordability, the City can be influential in balancing housing affordability for residents of all income levels and market opportunity for home builders. Analyzing land cost, construction cost, and the availability of financing, the City can develop programs, with key preconditions for land use and housing that are responsive to such conditions, in order to ensure the availability of housing that meets the needs of residents.

Land Costs

A major market constraint that restricts the development of dwelling units is the price of suitable land. Loopnet.com, an online resource for land prices, reported a 4-acre parcel in the City that is zoned residential that sold for roughly \$600,000, which is approximately \$150,000 per acre.

Construction Costs

Construction costs vary widely depending on the type of structure being built. For instance, the total construction cost of a multi-family structure will cost significantly more than a single-family home, though the cost of each unit in the multi-family structure will cost less due to economies of scale.

According to the Producer Price Index compiled by the U.S. Department of Labor, housing has declined from 55 percent in 2005 to 40 percent in 2008 of the total construction market. Public works projects, which are on the rise, continue to sustain the price of construction materials during the downturn of housing construction. Between 2004 and 2006, the price of residential construction cost rose by 22 percent; by 2008, the housing market slowed and halted the rising cost of residential construction materials.

Building-cost.net, a housing construction cost resource that calculates the total estimated cost of building a new home using the National Building Cost Manual, was used as a means of estimating the total construction cost (not including land or City fees) of constructing a new single-family home.

The estimate for constructing a new home under competitive conditions in September 2008 includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractor's contingency, overhead and profit. A 1,200 square foot home with an attached garage and average building materials is estimated to cost roughly \$202,131 or \$168 per square foot. This includes \$99,960 in material cost, \$99,653 in labor cost, and \$2,518 in equipment cost.

Multifamily housing construction is typically the preferred method for constructing affordable housing. Multifamily development allows developers to place more units on a parcel than a single-family subdivision through designs that are typically compact and multi-story. This allows developers to construct individual units within a project at a lower cost than single-family homes. The savings achieved by the developer can then be passed along to prospective tenants at rates more affordable than single-family housing.

As mentioned in the analysis of at-risk units section, Cottonwood Creek was recently developed in the City as a 94 unit affordable housing project. The cost related to constructing Cottonwood Creek, not including cost of land cost (which were included in the at-risk assessment) or soft costs, was \$17,100,000. This equates to a per unit construction cost of \$181,915, which is nearly \$20,000 less than the per unit construction cost of a single-family home. Construction costs for multifamily housing development do not appear to be a market constraint to the provision of affordable housing.

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Availability of Financing

Private financing is the primary source for residents to purchase a home. In **Table 42**, home purchase loan data from the Home Mortgage Disclosure Act (HMDA) is presented to show the City's loan application history and status between the years 2005 and 2007. The number of loan applications within particular jurisdictions in a Metropolitan Statistical Area (MSA) is reported by census tract. In the Fairfield/Vallejo MSA, jurisdictions have overlapping census tracts and therefore it is not possible to calculate the exact number of loan applications in each census tract that come from a particular jurisdiction. For example, of the ten census tracts within Suisun City, seven are shared with the City of Fairfield. However, the data presented in **Table 42**, is a close estimation of the availability of financing in the City.

According to the HMDA information, the total number of loan applications processed in the Vallejo-Fairfield MSA/MD between 2005 and 2007 was 53,376. Of those, 35,723 (67 percent) were approved and 11,278 (21 percent) were denied. In Suisun City between 2005 and 2007, there were a total of 4,077 applications, of which 2,660 (65 percent) were approved and 862 (21 percent) were denied.

In 2007, census tract 2527.06, also known as Montebello Vista and Peterson Ranch, experienced the highest percentage of denied loans as a percentage of total applications within the census tract. These neighborhoods are located on the eastern side of the City, in close proximity to Travis Air Force Base. Of the 105 loan applications processed in Montebello Vista and Peterson Ranch, 46 percent were denied and 48 percent were approved. Overall, financing in the City of Suisun City is as readily available as financing in the other jurisdictions in Solano County. As seen in **Table 42**, the margin at which loans are being requested and processed each year is declining, which may mean that the availability of financing could become a constraint to people becoming homeowners in the City.

TABLE 42
HOME PURCHASE LOANS, 2005-2007

Home Purchase Loans										
Year	Approved			Denied			Withdrawn/ Incomplete			Total Loan Applications
	Suisun City	Fairfield/ Vallejo MSA/MD	% Purchase Loans	Suisun City	Fairfield/ Vallejo MSA/MD	% Purchase Loans	Suisun City	Fairfield/ Vallejo MSA/MD	% Purchase Loans	Fairfield/ Vallejo MSA/MD
2005	1,306	17,860	69.11%	361	4,774	18.47%	228	3,208	12.41%	25,842
2006	971	11,993	66.43%	320	3,949	21.87%	246	2,111	11.69%	18,053
2007	383	5,870	61.91%	181	2,555	26.95%	81	1,056	11.14%	9,481
Totals	2,660	35,723	66.93%	862	11,278	21.13%	555	6,375	11.94%	53,376

Source: Home Mortgage Disclosure Act, 2005, 2006, 2007.

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

ENERGY CONSERVATION OPPORTUNITIES

There are many opportunities for conserving energy in new and existing homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. Since much of Suisun City is already developed, however, it is important to consider the opportunity for energy savings in existing housing also. According to the U.S. Department of Energy, the concept of energy efficiency in buildings is the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation. All the components of the building envelope need to work together to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. PG&E offers free home energy audits and can specify areas for energy conservation. The City refers developers and low-income residents to PG&E for energy savings programs. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation which incorporates energy conservation considerations.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

- 1) Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
 - use of "thermal mass," earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - "burying" part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;
 - use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes);
 - use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.

- 2) Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - north-south orientation of the long axis of a dwelling;

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- minimizing the southern and western exposure of exterior surfaces; and
 - location of dwellings to take advantage of natural air circulation and evening breezes.
- 3) Use of landscaping features to moderate interior temperatures. Such techniques include:
- use of deciduous shade trees and other plants to protect the home;
 - use of natural or artificial flowing water; and
 - use of trees and hedges as windbreaks.

In addition to natural techniques, a number of modern methods of energy conservation have been developed or advanced since the 1990's. These include:

- use of solar energy to heat water;
- use of solar panels and other devices to generate electricity;
- window glazing to repel summer heat and trap winter warmth;
- weather-stripping and other insulation to reduce heat gain and loss;
- use of natural gas for dryers, stovetops and ranges;
- use of energy efficient home appliances; and
- use of low-flow showerheads and faucet aerators to reduce hot water use.

The city's warm climate is typical of northern California with year-round mild temperatures and provides an opportunity to use solar energy techniques to generate electricity, heat water, and provide space heating during colder months, as well. Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 1,000 watts of electricity on a sunny day. This can constitute more than enough power for daily residential operations and a special converter attached to the solar panels can take excess electricity and funnel it back into the PG&E grid.

There are local programs that assist low- and moderate-income households in retrofitting their homes. PG&E offers free weatherization to qualified residents, including free attic insulation, weather-stripping and caulking, water heater blankets, and low flow showerheads. They also offer rebates on the purchase of certain energy efficient appliances and vouchers for replacing windows, furnaces, and other household items.

The City is also in the process of preparing a Transit Oriented Development (TOD) study for adoption. The study aims to present a variety of options for development along mass-transit corridors. Currently, an analysis of the research conducted for the study proposes three development scenarios for a study area within a ¼ mile of the City's train stop. The study area contains 16.8 acres of developable space, which the study recommends utilizing the space by implementing either an in-fill development scenario, residential conversion scenario, or an R&D/flex space conversion scenario. The City plans to utilize the findings of the TOD to reduce

vehicle miles traveled (VMT) of residents, which would potentially decrease indirect housing cost by reducing income spent related motor vehicle travel.

In addition to creating the TOD area, the City is finalizing the construction of bike gap closure projects to connect existing trails, which will provide options for residents to travel downtown and conserve fuel.

State Building Code Standards

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act (Public Resources Code 25000 et seq.). Among the requirements of the new law was a directive for the Commission to adopt energy conservation standards for new construction. The first residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised and refined since that time.

The City has adopted and actively enforces Title 24 as part of the energy code. In addition, the City uses current IBC building codes during the entitlement process for all developments.

The City is also in the process of studying current options to reduce energy consumption in City facilities as a way to save on energy cost and promote energy conservation amongst residents. Currently, the City is updating its website to include website links for citizens interested in reducing energy consumption and using alternative fuel sources.

APPENDIX A

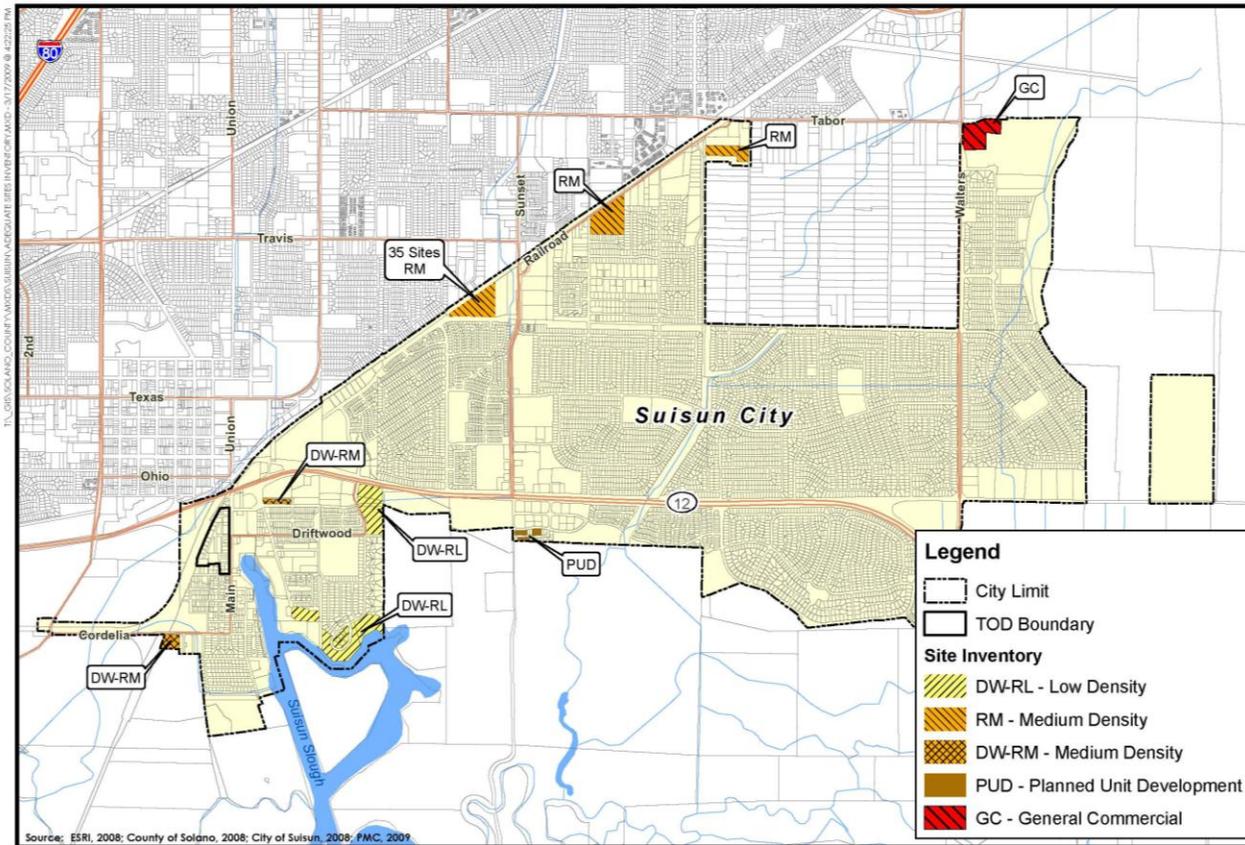


Figure 1
Adequate Sites Inventory



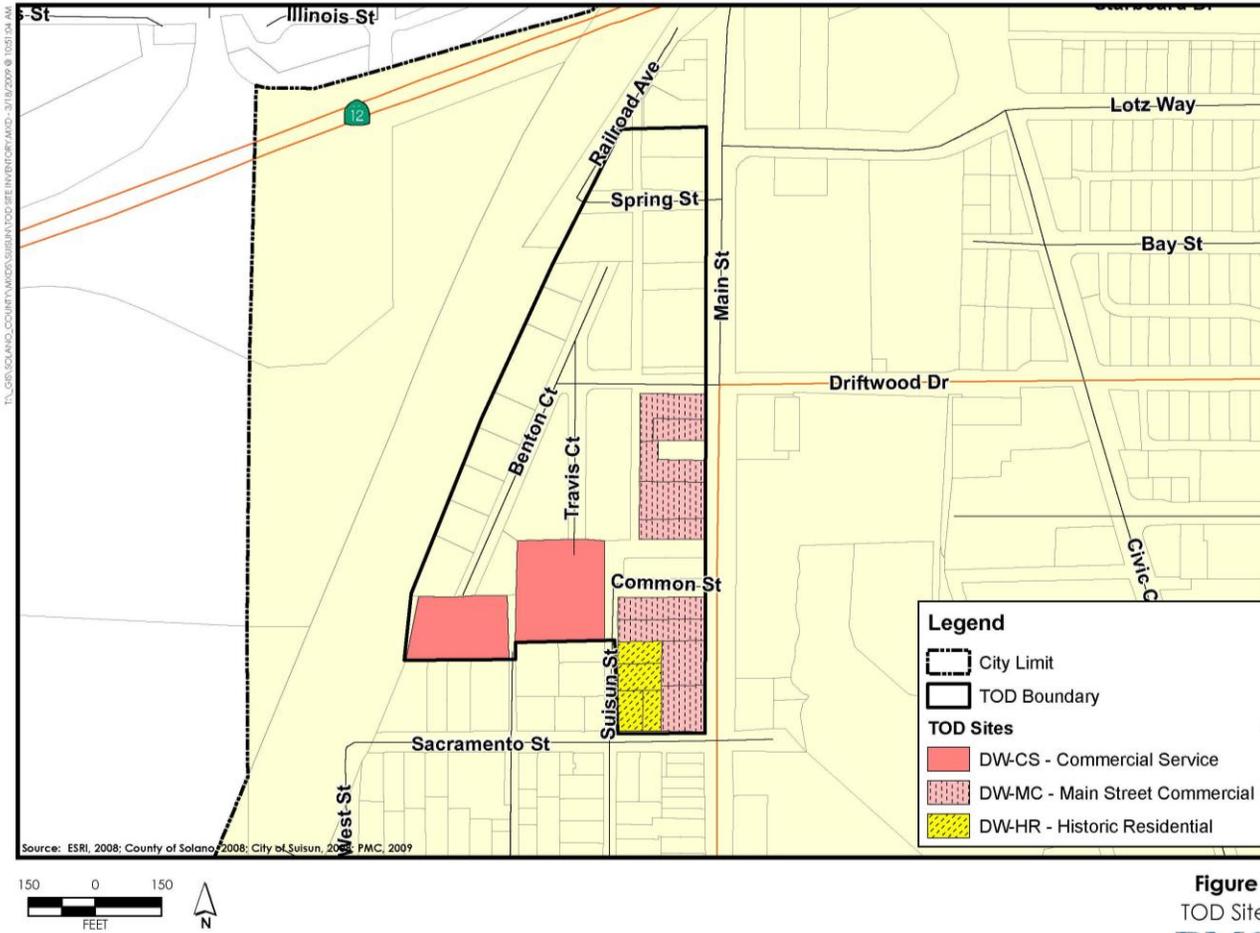


Figure 2
TOD Sites
PMC

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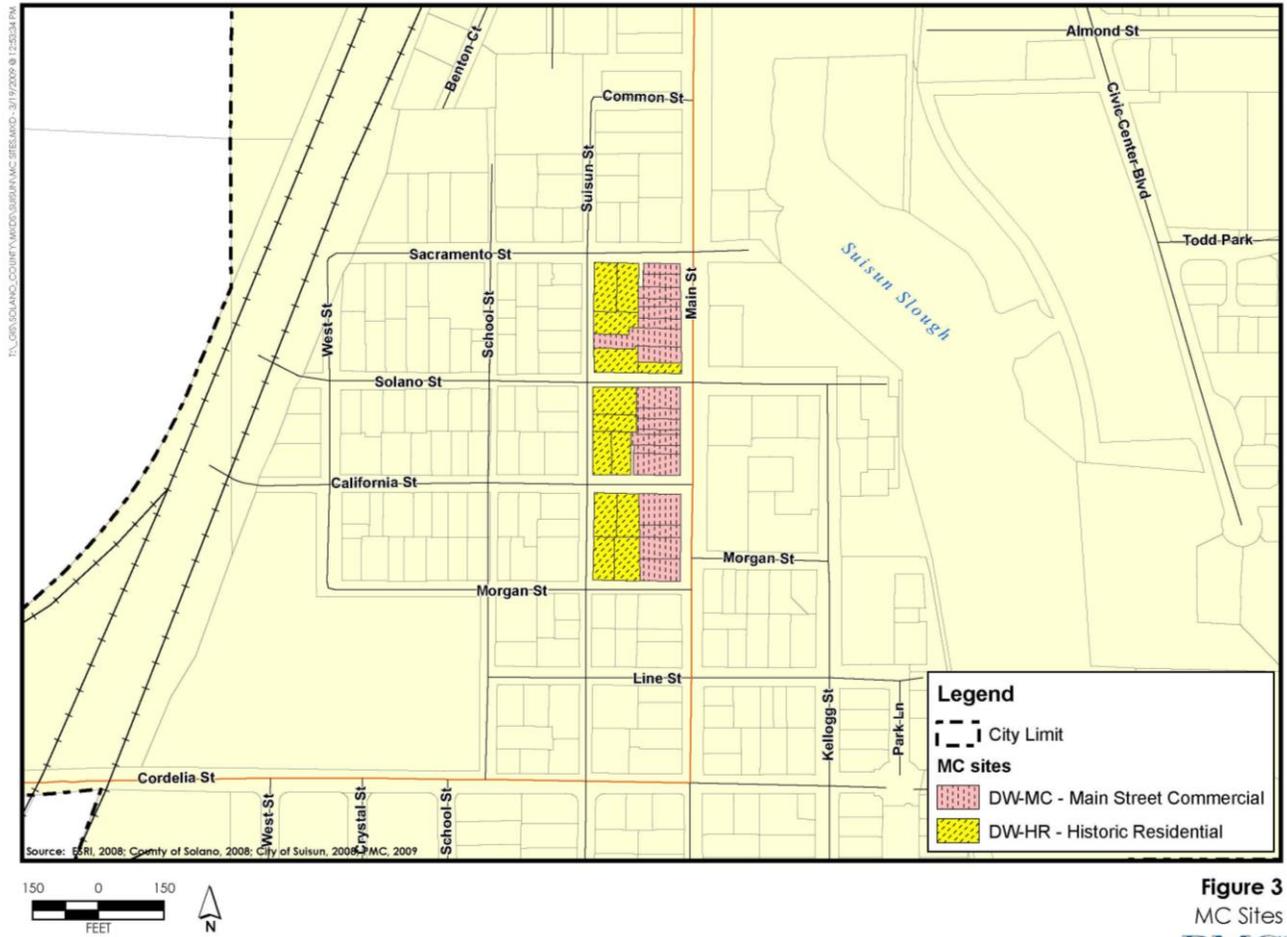


Figure 3
MC Sites
PMC

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APPENDIX B

**MASTER FEE SCHEDULE
BUILDING**

Fee Description	Current Fee	Proposed Fee
FIRE SAFETY PLAN CHECK		
Commercial/Industrial/Multi-family	25% of Building Permit	25% of Building Permit
Single Family Residence	25% of Building Permit	25% of Building Permit
Maximum Amount	\$120.70	\$127.00
GRADING - NEW DEVELOPMENT ONLY		
Residential Lot	\$90.50	\$95.00
Multi Family per Unit	\$30.10	\$32.00
Commercial/Industrial per 1/4 acre	\$241.60	\$254.00
Grading Plan Check	65% of Grading Permit	65% of Grading Permit
SECURITY INSPECTION		
Residential per Dwelling Unit	\$39.70	\$42.00
Multi Family per Dwelling Unit	\$39.70	\$42.00
SIGN PERMIT		
Base Permit Fee	\$241.60	\$254.00
Plus amount per Sign	\$42.20	\$44.00
ENERGY PLAN CHECK		
Residential per Dwelling	\$42.20	\$44.00
Commercial /Industrial		
Base Amount	\$120.70	\$127.00
Plus per Square foot	\$0.03	\$0.03
Planning Department		
BUILDING PERMIT PLAN CHECK / INSPECTION		
Residential		
Base Amount	25% of Building Permit	25% of Building Permit
Maximum	\$62.40	\$66.00
Commercial		
Base Amount	5% of Building Permit	5% of Building Permit
Maximum	\$62.40	\$66.00

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**MASTER FEE SCHEDULE
PLANNING**

Fee Description	Current Fee	Proposed Fee
Variance – Major	\$852.30	\$895.00
Variance – Minor	\$353.30	\$371.00
Use Permit - Major (Including Care Facilities)	\$852.30	\$895.00
Use Permit - Minor (Including Care Facilities)	\$353.30	\$371.00
Use Permit - Exceptions (Hr District)	\$70.80	\$74.00
Use Permit-Temp <72 Hours	\$29.80	\$31.00
Use Permit-Temp >72 Hours	\$118.40	\$124.00
Site Plan Review	\$708.40	\$744.00
Add: Per Res Dwelling Unit	\$14.30	\$15.00
Add: Per Non-Res Square Foot	\$0.07	\$0.10
Architectural Review	\$708.40	\$744.00
Add: Per Res Dwelling Unit	\$14.30	\$15.00
Add: Per Non-Res Square Foot	\$0.07	\$0.10
Tentative Parcel Map	\$354.20	\$372.00
Additional Lot	\$70.80	\$74.00
Lot Line Adjustments Processing	\$340.80	\$358.00
Tentative Subdivision Map	\$1,062.20	\$1,115.00
Additional Residential Lot	\$14.30	\$15.00
Additional Non-Res Lot/Sq Ft	\$0.07	\$0.10
Tentative Map Extension	\$372.00	\$372.00
Planned Unit Development	\$1,062.20	\$1,115.00
Additional Residential/DU	\$14.30	\$15.00
Additional Non-Res/Sq Ft	\$0.07	\$0.10
Annexations	\$1,413.50	\$1,484.00
Final Parcel Map	\$353.30	\$371.00
Final Subdivision Map	\$600.00	\$630.00
Appeals Planning Comm/City Council	\$70.80	\$74.00
Rezoning/Prezoning	\$1,413.50	\$1,484.00
Rezoning/Prezoning (Add'l Per Acre)	\$70.80	\$74.00
General Plan Amendment	\$1,413.50	\$1,484.00

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Fee Description	Current Fee	Proposed Fee
Ordinance Amendment-Text or other	\$1,413.50	\$1,484.00
Design Review	\$70.80	\$74.00
Design Review New Structures/Additions	\$141.30	\$148.00
Design Review Remodeling	\$35.30	\$37.00
Design Review / Signs	\$35.30	\$37.00
Design Review/Sign Program	\$371.00	\$372.00
Publications/Maps		
General Plan Publication-Vol. I & II	\$54.00	\$57.00
Volume I	\$35.30	\$37.00
Volume II	\$22.80	\$24.00
Zoning Map/General Plan Maps	\$14.50	\$15.00
Zoning Ord/General Plan Text	\$35.30	\$37.00
Downtown/Waterfront Specific Plan	\$35.30	\$37.00
Planning & Zoning Insp. -Letter of Compliance	\$58.20	\$61.00
Letter of Inspection Record, Permit Verification, not requiring on-site inspection (add'l if necessary)	\$12.90	\$14.00
Work of - Professional Staff - Director, per hour	\$110.00	\$116.00
Work of - Paraprofessional Staff - Asst. Planner, per hour	\$73.00	\$77.00
Work of - Clerical Staff, per hour	\$56.00	\$59.00
General Planning Services-New Development		
Single Family Residence per Unit	\$163.10	\$171.00
Multi Family Residence per Unit	\$138.00	\$145.00
Commercial/Industrial per square feet	\$0.12	\$0.13
Negative Declaration	50.00	\$350.00
Mitigated Negative Declaration	\$600.00	\$600.00
Categorical Exemption	\$250.00	\$250.00
Deposits applied toward Actual Costs of Staff, Attorneys, Consultants		
Development Agreement - Minimum Deposit Required	\$20,000.00	\$20,000.00
Environmental Impact Report (EIR), Minimum Deposit Required	\$20,000.00	\$20,000.00
Initial Study at Actual Cost, Minimum Deposit Required	\$12,000.00	\$12,000.00
Mitigation Monitoring Program, at Actual Cost - Minimum Deposit	\$5,000.00	\$5,000.00
Annexation into Community Facilities District #2, Min. Deposit	\$10,000.00	\$10,000.00

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**MASTER FEE SCHEDULE
FSSD SEWER CONNECTION FEES
EFFECTIVE 7/1/05
(AS ESTABLISHED BY FAIRFIELD-SUISUN SEWER DISTRICT RESOLUTION)**

Fee Description	Fee
SEWER CONNECTION FEES	
Single-Family Dwelling	\$5,943.00
Multi-Family Dwelling-First Unit	\$5,943.00
Multi-Family Dwelling: Each Additional Unit in Same Building	\$3,566.00
Trailer Court, Mobile Home Park, Hotel, Auto Court, Motel,	
Rooming House: First Unit	\$5,943.00
Each Additional Unit	\$2,971.00

**MASTER FEE SCHEDULE
SSWA WATER RATES
EFFECTIVE MAY 3, 2008
(AS ESTABLISHED BY SSWA-JPA RESOLUTION)**

Fee Description	Adopted 5/3/2008
WATER DEPARTMENT	
Late Charge (Late Penalty-Water Bills)	10% of balance
Collection Fee	\$21.30
Unauthorized Turn-on Fee	\$42.60
Curb Stop Damage Fee	\$235.30
Meter Damage Fee	\$235.30
Meter Lock Damage Fee	\$42.60
Emergency Connection Fee (Outside of Reg Business Hours)	\$35.00
Water Deposit	\$30.00
Maximum Deposit	\$180.00
Hydrant Meter Deposit	\$700.00
WATER CONNECTION FEES	
Single Family Homes - 3/4" meter	\$4,558.00
Other Customer Classes - 3/4" meter	\$4,558.00
- 1" meter	\$7,662.00

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Fee Description	Adopted 5/3/2008
- 1 1/2" meter	\$15,278.00
- 2" meter	\$24,454.00
- 3" meter	\$45,880.00
- 4" meter	\$76,482.00
- 6" meter	\$152,918.00
WATER METER - SET FEES	
3/4 " Single Family Residence	\$340.00
3/4 "	\$340.00
1"	\$371.00
1 1/2 "	\$588.00
2 "	\$814.00
3"	\$1,526.00
4"	\$2,629.00
6"	\$4,176.00
Water Construction Sites	\$20.45
WATER BI-MONTHLY SERVICE CHARGES	
Single Family Customers	\$27.74
3/4" Meter	\$27.74
1" Meter.	\$44.40
1 1/2" Meter	\$80.23
2" Meter	\$116.32
3" Meter	\$152.38
4" Meter	\$188.47
6" Meter	\$224.33
RESIDENTIAL COMMODITY RATES	
0 to 13 CCF	\$0.96
14 to 32 CCF	\$1.19
33 to 48 CCF	\$1.49
49+ CCF	\$1.79
NON-RESIDENTIAL COMMODITY RATE	
All water usage above minimum	\$0.96