

2020 Annual Status of the General Plan

Planning Commission
Item 8.B

February 16, 2021



General Plan Implementation

GP Implementation Plan Includes:

- GP Actions
- ECAS Measures
- EIR Mitigation Measures
- Housing Programs



City of Vacaville General Plan



Adopted August 11, 2015 – Resolution 2015-074



City of Vacaville Energy & Conservation Action Strategy



"Vacaville's Vision for Efficient Growth"

Adopted August 11, 2015 – Resolution 2015-074



Draft EIR
October 25, 2013

City of Vacaville General Plan and Energy and Conservation Action Strategy Draft EIR



Vacaville General Plan

2015-2023

Housing Element

Adopted
May 12, 2015

2020 Initiated General Plan Amendments

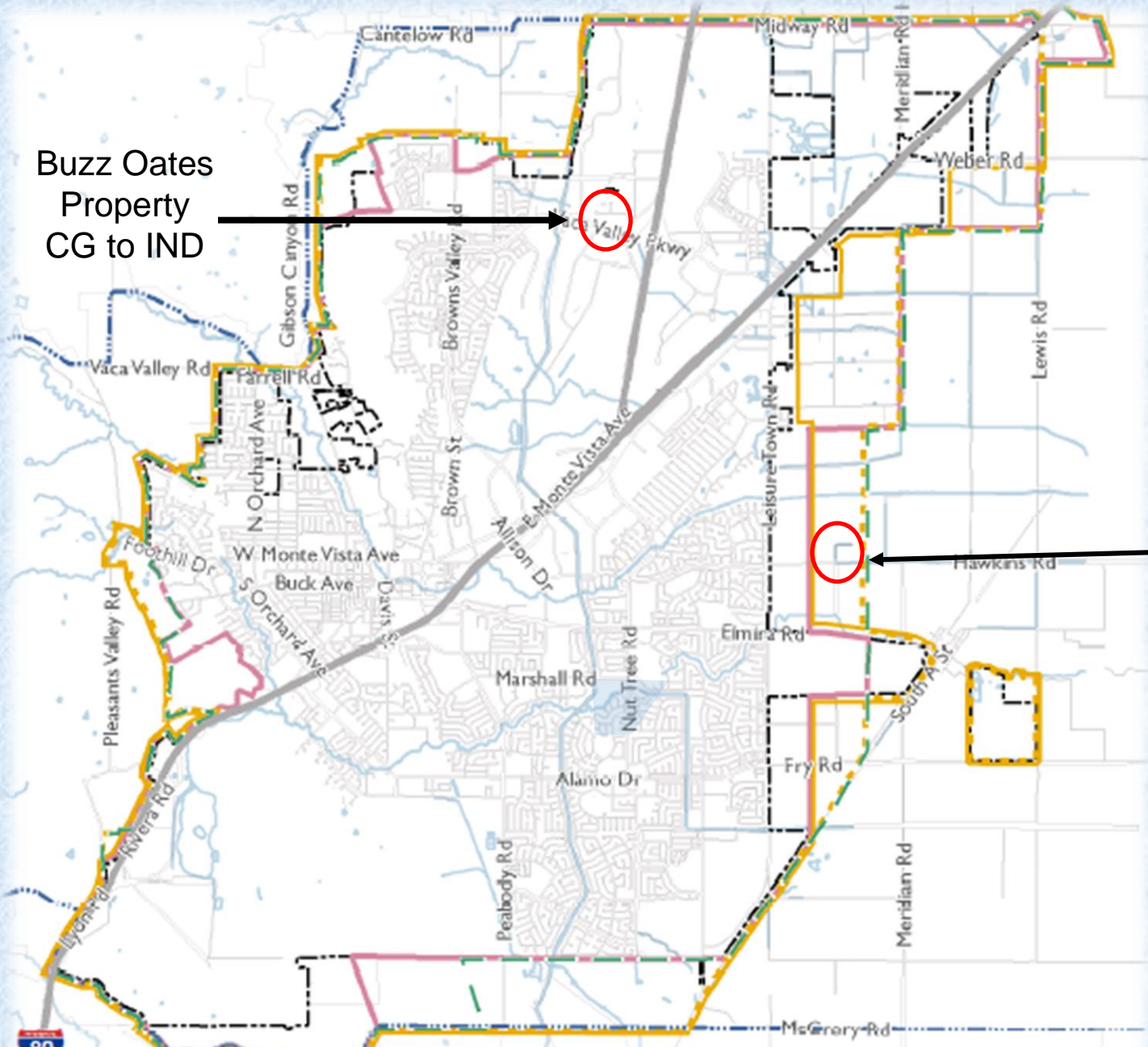
Buzz Oates Property
CG to IND



The Fields at Alamo Creek



VMT Implementation
& ECAS Update



Implementation Tasks In Progress and 2021 Priority Implementation Tasks

- AB 1600 DIF Study
- Infrastructure Studies/CIP Update
- Comprehensive Zoning Code Update
- Downtown Specific Plan
- Housing Element Update



Housing Element



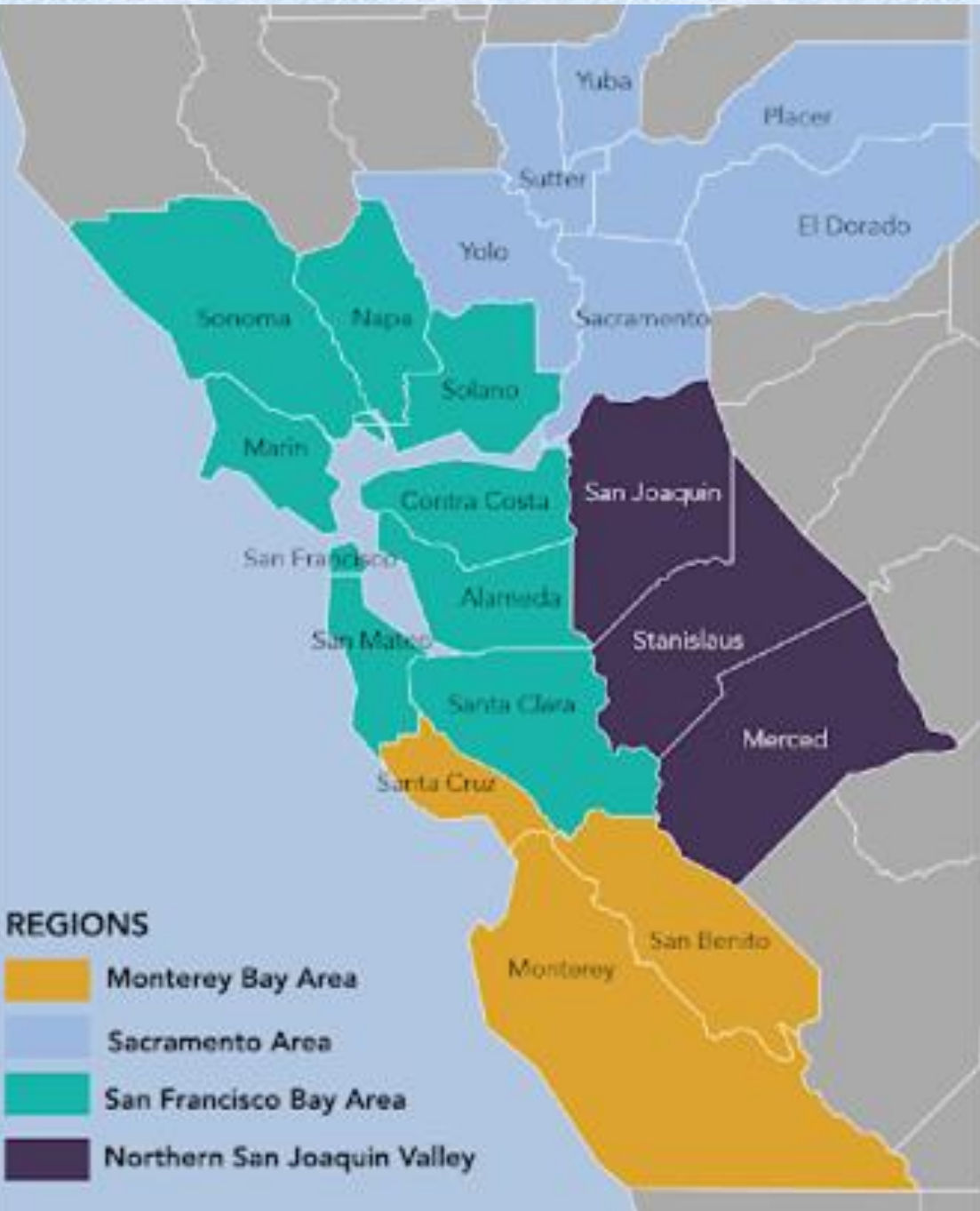
2020 Housing Element Report

- Mandatory General Plan Element
- 2015-2023 Reporting Period
- Policies to Address all Income groups
- Report contains Standardized Forms
- Submittal Required for Grant Money Eligibility

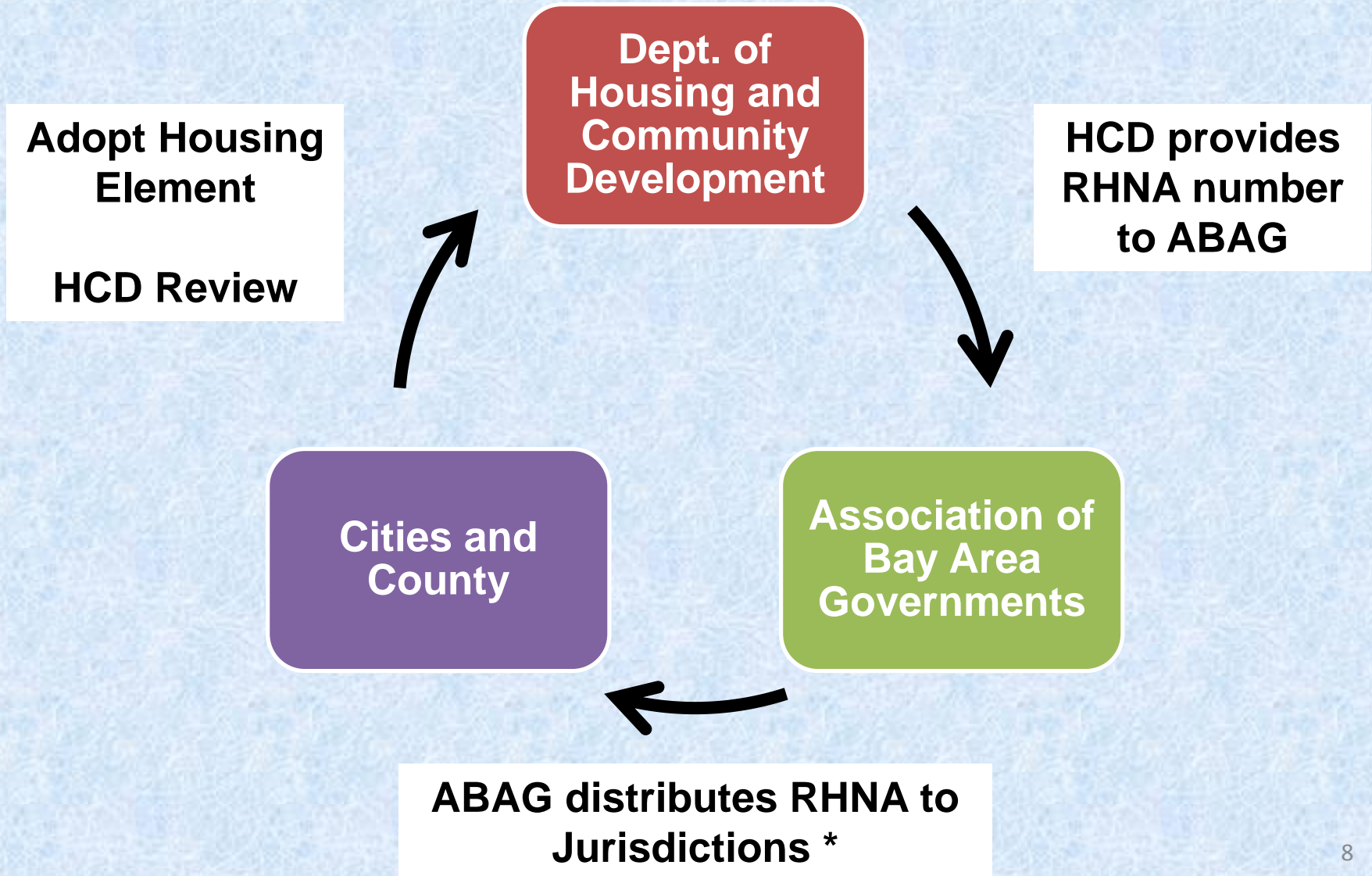


Association of Bay Area Governments (ABAG)

- San Francisco
- San Mateo
- Santa Clara
- Alameda
- Contra Costa
- Solano
- Napa
- Sonoma
- Marin



Regional Housing Needs Allocation Process



2015-2023 Housing Element Regional Housing Needs Allocation

	Very Low & Low	Moderate	Above Moderate	Totals
RHNA	421	173	490	1,084

RHNA - The number of housing units a jurisdiction must plan for during the 8 year housing cycle.

Housing units are divided by affordability levels.

2020 Housing Element Report

Solano County AMI = \$95,400

% of Area Median Income	Annual Income - Family of 4	Max Purchase Price* (FHA Loan with 3.5% - 4% Down)
50% Very Low	\$42,850	\$220,000
80% Low	\$68,550	\$350,000
Median Income	\$95,400	\$450,000
120% Moderate	\$102,850	\$550,000

* For Illustration Purposes only. Assumes 30% of monthly income goes towards housing no other monthly liabilities.

2015-2023 Housing Element Regional Housing Needs Allocation

	Very Low & Low	Moderate	Above Moderate	Totals
RHNA	421	173	490	1,084
2020 Permits Issued	10	32	636	678
2015 to Present Total Permits Issued (12/31/20)	119	564	1,671	2,354
Remaining RHNA	302	0	0	0

2020 Residential Permits Issued (Table A2)

- 2020 Active Communities:

- Ashton Place
- Brighton Landing
- Farmstead
- North Village
- Vanden Estates
- Strada 1200 Apartments



- Approx. Sizes: 1,550 to 3,350 sq. ft.
- Approx. Prices: \$540,000 to \$808,000

2020 Housing Applications Submitted (Table A)

- Harbison Townhome Apts. – 160 Units
- Alamo Creek Subdivision – 131 Units
- Village Townhomes – 22 Units
- Fields at Alamo Creek (GPA, Annex) – 174 Units
- Peabody Apts. – 120 Units
- Habitat for Humanity (Prelim.) – 14 Units
- Oak Grove Apts. (Prelim.) – 67 Units

Annual Review of Housing Unit Mix

	SF Units	Percent	MF Units	Percent	Total
Housing Mix Target	-	75%	-	25%	-
Previous Count	27,977	78%	7,689	22%	35,666
2020	433	63.9%	245	36.1%	678
Total	28,410	78.2%	7,934	22%	36,344

General Plan Policy LU-P12.3: Strive to maintain a citywide housing mix of approximately 75 percent single-family and 25 percent multifamily attached housing.

Questions or Comments





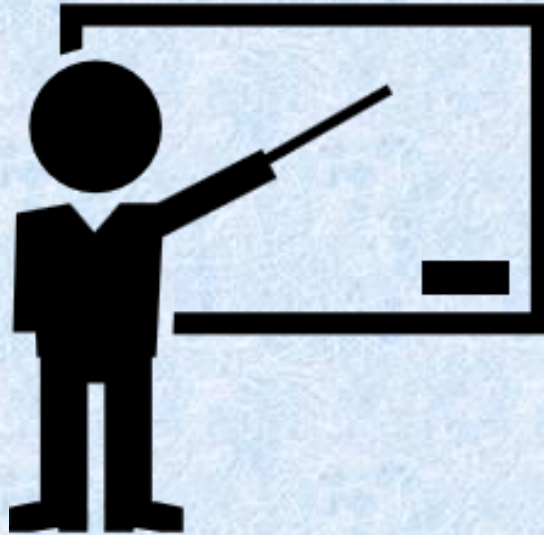
Very/Extremely Low Income Household

Typical Annual Income: \$40,000

Examples: hair stylist, warehouse associate, loan officer

Typical Monthly Rent: \$1,000

Can Afford: studio/one bedroom apartment



Low Income Household

Typical annual income: \$60,000

Examples: auto mechanic, correctional officer, administrative assistant, teacher

Typical monthly rent: \$1,500

Can afford: one bedroom apartment



Moderate Income Household

Typical annual income: \$90,000

Examples: dental hygienist, truck driver, business administrator

Typical monthly rent: \$2,250

Typical purchase: \$400,000

Can afford: two bedroom apartment



High Income Household

Typical annual income: \$120,000

Examples: engineer, pharmacist, nurse

Typical purchase: \$550,000

Can afford: House