

**Please Start Here**

<b>General Information</b>	
Jurisdiction Name	Vacaville
Reporting Calendar Year	2022
<b>Contact Information</b>	
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**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

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**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

### Submittal Instructions

**Please save your file as Jurisdictionname2022 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.







Jurisdiction	Vacaville	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	287	20	-	14		-	-	27	-	-	61	226
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	134	46	-					32	-	-	128	6
	Non-Deed Restricted		-	-	2	28	3	11		6	-		
Moderate	Deed Restricted	173	-	-	-	-	-	-	-	-	-	581	-
Above Moderate	Non-Deed Restricted	490	158	159	214	5	-	-	23	22	-	2,568	-
Total RHNA		1,084											
Total Units			433	336	292	229	380	674	616	378	-	3,338	232
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5	6									7	
Extremely low-Income Need		Extremely low-Income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		144	4	-	14	-	-	-	13	-	-	31	113

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Vacaville		
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
H. 1 – I 1 - Continue to use the Density Bonus provisions in the Land Use & Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.	CD & HS	Ongoing	In March 2022, the City Council approved a Density Bonus request for Oak Grove Apartments, a 60-unit new affordable senior housing development to increase the maximum allowable density from 24 du/ac to 28.4 du/ac with the following exceptions to development standards: (1) reduce the total number of private balconies from 60 to 42, and (2) decrease the size of ground floor balconies from 100 square feet to 59 square feet. All units will be available to very low-income seniors with incomes that are 50% or less of the Area Median with the exception of one manager unit.



<p>H. 1 – I 2 - Consider an amendment to the Land Use and Development Code to allow innovative and affordable housing within new single-family subdivisions. This could include provisions that allow duplexes to be built on the larger corner lots and secondary living units to be built in conjunction with new homes.</p>	<p>CMO &amp; CD</p>	<p>Complete</p>	<p>On January 9, 2018, the City Council adopted Ordinance 1921 adopting a new Accessory Dwelling Unit (ADU) ordinance in accordance with State law. ADUs are permitted in all residential zone. On January 22, 2019, the City Council adopted Ordinance 1936 adopting new residential design requirements. The new ordinance encourages duplexes on corner lots to provide more affordable housing opportunities and requires new residential projects to include at least one house plan that can accommodate an attached accessory dwelling unit.</p>
<p>H. 1 – I 3 - Continue implementing the Economic Development Incentive Program which grants a 10 percent reduction in development impact fees for the first 100 residential permits issued under this program.</p>	<p>CMO &amp; CD</p>	<p>Complete</p>	<p>This program was originally completed in 2015. However, the City Council extended the sunset date for single-family, multi-family and non-residential projects until December 31, 2016. This program deferred single-family residence building permit fee payments until the final building inspection for the project or 6 months from when the building permit was issued, whichever occurred first. It also deferred building permit fee payment until occupancy for multi-family dwelling units, or the occupancy of a non-residential development.</p>
<p>H. 1 – I 4 - Review and update the development impact fee structure for residential projects.</p>	<p>CMO &amp; All Departments</p>	<p>In Progress</p>	<p>On June 28, 2022, the City Council adopted the Vacaville Development Impact Nexus Analysis and Fees (Resolution 2022-059) to ensure the City has sufficient funding to support future infrastructure and facility need. Unlike previous impact fee schedules, this impact fee schedule identifies impacts based on house square footage which will incentive developers to build smaller homes.</p>

<p>H. 1 – I 5 - Assist affordable housing developers to construct 472 new housing units affordable to households with incomes below 80 percent of median, with 90 percent of these units being affordable at 60 percent or below median, and 6 of these units being affordable to families with incomes below 30 percent of median.</p>	<p>HS &amp; CD</p>	<p>Ongoing</p>	<p>On February 8, 2022, the City Council approved Resolution 2022-014 approving Allison Apartments located at the southeast corner of Allison Drive and Nut Tree Parkway (APN 0131-030-950). The 135-unit affordable apartment project will be constructed on a vacant 3.65-acre site, located at the southeast corner of Allison Drive and Nut Tree Parkway. The project consists of one building with 4-floors in the western tower near Allison Drive, and 5-floors in the eastern tower near the Transit Center. The building includes two elevators, a leasing office on the ground floor, and a rooftop terrace on the 4th-floor of the western tower. The site plan includes 139 parking spaces and ground-floor recreational amenities, as well as an indoor fitness center and community room with primary access on Allison Drive and secondary emergency vehicle access to the adjoining intermodal transit station. The unit mix includes 21 studio units, 82 one-bedroom units, and 32 two-bedroom units, with floor areas ranging from 494 sq. ft. to 984 sq. ft. All units would be available to low-income households with incomes that are 80 percent or less of the Area Median Income (AMI).</p> <p>The application includes a Density Bonus request to increase the allowable density from 24 units per acre to approximately 50 units per acre, with the following exceptions to development standards as allowed under the State's Density Bonus Law (Section 65915(d)(2)(D)): (1) Reduce required parking from 212 spaces to 139 spaces; (2) Increase the building height from 48 feet to 60 feet; (3) Reduce building setbacks, and (4) Eliminate private open space areas (balcony or porch). The proposal also includes a Tentative Parcel Map request to subdivide the existing 3.65-acre site into two parcels: Parcel 1 – 0.974 acres; and Parcel 2 – 2.68 acres. The project location has not changed.</p> <p>On July 26, 2022, the City Council approved Resolution 2022-066, approving a disposition, development, and loan agreement between the City and Solano - Napa Habitat for Humanity for development of affordable homeownership housing on City -owned property on Scoggins Court and East Monte Vista Avenue (APNs 0129-310-230, -240, -250, -260, -360, -370, and -400).</p>
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<p>H. 1 – I 6 - Give priority to special needs housing and residential care facilities by allowing for reduced processing time and streamlined procedures for special needs housing land use applications.</p>	<p>CD</p>	<p>Ongoing</p>	<p>This action will be implemented on a case-by-case basis.</p>
<p>H. 1 – I 7 - Encourage preferential handling of special needs populations, such as domestic violence cases, youth aging out of foster care, the developmentally disabled, single parents, etc., in the management plans and regulatory agreements of funded projects.</p>	<p>HS &amp; CD</p>	<p>In Progress</p>	<p>The Rocky Hill Veterans apartments completed construction December 2018. The project is subject to a regulatory agreement restricting 29 units to be rented to and occupied by Veterans. The project also has 11 committed Project-Based VASH vouchers requiring 11 units to be rented to chronically homeless Veterans. The Pony Express apartments is subject to a regulatory agreement that requires occupancy by Seniors which can include disabled Seniors and/or Seniors experiencing homelessness. Pony Express is currently under construction. The City is continuing to negotiate with developers seeking funding from state programs that may target special needs populations to develop affordable housing and permanent supportive housing.</p>
<p>H. 1 – I 8 - Consider adopting a Universal Design ordinance incentivizing accessible design features in new residential development to support visitability, which allows people with limited mobility to stay integrated with the community.</p>	<p>CD</p>	<p>Unspecified</p>	<p>This housing program was not implemented during the 5<sup>th</sup> housing cycle. However, it is being proposed in the 6<sup>th</sup> housing cycle draft Housing Element as part of Housing Program HE-2 Special Housing Needs and Unserved Populations, and reads: <i>To meet the needs of seniors and persons with disabilities, the City will encourage all new units to be universally designed so they are accessible for both occupants and visitors and/or be easily adaptable to accessibility modifications.</i></p>

<p>H. 1 – I 9 - Identify sites that are appropriate for military families based at Travis Air Force base and work with Air Force housing officials and non-profit housing groups to build off-base housing units that are affordable to active military families at Travis Air Force Base.</p>	<p>CD, HS, &amp; CMO</p>	<p>Ongoing</p>	<p>An 8.4-acre property at Vanden Road was donated to the City for development of military housing. The City will continue to work on developing the property.</p>
<p>H. 1 – I 10 - Continue to implement the Residential Overlay District Ordinance by supporting development of apartments on vacant commercial lands, which are appropriate sites for multifamily development.</p>	<p>CD</p>	<p>Ongoing</p>	<p>The new Land Use and Development Code was adopted on February 8, 2022. Chapter 14.09.270 Standards for Specific Uses and Activities, of the Land Use and Development Code allows attached single-unit dwellings and multi-units dwellings in the CN, CG, and CO districts and multi-units dwellings (only) in the BP district. The minimum density is 8.1 units per acre.</p> <p>On December 11, 2018, the City Council adopted Ordinance 1933 amending the zoning map from General Commercial to General Commercial with a Residential Overlay for the Pony Express Senior Housing Project located at 220 Aegean Way (APN 131-020-110).</p> <p>In March 2022, the City Council adopted Ordinance 1973 amending the zoning map from Neighborhood Commercial to Neighborhood Commercial/Residential Overlay for the Oak Grove Senior Housing Project located at 475 West Monte Vista Avenue (APNS 0126-150-050 and 0126-160-150).</p>

<p>H. 1 – I 11 - Work with private and non-profit developers to target subsidies and programs to expand the supply of three-bedroom apartments to provide affordable multi-family housing for large families and young adult households.</p>	<p>HS &amp; CD</p>	<p>Ongoing</p>	<p>In 2018 the Rocky Hill Veterans Apartments were completed. The apartments include 39 affordable units of new construction preferred for Veterans and Veteran families. The unit mix contains 1-bedroom, 3-bedroom and 4-bedroom units. The City continues to seek programs and work with developers to increase the supply of three- and four-bedroom units.</p>
<p>H. 1 – I 12 - Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.</p>	<p>CD &amp; HS</p>	<p>Ongoing</p>	<p>The City will implement new State law (SB 166) regarding no net loss housing development capacity requirements. The draft 6<sup>th</sup> housing cycle Housing Element includes Housing Program HE-8 which reads:</p> <p><b>Adequate Sites.</b> <i>The City will maintain an inventory of sites available and appropriate for residential development for households of all income levels. This program will implement a land monitoring program to ensure that the city has enough land to meet its RHNA throughout the planning period and comply with no net loss requirements (Government Code Section 65863). To ensure the City maintains adequate sites to meet the RHNA, the City will implement the following:</i></p> <p><i>a. Update the site inventory list on an annual basis and post it on the City's website.</i></p> <p><i>b. Evaluate residential development proposals for consistency with goals and policies of the 2023-2031 Housing Element and the Sites Inventory List calculations. If there is a reduction in project density from what is shown in the site inventory list, the City will make written findings that the remaining sites identified are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the Sites Inventory List failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced-density project.</i></p>

<p>H. 1 – I 13 - Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to allow up to 65 dwelling units per acre within the Urban High Density (RUHD) Residential Overlay District.</p>	<p>CD, HS, &amp; CMO</p>	<p>Complete</p>	<p>On June 14, 2016, the City Council approved Resolution No. 1897 increasing the allowable density of the Opportunity Hill Area to 65 units per acre. The Downtown Specific Plan, adopted on February 8th, also increases the allowed density within downtown Vacaville.</p>
<p>H. 1 – I 14 - Consider an amendment to the Land Use and Development Code and/or the Single Family Design Guidelines to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments.</p>	<p>CD</p>	<p>Complete</p>	<p>On January 22, 2019, the City Council adopted Ordinance 1936 adopting new residential design requirements. The new ordinance 1) encourages duplexes on corner lots to provide more affordable housing opportunities, 2) relaxes lot coverage and setbacks requirements to support development on small lots, and 3) requires each new residential project to include at least 1 house plan that can accommodate an attached accessory dwelling unit.</p> <p>On February 8, 2022, the City Council adopted a new Land Use and Development Code (Ordinance 1972). Chapter 14.09.060 Residential Zoning Districts permits duplexes in all residential district consist with Government Code Section 65852.21 that identifies that a housing development containing no more than two residential units within a single-family residential zone shall be considered ministerially if it meets specific criteria.</p>
	<p>CD</p>	<p>Complete</p>	<p>On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the allowed density range for the High Density Residential land use designation was amended from 20.1 to 24 units per acre.</p>

<p>H. 1 – I 15 - High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.</p>			
<p>H. 1 – I 16 - Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.</p>	<p>CD, HS, &amp; CMO</p>	<p>Ongoing</p>	<p>On February 8, 2022, the City Council adopted a new Land use and Development Code. Chapter 14.09.210, Affordable Housing, Density Bonuses, and Incentives, implements State Government Code Section <a href="#">65906</a> et seq., as may be amended (State Density Bonus Law). This ensures all Density Bonus applications are reviewed with the current version on Density Bonus law.</p>
<p>H. 1 – I 17 - Implement California energy conservation standards.</p>	<p>CD</p>	<p>Ongoing</p>	<p>The Community Development Building Department continues to enforce energy conservation standards as part of the permitting process for all residential projects. As part of the General Plan Update process, the City adopted a climate action plan that includes policies addressing energy conservation.</p>
<p>H. 1 – I 18 - Implement the California Green Building Standards Building Code.</p>	<p>CD</p>	<p>Ongoing</p>	<p>The City continues to implement the California Green Building Code.</p>

<p>H. 1 – I 19 - Encourage energy-conserving development patterns.</p>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the City Council also adopted a climate action plan entitled the Energy and Conservation Action Strategy (ECAS). The ECAS contains several greenhouse gas reduction measures including Measure LU-3 which states: Require that new neighborhoods be based on traditional residential development patterns (i.e. interconnected streets or a grid pattern) in a variety of densities with a pedestrian-friendly network of streets and parks, unless prohibited by topographical conditions or other site-specific constraints.</p>
<p>H. 1 – I 20 - Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use.</p>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the City Council also adopted a climate action plan entitled the Energy and Conservation Action Strategy (ECAS). The ECAS contains several greenhouse gas reduction measures that address reducing energy consumption through landscaping, orientation and configuration of building, and other factors affecting energy use.</p>
<p>H. 1 – I 21 - Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.</p>	<p>CD</p>	<p>Ongoing</p>	<p>The Land Use and Development Code permits manufactured homes to be constructed in single family zoning districts, subject to the same design review process as a site-built house.</p>
<p>H. 1 – I 22 - The City of Vacaville, in its capacity as the City's water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.</p>	<p>CD</p>	<p>Ongoing</p>	<p>During the review of development entitlements for proposed residential projects affordable to very low and low-income households, the Community Development Department, in conjunction with the Utilities Department, will evaluate wastewater treatment capacity and water allocations required to serve the project and give priority for allocations except where capacity has already been granted to other approved projects. There are no known treatment capacity or water allocation shortfalls that would impede residential development during the timeframe of this Housing Element.</p>



<p>H. 1 – I 23 - The City of Vacaville will conduct an affordable housing impact fee study that considers the Community Facilities District fees for multi-family developments.</p>	<p>CD &amp; CMO</p>	<p>Completed</p>	<p>In November 2018, BAE Urban Economics prepared an apartment feasibility analysis to determine whether the City's CFD fees constrained the development of multi-family development. The analysis concluded the City's CFD fee had a minimum impact on the financial feasibility of apartment construction. The price of land was determined to be the biggest constraint for multi-family housing.</p>
<p><b><i>Rehabilitation and Conservation</i></b></p>			
<p>H. 2 – I 1 - Continue to enforce housing affordability agreements between the owners and the City.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The City monitors all properties under affordability agreements between owners and the City in order to ensure that projects are in compliance. Currently, the City loan portfolio consists of 159 loans covering 988 multi-family and 111 single-family units. Loans were used for: the construction or acquisition and rehabilitation of affordable multifamily housing; owner occupied rehabilitation; and first-time homebuyer assistance that include affordability agreements. These affordability agreements are monitored annually and enforced as needed.</p>
<p>H. 2 – I 2 - Continue to operate and expand below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The City continues to operate below-market rate loans for housing occupied by lower-income owners and renters as funding is available. During 2019, three HOME First-Time Homebuyer Down Payment Assistance first-time homebuyer loans were funded. In addition, negotiations for affordable apartment developments occurred and include discussion of potential City loans to the developments. In November 2020, the City was awarded \$500,000 from the State Department of Housing and Community Development for a HOME First-Time Homebuyer program. The funding has been delayed from HCD and is anticipated to be available in Spring 2022 to aid new homebuyers with down payment assistance.</p>

<p>H. 2 – I 3 - Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The Vacaville Housing Authority (VHA) is currently allocated 1,391 Section 8 Housing Choice Vouchers that include: 50 Family Unification Program (FUP) Vouchers awarded in 2011; 101 Mainstream Program (MS5) Vouchers awarded in 2019 and 2020; 31 Emergency Housing Vouchers awarded in 2021; and 61 Veterans Affairs Supportive Housing (VASH) Vouchers awarded in 2015, 2017, 2018, 2020 and 2022.</p>
<p>H. 2 – I 4 - Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities.</p>	<p>FD</p>	<p>Ongoing</p>	<p>In 2022, Code Enforcement responded to 1,706 violation cases. These cases included: 9 animal-related cases, 259 graffiti-related cases, 158 obstructions in the public right-of-way cases 372 property maintenance cases, 70 vehicle boat trailer cases, 746 weed abatement cases, 44 planning/zoning cases, and 13 cases identified as "other."</p>
<p>H. 2 – I 5 - Continue to enforce and update the Condominium Conversion Ordinance.</p>	<p>CD &amp; HS</p>	<p>Ongoing</p>	<p>The Condominium Conversion ordinance prevents the conversion of senior apartments if the senior-restricted apartment vacancy rate is below 3 percent.</p>

<p>H. 2 – 1 6 - Assist in maintaining the affordability of units produced through federal and State programs by working with appropriate organizations to identify units, which may convert to market- rate units, analyzing the cost of keeping the units as affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The City tracks affordable units produced through federal and State programs and actively seeks to provide assistance to maintain affordability for potentially expiring contracts. In 2020, Vaca Gables Apartments, a 65-unit affordable housing property was set to expire. Staff negotiated with the new owners to extend the existing City loan and affordability restriction while the owner seeks state tax credit and/or other funding to rehabilitate the property at which time the City affordability restriction will be extended an additional 55 years. In 2021, the City Council approved a new ownership entity, a property management company, and accepted pay off of modified debt owed to the City as well as the sale of city-owned land to support the preservation of 134 affordable units at Lincoln Corner Apartments and 65 affordable units at Vacaville Meadows Apartments.</p>
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<p>H. 2 – 17 - Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.</p>	<p>HS</p>	<p>Ongoing</p>	<p>In 2018 the Rocky Hill Veterans Apartments were completed, which includes 14 units below 30% AMI. As a portion of the financing, the Vacaville Housing Authority applied and was awarded by the Department of Housing and Urban Development (HUD) 11 Veterans Affairs Supportive Housing (VASH) Housing Choice Vouchers for the Rocky Hill Project to serve chronically homeless Veterans at 15% AMI. Other funding sources to support units below 30% AMI for this property were State Veterans Housing and Homeless Prevention (VHHP) program funds. Pony Express apartments, currently under construction, will provide 29 units to extremely low-income seniors. Pony Express apartments is supported with federal Project Based Housing Choice Vouchers. In 2021, City Council approved an agreement with Eden Oak Grove Investors, LP to develop City-owned property for 60 units of senior affordable housing. It is currently planned that some units will be available to extremely low-income seniors. The City continues to negotiate with developers seeking funding from state and federal sources for affordable housing including units for extremely low-income households.</p>
<p>H. 2 – 18 - As funding permits, continue to Promote Community Viability through Comprehensive Neighborhood Revitalization in Target Areas.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The City is a recipient of entitlement dollars from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. These funds are awarded annually with the goal to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. In 2020, the City received a total of \$821,286 in CDBG CARES funding to prevent, prepare for, and respond to the COVID-19 pandemic. The City also received \$507,903 for the 2022-2023 program year.</p>

<p>H. 2 – I 9 - Continue the Process of Acquiring and Converting Market Rate Multi-family Rental Housing Units In The Callen Street/Bennett Hill Drive/Bennett Hill Court Revitalization Area for the Purpose of Substantial Rehabilitation and Converting the Units to Affordable Housing Units.</p>	<p>HS</p>	<p>Complete</p>	<p>All properties purchased by the former Redevelopment Agency on Callen and Bennett Hill Court were transferred for the rehabilitation and new construction of 130 units of affordable housing. In December 2016, occupancy was stabilized and permanent financing closed escrow. This project is complete.</p>
<p><b><i>Housing Support Services</i></b></p>			
<p>H. 3 – I 1 - Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The 2020 update of the Analysis of Impediments to Fair Housing identifies impediments in the City to fair housing and provides actions taken by the City to affirmatively further fair housing opportunities and strategizes future actions to ensure fair housing issues are addressed. Progress with implementing actions will be reported to HUD annually in the City's Consolidated Plan/Annual Action Plan and in the City's Consolidated Annual Performance and Evaluation Report (CAPER).</p>

<p>H. 3 – I 2 - Provide technical and/or support services to non-profit agencies and other entities serving the homeless.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The City serves as program administrator and fiscal agent for CAP Solano, JPA, overseeing various private, state, and federal grant programs that provide funding to non-profit agencies and other entities serving the homeless throughout Solano County. Staff continuously provide technical and other support to service providers who are allocated funding. In late 2020 - early 2021 the City partnered with a local non-profit, Vacaville Solano Services Corporation, to temporarily use city property and facility for a winter sheltering program serving the homeless.</p>
<p>H. 3 – I 3 - Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.</p>	<p>PD</p>	<p>Ongoing</p>	<p>When funding is available, the Vacaville Police Department's Family Resource Center works in collaboration with the Vacaville Community Welfare Association to provide one-time assistance with emergency vouchers for food, gas, and prescriptions.</p>
<p>H. 3 – I 4 - Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The Vacaville Housing Authority (VHA) is allocated 1,391 Section 8 Housing Choice Vouchers that includes: 50 Family Unification Program (FUP) Vouchers awarded in 2011; 101 Mainstream Program (MS5) Vouchers awarded in 2019 and 2020; 31 Emergency Housing Vouchers awarded in 2021; and 61 Veterans Affairs Supportive Housing (VASH) Vouchers awarded in 2015, 2017, 2018, 2020 and 2022. The City has taken the role as program administrator for CAP Solano, JPA, overseeing various private, state, and federal grant programs that provide funding to non-profit agencies and other entities serving the homeless and those at risk of homelessness throughout Solano County, including Vacaville. Many of these programs include short to medium-term rental assistance and rapid rehousing.</p>

<p>H. 3 – I 5 - Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.</p>	<p>HS</p>	<p>Ongoing</p>	<p>During 2019, three HOME First-Time Homebuyer Down Payment Assistance first-time homebuyer loans were funded. In November 2020, the City was awarded \$500,000 from the Department of Housing and Community Development (State) for a HOME First-Time Homebuyer program. As of February 9, 2023, the HOME First -Time Homebuyer Down Payment Assistance first-time homebuyer loan program remains frozen at the State level. It is unknown when this program will be reinstated.</p>
<p>H. 3 – I 6 - Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans and homebuyers education activities.</p>	<p>HS</p>	<p>Ongoing</p>	<p>In 2020, the City was awarded \$500,000 through the HOME program for First Time Homebuyer Loans for low-income individuals and families. The funding has been delayed from HCD and there is no anticipated date to be available to aid new homebuyers with down payment assistance. The Vacaville Housing Counseling Center (VHCC) is a HUD-certified Housing Counseling Agency. Housing Counseling services include homebuyer education training and pre-purchase counseling to potential first-time and other homebuyers, non-delinquency post-purchase homeownership counseling for improving mortgage terms, workshops that provide a specialized curriculum in the areas of budget and credit and housing resources, and individual budget and credit counseling. Services are provided in both English and Spanish and are provided at no charge to the client.</p> <p>During the 2022 calendar year, VHCC conducted 3 workshops with 27 attendees and was able to serve 13 clients with one-to-one counseling.</p>
<p>H. 3 – I 7 - Continue to implement the relocation plan for households displaced as a result of local public action.</p>	<p>HS</p>	<p>Ongoing</p>	<p>There have been no households displaced as a result of local public action.</p>

<p>H. 3 – I 8 - As appropriate, work to ensure that new and rehabilitated affordable units, in particular multifamily units, are developed with supportive services, such as child care, English as a second language, and job training, nearby or as a component of the development.</p>	<p>HS</p>	<p>Ongoing</p>	<p>In March 2022, the City Council approved a Density Bonus request for Oak Grove Apartments, a 60-unit new affordable senior housing development to increase the maximum allowable density from 24 du/ac to 28.4 du/ac with the following exceptions to development standards: (1) reduce the total number of private balconies from 60 to 42, and (2) decrease the size of ground floor balconies from 100 square feet to 59 square feet. All units will be available to very low-income seniors with incomes that are 50% or less of the Area Median with the exception of one manager unit. The development will include supportive services catered to the needs of the senior residents which may also include seniors with disabilities.</p>
<p>H. 3 – I 9 - Continue to provide housing counseling assistance to residents to help preserve homeownership.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The Vacaville Housing Counseling Center (VHCC) is a HUD certified Housing Counseling Agency. Housing Counseling services include: homebuyer education training and pre-purchase counseling to potential first-time and other homebuyers, non-delinquency post-purchase homeownership counseling for improving mortgage terms, workshops that provide a specialized curriculum in the areas of budget and credit and housing resources, and individual budget and credit counseling. Services are provided in both English and Spanish and are provided at no charge to the client. During the 2021 calendar year, VHCC was limited by COVID-19 and was unable to offer workshops; however, was able to serve 28 clients with one-to-one counseling.</p>
<p>H. 3 – I 10 - Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.</p>	<p>FD</p>	<p>Ongoing</p>	<p>In 2022, Code Enforcement responded to 1,706 violation cases. These cases included: 9 animal-related cases, 259 graffiti-related cases, 158 obstructions in the public right-of-way cases 372 property maintenance cases, 70 vehicle boat trailer cases, 746 weed abatement cases, 44 planning/zoning cases, and 13 cases identified as "other."</p>



<p>H. 3 – I 11 - Continue to address the needs of local military personnel and their families.</p>	<p>HS &amp; CD</p>	<p>Ongoing</p>	<p>An 8.4-acre property at Vanden Road was donated to the City for the development of military housing. The City will continue to work on developing the property.</p>
<p>H. 3 – I 12 - Continue to activate and operate emergency cooling and warming centers at the City's community centers during times of extreme weather, which are available to all City residents. In addition, the City will activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents.</p>	<p>CS &amp; CMO</p>	<p>Ongoing</p>	<p>Several City facilities are cooling and heating centers during times of extreme weather. Several City facilities can also operate as emergency shelters during catastrophic events such as wildfires.</p>
<p>H. 3 – I 13 - Continue to participate in the Community Action Partnership of Solano (CAP Solano) to oversee the development of the Homelessness Continuum of Care.</p>	<p>HS</p>	<p>Ongoing</p>	<p>A City representative currently serves on the CAP Solano Board and is the elected Secretary. The City is the Fiscal Agent and Program Grant Administrator for CAP Solano. A City representative also sits on the Continuum of Care Board, CAP Solano JPA Tripartite Advisory Board, and participates on various sub-committees.</p>

<p>H. 3 – I 14 - Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a “Housing First” or similar type program.</p>	<p>PD, HS, CMO</p>	<p>Ongoing</p>	<p>The Rocky Hill Veterans Apartments, as a recipient of Veterans Affairs Supportive Housing Vouchers, is a Housing First property. Local faith-based organizations developed a "Navigator" program, There's a Better Way, to engage homeless persons and assist in identifying appropriate housing and other resources. The City Police Department Community Response Unit collaborates with Navigators as well as the Coordinated Entry System currently operating as Resource Connect Solano.</p>
<p>H. 3 – I 15 - Reestablish and collaborate with the Ad-Hoc Homeless Task Force.</p>	<p>PD, HS, CMO</p>	<p>Ongoing</p>	<p>The Ad-Hoc Homeless Task Force was reunited as the Homeless Roundtable. The meetings are facilitated by the City of Vacaville Police Chief. The Homeless Roundtable is currently suspended due to the limitations of COVID-19 and other priority policing matters. The Vacaville Police Department has continued to collaborate with Homeless Roundtable members as appropriate through the Police Department Community Response Unit.</p>
<p>H. 3 – I 16 - Continue to implement the City’s Crime free multi-family program.</p>	<p>PD, HS, CMO</p>	<p>Ongoing</p>	<p>The Crime-Free Multi-Family Housing Program is a voluntary partnership between the Vacaville Police Department and local property managers/owners and residents with the goal of promoting safe, crime-free environments for residents. As part of this program, the Vacaville Police Department provides background check information to property managers/owners for their review when considering a rental application. Each property manager/owner determines their own tenancy requirements.</p>
<p>H. 3 – I 17 - Continue to work with non-profit organizations and social service agencies that provide after school programs for childcare in low-income neighborhoods.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The City supports organizations, such as the Vacaville Neighborhood Boys and Girls Club , The Leaven, and Child Start with space and/or funding to provide after-school programs for children in low-income neighborhoods.</p>

**Program Evaluation**

<p>H. 4 – I 1 - Regularly compile and analyze data relevant to housing need and affordability.</p>	<p>HS &amp; CD</p>	<p>Ongoing</p>	<p>The Department of Housing and Community Services conducts a vacancy and rent survey on the market, below-market, and senior multi-family housing units within the City. In 2022, the City completed a Comprehensive Housing Strategy. The Strategy assessed housing needs and provided strategies to implement that will encourage the development of a variety of housing types, including affordable housing. The strategies are being incorporated into the upcoming Housing Element for implementation.</p>
<p>H. 4 – I 2 - Evaluate the success of programs in meeting housing needs and goals in a regular and comprehensive fashion.</p>	<p>HS &amp; CD</p>	<p>Ongoing</p>	<p>Through the Consolidated Annual Performance Evaluation Report (CAPER) for the City's Community Development Block Grant program, the City evaluates progress in meeting goals for affordable housing and improvements to areas identified as low- and moderate-income.</p>
<p>H. 4 – I 3 - Include an analysis of the City's medium density (RMD), high density (RHD), and urban high density residential (RUHD) vacant land inventory in the Annual Status of the General Plan report.</p>	<p>HS &amp; CD</p>	<p>Ongoing</p>	<p>The 2022 Annual Housing Inventory Analysis is included in the 2022 General Plan Annual Report in Appendix 10 under Table 1: 2022 Annual Review of Housing Sites – Vacant Sites; and Table 2: 2022 Annual Review of Housing Unit Mix – Issued Permits.</p>

**General Comments**



Jurisdiction	Vacaville	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk		37	160	197					Lincoln Corner Apartments Acquisition Vacaville Meadows Apartments Acquisition
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income		37	160	197					













<b>Jurisdiction</b>	Vacaville	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	22
Above Moderate		350
<b>Total Units</b>		<b>378</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	0	230	89
2 to 4	0	0	0
5+	0	120	0
ADU	26	28	5
MH	0	0	0
<b>Total</b>	<b>26</b>	<b>378</b>	<b>94</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	1,325
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas

Jurisdiction	Vacaville	
Reporting Year	2022	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$	300,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation	\$15,750.00		In Progress	Local General Fund	
Housing Analysis	\$50,000.00		In Progress	Local General Fund	
Preparation	\$42,000.00		In Progress	Local General Fund	
Adoption/Environ. Clearance	\$49,000.00		Other (Please Specify in Notes)	Local General Fund	Not Initiated Yet
State Review and Certification	\$10,000.00		Other (Please Specify in Notes)	Local General Fund	Not Initiated Yet
Rezoning Properties CEQA	\$20,000.00		Other (Please Specify in Notes)	Local General Fund	Not Initiated Yet
Rezoning Properties for RHNA	\$20,000.00		Other (Please Specify in Notes)	Local General Fund	Not Initiated Yet
Implementation	\$50,000.00		Other (Please Specify in Notes)	Local General Fund	Not Initiated Yet
Supportive Housing Rezoning	\$5,000.00		Other (Please Specify in Notes)	Local General Fund	Not Initiated Yet
Infrastructure Analysis	\$25,000.00		Other (Please Specify in Notes)	Local General Fund	Not Initiated Yet
Housing Strategy Document	\$13,250.00		In Progress	Local General Fund	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	20
Above Moderate		0
<b>Total Units</b>		<b>26</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		357
<b>Total Units</b>		<b>377</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		89
<b>Total Units</b>		<b>94</b>