

IMPLEMENTATION PLAN – HOUSING ELEMENT (2015-2023)

The Housing Element is the chapter of the City's General Plan that contains the City's programs and policies pertaining to housing services for all types of households within the community, including affordable housing needs. State law requires the Housing Element to 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 Housing Element is one of seven required elements of a City's General Plan. Unlike the other mandatory general plan elements, the Housing Element, required to be updated every eight years, is subject to detailed statutory requirements and mandatory review by the State Department of Housing and Community Development (HCD).

The policies and programs listed in this section of the Implementation Plan concentrate on providing affordable housing for extremely low, very low, low and moderate-income families and individuals, which is required by State housing law. The City's affordable housing strategy is to provide a wide range of housing services to benefit households with incomes at or below 120 percent of area median income. The City strives to provide a full continuum of housing services, such as support services to entities serving the homeless, rental assistance, assistance for first time homebuyers, housing counseling, and fair housing assistance.

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Action	City Departments	Status
<i>New Construction</i>		
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	
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.	CS	
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	CMO & CD	
H. 1 – I 4 - Review and update the development impact fee structure for residential projects.	CMO & All Departments	
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.	HS & CD	
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.	CD	
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.	HS & CD	

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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.	CD	
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.	CD, HS, & CMO	
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.	CD	
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.	HS & CD	
H. 1 – I 12 - Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.	CD & HS	
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.	CD, HS, & CMO	
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.	CD	

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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.	CD	
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.	CD, HS, & CMO	
H. 1 – I 17 - Implement California energy conservation standards.	CD	
H. 1 – I 18 - Implement the California Green Building Standards Building Code.	CD	
H. 1 – I 19 - Encourage energy-conserving development patterns.	CD & PW	
H. 1 – I 20 - Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use.	CD & PW	
H. 1 – I 21 - Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.	CD	
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.	CD	
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.	CD & CMO	

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Action	City Departments	Status
<i>Rehabilitation and Conservation</i>		
H. 2 – I 1 - Continue to enforce housing affordability agreements between the owners and the City.	HS	
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.	HS	
H. 2 – I 3 - Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.	HS	
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.	FD	
H. 2 – I 5 - Continue to enforce and update the Condominium Conversion Ordinance.	CD & HS	
H. 2 – I 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.	HS	
H. 2 – I 7 - Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.	HS	
H. 2 – I 8 - As funding permits, continue to Promote Community Viability through Comprehensive Neighborhood Revitalization in Target Areas.	HS	
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.	HS	

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Action	City Departments	Status
<i>Housing Support Services</i>		
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.	HS	
H. 3 – I 2 - Provide technical and/or support services to non-profit agencies and other entities serving the homeless.	HS	
H. 3 – I 3 - Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.	PD	
H. 3 – I 4 - Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.	HS	
H. 3 – I 5 - Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.	HS	
H. 3 – I 6 - Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans and homebuyers education activities.	HS	
H. 3 – I 7 - Continue to implement the relocation plan for households displaced as a result of local public action.	HS	
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.	HS	

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Action	City Departments	Status
H. 3 – I 9 - Continue to provide housing counseling assistance to residents to help preserve homeownership.	HS	
H. 3 – I 10 - Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.	FD	
H. 3 – I 11 - Continue to address the needs of local military personnel and their families.	HS & CD	
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.	CS & CMO	
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.		
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.	PD, HS, CMO	
H. 3 – I 15 - Reestablish and collaborate with the Ad-Hoc Homeless Task Force.	PD, HS, CMO	
H. 3 – I 16 - Continue to implement the City’s Crime free multi-family program.	PD, HS, CMO	
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.	HS	

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Action	City Departments	Status
<i>Program Evaluation</i>		
H. 4 – I 1 - Regularly compile and analyze data relevant to housing need and affordability.	HS & CD	
H. 4 – I 2 - Evaluate the success of programs in meeting housing needs and goals in a regular and comprehensive fashion.	HS & CD	
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.	HS & CD	