

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor
Lori Wilson, Mayor Pro-Tem
Jane Day
Michael J. Hudson
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

A G E N D A

SPECIAL MEETING SUISUN CITY COUNCIL

AND

SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY

TUESDAY, MARCH 18, 2014

5:30 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority meeting will include teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585. This Notice and Agenda will be posted at the teleconference location.

ROLL CALL

Council/Board Members

PUBLIC COMMENT

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

CLOSED SESSION

Pursuant to California Government Code section 54954.5 the City Council / Suisun City Council Acting as Successor Agency will hold a Closed Session for the purpose of:

City Council

1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Name of case: Skinner v. City of Suisun City Case #: COSG1800449

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

Joint City Council / Suisun City Council Acting as Successor Agency

2. PERSONNEL MATTERS

Pursuant to California Government Code Section 54954.5 et seq. the Suisun City Council will hold a Closed Session for the purpose of Public Employee Performance Evaluation: City Manager/Executive Director.

CONVENE OPEN SESSION

Announcement of Actions Taken, if any, in Closed Session.

ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The City may charge photocopying charges for requested copies of such documents. Assistive listening devices may be obtained at the meeting

PLEASE NOTE:

1. The City Council/Agency/Authority hopes to conclude its public business by 11:00 P.M. Ordinarily, no new items will be taken up after the 11:00 P.M. cutoff and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including the Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA, and the Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA.

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CITY COUNCIL MEETING

First and Third Tuesday
Every Month

AGENDA

REGULAR MEETING OF THE SUISUN CITY COUNCIL

SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY, AND HOUSING AUTHORITY TUESDAY, MARCH 18, 2014

7:00 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority meeting will include teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585. This Notice and Agenda will be posted at the teleconference location.

(Next Ord. No. – 726)

(Next City Council Res. No. 2014 – 19)

Next Suisun City Council Acting as Successor Agency Res. No. SA2014 – 02)

(Next Housing Authority Res. No. HA2014 – 02)

ROLL CALL

Council / Board Members

Pledge of Allegiance

Invocation

PUBLIC COMMENT

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

REPORTS: (Informational items only.)

1. Mayor/Council -Chair/Boardmembers
2. City Manager/Executive Director/Staff

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

DEPARTMENTS: AREA CODE (707)

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SUCCESSOR AGENCY 421-7309 FAX 421-7366

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Introduction and Swearing in of new Suisun City Police Officers Bryan Hamilton – (Dadisho).
4. Solano Transportation Authority Update by Robert Guerrero on the Regional Transportation Impact Fee (RTIF).
5. Mayoral Appointment to the Travis Regional Armed Forces Committee (TR AFC).

CONSENT CALENDAR**City Council**

6. Council Adoption of Resolution No. 2014-___: Rejecting All Bids for the Petersen Road North Sound Wall Project and Authorizing the City Manager to Re-Advertise the Project – (Kasperson).
7. Council Adoption of Resolution No. 2014-___: Approving the City of Suisun City's Updated Sewer System Management Plan – (Kasperson).
8. Council Adoption of Resolution No. 2014-___: Adopting the 6th Amendment to the Annual Appropriation Resolution No. 2013-31 to Appropriate a Fire Strike Team Reimbursement - (O'Brien).

Joint City Council / Suisun City Council Acting as Successor Agency / Housing Authority

9. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on March 11, 2014 – (Hobson).

Joint City Council / Suisun City Council Acting as Successor Agency

10. Council/Agency Approval of the February 2014 Payroll Warrants in the amount of \$374,894.90. Council/Agency Approval of the February 2014 Payable Warrants in the amount of \$1,011,829.82 – (Finance).

GENERAL BUSINESS**City Council**

11. Council Adoption of Resolution No. 2014-___: Accepting the Annual Progress Report on Implementation of City of Suisun City Housing Element for 2013 to State of California Department of Housing and Community Development – (Kearns)

PUBLIC HEARINGS**ADJOURNMENT**

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AGENDA TRANSMITTAL

MEETING DATE: March 18, 2014

CITY AGENDA ITEM: Council Adoption of Resolution No. 2014-___: Rejecting All Bids for the Petersen Road North Sound Wall Project and Authorizing the City Manager to Re-Advertise the Project.

FISCAL IMPACT: There is no impact to the General Fund. A total of \$300,000 in mitigation fees is available for the design and construction of the Petersen Road North Sound Wall Project (Project).

BACKGROUND: The development of the lot at Walters Road and Highway 12 was required to install a new sound wall along Petersen Road. This Project will install a six-foot tall precast concrete sound wall along the north side of Petersen Road from Walters Road to a point approximately 300 feet west of Fulmar Drive. The approximate length of the soundwall will be 1,128 feet. The City has secured \$300,000 in mitigation fees from the business developing the lot directly south of the Project to cover the cost of the Project.

STAFF REPORT: In late January 2014, staff advertised the construction plans and specifications for the Project. Bids for the project were received and opened on February 27, 2014, at 2:00 PM at which time four (4) bids were received, opened and read aloud.

After the bid opening, the contractors and sound-wall vendors expressed concerns with specifications within the advertised Project specifications. The resulting confusion may have added undue costs to the bids.

Therefore, staff recommends rejecting all bids that were received, revising the Project specifications to clarify the City's intention, and rebidding the Project for construction. The delay will not prevent a timely construction.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2014-___: Rejecting All Bids for the Petersen Road North Sound Wall Project and Authorizing the City Manager to Re-Advertise the Project.

ATTACHMENTS:

1. Council Resolution No. 2014-___: Rejecting All Bids for the Petersen Road North Sound Wall Project and Authorizing the City Manager to Re-Advertise the Project.

PREPARED BY:

REVIEWED BY:

APPROVED BY:

Amanda Dum, Management Analyst I

Daniel A. Kasperson, Building & Public Works Director

Suzanne Bragdon, City Manager

RESOLUTION NO. 2014- __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
REJECTING ALL BIDS FOR THE PETERSON ROAD NORTH SOUND WALL
PROJECT AND AUTHORIZING THE CITY MANAGER TO READVERTISE THE
PROJECT**

WHEREAS, there are available mitigation fees (\$300,000) for the construction of the Petersen Road North Sound Wall Project (Project); and

WHEREAS, the City advertised the plans and specifications for this Project in late January 2014 and bids were opened on February 27, 2014; and

WHEREAS, City staff has determined that there was confusion within the Project specifications which caused the submitted bids to come in higher than expected; and

WHEREAS, City staff recommends that the all received bids be rejected and that the Project be re-advertised with revised specifications.

NOW, THEREFORE, BE IT RESOLVED, that that the City Council of the City of Suisun City reject all bids submitted for this Project and authorizes the City Manager to take any and all necessary and appropriate actions to re-advertise the Project with revised specifications.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 18th day of March 2014, by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 18th day of March 2014.

Donna Pock, CMC
Deputy City Clerk

AGENDA TRANSMITTAL

MEETING DATE: March 18, 2014

CITY AGENDA ITEM: Resolution No. 2014-___: Approving the City of Suisun City's Updated Sewer System Management Plan.

FISCAL IMPACT: None associated with this item.

BACKGROUND: In 2006 the State Water Resources Control Board issued Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (SSS WDRs). The purpose of the SSS WDR is to eliminate avoidable sewer system overflows (SSOs). Under these regulations all sewer system agencies were required to develop and implement a Sewer System Management Plan (SSMP).

The City of Suisun City and the City of Fairfield have sewer systems that are tributary to the Fairfield-Suisun Sewer District's (FSSD) system. When the State's SSS WDRs were initially issued, the City of Suisun City along with the City of Fairfield and the FSSD collaborated to prepare SSMPs for each agency. The City's original SSMP was completed in 2008.

STAFF REPORT: In September of 2013 the State issued new Monitoring and Reporting Program (MRP) requirements under the SSS WDRs. The new MRP includes revised spill definitions and the spill categories have been expanded from two to three categories. The new MRP requires each agency to prepare a water quality monitoring plan as part of their SSMP and a technical report is required for spills greater than 50,000 gallons that reach surface waters. The State requires SSMPs to be periodically updated and recertified by the governing body. Over the past few months the City has been collaborating with the City of Fairfield and FSSD on their respective SSMP updates. Both agencies have already adopted their updates, which are consistent with Suisun City's update.

The City's SSMP has been updated to capture the requirements of the new MRP. The SSMP also includes updated staff assignments and internal policies and procedures. Staff will be trained in these new procedures and the primary impact will be additional reporting requirements. The new requirements are all items which can be incorporated into the existing budget.

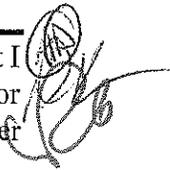
RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2014-___: Approving the City of Suisun City's Updated Sewer System Management Plan.

ATTACHMENTS:

1. Resolution No. 2014-___: Approving the City of Suisun City's Updated Sewer System Management Plan.
2. Sewer System Management Plan (available for review in the City Manager's Office).

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Amanda Dum, Management Analyst I
 Dan Kasperson, Building & Public Works Director
 Suzanne Bragdon, City Manager



RESOLUTION NO. 2014-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY SUISUN CITY
APPROVING THE CITY OF SUISUN CITY'S UPDATED
SEWER SYSTEM MANAGEMENT PLAN

WHEREAS, the State Water Resources Control Board (SWRCB) requires the City's Sewer System Management Plan (SSMP) to be updated periodically and recertified as being in compliance with the SWRCB's regulation; and

WHEREAS, the City of Suisun City has updated its SSMP in compliance with the SWRCB's requirements.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City does hereby approve the updated SSMP, and authorizes the City Manager to do all things necessary and proper to implement this resolution, including completion of the recertification process.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, 18th of day of March 2014, by the following vote:

AYES:	Councilmembers	_____
NOES:	Councilmembers	_____
ABSTAIN:	Councilmembers	_____
ABSENT:	Councilmembers	_____

WITNESS my hand and the seal of the City of Suisun City this 18th of day of March 2014.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: March 18, 2014

CITY AGENDA ITEM: Council Adoption of Resolution No. 2014-__: Adopting the 6th Amendment to the Annual Appropriation Resolution No. 2013-31 to Appropriate a Fire Strike Team Reimbursement.

FISCAL IMPACT: The General Fund Resources would increase by about \$12,500 that the State of California has reimbursed the City.

STAFF REPORT: The Suisun City Fire Department is a participant in the State’s Master Mutual Aid Agreement. In December 2013, the department responded to a request for mutual aid at a fire known as the “McCabe” fire. The above-indicated amount reflects reimbursements for this fire.

General Fund expenditures of \$12,500 were utilized when the Suisun City Fire Department provided mutual aid to Cal Fire. The State government has reimbursed the City for these expenditures. In order to restore these appropriations for use locally, the budget must be amended.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2014-__: Adopting the 6th Amendment to the Annual Appropriation Resolution No. 2013-31 to Appropriate a Fire Strike Team Reimbursement.

ATTACHMENTS:

- 1. Resolution No. 2007-__: Adopting the 6th Amendment to the Annual Appropriation Resolution No. 2013-31 to Appropriate a Fire Strike Team Reimbursement.

PREPARED BY:
REVIEWED/APPROVED BY:

Michael O’Brien, Fire Chief
Suzanne Bragdon, City Manager

RESOLUTION NO. 2014-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING THE 6th AMENDMENT TO THE
ANNUAL APPROPRIATION RESOLUTION NO. 2013-31 TO APPROPRIATE
A FIRE STRIKE TEAM REIMBURSEMENT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY:

THAT Section 010 of Part III of the Annual Appropriation Resolution No. 2013-31 be and is hereby amended as follows:

		Increase/ (Decrease)
TO:	FIRE DEPARTMENT Fire Operations, Emergency Preparedness	\$ 12,500
	TOTAL Section 010	\$ 12,500

THAT account titles and numbers requiring adjustment by this Resolution are as follows:

	<u>Sources</u>	<u>Uses</u>
<u>General Fund</u>		
Revenues:		
A/C No. 010-76890-2610 Reimbursements from Other Agencies	\$ 12,500	\$ -
Appropriations:		
A/C No. 010-91460-2610 Volunteer Readiness	\$ -	\$ 6,600
A/C No. 010-91435-2610 Field Supplies & Services	\$ -	\$ 5,900
Total General Fund	\$ 12,500	\$ 12,500

THAT the purpose is to appropriate a Fire Strike Team reimbursement from the State.

ADOPTED AND PASSED by the City Council of the City of Suisun City at a regular meeting thereof held on the 18th of March 2014 by the following vote:

AYES:	COUNCILMEMBERS
NOES:	COUNCILMEMBERS
ABSENT:	COUNCILMEMBERS
ABSTAIN:	COUNCILMEMBERS

WITNESS my hand and seal of the said City this 18th day of March 2014.

**LINDA HOBSON, CMC
CITY CLERK**

MINUTES

SPECIAL MEETING

SUISUN CITY COUNCIL

SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,

TUESDAY, MARCH 11, 2014

6:00 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority meeting will include teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585. This Notice and Agenda will be posted at the teleconference location.

ROLL CALL

Mayor / Chairman Sanchez called the meeting to order at 6:00 PM with Council / Board Members Day, Segala, Wilson and Mayor Sanchez present. Council/Board Member Hudson was absent.

PUBLIC COMMENT - None

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

CONFLICT OF INTEREST NOTIFICATION - None

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

CLOSED SESSION

Pursuant to California Government Code section 54950 the City Council / Suisun City Council Acting as Successor Agency will hold a Closed Session for the purpose of:

1. PERSONNEL MATTERS

Pursuant to California Government Code Section 54954.5 et seq. the Suisun City Council will hold a Closed Session for the purpose of Public Employee Performance Evaluation: City Manager/Executive Director.

6:04 p.m. – Mayor Sanchez recessed the Council / Board meeting to Closed Session.

CONVENE OPEN SESSION

Announcement of Actions Taken, if any, in Closed Session.

6:25 p.m. – Mayor Sanchez reconvened the Council / Board meeting and announced no decisions had been made in Closed Session and the evaluation is continued to Tuesday, March 18 at 5:00 p.m..

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the special meeting at 6:26 PM.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: March 18, 2014

CITY AGENDA ITEM: Adoption of Council Resolution No. 2014 ___: Accepting the Annual Progress Report on Implementation of City of Suisun City Housing Element for 2013 to State of California Department of Housing and Community Development.

FISCAL IMPACT: There would be no fiscal impact associated with adoption of the proposed Resolution. Failure to adopt the Resolution could result in the loss of future grant funding.

BACKGROUND: The City Council adopted the most recent Housing Element Update in July 2009. The City Council is required by state law to adopt an Annual Progress Report on the implementation of the Housing Element of the General Plan. The adopted Progress Report is then forwarded to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Submission of the required Annual Progress Report allows the City the opportunity to apply for additional grant funds.

STAFF REPORT: Attached is a copy of the City's Annual Progress Report for the time period of January 1, 2013, through December 31, 2013. The report is important for many reasons. It ensures that the City is in compliance with the Housing Element and it is also required in order for the City to qualify for programs and grants such as the Workforce Housing Rewards Grant Program (WFH).

In both 2006 and 2007, the City applied for and received WFH grant funding, which totaled approximately \$581,000. These funds were allocated for various uses including repair of the railing along the waterfront harbor, street sign replacements citywide, the Fire Department's new modular office/dormitory, video cameras in high-crime areas, a portion of the funds for Marina dredging, a portion of the funds for the City Hall emergency generator, file retrieval system, storm channel rehabilitation, and a portion of the funds required for the improvements to Goepf Park.

The Annual Report for 2013 is fairly simple to summarize:

- 49 permits were issued for the construction of new homes (Summerwood).
- The City is pursuing the update of the General Plan, Zoning Ordinance and Downtown Waterfront Specific Plan.
- With the elimination of the Redevelopment Agency, affordable housing activities have been limited to wrapping up the Neighborhood Stabilization Program, as well as the First-Time Homebuyer Program. All of which are now inactive.
- The Housing Authority has not been granted any additional vouchers.

In order to maintain compliance with the State of California reporting requirements and to qualify for possible grant programs, the Annual Report needs to be submitted to HCD by April 1, 2014.

PREPARED BY:
APPROVED BY:

John Kearns, Associate Planner
Suzanne Bragdon, City Manager



STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2014___: Accepting the Annual Progress Report on Implementation of City of Suisun City Housing Element for 2013 to State of California Department of Housing and Community Development.

ATTACHMENTS:

1. Resolution No. 2014___: Accepting the Annual Progress Report on Implementation of City of Suisun City Housing Element for 2013 to State of California Department of Housing and Community Development.
2. Annual Progress Report CY 2013.

RESOLUTION NO. 2014-___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE
CITY OF SUISUN CITY HOUSING ELEMENT FOR 2013 TO STATE OF CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

WHEREAS, California Government Code Section 65400 (a)(2) requires that all cities and counties submit reports to the State of California Department of Housing and Community Development on the City's progress in implementing its housing element; and

WHEREAS, the City of Suisun City completed its report and presented the report to the City Council for its review and acceptance on March 18, 2014; and

WHEREAS, the Community Development Director is directed to file the progress report with the State of California, Department of Housing and Community Development; and

WHEREAS, as evidenced by the content of the progress report, Exhibit A, the City of Suisun City has made progress in the implementation of the adopted goals and policies contained in its Housing Element.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Suisun City hereby accepts the attached annual progress report and directs the Community Development Director to file said report with the State of California, Department of Housing and Community Development.

PASSED AND ADOPTED by the following vote at a regular meeting of the City Council of the City of Suisun City, duly held on the 18th day of March 2014:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

WITNESS my hand and the seal of said City this 18th day of March 2014.

Linda Hobson, CMC
City Clerk

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name:

City of Suisun City

Mailing Address:

701 Civic Center Boulevard
Suisun City, CA 94585

Contact Person:

April Wooden
Community Development Director

Phone:

(707)-421-7396

Fax:

(707)-429-3758

E-mail:

awooden@suisun.com

Reporting Period by Calendar Year:

From January 1, 2013 to December 31, 2013

Submitted to:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction Suisun City
 Reporting Period 1-Jan-13 - 31-Dec-13

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
----			0	0	0	0	0			
----			0	0	0	0	0			
----			0	0	0	0	0			
(9) Total of Above Moderate from Table A2 ▶▶▶▶▶▶▶▶						49	49			
(10) Total by income units (Field 5) Table A ▶▶▶							49			

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Table A2
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 – 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	49	0	0	0	0	49

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	173	110	0	1	1	0	0	0		112	61
	Non-deed Restricted											
Low	Deed Restricted	109	64	0	8	5	4	0	0		81	28
	Non-deed Restricted											
Moderate	Deed Restricted	94	0	0	9	8	4	0	0		21	73
	Non-deed Restricted											
Above Moderate		234	126	31	0	0	0	0	49		206	28
Total RHNA by COG. Enter allocation number:		610									420	190
Total Units ▶ ▶ ▶			300	31	18	14	8	0	49			

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Suisun City Annual Housing Report
April 1, 2014

Remaining Need for RHNA Period	
▲	
▲	
▲	
▲	
▲	
▲	

Suisun City Annual Housing Report
 April 1, 2014

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Policy	Program	Deadline	Status of Implementation
Goal 1 – Provide housing opportunities for all segments of the community to meet current and future needs.			
<p>Policy 1.A: Ensure that there are sites available to accommodate the City's housing needs.</p>	<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 610 dwelling units with the following allocation shown in Table 1.A of the adopted Housing Element.</p> <p>To provide for the development of the City's 610 dwelling unit allocation the City will complete the following actions:</p> <ul style="list-style-type: none"> • The City will rezone one site from General Commercial to High Density Residential (APN 0174-120-130) 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 	<p>The Regional Housing Needs Assessment covers the period of time between 2009-2014.</p> <p>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.</p> <p>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.</p>	<p>Progress: Despite a tough economic market, the City is more than halfway to meeting its RHNA allocation. The City has permitted 420 units: 112 were permitted for very low-income, 81 for low-income, 21 for moderate-income, and 206 above moderate-income households.</p> <p>Progress: The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is 2014. Integrated into this process the City will pursue appropriate rezonings and amendments to City documents.</p> <p>Progress: The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is 2014. Additionally, the City has received grant funding through the Metropolitan Transportation Commission to update its Downtown Waterfront Specific Plan. This effort will begin in the summer of 2014. Integrated into this process the City will pursue appropriate rezonings and amendments to City documents.</p>

Policy	Program	Deadline	Status of Implementation
	<p>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.</p> <ul style="list-style-type: none"> 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. There is one group of small sites identified in 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. <p>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</p>		<p>Progress: The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is 2014. Integrated into this process the City will pursue appropriate rezonings and amendments to City documents.</p> <p>Progress: The former Redevelopment Agency continued to fund the affordable housing programs to address the needs</p>

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Policy	Program	Deadline	Status of Implementation
	housing on a case-by-case basis, and other incentives to be determined.		<p>of very-low to moderate-income households through continued administration of a First-Time Homebuyer Program that provided low- and moderate-income households with up to 35% of the purchase price in down payment assistance in the form of shared equity 2nd mortgages to purchase foreclosed homes. In 2010-11, the Agency funded 18 loans totaling over \$800,000 which leveraged into approximately \$3,260,000 of housing stock. Since the program's inception in 2008-09, the Agency has assisted 40 first-time homebuyer households and one non-profit agency, with a total aggregate loan amount of over \$1.95 million resulting in over \$7.9 million in foreclosed residential real estate returning to productive private ownership. The Agency originally budgeted \$4.4 million in Housing Set-Aside monies to fund this program. In addition to creating affordable home ownership opportunities, this program was designed to help deal with the significant balance of foreclosures currently on the market and to eliminate blight in neighborhoods.</p> <p>With the adoption of AB 1X 26, which eliminated Redevelopment Agencies, the City is now exploring alternative approaches to continue this program.</p> <p>Effectiveness: Despite a tough economic market, the City is more than halfway to meeting its RHNA allocation</p>

Policy	Program	Deadline	Status of Implementation
			<p>The City has permitted 420 units: 112 were permitted for very low- income, 81 for low-income, 21 for moderate-income, and 206 above moderate-income households.</p>
<p>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.</p>	<p>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 development of an average of 20 units per acre (assuming the average build-out of 20 du/acre from the General Plan) 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.</p> <p>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.</p> <p>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</p>	<p>Rezone will be completed June 30, 2010</p> <p>Rezone will be completed June 30, 2010</p> <p>Ongoing</p>	<p>Progress: The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is 2014. Integrated into this process the City will pursue appropriate rezonings and amendments to City documents.</p> <p>Effectiveness: Yet to be determined.</p>

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Policy	Program	Deadline	Status of Implementation
	<p>in conjunction with the project, including but not limited to, project-serving retail, job centers or services, such as child care.</p>		
<p>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.</p>	<p>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.</p> <p>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.</p>	<p>Post the Housing Element on the City's website 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</p> <p>The City will continue to work with developers to provide regulatory incentives including fee deferrals 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</p>	<p>Progress: With the adoption of AB 1X 26, which eliminated Redevelopment Agencies, the City is now exploring alternative approaches to continue this program.</p> <p>Effectiveness: Yet to be determined.</p>

Policy	Program	Deadline	Status of Implementation
<p>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.</p>	<p>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.</p> <p>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.</p> <p>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</p>	<p>Department and funds are available.</p> <p>The City will decide whether it is going to pursue an inclusionary housing ordinance by June 2010.</p> <p>The City will provide density bonuses as projects are received by the Community Development Department.</p> <p>2009-2014</p>	<p>Progress: Due to market conditions which staff has verified with developers, it has been determined that there is no monetary differentiation between market rate and affordable housing currently.</p> <p>\$1,950,000 of HSA monies were invested in the First-Time Home Buyers Program since its inception. AB 1X 26 has eliminated this funding source.</p> <p>Effectiveness: Once the housing market rebounds the City will consider adoption of an inclusionary housing ordinance.</p> <p>Progress: The First-Time Home Buyers Program continued to be a success investing \$1,950,000 from Housing Set-A-Side Funds. AB 1X 26 has eliminated this funding source.</p>

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Policy	Program	Deadline	Status of Implementation
	<p>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.</p>		
<p>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.</p>	<p>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.</p> <p>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.</p>	<p>Use RDA set-aside funds as designated in the 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).</p> <p>Contact nonprofit housing sponsors as funding in sites, potential projects, and funding is available.</p>	<p>Progress: The City continues to be committed to locating and working with nonprofit housing developers to build projects. Unfortunately, the market has not allowed the City to have any success at this juncture. In addition, the City will continue to work with other local jurisdictions to accomplish the goals of the Housing Element.</p> <p>The City secured approximately \$955,000 in Neighborhood Stabilization Program funds and has contracted with Mercy Housing/NeighborWorks to purchase and rehabilitate foreclosed homes.</p> <p>Effectiveness: Twelve properties were purchased through this program with nine being sold to FTHB.</p>

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Policy	Program	Deadline	Status of Implementation
	housing rehabilitation. Remaining funds will be available to supplement other financing sources as needed.		
<p>Policy 1.F: Continue to allow second units and other alternative types of housing.</p>	<p>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:</p> <ul style="list-style-type: none"> • 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: 	<p>2009-2014. The City will amend the Zoning Ordinance to include the state law language that was passed in 2005 that removes discretionary review.</p>	<p>Progress: As part of the Zoning Ordinance update process, the City will amend the relevant section(s) to ensure that the City is in compliance with state law. Staff continues to provide the state law literature to local homeowners on request.</p> <p>As part of the ongoing General Plan Update and Zoning Ordinance Update, the City is analyzing ways to plan for and encourage second units and other alternative types of housing, including the establishment of a TOD District</p> <p>Effectiveness: Yet to be determined.</p>

Policy	Program	Deadline	Status of Implementation
	<ol style="list-style-type: none"> 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. <ul style="list-style-type: none"> • 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. <p>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</p>	<p>The City will adopt the TOD District by June 2010.</p>	<p>Progress: The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is 2014. Additionally, the City has received grant funding through the Metropolitan Transportation Commission to update its Downtown Waterfront Specific Plan. This effort will begin in the summer of 2014. Integrated into this process the City will pursue appropriate rezonings and amendments to City documents.</p>

Policy	Program	Deadline	Status of Implementation
<p>Policy 1.G: The City will continue to implement design guidelines for new residential construction to ensure a maximum level of housing design quality.</p>	<p>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.</p>	<p>2009-2014, as projects are received through the Community Development Department.</p>	<p>Progress: The City has historically put considerable emphasis on design and compatibility with neighboring uses and will continue to do so.</p> <p>Effectiveness: The City has found this approach to be effective in the past and anticipates the same in the future.</p>
<p>Policy 1.H: The City will encourage the Planned Use Development (PUD) zoning in medium- and high-density residential zones.</p>	<p>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.</p>	<p>Consider using PUD zoning where appropriate and as projects are submitted to the Community Development Department.</p>	<p>Progress: The City has been receptive to PUD's in the past and anticipates the same to be true in future years.</p> <p>Effectiveness: The City has found this approach to be effective in the past and anticipates the same in the future.</p>
<p>Policy 1.I: The City will evaluate its progress in achieving its Housing Element Goals.</p>	<p>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.</p>	<p>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.</p>	<p>Progress: The City has been in compliance with CGC Section 65400 by preparing an annual report on progress toward implementing the City's Housing Element. Housing Element copies have been forwarded to the local water purveyor.</p> <p>Effectiveness: The City has been successful in the implementation of this policy.</p>

Policy	Program	Deadline	Status of Implementation
	<p>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.</p> <ul style="list-style-type: none"> • 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 		

Policy	Program	Deadline	Status of Implementation
	<p>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.</p> <ul style="list-style-type: none"> • 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. Annually contact property owners, gauge interest and identify non-profit partners and pursue funding 		

Policy	Program	Deadline	Status of Implementation
	<p>and preservation strategy on a project basis.</p> <ul style="list-style-type: none"> • 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 		

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Policy	Program	Deadline	Status of Implementation
	terms on a project-by-project basis.		
<p>Policy 2.B: Create additional affordable housing opportunities within the City's existing stock of housing.</p>	<p>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.</p>	2009-2014	<p>Progress: No additional vouchers have been obtained to date, but the Housing Authority will continue to seek additional vouchers.</p> <p>Effectiveness: Yet to be determined.</p>
<p>Policy 2.C: Replace housing affordable to low- and moderate-income households in the redevelopment area that has been removed.</p>	<p>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.</p> <p>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</p>	2009-2014.	<p>Progress: No units have been removed during this planning period.</p> <p>Effectiveness: N/A</p>

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Policy	Program	Deadline	Status of Implementation
	<p>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.</p> <p>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</p>	<p>2009-2014</p>	<p>Integrated into this process the City will pursue appropriate rezonings and amendments to City documents.</p> <p>Progress: Ongoing.</p>

Policy	Program	Deadline	Status of Implementation
	<p>property owners, lenders, and real estate agents in the City.</p> <p>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.</p> <p>Specific actions that the City will undertake include:</p> <ul style="list-style-type: none"> • 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 	<p>Through the predevelopment review process, the City will discuss the options of providing senior housing.</p>	<p>Progress: City was successful in obtaining a Community Development Block Grant Planning and Technical Assistance grant to study potential development of senior housing. Study was concluded in October 2012.</p>

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Policy	Program	Deadline	Status of Implementation
	<p>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> <ul style="list-style-type: none"> 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). <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> Assist developers in applying for available state and federal programs and redevelopment housing set-aside funds, if available, to provide development 	<p>Annually meet with representatives of Travis Air Force Base to determine whether unmet housing needs exist.</p> <p>2009-2014</p>	<p>Progress: Meeting to be scheduled for April 2014.</p> <p>Progress: Ongoing - no current interest.</p>

Policy	Program	Deadline	Status of Implementation
	<p>subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs)</p> <ul style="list-style-type: none"> • Provide density bonuses for developers who include large family units in rental housing developments. <p>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.</p> <p>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.</p> <p>Specific actions that the City will take are:</p> <ul style="list-style-type: none"> • 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 	<p>2009-2014</p> <p>On an ongoing basis, identify suitable locations within the City.</p>	<p>Progress: Ongoing.</p> <p>Progress: Ongoing.</p>

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Policy	Program	Deadline	Status of Implementation
	<p>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>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.</p> <p>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.</p>	<p>Develop a reasonable accommodations procedure by July 2010.</p> <p>June 30, 2010</p>	<p>Progress: Ongoing.</p> <p>Progress: The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is 2014. Integrated into this process the City will complete necessary rezonings and amendments.</p>

Policy	Program	Deadline	Status of Implementation
	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.		
Goal 4 – Encourage energy conservation.			
<p>Policy 4.A: Encourage energy conservation in new development design and construction and in the rehabilitation of existing housing.</p>	<p>Program 4.A.1: Suisun City will continue to check building plans for compliance with state energy conservation standards for new residential buildings.</p> <p>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.</p> <p>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</p>	<p>2009-2014</p> <p>June 30, 2010</p> <p>June 30, 2010</p>	<p>Progress: The City will continue the practice of reviewing building plans regarding compliance with state energy conservation standards for new residential buildings. In addition, the Zoning Ordinance update will address new energy efficient standards.</p> <p>The City recently adopted a revised Water-Efficient Landscape Ordinance which complies with AB 1881. This is one step the City believes will lead to reduced energy usage.</p> <p>Effectiveness: Yet to be determined.</p> <p>Progress: After serving as the lead local implementer for Solano County under the California Energy Commission Retrofit Bay Area Program, until that program's conclusion in April 2012, the City agreed to continue to serve as the County's representative on the new Bay Area Regional Energy Network (BayREN), to ensure the receipt of a</p>

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Policy	Program	Deadline	Status of Implementation
	<p>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.</p>		<p>portion of the funds being made available to the region to continue energy upgrading and retrofitting of residential properties in Solano County. It appears that the total budget available for program activities and administration for Solano County will be approximately \$250,000 over two years.</p> <p>Effectiveness: Yet to be determined.</p>