

CITY OF SUISUN CITY

2015–2023 HOUSING ELEMENT

Prepared for:
CITY OF SUISUN CITY
701 CIVIC CENTER BLVD.
SUISUN CITY, CA 94585

Prepared by:



2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670

FINAL DRAFT
MARCH 2015

TABLE OF CONTENTS

Introduction 1

Evaluation of Prior Housing Element2

Goals, Policies, and Programs27

Housing Needs Assessment45

Regional Housing Needs Allocation71

Constraints to the Availability of Affordable Housing84

Appendix A – Figures 114

 Figure 1 - Vacant Sites 115

 Figure 2 - Sites for Redesignation for the 4th Cycle 117

 Figure 3 - Sites for Redesignation for the 5th Cycle 119

Appendix B – Master Fee Schedule 121

TABLE OF CONTENTS

TABLES

Table 1.A Regional Housing Needs Determination 2015–2023 Planning Period Allocation ¹	28
Table 1.B Quantified Objectives (2015–2023)	41
Table 1 Population Growth Trends	45
Table 2 County of Solano Population Projections 2010–2040	46
Table 3 City of Suisun City Age Distribution	47
Table 4 City of Suisun City Ethnic Characteristics	47
Table 5 City of Suisun City Total Employment by Industry, Population 16 Years and Over	48
Table 6 Solano County Occupational Employment Projections	49
Table 7 City of Suisun City Largest Employers in Jurisdiction	49
Table 8 Travel Time to Work	51
Table 9 Jobs/Housing Projections	51
Table 10 City of Suisun City Household Characteristics, 2000–2011	52
Table 11 City of Suisun City Household Size by Tenure	52
Table 12 City of Suisun City Household Income Levels by Tenure	53
Table 13 City of Suisun City Household Poverty Status, 2000	54
Table 14 City of Suisun City Large Households	55
Table 15 City of Suisun City Overcrowded Households by Tenure	55
Table 16 City of Suisun City Senior Population by Age and Tenure, 2010	56
Table 17 City of Suisun City Senior Population by Income	56
Table 18 City of Suisun City Disability Type by Age, 2000	57
Table 19 City of Suisun City Persons with Disability by Employment Status	58
Table 20 Persons with Developmental Disabilities by Age and Zip Code	58
Table 21 County of Solano Regional Housing Growth Trends	61
Table 22 City of Suisun City Housing Type 2000–2008	62
Table 23 City of Suisun City Housing Tenure, 2000–2010	62
Table 24 Total Households with Any Housing Problem ¹	63
Table 25 City of Suisun City Age of Housing Stock, 2011	64
Table 26 Median Rent by Number of Bedrooms	64
Table 27 Total Households Overpaying by Income and Tenure	65
Table 28 City of Suisun City Affordable Housing Cost	66
Table 29 Suisun City Median Sale Prices, August 2010–2013	67
Table 30 Assisted Housing Complexes	68
Table 31 2014–2022 Regional Housing Needs Allocation	72
Table 32 Progress Toward Addressing the 4 th Cycle RHNA Shortfall	72

Table 33 Sites for Redesignation for the 4th Cycle.....74

Table 34 Approved Housing Projects77

Table 35 2014–2022 Remaining Regional Housing Need77

Table 36 Recent Residential Development Examples78

Table 37 Potential Units on Vacant Sites to Meet 2014–2022 Housing Need.....78

Table 38 Vacant Sites80

Table 39 Sites for Redesignation For the 5th Cycle83

Table 40 Suisun City Zoning Districts85

Table 41 Development Standards89

Table 42 Permitted Uses in Residential Zones92

Table 43 Analysis of Constraints for Housing for Persons with Disabilities (SB 520)98

Table 44 Typical Processing Procedures by Project Type107

Table 45 Permit Processing Time108

Table 46 Fee Summary for Development by Fee Type108

Table 47 Proportion of Fee in Overall Development Cost for a Typical Unit109

Table 48 Conforming Loan Interest Rates¹111

Master Fee Schedule Building (Effective June 15, 2012)121

Master Fee Schedule Planning (Effective July 1, 2010).....122

Master Fee Schedule FSSD Sewer Connection Fees Effective June 15, 2012
(as Established by Fairfield-Suisun Sewer District Resolution)124

Master Fee Schedule SSWA Water Rates Effective June 15, 2012
(as Established by SSWA-JPA Resolution)124

INTRODUCTION

The Housing Element of the General Plan is a comprehensive statement by Suisun City of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific objectives, policies, and programs relative to the provision of housing and to adopt an action plan toward this end. In addition, the element identifies and analyzes housing needs, resources, and constraints to meeting these needs.

The Suisun City Housing Element is based on four strategic goals: (1) provide housing opportunities for all segments of the community to meet current and future needs, (2) preserve the stock of existing housing, (3) plan and encourage the development of housing to meet the housing needs of special population groups, and (4) encourage energy conservation. Suisun City recognizes the need for additional housing affordable to very low-, low-, and moderate-income households as the population grows and the need to accommodate existing residents who do not have suitable, affordable housing.

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

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

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

EVALUATION OF PRIOR HOUSING ELEMENT

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

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

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
OBJECTIVE 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 310 dwelling units with the allocation shown in Table 1.A.</p> <p>To provide for the development of the City’s 310 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 0174-120-230, Table 32), which will be completed by June 30, 2010 (Program 1.B.1). This site will allow for 20 units per acre by right and allow a minimum of 16 units on this site. The City will also amend its R-H zone to require a minimum density of 20 units per acre by right without discretionary review. • The City will also adopt a Transit-Oriented Development (TOD) Overlay District. The district boundary is from Main Street to the east, Sacramento Street to the south, and Highway 12 to the north. When adopted, the residential components of mixed-use projects in the TOD Overlay District will have a maximum allowable density of 25 dwelling units per acre and will permit residential units on second and third floors above commercial spaces by right. The TOD Overlay District will contain specific parcels, including the vacant 0.99 acre parcel on Common Street (APN 32-081-11), which will be restricted to residential development at 	<p>Community Development Department</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. 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>The City is currently in the process of updating the General Plan. Due to the ongoing work on the General Plan update and staffing shortages over the planning period the City has not been able to complete the rezone of sites identified in this program. The City has analyzed the 4th cycle RHNA shortfall and has carried it over in the 2015-2023 Housing Element (refer to Program 1.A.1).</p> <p>The General Plan update will be adopted in early 2015. A Zoning Ordinance update and Downtown/Waterfront Specific Plan update will follow the update to the General Plan. The City will use this process to accommodate the RHNA shortfall.</p>	<p>Modify and continue.</p>

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>a minimum of 33 dwelling units per acre. The minimum density established for the Common Street parcel accommodates the City’s remaining lower income housing need. There will be approximately 4 acres of vacant and underutilized land in the TOD Overlay District (sites are listed in Table 33).</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 listed in Table 33. There is one group of small sites identified in Table 33 that are suitable for consolidation. The group of sites is located along Main Street and if combined, would yield a 0.62 acre parcel with a minimum capacity of 12 units. • The City will also provide regulatory and financial incentives listed in Program 1.C.1. including but not limited to financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined. 				
POLICY 1.B: Encourage the construction of new housing units	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	Community Development Department	Rezone will be completed June 30, 2010.	The City is currently in the process of updating the General Plan. Due to the ongoing work on the General Plan update and staffing shortages over the planning	Will be modified and combined with Program 1.A.1.

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
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.	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) (see Table 32) by right and allow a minimum of 16 units on this site. The City will also amend its R-H zone to require a minimum density of 20 units per acre by right without discretionary review.			<p>period the City has not been able to complete the rezone of sites identified in this program. The City has analyzed the 4th cycle RHNA shortfall and has carried it over in the 2015-2023 Housing Element (refer to Program 1.A.1).</p> <p>The General Plan update will be adopted in early 2015. A Zoning Ordinance update and Downtown/Waterfront Specific Plan update will follow the update to the General Plan. The City will use this process to accommodate the RHNA shortfall.</p>	
	PROGRAM 1.B.2: To facilitate residential development in the Downtown Waterfront Specific Plan areas designated Main Street (DW-MC) and Commercial/Office/Residential Mixed-Use (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.	Community Development Department	Rezone will be completed June 30, 2010.	The City initiated the update of the Downtown Waterfront Specific Plan in 2014. This comprehensive update will be completed by May 2016.	Residential units are currently being proposed in the DW-C/O/R zone and the City has determined that it will meet it's RHNA through other programs and this program will not be continued.
	PROGRAM 1.B.3: As part of the process of assessing a proposed residential development, evaluate the potential to incorporate other uses within the project or in conjunction with the project, including but not limited to, project-serving retail, job centers or services, such as child care.	Community Development Department	Ongoing	The City evaluates the potential to incorporate other uses within a proposed project on a case-by-case basis.	Continue.
POLICY 1.C: The provision of a balanced inventory of	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	Community Development Department	Post the Housing Element on the City's website as	With the adoption of AB 1X26, which eliminated redevelopment agencies, the City is exploring alternative approaches to	Modify and continue.

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
<p>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>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>soon as it is adopted (July 2009) and contact affordable housing developers annually to provide them with a list of vacant and underutilized sites for the development of affordable housing (also see PROGRAM 1.E.1).</p>	<p>continue this program.</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>Community Development Department</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</p>	<p>With the adoption of AB 1X26, which eliminated redevelopment agencies, the City is exploring alternative approaches to continue this program.</p>	<p>Modify and continue.</p>

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
			to develop extremely low-; very low-; low-; and moderate-income projects and assist developers with securing additional financing as projects are submitted to the Community Development Department and funds are available.		
POLICY 1.D: Establish affordable housing goals for new development for the production of extremely low-; very low-; low-, moderate-, and above moderate-income housing in the City.	PROGRAM 1.D.1: The City shall review the establishment of a program requiring developers of residential development to either: (a) provide a percentage of their unit at a below-market rent or price; (b) pay a fee; or (c) propose alternative measure to meet their affordable housing requirements determined by an ordinance that will be drafted.	Community Development Department, Redevelopment Agency	The City will decide if they are going to pursue an inclusionary housing ordinance by June 2010.	Due to market conditions, the City has not pursued the development of an inclusionary housing ordinance. The City will continue to review the possibility of an inclusionary housing ordinance in the future.	Modify and continue.
	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	Community Development Department, Redevelopment Agency	The City will provide density bonuses as projects are received by the Community Development Department.	Complete. The City adopted Ordinance 728 on November 18, 2014, to establish a density bonus ordinance.	Delete.

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	an affordable housing project that includes extremely low-; very low-; and low-income units.				
	PROGRAM 1.D.3: To help bolster the quality of the City's neighborhoods while providing affordable home-ownership opportunities for those entering the real estate market for the first time the City created a First-Time Homebuyer Program that provides low and moderate income households with up to 35 percent of the purchase price in down payment assistance in the form of 2nd mortgages to purchase foreclosed homes. The Agency budgeted \$4.4 million in Housing Set-Aside monies to fund this program. In addition to creating affordable home ownership opportunities, this program is designed to help deal with the significant balance of foreclosures currently on the market and to eliminate blight in neighborhoods located within the Agency's Project Area.	Economic Development Agency, Redevelopment Agency	2009–2014	The First-Time Homebuyers Program invested \$1,950,000 from Housing Set-Aside Funds since its inception. With the adoption of AB 1X26, which eliminated redevelopment agencies and eliminated this funding source, this program has not been continued.	Delete.
POLICY 1.E: Apply for state, federal, and other programs for which the City would be the applicant, or a co-sponsor, and work with nonprofit and for-profit developers to make use of those programs directed to homebuilders.	PROGRAM 1.E.1: Provide financial incentives to make construction of affordable housing economically feasible by applying for state and federal subsidies. The City will make use of all available programs for which it is eligible to apply and for which eligible projects have been identified. The City will assist nonprofit housing corporations and for-profit developers in applying for state and federal funds for eligible projects (i.e., HOME Program and Community Block Development Grants). If necessary, the City will also use Redevelopment Housing Set-Aside Funds to pay permit or impact fees for residential projects containing	Redevelopment Agency	Use redevelopment housing set-aside funds as designated in the City's Redevelopment Implementation Plan and apply for additional funding as Notice of Funding Available (NOFAs) is released by the	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 this program.	Modify and continue.

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	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.		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).		
	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.	Redevelopment Agency	Contact nonprofit housing sponsors as funding in sites, potential projects, and funding is available.	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 this program.	Modify and continue.
	PROGRAM 1.E.3: The City will annually meet with representatives of Solano County, Vallejo, Fairfield, Vacaville, and/or other jurisdictions to determine interest in, and feasibility of, applying for a mortgage revenue bond or mortgage credit certificate allocation. The City will investigate at least one allocation and either issue bonds or	Redevelopment Agency	Annually meet representatives from the County and representatives from the other cities in the County to	In 2013, the City’s Housing Authority approved a cooperative agreement with the California Affordable Housing Agency (CalAHA) for the issuance of multi-family housing revenue bonds by CalAHA for the purpose of financing the acquisition and rehabilitation of the Continental Apartments. The City continues to work with other	Modify and continue.

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation. To implement this program, the City will:</p> <ul style="list-style-type: none"> • Reach an agreement on the City’s financial participation if a bond or certificate issuance is determined to be feasible; • Promote the availability of the bond financing within the local development community to generate interest in using this resource to develop affordable housing units meeting bond program requirements; and • Refer interested developers to the administering agency for participation in the program. 		<p>discuss interest in apply for mortgage revenues bonds or mortgage credit certificates, If feasible, apply for first allocation in 2009. If the program is successful, the City will apply for the second allocation in 2010.</p>	<p>jurisdictions to determine interest in and feasibility of applying for mortgage revenue bonds or mortgage credit certificates.</p>	
	<p>PROGRAM 1.E.4: The City will use the Redevelopment Agency funds to supplement state, federal, and private funding sources, if available and if needed, to complete affordable housing projects. The first priority for the Redevelopment Agency housing set-aside funds will be for housing rehabilitation. Remaining funds will be available to supplement other financing sources as needed.</p>	<p>Redevelopment Agency</p>	<p>2009-2014, as projects are submitted to Redevelopment Agency.</p>	<p>With the adoption of AB 1X26, which eliminated redevelopment agencies, the City explored alternative approaches to continue this program. The City secured approximately \$995,000 in Neighborhood Stabilization Program funds and has contracted with Mercy Housing/ NeighborWorks to purchase and rehabilitate foreclosed homes.</p> <p>Twelve properties were purchased through this program, with nine sold to first-time homebuyers.</p>	<p>Delete.</p>
<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</p>	<p>Community Development Department</p>	<p>2009–2014 The City will amend the Zoning Ordinance to include the state law language that was passed in 2005 that</p>	<p>The City continues to implement the second dwelling unit ordinance. The City continues to provide the state law literature to local homeowners on request. The Zoning Ordinance will be amended to remove discretionary review of second dwelling units following the General Plan update process scheduled for completion in early</p>	<p>Continue.</p>

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>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: <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. • 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. 		removes discretionary review.	2015.	
	PROGRAM 1.F.2: The City will adopt a Transit-Oriented Development (TOD) Overlay District. The district boundary is	Community Development Department	The City will adopt the TOD District by June	The City initiated the update of the Downtown Waterfront Specific Plan in 2014, which incorporates sites within the	Modify and combine with Program 1.A.1.

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>from Main Street to the east, Sacramento Street to the south, and Highway 12 to the north as specified by the TOD Feasibility Study (Draft as of April 2008). The City promotes the development of mixed use and TOD projects through the Suisun City Redevelopment Agency, which meets with interested developers and discusses the City’s mixed-use and TOD opportunities. The Agency also provides financial assistance for mixed-use projects through its tax increment fund. Residential components of mixed use projects in the TOD Overlay District will have a maximum allowable density of 25 dwelling units per acre and will permit residential units on second and third floors above commercial spaces. There will be approximately 4 acres in the TOD Overlay District (sites are listed in Table 33) that will accommodate owner and rental multifamily uses that will be permitted by-right on the second and third floors and through a lot consolidation program (Program 1.A.1). The City will also provide the regulatory and development standards listed in Program 1.C.2.</p>		2010.	<p>TOD Feasibility Study. This comprehensive update will be completed by May 2016.</p> <p>The City is currently in the process of updating the General Plan. Due to the ongoing work on the General Plan update and staffing shortages over the planning period the City has not been able to complete the rezone of sites identified in this program. The City has analyzed the 4th cycle RHNA shortfall and has carried it over in the 2015-2023 Housing Element (refer to Program 1.A.1).</p> <p>The General Plan update will be adopted in early 2015. A Zoning Ordinance update and Downtown/Waterfront Specific Plan update will follow the update to the General Plan. The City will use this process to accommodate the RHNA shortfall.</p>	
	<p>PROGRAM 1.F.3: The City will amend the Downtown Waterfront Main Street Commercial (DW-MC) district to allow for residential uses on the second and third floors above commercial spaces and other types of residential housing at the same density as the High-Density Residential District (R-H) (14-21).</p> <p>To further support meeting the needs for a mix of housing types the City recently adopted the FOCUS: PDA for the entire Downtown Specific plan area and a 30+</p>	Community Development Department	Amended by June 2010	The City received grant funding through the Metropolitan Transportation Commission to update the Downtown/Waterfront Specific Plan. The update to the Specific Plan is currently under way and scheduled for completion in May 2016.	The City has determined that it will meet its RHNA through other programs and this program will not be continued.

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	acre parcel, located within less than ¼ mile from the train station. The City promotes this opportunity through the Suisun City Redevelopment Agency, which meets with interested developers and discusses the City’s mixed-use opportunities. The Agency also provides financial assistance for mixed-use projects through its tax increment fund. In addition, the Commercial/Office/Residential (C/O/R) Designation allows 50 percent of the sites to be developed with residential.				
	PROGRAM 1.F.4: The City will continue to allow construction of duplexes on corner lots and other flexible housing designs according to City design guidelines.	Community Development Department	2009–2014, as projects are received through the Community Development Department.	In 2010, the City approved Olive Tree Ranch, with 80 single-family residences on individual lots with a “zero lot line” on one side. However, construction on this project has not yet started.	Continue.
POLICY 1.G: The City will continue to implement design guidelines for new residential construction to ensure a maximum level of housing design quality.	PROGRAM 1.G.1: The City will evaluate development proposals based upon development standards, the distinctiveness of design and compatibility with existing residential development within the vicinity of the proposal. The City will evaluate the compatibility with the physical and environmental characteristics of the area in which a development proposal is to be located and by using the specific plan and planned unit development processes, the City will encourage the distinctiveness of new residential neighborhoods.	Community Development Department	2009–2014, as projects are received through the Community Development Department.	The City has historically put considerable emphasis on design and compatibility with neighboring uses and will continue to do so. The City has found this approach to be effective in the past and anticipates the same in the future.	Continue.
POLICY 1.H: The City will encourage the Planned Use Development (PUD) zoning in	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	Community Development Department	Consider using PUD zoning where appropriate and as projects are submitted to the	The City has been receptive to PUDs in the past and anticipates the same to be true in the future. The City has found this approach to be effective in the past and anticipates the same	Continue.

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
medium- and high-density residential zones.	that can accommodate a variety of needs.		Community Development Department.	in the future.	
POLICY 1.I: The City will evaluate its progress in achieving its Housing Element Goals.	PROGRAM 1.I.1: As required by state law (Government Code Section 65400), the City will annually review and evaluate its progress in meeting Housing Element objectives and prepare a report to the City Council on annual achievements. The City will alter existing housing strategies or develop new strategies as needed to meet changing City needs. In addition, as required by state law, the City will forward its adopted Housing Element to local water and sewer providers.	Community Development Department	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.	The City has been in compliance with Government Code Section 65400 by preparing an annual report on progress toward implementing the City’s Housing Element. Housing Element copies have been forwarded to local water purveyors. The City has been successful in the implementation of this policy.	Continue.
OBJECTIVE 2: Preserve the stock of existing housing.					
POLICY 2.A: Preserve existing housing, in particular housing affordable to low- and moderate-income households.	PROGRAM 2.A.1: Rehabilitate substandard dwelling units and those occupied by low- and moderate-income households using Redevelopment Agency set-aside and state funds. The City will seek complementary sources of financing from private organizations and other public agencies. To comply with the requirements of state law, at least 30 percent of the dwelling units rehabilitated in the redevelopment area will be affordable to low- and moderate-income households.	Redevelopment Agency	2009–2014	With the adoption of AB 1X26, which eliminated redevelopment agencies, the City explored alternative approaches to continue this program. The City secured approximately \$995,000 in Neighborhood Stabilization Program funds and has contracted with Mercy Housing/ NeighborWorks to purchase and rehabilitate foreclosed homes. Twelve properties were purchased through this program, with nine sold to first-time homebuyers.	Delete.
	PROGRAM 2.A.2: The City will assist nonprofit housing corporations seeking to acquire and maintain privately owned, government-subsidized housing developments, which could convert to market-rate housing under state or	Community Development Department	2009–2014	In 2009, the City received a request from the North Bay Housing Coalition, Inc. (NBHC) for assistance in acquiring two single-family homes in Suisun City for the developmentally disabled. In 2010, the Redevelopment Agency entered into an	Modify and continue.

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>federal loan agreements. Acquisition will be by negotiated sale. The City will use redevelopment housing set-aside funds to rehabilitate such units, if necessary, to preserve their use for low- and moderate-income households. Note: At present, there is only one "at risk" assisted rental housing project in Suisun City (Village Apartments), which is operated by the Solano Affordable Housing Foundation. This program will only take effect if the Solano Affordable Housing Foundation decides to transfer ownership or management of Village Apartments.</p> <p>The City will continue the following activities during the five-year period of the housing element to maintain affordability of these units. The Community Development Department will implement these efforts. Funding sources to support the implementation of these efforts is specified where appropriate. The efforts listed below represent a varied strategy to mitigate potential loss of "at-risk" units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.</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 			<p>agreement with the NBHC to utilize redevelopment housing set-aside funds to provide down payment assistance to acquire two single-family homes for rent to persons at affordable levels.</p> <p>In 2010, the City approved the issuance of multifamily housing revenue bonds by the California Statewide Communities Development Authority (CSCDA) for the purpose of financing the rehabilitation and acquisition of The Village Apartments. The property is now owned by a Limited Partnership with the Solano Affordable Housing Foundation (SAHF) and affordability of this project has been maintained throughout the planning period with restrictions extended to December 31, 2025.</p>	

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>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.</p> <ul style="list-style-type: none"> • Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., HUD, State HCD and California Tax Credit Allocation Committee). • Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice and assisting with financial resources or supporting funding applications. • Bi-annually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants. • Annually monitor local investment in projects that have been acquired by non-or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property 				

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>rehabilitation standards.</p> <ul style="list-style-type: none"> • 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 and preservation strategy on a project basis. • Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance with local legislators in federal, State or local initiatives that address affordable housing preservation (e.g., support State or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities). • Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. • Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, State or local levels to preserve at-risk units on a project-by-project basis. • Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended 				

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	affordability controls. Annually contact property owners to gauge interest, provide list of resources available for refund and negotiate terms on a project-by-project basis.				
POLICY 2.B: Create additional affordable housing opportunities within the City’s existing stock of housing.	PROGRAM 2.B.1: The Suisun City Housing Authority will continue to seek additional Section 8 vouchers for its very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses when funding for additional vouchers become available and the Authority becomes available to apply for such funding.	Housing Authority	2009–2014	No additional vouchers have been obtained to date, but the Housing Authority will continue to seek additional vouchers.	Continue.
POLICY 2.C: Replace housing affordable to low- and moderate-income households in the redevelopment area that has been removed.	PROGRAM 2.C.1: The City will use a combination of rehabilitation and new construction to replace those units affordable to low- and moderate-income households. At least 75 percent of these replacement units should be at comparable cost to the units being removed. A portion of the replacement housing needs will be met through rehabilitation and affordability guarantees on existing dwelling units. The remaining replacement needs will be met through new construction. The City will continue to implement relocation guidelines to assist low- and moderate-income households displaced in the Redevelopment Area to find replacement housing. Private property owners seeking to remove dwelling units occupied by low- and moderate-income households will be required to pay relocation expenses to the affected household, subject to guidelines	Redevelopment Agency	2009–2014	No units have been removed during this planning period. With the dissolution of the redevelopment agency, this program will not be continued.	Delete.

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	regarding prior notice and length of residency of the occupant. Between 2009 and 2014, the Redevelopment Agency does not anticipate removing housing units occupied by low- or moderate-income households. This program will be triggered only if such removal occurs.				
OBJECTIVE 3: Plan and encourage the development of housing to meet the housing needs of special population groups.					
POLICY 3.A: Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.	PROGRAM 3.A.1: Pursuant to Senate Bill (SB) 2, staff will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the ML (Manufacturing Light) district without a conditional use permit or other discretionary review. This district is appropriate for shelters because it is in the City’s downtown area where transit and services would be available to shelter inhabitants. There are currently ~ 12.26 acres of vacant and underutilized land in the ML zone district area. In addition the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4) and consistent with the development standards in the ML district. These standards may include such items as: <ul style="list-style-type: none">• Lighting• On-site management• Maximum number of beds or persons to be served nightly by the facility• Off-street parking based on demonstrated need• Security during hours that the emergency shelter is in operation	Community Development Department	City staff will prepare Zoning Ordinance amendments by June 2010.	Complete. The City adopted Ordinance 728 on November 18, 2014.	Delete.

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>PROGRAM 3.A.2: Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City currently allows group homes for six or fewer persons by-right in residential zones and homes for more than six persons with a CUP. To clarify that group homes include transitional and supportive housing uses, the City will update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Section 50675.2 of Health and Safety Code sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.</p> <p>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>	Community Development Department	City staff will prepare Zoning Ordinance amendments by June 2010.	Complete. The City adopted Ordinance 728 on November 18, 2014.	Delete.
	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	Redevelopment Agency	2009–2014	Ongoing. The City provides handouts on state and federal fair housing laws. This program remains appropriate and should be continued.	Continue.

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>continue to make available, at City Hall and on the City’s website, and distribute information on state and federal fair housing laws to rental property owners, lenders, and real estate agents in the City.</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 residential buildings to meet the needs of older adults. This could include technical assistance in applying for state 	<p>Community Development Department and Redevelopment Agency</p>	<p>Through the predevelopment review process, the City will discuss the options of providing senior housing.</p>	<p>The City was successful in obtaining a Community Development Block Grant Planning and Technical Assistance grant to study potential development of senior housing. The study was concluded in October 2012.</p> <p>The study was well received. The City will continue to 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.</p>	<p>Modify and continue.</p>

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>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>Redevelopment Agency</p>	<p>Annually meet with representatives of Travis Air Force Base to determine whether unmet housing needs exist.</p>	<p>A formal meeting has not taken place, but the City continues to work with Travis Air Force Base on an ongoing basis.</p>	<p>Continue.</p>

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<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.</p> <p>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 subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs) • Provide density bonuses for developers who include large family units in rental housing developments. (See Program 1.B-1). 	Community Development Department and Redevelopment Agency	2009–2014	In 2013, the City’s Housing Authority approved a cooperative agreement with the California Affordable Housing Agency (CalAHA) for the issuance of multi-family housing revenue bonds by CalAHA for the purpose of financing the acquisition and rehabilitation of the Continental Apartments, which rents two- and three-bedroom affordable apartments.	Modify and continue.
	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.	Community Development Department and Chief Building Official	2009–2014	Ongoing. The City continues to comply with ADA requirements for accessibility and adaptability of new residential buildings to meet the needs of mobility-impaired persons. The City has found this program to be effective in the past and anticipates the same in the future.	Continue.
	<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 	Community Development Department	On an ongoing basis, identify suitable locations within the City.	<p>Ongoing. In 2009, the City received a request from the North Bay Housing Coalition, Inc. (NBHC) for assistance in acquiring two single-family homes in Suisun City for the developmentally disabled. In 2010, the Redevelopment Agency entered into an agreement with the NBHC to utilize redevelopment housing set-aside funds to provide down payment assistance to acquire two single-family homes for rent to persons at affordable levels.</p> <p>The City has found this program to be</p>	Modify and continue.

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<p>feasibility of such housing.</p> <ul style="list-style-type: none"> • Consider using Redevelopment Housing Set-Aside funds to pay permit fees for group homes serving low-income clients. • Assist developers in applying for available state and federal programs and redevelopment housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs) 			<p>effective in the past and anticipates the same in the future.</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>Community Development Department and Chief Building Official</p>	<p>Develop a reasonable accommodations procedure by July 2010.</p>	<p>Complete. The City adopted Ordinance 728 on November 18, 2014, to establish a reasonable accommodations procedure.</p>	<p>Delete.</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</p>	<p>Community Development Department</p>	<p>June 30, 2010</p>	<p>Complete. The City adopted Ordinance 728 on November 18, 2014, to amend the Zoning Ordinance to include SROs in the definition of “rooming houses and boardinghouses.”</p>	<p>Delete.</p>

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	Ordinance. Therefore, the City will add “SRO” to the definition of “rooming houses and boardinghouses” to clarify that SROs are permitted as described in these zones. The City will prioritize funding for the development of SROs or similar types of units to assist with the development of extremely low-income housing.				
OBJECTIVE 4: Encourage energy conservation.					
POLICY 4.A: Encourage energy conservation in new development design and construction and in the rehabilitation of existing housing.	PROGRAM 4.A.1: Suisun City will continue to check building plans for compliance with state energy conservation standards for new residential buildings.	Building Department	2009–2014	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.	Continue.
	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.	Community Development Department	June 30, 2010	In 2010, the City adopted a revised Water-Efficient Landscape Ordinance that complies with AB 1881. This is one step the City believes will lead to reduced energy usage.	Continue.

2015–2023 HOUSING ELEMENT

Policy	Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
	<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 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>Community Development Department and Redevelopment Agency</p>	<p>June 30, 2010</p>	<p>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 Region Energy Network (BayREN) to ensure the receipt of a 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>Continue.</p>

GOALS, POLICIES, AND PROGRAMS

This section of the Housing Element contains the City's overall goals for housing, policies, specific programs, and an eight-year schedule of quantified objectives. The policies and programs relate to four strategic goals listed below.

- Provide housing opportunities for all segments of the community to meet current and future needs.
- Preserve the stock of existing housing.
- Plan and encourage the development of housing to meet the housing needs of special population groups.
- Encourage energy conservation.

GOAL 1

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

POLICY 1.A

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

PROGRAM 1.A.1

Plan for the construction of new housing according to ABAG's Regional Share. Continue to plan for and facilitate private construction of 505 dwelling units with the allocation shown in **Table 1.A** and the 108-unit shortfall from the 4th cycle Housing Element.

To provide for the development of the City's allocation of 505 dwelling units and the 108-unit shortfall from the 4th cycle Housing Element, the City will complete the following actions:

- The City will rezone one site to Mixed Use [APNs 0032-081-310, -050, -060, -070, and -320 and 0032-082-140] and one site to High Density Residential [APNs 0032-411-070, -080, -090, -100, and -110] to accommodate the 108-unit unaccommodated need from the 4th cycle Housing Element and 204-unit shortfall. The sites will allow a minimum of 20 and up to 45 units per acre by right. 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 rezone one site to Mixed Use [APNs 0032-042-120, -130, and -640] and one site to High Density Residential [APNs 0032-281-060, -130, and -110] to accommodate the 204-unit shortfall for this cycle as part of the Downtown/Waterfront Specific Plan update process currently under way.
- To help facilitate the development of small lots, the City will offer a lot consolidation program that offers progressively higher densities/intensities (above 30 units per acre) as an incentive to consolidate lots listed in **Tables 33 and 39**. The City will annually meet with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners

approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:

- Allow affordable projects to exceed the maximum height limits;
 - Decrease setbacks; and/or
 - Reduce parking requirements.
- The City will also consider deferring fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing. The City has identified two groups of small sites that are suitable for consolidation.
 - The City will also provide regulatory and financial incentives listed in Program 1.C.1. including but not limited to financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined.

Time Frame: The rezone of two sites [APNs 0032-081-310, -050, -060, -070, and -320, 0032-082-140, and 0032-411-070, -080, -090, -100, and -110] to accommodate the 4th cycle shortfall will be completed by January 31, 2016. The rezone of two sites [APNs 0032-042-120, -130, and -640, and 0032-281-060, -130, and -110] to meet the 5th cycle shortfall will be completed by May 31, 2016.

Responsible Agency: Community Development Department

Funding: General Fund

**TABLE 1.A
REGIONAL HOUSING NEEDS DETERMINATION
2015–2023 PLANNING PERIOD ALLOCATION¹**

Income Level	Dwelling Units	Percentage of Total
Very Low	147	29%
Low	57	11%
Moderate	60	12%
Above Moderate	241	48%
Total	505	100%
Average Yearly Need	64	—

Source: ABAG 2014–2022 Regional Housing Needs Allocation

Note: 1) The RHNA period varies slightly from the Housing Element planning period, which is 2015–2023.

PROGRAM 1.A.2

The City will continue to work with Caltrans to ensure the transfer of the property or air-rights of the Caltrans park and ride site (site 3) to the City, by completing the following actions:

- The City will send a formal letter following up on conversations to Caltrans stating their formal interest in the development of the site as part of satisfying the City's lower-income RHNA.
- The City will meet and negotiate with Caltrans regarding the acquisition of the property.
- The City will amend the Downtown Waterfront Specific Plan to rezone the site to Mixed-Use and allow for the development of residential uses above parking.

Time Frame: The City will send a formal letter of interest to Caltrans by July 2015 and will negotiate with Caltrans on the transfer of the property and amend the Downtown/ Waterfront Specific Plan by May 31, 2016 or Program 1.A.3 will take effect.

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 1.A.3

To ensure that adequate sites are available through the planning period to meet the City's Regional Housing Needs Allocation (RHNA), the City will continue to maintain an inventory of sites available and appropriate for residential development for households at all income levels. In keeping with state "no net loss" provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, the City will evaluate the availability of sites appropriate for lower-income housing and, if necessary, shall rezone sufficient sites to accommodate the RHNA.

Time Frame: Ongoing, as projects are proposed.

Responsible Agency: Community Development Department

Funding: General Fund

POLICY 1.B

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

PROGRAM 1.B.1

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

Time Frame: Ongoing

Responsible Agency: Community Development Department

Funding: General Fund

POLICY 1.C

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

PROGRAM 1.C.1

Annually review and update the City's inventory of properties that are suitable for redevelopment/reuse 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.

Time Frame: Post the Housing Element on the City's website as soon as it is adopted (January 2015) and contact affordable housing developers annually to provide them with a list of vacant and underutilized sites for the development of affordable housing (also see Program 1.E.1).

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 1.C.2

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

Time Frame: The City will continue to work with developers to provide regulatory incentives including fee deferments and flexible development standards as projects are submitted to the Community Development Department. The City will assist developers with securing additional financing as projects are submitted to the Community Development Department and funds are available.

Responsible Agency: Community Development Department

Funding: Apply for additional funding as Notices of Funding Available (NOFAs) are released by the state and federal governments (also see Program 1.E.1).

POLICY 1.D

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

PROGRAM 1.D.1

Review and adopt, as appropriate a program requiring developers of residential development to either: (a) provide a percentage of their unit at a below-market rent or price; (b) pay a fee; or (c) propose alternative measure to meet their affordable housing requirements determined by an ordinance that will be drafted.

Time Frame: The City will review and adopt, as appropriate an inclusionary housing ordinance within one year of adoption of Housing Element.

Responsible Agency: Community Development Department

Funding: General Fund

POLICY 1.E

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

PROGRAM 1.E.1

Provide financial incentives to make construction of affordable housing for extremely low-, very low-, low-, and moderate-income households 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).

Time Frame: Apply for additional funding as Notices of Funding Available (NOFAs) are released by the state. The City will post the Housing Element on the City's website as soon as it is adopted and contact affordable housing developers annually to provide them with a list of vacant and underutilized sites for the development of affordable housing (also see Program 1.C.1).

Responsible Agency: Community Development Department, Housing Authority

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

PROGRAM 1.E.2

Continue to seek interested nonprofit housing sponsors/developers to make use of available financing techniques for affordable housing projects for extremely low-, very low-, low-, and moderate-income households. The City will identify for-profit and nonprofit housing developers interested in developing affordable housing in Suisun City.

Time Frame: Develop a list of for-profit and nonprofit housing developers by July 2015 and contact, annually or as funding for sites, potential projects, and funding is available.

Responsible Agency: Community Development Department, Housing Authority

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

PROGRAM 1.E.3

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

To implement this program, the City will:

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

Time Frame: Annually meet representatives from the County and representatives from the other cities in the county to discuss interest in apply for mortgage revenues bonds or mortgage credit certificates. If feasible, apply for the first allocation in 2016. If the program is successful, the City will apply for the second allocation in 2017.

Responsible Agency: Community Development Department, Housing Authority

Funding: Mortgage Revenue Bonds or Mortgage Credit Certificates

POLICY 1.F

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

PROGRAM 1.F.1

Continue to implement the second dwelling unit ordinance that follows the requirements of state law (Government Code Section 65852.1) in allowing second dwelling units on any

residential lot subject to ministerial review (or Planning Commission review, as applicable). The second dwelling unit ordinance has the following requirements:

- A second unit may be established on any residentially zoned parcel that 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 10 feet from the existing single-family dwelling, and such unit shall be architecturally integrated into the existing building design.
- The proposed increase in gross floor area of an attached or detached second unit shall not exceed:
 1. Eight hundred (800) square feet for lots smaller than ten thousand (10,000) square feet in size.
 2. One thousand (1,000) square feet for lots equal to or larger than ten thousand (10,000) square feet in size.
- Detached second units shall be located no closer than 5 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.

Time Frame: The City will amend the Zoning Ordinance to include the state law language that was passed in 2005 which removes discretionary review by 2016.

Responsible Agency: Community Development Department

Funding: General Fund, permit fees

PROGRAM 1.F.2

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

Time Frame: 2015–2023, as projects are received through the Community Development Department

Responsible Agency: Community Development Department

Funding: General Fund, permit fees

POLICY 1.G

Continue to implement design guidelines for new residential construction to ensure a maximum level of housing design quality.

PROGRAM 1.G.1

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

Time Frame: 2015–2023, as projects are received through the Community Development Department

Responsible Agency: Community Development Department

Funding: General Fund, permit fees

POLICY 1.H

Encourage the planned unit development (PUD) zoning in medium- and high-density residential zones.

PROGRAM 1.H.1

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

Time Frame: 2015–2023. Consider using PUD zoning where appropriate and as projects are submitted to the Community Development Department.

Responsible Agency: Community Development Department

Funding: General Fund, permit fees

POLICY 1.I

Evaluate the City's progress in achieving its Housing Element goals.

PROGRAM 1.I.1

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

Time Frame: Submit annual reports starting April 2015, and annually thereafter. The City will submit its adopted Housing Element to local water and sewer providers upon adoption of this Housing Element.

Responsible Agency: Community Development Department

Funding: General Fund

GOAL 2

Preserve the stock of existing housing.

POLICY 2.A

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

PROGRAM 2.A.2

Assist nonprofit housing corporations seeking to acquire and maintain privately owned, government-subsidized housing developments that could convert to market-rate housing under state or federal loan agreements. Acquisition will be by negotiated sale. Note: At present, there are three "at-risk" assisted rental housing projects in Suisun City.

The City will continue the following activities during the eight-year period of the Housing Element to maintain affordability of these units. The Community Development Department will implement these efforts. Funding sources to support the implementation of these efforts are 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 sectors should they become available.

- Administer an Acquisition and Rehabilitation Program to assist for-profit and nonprofit 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, HCD, and California Tax Credit Allocation Committee).
- Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.
- Biannually 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 nonprofit 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 nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest and identify nonprofit partners, and pursue funding and preservation strategy on a project-by-project basis.
- Annually meet with stakeholders and housing interests to participate and support, through letters, meetings, and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
- Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.
- Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Annually contact property owners to gauge interest, provide list of resources available for refund, and negotiate terms on a project-by-project basis.

Time Frame: 2015–2023

Responsible Agency: Community Development Department, Housing Authority

Funding: Grant funding to be determined

POLICY 2.B

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

PROGRAM 2.B.1

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

Time Frame: 2015–2023

Responsible Agency: Housing Authority

Funding: HUD

GOAL 3

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

POLICY 3.A

Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, female-headed households, older adults, military personnel and their families, large families, mobility-impaired individuals, and persons with disabilities, including developmental disabilities.

PROGRAM 3.A.1

Amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5.

Time Frame: December 2015

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 3.A.2

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

Time Frame: Referrals will occur on an as needed basis and information on the website will be ongoing. Information will be distributed to rental property owners, lenders and real estate agents annually.

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 3.A.3

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 Housing Authority.

The City will undertake the following specific actions:

- 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, and congregate care housing with 24-hour full health care services.
- Provide assistance to older, low-income homeowners to rehabilitate their homes.
- Assist developers interested in converting or retrofitting existing residential buildings to meet the needs of older adults. This could include technical assistance in applying for state and federal funding, local financial assistance and waiver of certain fees and/or development requirements to increase the financial feasibility of providing such housing.
- Assist in the funding of affordable housing for older adults, including application for state and federal funds, and/or the issuance of tax-exempt bonds to provide low-cost financing.

Time Frame: Use density bonus and the Planned Unit Development (PUD) process to facilitate the development of housing for older adults, as projects are proposed. Assist developers in locating sites and converting or retrofitting existing residential buildings annually. Provide rehabilitation assistance to older, low-income homeowners annually. Assist in the funding of affordable housing for older adults annually or as projects are proposed.

Responsible Agency: Community Development Department, Housing Authority

Funding: General Fund

PROGRAM 3.A.4

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

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

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 3.A.5

The City will encourage affordable rental housing developments for low- and moderate-income households to contain an appropriate percentage of three- and four-bedroom dwelling units.

The City will undertake the following specific actions:

- Assist developers in applying for available state and federal programs if available, to provide development subsidies (low-cost financing, land write-down, or other incentives).
- Provide density bonuses for developers who include large family units in rental housing developments

Time Frame: 2015–2023

Responsible Agency: Community Development Department

Funding: General Fund

PROGRAM 3.A.6

Continue to comply with Americans with Disabilities Act (ADA) requirements for accessibility and adaptability of new residential buildings to meet the needs of mobility-impaired persons.

Time Frame: 2015–2023

Responsible Agency: Community Development Department, Chief Building Official

Funding: General Fund, permit fees

PROGRAM 3.A.7

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.

The City will take the following specific actions:

- Assist in identifying sites; review planning and zoning documents for modifications that could increase the feasibility of such housing.
- Assist developers in applying for available state and federal programs, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives).

Time Frame: Identify locations within the city by December 2015 Apply for funding, as developments are proposed.

Responsible Agency: Community Development Department

Funding: General Fund; permit fees

PROGRAM 3.A.8

Work with housing providers to address special housing needs for seniors, large families, female-headed households, single-parent households with children, persons with physical disabilities and developmental disabilities, farmworkers, and homeless individuals and families. The City may seek funding under the federal Housing Opportunities for Persons with AIDS program, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with physical and developmental disabilities, and persons at risk for homelessness.

Time Frame: One time during the planning period or as appropriate development comes forth

Responsible Agency: Community Development Department

Funding: General Fund

GOAL 4

Encourage energy conservation

POLICY 4.A

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

PROGRAM 4.A.1

Continue to check building plans for compliance with state energy conservation standards for new residential buildings.

Time Frame: 2015–2023

Responsible Agency: Building Department

Funding: General Fund, permit fees

PROGRAM 4.A.2

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

Time Frame: 2015–2023

Responsible Agency: Community Development Department

Funding: General Fund, permit fees

PROGRAM 4.A.3

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

Time Frame: January 2016

Responsible Agency: Community Development Department

Funding: HOME Program, CDBG Program

QUANTIFIED OBJECTIVES

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

**TABLE 1.B
QUANTIFIED OBJECTIVES (2015–2023)**

	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Designate Sites to Meet the RHNA New Construction Need at a Minimum	37	110	57	60	241	505
Second Units	1	2	2	1	1	7
Rehabilitation	0	3	8	5	2	18
Affordable Housing Units to Be Conserved ¹	0	0	132	0	0	132
Total	38	115	199	66	244	662

Notes:

1) Based on the number of at-risk affordable housing units during the 2015–2023 planning period.

INTERNAL CONSISTENCY OF GENERAL PLAN

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code Section 65583[c][6][B]). The City will review and revise, as necessary, the Housing Element for consistency when amendments are made to the General Plan.

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

General Plan

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

update older development areas in order to incorporate the same quality design concepts that the City will apply to new development.

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

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

Open Space and Conservation: Unless the residential use is approved in the plans, no new housing will be developed in areas designated to remain undeveloped in the General Plan, Specific Plan, or Suisun Marsh Protection Plan or in the Capital Improvement Program (CIP).

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

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

Draft 2035 General Plan

The draft Suisun City 2035 General Plan was made available for public review on October 9, 2014. Once adopted, the 2035 General Plan will replace the 1992 General Plan document. The draft includes an additional element, the Economic Development Element. The City of Suisun City has ensured that once adopted, the 2035 General Plan is consistent with the updated Housing Element. The following additional conclusions apply to the draft General Plan:

Economic Development: Balancing job growth with population growth (and associated housing development) can lead to a more balanced and vibrant local economy, more sustainable fiscal conditions, reduced commuting time, reduced traffic congestion, improved air pollution, and many other benefits.

Downtown/Waterfront Specific Plan

The 1999 amendments to the 1983 Downtown/Waterfront Specific Plan are consistent with the City's Housing Element update. The overall goal of the Specific Plan is to create a unique

waterfront downtown that is pleasant to live in and at the same time serves as a regional destination. The Specific Plan seeks to achieve the following objectives:

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

The City is currently in the process of updating the Downtown/Waterfront Specific Plan to be consistent with the 2035 General Plan and current market conditions. This update is expected to be completed in May 2016.

PUBLIC PARTICIPATION

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

Planning Commission Study Session and Community Workshop – September 23, 2014

City staff conducted a Planning Commission study session and community workshop on September 23, 2014. A workshop flyer was posted on the City's website and notifications were sent to 35 stakeholders. PMC gave a presentation on the Housing Element update including an overview of Housing Element components, new legislation, the Regional Housing Needs Allocation (RHNA), the update process and schedule, and demographic information. Following the presentation, members of the Planning Commission and public were invited to ask questions or provide comments. Comments received included:

- Provide information on per capita income data.
- Provide an analysis of the housing units that were provided in the 4th round Housing Element and the carry-over required for the 5th round Housing Element.

Comments received during the community workshop were included in the draft Housing Element.

Planning Commission – December 18, 2014

The draft Housing Element was made available on December 18, 2014, for the public on the City's website. A public hearing took place on December 22, 2014, with the Planning Commission. The public review draft of the Housing Element was presented and all questions or comments shared at the joint session that were left unanswered will be discussed. The purpose of the meeting was to let the Planning Commission review the draft and agree to forward the draft to the City Council. It was also another opportunity for the public to provide comments or ask questions about the draft document.

Comments received include the following:

- Support for senior housing on site 4
- Develop a working group to review the draft inclusionary housing ordinance (Program 1.D.1)
- Provide more specific timeframes for programs

Staff also received comments with concerns regarding the redevelopment of underutilized sites in the Historic Residential. Staff directed the Planning Commission that these sites would be removed these sites from the inventory.

City Council – January 6, 2015

City staff and Housing Element consultant meet with Legal Services of Northern California (LSNC) on January 5, 2015 to discuss the draft Housing Element. The draft Housing Element along with a memo of comments from the meeting with LSNC was presented to City Council on January 6, 2015. This was also another opportunity for the public to voice any questions or concerns about housing in the city or the contents of the document. The City Council reviewed the draft Housing Element and authorized submittal of the Housing Element to HCD with recommended revisions from staff.

Comment Letters

During the review of the draft Housing Element one letter was received from LSNC. In their letter, LSNC commented on the public participation process, the review of the previous Housing Element, identified a number of special needs groups, as well as commented on the land inventory. As noted in this section, the City has conducted an extensive public participation program including meeting with LSNC on January 2, 2015. Revisions to the review of previous and further explanation of the sites identified in the land inventory section of the Housing Element were incorporated based on LSNC's comments.

HOUSING NEEDS ASSESSMENT

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

The analysis in this section primarily utilizes data compiled by the Association of Bay Area Governments (ABAG) in the Data Profiles for Housing Elements workbook, released in January 2014. ABAG data is primarily from the 2000 and 2010 US Census and the American Community Survey (ACS). ACS figures are estimates based on samples; for a small city like Suisun City, reported figures may be subject to large margins of error. In addition, data from sources including the City of Suisun City, the California Department of Finance (DOF), or anecdotal evidence has also been used where appropriate.

POPULATION CHARACTERISTICS

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

Population Growth Trends

As seen in **Table 1**, Suisun City’s total 2010 population was 28,111, which is an increase of 7.6 percent from the population reported on the 2000 Census. The population of Solano County grew by 4.6 percent between 2000 and 2010. In 2014, the population of Suisun City was estimated at 28,549.

**TABLE 1
POPULATION GROWTH TRENDS**

	2000	2010	Percentage Change	2014
Suisun City	26,118	28,111	7.6%	28,549
Benicia	26,865	26,997	0.5%	27,454
Dixon	16,103	18,351	14.0%	19,005
Fairfield	96,178	105,321	9.5%	110,018
Rio Vista	4,571	7,360	61.0%	7,934
Vacaville	88,625	92,428	4.3%	93,613
Vallejo	116,760	115,942	-0.7%	118,470
Solano County	394,542	413,344	4.6%	424,223

Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements, 2014); DOF 2014

Population Projections

ABAG prepares population projections for the nine Bay Area counties and their jurisdictions. ABAG projects that between the year 2010 and 2040, Solano County's population will increase by 23.8 percent, which is slightly higher than Suisun City's projected population increase of 19.9 percent. As seen in **Table 2**, Suisun's population in 2040 is projected to be 31,400, an increase of 4,403 people between 2010 and 2040. Suisun City's expected population increase over the 30-year period is similar to that of the other jurisdictions in the county with the exception of Fairfield and Vacaville, which are higher.

**TABLE 2
COUNTY OF SOLANO
POPULATION PROJECTIONS 2010–2040**

	2010	2015	2020	2025	2030	2035	2040	Percentage Increase
Benicia	26,997	27,600	28,300	29,000	29,700	30,500	31,400	16.3%
Dixon	18,351	18,700	19,000	19,400	19,800	20,200	20,700	12.8%
Fairfield	105,321	111,500	117,900	124,400	131,400	138,800	146,500	39.1%
Rio Vista	7,360	7,500	7,900	8,300	8,400	8,600	8,800	19.6%
Suisun City	28,111	28,900	29,800	30,700	31,600	32,600	33,700	19.9%
Vacaville	92,428	95,300	98,200	101,700	105,500	109,700	114,000	23.3%
Vallejo	115,942	118,100	121,000	124,200	126,200	128,600	131,800	13.7%
Unincorporated	18,834	19,700	20,600	21,500	22,600	23,700	24,700	31.1%
Solano County	413,344	427,300	442,700	459,200	475,200	492,700	511,600	23.8%

Source: ABAG 2013, Population Projections

Age of Population

As illustrated in **Table 3**, the age distribution in Suisun City is spread similarly across all age groups. The median age increased from 31.7 in 2000 to 33.0 in 2010, indicating that the population is getting older but is still younger than the current Solano County median age of 36.9. According to ABAG projections, the median age in Solano County will increase to 38.0 by 2040.

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

Age Range	2000		2010	
	Number	Percentage of Total	Number	Percentage of Total
19 and Under	9,246	35.4%	8,586	30.5%
20–24	1,582	6.1%	2,101	7.5%
25–34	3,517	13.5%	4,199	14.9%
35–44	4,982	19.1%	3,651	13.0%
45–54	3,628	13.9%	4,230	15.0%
55–64	1,674	6.4%	3,188	11.3%
65 and Over	1,489	5.7%	2,156	7.7%
Total	26,118	100.0%¹	28,111	100.0%¹
Median Age	31.7		33.0	

Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements, 2014)
 Note: 1) Due to rounding, percentages may not equal 100%.

ETHNIC CHARACTERISTICS

Suisun City is an ethnically diverse community, with a small majority of citizens identifying themselves as White followed by a nearly even distribution of citizens of African American, Asian, and Hispanic descent. As seen in **Table 4**, the White population decreased by 18.6 percent between 2000 and 2014. The Asian and pacific islander, African American population and those of Hispanic origin grew from 2000 to 2014.

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

	2000		2010	
	Number	Percentage	Number	Percentage
White	10,091	38.6%	8,218	29.2%
Black or African American	4,904	18.8%	5,512	19.6%
American Indian or Alaskan Native	126	0.5%	96	0.3%
Asian & Pacific Islander	4,768	18.3%	5,543	19.7%
Hispanic Origin	4,652	17.8%	6,753	24.0%
Other Race	69	0.3%	66	0.2%
Two or More Races	1,508	5.8%	1,923	6.8%
Total	26,118	100%¹	28,111	100%¹

Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements, 2014)
 Note: 1) Due to rounding, percentages may not equal 100%.

EMPLOYMENT

Table 5 illustrates the types of industries employing city residents. According to **Table 5**, the total number of employed civilians age 16 and over in the city is 13,027, and 61.4 percent of the population over the age of 16 is employed. Most of the jobs in the city are educational, health and, social services (22.4 percent), followed by retail trade (14.7 percent) and manufacturing (8.7 percent). Approximately 10.6 percent of the workforce population is unemployed and 29.9 percent are not in the labor force.

**TABLE 5
CITY OF SUISUN CITY
TOTAL EMPLOYMENT BY INDUSTRY, POPULATION 16 YEARS AND OVER**

Occupation	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	58	0.4%
Construction	1,025	7.9%
Manufacturing	1,139	8.7%
Wholesale trade	360	2.8%
Retail trade	1,921	14.7%
Transportation and warehousing, and utilities	1,011	7.8%
Information	363	2.8%
Finance, insurance, real estate, and rental and leasing	748	5.7%
Professional, scientific, management, administrative, and waste management services	1,049	8.1%
Educational, health, and social services	2,921	22.4%
Arts, entertainment, recreation, accommodation, and food services	1,006	7.7%
Other services (except public administration)	516	4.0%
Public administration	910	7.0%
Total	13,027	100.0%¹

*Source: 2007–2011 American Community Survey (ABAG Data Profiles for Housing Elements, 2014)
Note: 1) Due to rounding, percentages may not equal 100%.*

According to ABAG 2013 projections, the total number of jobs in Solano County is expected to rise from 132,340 in 2010 to 179,470 in 2040, which amounts to 47,130 new jobs.

As shown in **Table 6**, of the largest industries in the county, the Financial and Professional Services and Health, Educational and Recreational Service categories are projected to have the largest increase during the years 2010–2025.

TABLE 6
SOLANO COUNTY
OCCUPATIONAL EMPLOYMENT PROJECTIONS

Occupation	Annual Average Employment				Projected Employment Change 2010–2025
	2010		2025		
	Persons	Percentage	Persons	Percentage	Percentage
Agriculture and Natural Resources	1,900	1.4%	1,900	1.2%	0.0%
Manufacturing, Wholesale, and Transportation	19,390	14.7%	20,600	12.9%	6.2%
Retail	17,870	13.5%	18,880	11.8%	5.7%
Financial and Professional Services	17,330	13.1%	23,250	14.5%	34.2%
Health, Educational and Recreational Service	39,670	30.0%	52,010	32.5%	31.1%
Other	36,180	27.3%	43,520	27.2%	20.3%
Total	132,340	100.0%	160,160	100.0%	21.0%

Source: ABAG Projections, 2013

Note: 1) Due to rounding, percentages may not equal 100%.

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

TABLE 7
CITY OF SUISUN CITY
LARGEST EMPLOYERS IN JURISDICTION

Company	Product/Service	Number of Employees	Percentage
Fairfield-Suisun USD	Education	260	25.9%
City of Suisun City	Government	140	13.9%
Old Country Roofing	Contractor- Services	125	12.5%
Raley's Superstores	Retail Grocery	98	9.8%
KROC Center	Recreation	80	8.0%
US Post Office	Federal-Courier	52	5.2%
In-Shape Health Club	Recreation	45	4.5%
McDonalds	Fast Food	42	4.2%
Athenian Grill	Restaurant	36	3.6%
Jack in the Box	Fast Food	28	2.8%
Round Table	Fast Food	28	2.8%
Del Taco	Fast Food	25	2.5%
Popeye's Chicken	Fast Food	23	2.3%
Solano Garbage Co.	Waste Collection	22	2.2%
Total Major Employers	--	1,004	100%

Source: City of Suisun City 2013

Note: 1) Due to rounding, percentages may not equal 100%.

Travis Air Force Base

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

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

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

Travis Air Force Base has prioritized its on-base housing program. Balfour Beatty Communities (BBC) operates the on-base family housing program and is responsible for maintaining, repairing, constructing, and managing the housing on the base. Balfour Beatty currently operates 1,320 housing units at Travis Air Force Base, which include a mixture of two-, three-, and four-bedroom units. These housing units are very similar in appearance and amenities to private housing in the local market.

JOBS/HOUSING RATIO

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost. As shown in **Table 8**, 54.5 percent of Suisun City residents commute less than 30 minutes to work each way, indicating that the city's residents depend highly on Suisun City and surrounding jurisdictions within the county for employment opportunities. **Table 9** shows the jobs/housing ratio from 2010 to 2030. In 2010, the jobs/housing ratio was 0.35, indicating that there are more households than jobs in Suisun City. The jobs/housing ratio is projected to increase to 0.41 in 2040.

**TABLE 8
TRAVEL TIME TO WORK**

Travel Time to Work	Percentage
Less than 30 minutes	54.4%
30 to 59 minutes	29.5%
60 or more minutes	16.1%
Total	100%¹

Source: 2007–2011 ACS
Note: 1) Due to rounding, percentages may not equal 100%.

**TABLE 9
JOBS/HOUSING PROJECTIONS**

	2010	2020	2030	Net Change (2010–2030)	Percentage Change
Jobs	3,080	3,810	4,090	1,010	32.8%
Households	8,918	9,450	9,970	1,052	11.8%
Jobs/Households	0.35	0.40	0.41	—	—

Source: ABAG Projections, 2013

HOUSEHOLD PROFILE

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

Household Characteristics

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

As shown in **Table 10**, there were 8,939 households in the city in 2011. Of these households, 77.0 percent were families, 16.1 percent were single-person households, and 6.9 percent were non-family households.

The 2011 average household size was 3.11 and the average family size was 3.50. As shown in the table below, the average household size in the city decreased from 3.26 to 3.11. **Table 11** shows household size by tenure.

TABLE 10
CITY OF SUISUN CITY
HOUSEHOLD CHARACTERISTICS, 2000–2011

Household Type	2000		2011	
	Households	Percentage	Households	Percentage
Families	6,518	82%	6,880	77.0%
with Children	3,015	46%	3,779	54.9%
without Children	2,080	32%	3,101	45.1%
Other	1,423	22%	0	0.0%
Singles	1,120	14%	1,439	16.1%
Other Non-Families	303	5%	620	6.9%
Total Households	7,941	100%	8,939	100.0%¹
Average Household Size	3.26	—	3.11	—
Average Family Size	3.59	—	3.50	—

Source: 2000 US Census; 2007–2011 American Community Survey (ABAG Data Profiles for Housing Elements, 2014)

Note: 1) Due to rounding, percentages may not equal 100%.

TABLE 11
CITY OF SUISUN CITY
HOUSEHOLD SIZE BY TENURE

Household Size	Owner-Occupied		Renter-Occupied	
	Households	Percentage of Total Occupied	Households	Percentage of Total Occupied
1 Person	877	14.2%	566	20.7%
2 Persons	1,803	29.2%	576	21.1%
3 Persons	1,267	20.5%	531	19.4%
4 Persons	1,111	18.0%	443	16.2%
5 or More Persons	1,125	18.2%	618	22.6%
Total	6,184	100%¹	2,734	100%¹

Source: 2010 US Census (ABAG Data Profiles for Housing Elements, 2014)

Note: 1) Due to rounding, percentages may not equal 100%.

Household Income

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

Income Definitions

The state and federal governments classify household income into several groupings based on the relationship to the county area median income (AMI), adjusted for household size. The State

of California utilizes the following income groups: extremely low (0 to 30 percent of AMI), very low (31 to 50 percent AMI), low (51 to 80 percent AMI), moderate (81 to 120 percent of AMI), and above moderate (more than 120 percent of AMI). However, federal housing programs utilize different income groupings and definitions, with the highest income category generally ending at 95 percent AMI. The state income limits will be used throughout the Housing Element.

Income Characteristics

Table 12 presents the total number of households by tenure that fall within each of the four income categories based on the household’s income as a percentage of AMI. According to the California Department of Housing and Community Development (HCD), the 2010 Solano County AMI was \$79,200. In 2010, the city had 1,410 (16.3 percent) very low-income households, with an annual income of less than \$41,200. The total number of low-income households earning between \$41,201 and \$65,000 was 1,440 (16.6 percent) and there were 2,215 (25.6 percent) households earning moderate income. In addition, 41.5 percent of the households were above the moderate income category, which represented the majority of households. It should be noted that the Solano County AMI has increased from \$79,200 in 2010 to \$82,600 in 2014.

According to the 2008–2012 ACS, the per capita income in Suisun City was \$25,876 in 2012, which is an increase of 21.2 percent since 2000 when the per capita income was \$20,386. By comparison, Solano County’s per capita income was \$29,170 in 2012, an increase of \$7,439 or 34.2 percent from 2000.

**TABLE 12
CITY OF SUISUN CITY
HOUSEHOLD INCOME LEVELS BY TENURE**

Income Level	Owner-Occupied		Renter-Occupied		Total Households	
	Households	Percentage	Households	Percentage	Households	Percentage
Very Low <50% AMI	530	8.4%	880	37.5%	1,410	16.3%
Low 51%–80% AMI	915	14.5%	525	22.4%	1,440	16.6%
Moderate 81%–120% AMI	1795	28.4%	420	17.9%	2,215	25.6%
Above > 120% AMI	3075	48.7%	520	22.2%	3,595	41.5%
Total Households	6315	100%¹	2345	100%¹	8,660	100%¹
Area Median Income (AMI)	2010 AMI = \$79,200					

Source: 2006–2010 ACS (ABAG Data Profiles for Housing Elements, 2014)

Note: 1) Due to rounding, percentages may not equal 100%.

Households in Poverty

The national poverty threshold is the minimum amount of income that is necessary to obtain the necessities of life. For example, the 2014 national poverty threshold for a family of four was \$23,850.

According to the 2000 Census and as seen in **Table 13**, 297 (4 percent) households were considered to be in poverty in Suisun City. The majority of those in poverty in 2000 were

households headed by a female (163) followed by married couples (124). The number of households in poverty headed by a male (10) was much lower than the other groups.

**TABLE 13
CITY OF SUISUN CITY
HOUSEHOLD POVERTY STATUS, 2000**

Households in Poverty	Persons/Families	Percentage of Total Households
Married-Couple Family	124	1.5%
Married-Couple Family with Children	90	
Female-Headed Households	163	2%
Female-Headed with Children	140	
Male-Headed Households	10	< 1%
Male-Headed with Children	10	
Total Groups in Poverty	297	4%

Source: 2000 US Census

SPECIAL NEEDS POPULATIONS

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

Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. A survey conducted of rental rates in the city found that there were no large dwelling units (five bedrooms or more) available for rent in August 2014. The survey found a small number of single-family homes with four or more bedrooms, and there were no apartment units (multi-family) with four or more bedrooms. Large households often live in overcrowded conditions, due to both the lack of large enough units and insufficient income to afford available units of adequate size.

In 2010, approximately 19.6 percent (1,744) of all households in the city were considered to be large, which puts the burden on developers to design and build homes that meet the needs of large families. Of the 1,744 large households in 2010, 1,126 (64.6 percent) were homeowners and 618 (35.4 percent) were renters.

As seen in **Table 14**, the share of large households increased from 18.3 percent in 2000 to 19.6 percent in 2010. The percentage of households with five or more people over the ten-year

period has stayed relatively similar. It is important to note that the total number of large households increased by 280, which is still an important need to address in the development of new homes.

TABLE 14
CITY OF SUISUN CITY
LARGE HOUSEHOLDS

Year	Total Large Households	Percentage of Total Households
2000	1,646	18.3%
2010	1,744	19.6%

Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements, 2014)

Overcrowding

An overcrowded household is defined as a household in which there is more than 1 person per bedroom; severe overcrowding occurs when there are more than 1.5 persons per bedroom. As seen in **Table 15**, 338 (3.9 percent) households were considered to be overcrowded as reported by the 2007–2011 ACS. A larger percentage of renter households (6.5 percent) were overcrowded, while only 2.9 percent of owner households faced overcrowding. No renter households were reported to be severely overcrowded, while 23 owner households were severely overcrowded.

TABLE 15
CITY OF SUISUN CITY
OVERCROWDED HOUSEHOLDS BY TENURE

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or less	6,136	97.1%	2,194	93.5%	8,330	96.1%
1.01 to 1.50	162	2.6%	153	6.5%	315	3.6%
1.51 or more	23	0.4%	—	0.0%	23	0.3%
Total	6,321	100.0%¹	2,347	100.0%¹	8,668	100.0%¹
Overcrowded by Tenure	185	2.9%	153	6.5%	338	3.9%

Source: 2007–2011 CHAS

Note: 1) Due to rounding, percentages may not equal 100%.

Senior Households

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

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

4) Housing: Many live alone and rent.

As shown in **Table 16**, there were 1,158 senior households (13.0 percent of total households) in the city. Of those, 897 (77.5 percent) are owner-occupied and 261 (22.5 percent) are renter-occupied.

TABLE 16
CITY OF SUISUN CITY
SENIOR POPULATION BY AGE AND TENURE, 2010

Age	Total Households	Owner-Occupied Households	Percentage of Total Households	Renter-Occupied Households	Percentage of Total Households
65 to 74 years	722	580	9.4%	142	5.2%
75 to 84 years	345	257	4.2%	88	3.2%
85+ years	91	60	1.0%	31	1.1%
Total senior households	1,158	897	14.5%	261	9.5%
Total households	8,918	6,184	100.0%	2,734	100.0%

Source: 2010 US Census (ABAG Data Profiles for Housing Elements, 2014)

Note: 1) Due to rounding, percentages may not equal 100%.

As seen in **Table 16**, 261 seniors rent their homes. Rising rents are a concern for the senior population, because they are typically on fixed incomes. As seen in **Table 17**, over 50 percent of elderly households earn less than \$50,000 per year, which would fall into the very low- and low-income categories.

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

TABLE 17
CITY OF SUISUN CITY
SENIOR POPULATION BY INCOME

Income	Elderly Households	
	Number	Percentage
Under \$30,000	283	23.6%
\$30,000 to \$49,000	318	26.5%
\$50,000 to \$74,999	236	19.7%
\$75,000 to \$99,000	120	10.0%
\$100,000 or more	243	20.3%
Total Elderly Households	1,200	100%¹

Source: 2007–2011 ACS (ABAG Data Profiles for Housing Elements, 2014)

Note: 1) Due to rounding, percentages may not equal 100%.

Persons with Disabilities

A permanent disability is defined as a mental, physical, or health condition that lasts over six months. As reported by the 2000 Census and shown in **Table 18**, 8,105 total disabilities were reported in the city. Of those, 83 percent were reported by those between the ages of 5 and 64, and 17 percent by those aged 65 and older. Nineteen percent of the population (4,491) reported having one or more disabilities.

Those reporting as having an employment disability comprised 28 percent of all those reporting to have a disability, followed closely by 22 percent having a physical disability. Typically those suffering from a physical disability will also suffer from an employment disability. Of the 4,491 people reporting a disability, 1,471 reported not being employed. Counts of persons with specific types of disabilities are not available. **Table 19** estimates that approximately 14 percent of this population is employed in the workforce.

TABLE 18
CITY OF SUISUN CITY
DISABILITY TYPE BY AGE, 2000

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

Source: 2000 US Census

Note: 1) Due to rounding, percentages may not equal 100%.

TABLE 19
CITY OF SUISUN CITY
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS

	Number	Percentage
Age 18–64, Employed Persons with a Disability	484	14%
Age 18–64, Not Employed Persons with a Disability	442	13%
Age 18–64, Not in the workforce, with a Disability	2,491	73%
Age 18–64, Total Persons with a Disability	3,417	100%
Age 18–64, Total Population (Civilian Non-Institutional)	17,805	—

Source: 2009–2011 ACS (ABAG Data Profiles for Housing Elements, 2014)

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based points of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table 20** provides information about Suisun City's population of developmentally disabled persons by age and zip code. It should be noted that the zip code is inclusive of areas outside of the city boundaries.

TABLE 20
PERSONS WITH DEVELOPMENTAL DISABILITIES BY AGE AND ZIP CODE

Zip Code	14 Years and Younger	15 to 22 Years	23 to 54 Years	55 to 65 Years	65 Years and Older
94585	111	74	90	< 10	< 10

Source: California Department of Developmental Services 2014

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. Program 3.A.8 is proposed to specifically address the needs of the developmentally disabled.

Female-Headed Households

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

It is estimated that in 2010 there were 1,482 female-headed households in the city. Female-headed households with a child under the age of 18 comprise slightly more than 13.8 percent of the total family households. For comparison, the 2010 Census reported that Solano County had 13,331 single-parent families headed by females, which was 13.1 percent of the total households.

Extremely Low-Income Households

Suisun City must provide an estimate of the projected extremely low-income housing needs. Per HCD guidelines, 50 percent of the City's very low-income RHNA number qualifies as extremely low income. Therefore, the City is estimating approximately 50 percent of its very low-income regional housing need to be an extremely low-income housing need. In other words, of the 147 very low-income housing units needed, the City is estimating 73 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services.

Agricultural Workers

Suisun City is not an agricultural area, and few sites in the city have active agricultural uses as the primary land use. The need for special farmworker housing is extremely low. According to the 2012 Census of Agriculture, there were 2,846 hired farmworkers in Solano County. In 2011, the ACS estimates that 58 persons (significantly less than 1 percent) were employed in the agriculture, forestry, fishing and hunting, and mining industries out of a total labor force of 13,027. And according to the Migrant Child Education Program records there are 3 migrant worker households in Suisun City based on current student enrollment in the program.

Homeless

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due both to the diversity and complexity of the factors that lead to homelessness and to community opposition to the

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

California state law requires that Housing Elements estimate the need for emergency shelter for homeless people. In December 2013, Community Action Partnership (CAP) of Solano performed a count of homeless persons throughout the county. CAP identified 39 homeless persons in Suisun City. There are no homeless facilities or supportive service providers in Suisun City. There are also no social or commercial services that would tend to attract homeless individuals to the city.

Agencies Offering Homeless Assistance

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

Christian Help Center

This facility is located at 2166 Sacramento Street in Vallejo and is run by the Lord's Fellowship church. The existing 65-bed facility is currently closed for renovations and will be adding 20 new beds when it opens, which is scheduled for November 2014.

Opportunity House

This facility, located at 267 Bennett Hill Court in Vacaville, is a 48-bed facility or 60 beds in an emergency. Residents must be able to work and save 75 percent of their earnings to establish future housing. Three meals per day for a 60-day period are provided. The stay is extendable with proof of upcoming housing, i.e., a rental contract. Residents are randomly tested for drugs and will be asked to leave if they test positive. Case managers are also available.

Mission Solano

This agency has provided assistance to homeless individuals in Solano County since 1998. The Bridge to Life Center located at 310 Beck Avenue in Fairfield is a holistic program that currently houses and assists homeless veterans, single women, women with children, and families. Future plans include an expansion of the center including a dining hall.

In addition, a small campus at 740 Travis Boulevard in Fairfield holds the Community Outreach Center, Rays of H.O.P.E Program, and transitional living center. Facilities include showers and meal service. Buses take nightly guests to different churches in the area.

Heather House

Heather House, located in downtown Fairfield, offers 26 emergency shelter beds as well as three apartments that serve as transitional housing units.

HOUSING STOCK CHARACTERISTICS

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

Housing Growth

The California Department of Finance projects that Solano County's housing stock grew by 13.7 percent between 2000 and 2010. As seen in **Table 21**, Suisun City's housing stock grew from 8,146 units in 2000 to 9,454 units in 2013, an increase of 16.1 percent. **Table 21** compares the housing growth of jurisdictions in Solano County.

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

TABLE 21
COUNTY OF SOLANO
REGIONAL HOUSING GROWTH TRENDS

Jurisdiction	2000	2010	Percentage Change 2000–2010	2013
Benicia	10,543	11,306	7.2%	11,326
Dixon	5,139	6,172	20.1%	6,178
Fairfield	31,849	37,184	16.8%	37,819
Rio Vista	1,989	3,890	95.6%	4,000
Suisun City	8,144	9,454	16.1%	9,454
Vacaville	28,651	32,814	14.5%	33,286
Vallejo	41,056	44,433	8.2%	44,584
Unincorporated	6,880	7,445	8.2%	7,464
Total County	134,251	152,698	13.7%	154,111

Source: 2000 US Census; 2010 and 2013 Department of Finance (ABAG Data Profiles for Housing Elements, 2014)

Housing Type

Table 22 illustrates the mix of housing types in Suisun City in both 2000 and 2010. In 2010, single-family homes represented the largest housing type in the city with 85.8 percent of all housing units, most of which were detached (96.9 percent). Twelve percent of the housing units in the city are in multi-family structures, the majority of which (67.1 percent) are located in structures with five or more units. Mobile homes represent less than 1.9 percent of the total housing stock.

As seen in **Table 22**, the total number of multi-family units and mobile homes has remained relatively unchanged, which has put the burden of housing growth on detached single-family homes.

TABLE 22
CITY OF SUISUN CITY
HOUSING TYPE 2000–2008

Unit Type	2000		2010	
	Units	Percentage	Units	Percentage
Single-Family Detached	6,813	83.7%	7,861	83.1%
Single-Family Attached	189	2.3%	249	2.6%
Total Single-Family	7,002	86.0%	8,110	85.8%
2 to 4 Units	327	4.0%	382	4.0%
5 or More Units	754	9.3%	778	8.2%
Total Multi-Family	1,081	13.3%	1,160	12.3%
Mobile Homes	61	0.7%	184	1.9%
Other	5	0.1%	—	—
Total Housing Units	8,144	100%¹	9,454	100%¹
Vacancy Rate	1.95		5.67	

Source: 2000 US Census; 2010 Department of Finance (ABAG Data Profiles for Housing Elements, 2014)
 Note: 1) Due to rounding, percentages may not equal 100%.

Housing Tenure

Housing tenure refers to whether a housing unit is owned, rented, or vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities and the ability of residents to afford housing. As seen in **Table 23**, 74.6 percent of occupied housing units in 2000 were owned by the householder and 26.4 percent were rented. In 2010, the number of renters increased to 30.7 percent and owners decreased to 69.3 percent of total occupied housing units.

TABLE 23
CITY OF SUISUN CITY
HOUSING TENURE, 2000–2010

Occupied Housing Units	2000		2010	
	Households	Percentage	Households	Percentage
Renter	2,107	26.4%	2,734	30.7%
Owner	5,882	74.6%	6,184	69.3%
Total	7,989	100%¹	8,918	100%¹

Source: 2000 US Census (ABAG Data Profiles for Housing Elements, 2014)
 Note: 1) Due to rounding, percentages may not equal 100%.

Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is

generally considered healthy and suggests that there is a balance between the demand for and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. As seen in **Table 22** above, the vacancy rate for Suisun City in 2010 was 5.67, which is significantly higher than 1.95 percent in 2000. The higher vacancy rate may indicate there is a healthy supply of housing in Suisun City.

Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) was developed by HUD to assist jurisdictions in writing their consolidated plans. According to **Table 24**, there were 1,175 owner households and 900 renter households with one or more housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a cost burden greater than 30 percent). Of those, 435 owners and 705 renters with one or more housing problems earn less than 50 percent of the area median income (AMI).

**TABLE 24
TOTAL HOUSEHOLDS WITH ANY HOUSING PROBLEM¹**

	Total Renters	Total Owners	Total Households
Household Income ≤ 30% AMI with Any Housing Problems	435	225	660
Household Income > 30% to ≤ 50% AMI with Any Housing Problems	270	210	480
Household Income > 50% to ≤ 80% AMI with Any Housing Problems	130	300	430
Household Income > 80% to ≤ 100% AMI with Any Housing Problems	—	130	130
All Households	900	1,175	2,075

Source: 2006–2010 CHAS

Note: 1) CHAS defines “any housing problem” as one or more of the following: lacks kitchen, lacks complete plumbing, severe overcrowding, and severe cost burden.

Housing Age and Condition

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

As seen in **Table 25**, a total of 9,526 housing units were located in Suisun City in 2011. Almost 60 percent (59.9 percent) of the city’s current housing stock was built between the years 1970 and 1989. The majority of these units (31.7 percent of current housing stock) were constructed between 1980 and 1989, and 27.9 percent were constructed between 1970 and 1979, which means that the need for rehabilitation of these homes is likely to occur in the planning period. The homes that are in the most disarray are those in the older part town which were built before the 1950s.

TABLE 25
CITY OF SUISUN CITY
AGE OF HOUSING STOCK, 2011

Year Structure Built	Total Housing Built	Percentage of Total
Built 2000 or later	1,182	12.4%
Built 1990 to 1999	1,787	18.8%
Built 1980 to 1989	2,656	27.9%
Built 1970 to 1979	3,017	31.7%
Built 1960 to 1969	321	3.4%
Built 1950 to 1959	237	2.5%
Built 1940 to 1949	89	0.9%
Built 1939 or earlier	237	2.5%
Total	9,526	100%¹

Source: 2007–2011 ACS (ABAG Data Profiles for Housing Elements, 2014)

Note: 1) Due to rounding, percentages may not equal 100%.

HOUSING COST AND AFFORDABILITY

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

Rental Housing Market

Table 26 shows the results of a PMC rental survey of locally available rental units in the city. The monthly median rent was \$1,600 for single-family homes and \$1,201 for units in multi-family structures. Of the rental listings surveyed for both types of dwelling units, three-bedroom single-family homes had the greatest number of listings. There were no listings for units with five or more bedrooms in either the single-family or multi-family unit types.

TABLE 26
MEDIAN RENT BY NUMBER OF BEDROOMS

Number of Bedrooms	Single-Family		Multi-Family	
	Median Rent	Number of Units Surveyed	Median Rent	Number of Units Surveyed
1 bedroom	—	0	\$1,103	2
2 bedrooms	\$1,650	1	\$1,330	6
3 bedrooms	\$1,600	11	—	0
4 bedrooms	\$1,850	5	—	0
5+ bedrooms	—	0	—	0
Average/Total	\$1,600	17	\$1,201	8

Source: PMC rental survey, August 2014

Overpayment

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

According to the 2006–2010 ACS, 51.1 percent of households were overpaying for housing. **Table 27** shows to what extent occupied housing units (households) are overpaying for housing cost by their income category and whether or not they were cost burdened (spending 30 to 50 percent of household income on housing costs) or severely cost burdened (spending 50 or more percent of household income on housing costs). A total of 4,434 households, or 51.1 percent of the 8,670 occupied housing units, were overpaying for shelter in 2010.

Tenure and Overpayment – Lower-Income Households

Households paying more than these percentages of their income for shelter have less money left over for other necessities, such as food, clothing, utilities, and health care. It is recognized, however, that moderate- and above moderate-income households are generally capable of paying a larger proportion of their income for housing. Therefore, estimates of housing overpayment generally focus on low-income groups.

Table 27 shows the number of low- and very low-income households (earning 80 percent or less of the AMI) that were overpaying for shelter in 2010. Roughly 2,215 (25.5 percent) households that were considered to be low-income overpaid for shelter, 1,420 of which were considered to be severely overpaying. Among these low-income households, 1,110 (50.1 percent) households were renters and 1,105 (49.9 percent) of households were homeowners. Approximately half of the total households in Suisun City overpaying were considered to be low-income households.

**TABLE 27
TOTAL HOUSEHOLDS OVERPAYING BY INCOME AND TENURE**

Income Range	Number of Households Overpaying	Percentage of Households Overpaying	30%–50% of Household Income	More Than 50% of Household Income
Owner-Occupied Units				
Very Low ≤ 50% of HAMFI ¹	480	10.8%	75	405
Low Income 50%–80% of HAMFI	625	14.1%	305	320
Moderate 80%–120% of HAMFI	1,109	25.0%	929	180
Above Moderate 120% + of HAMFI	900	20.3%	790	110
Subtotal	3,114	70.2%	2,099	1,015
Renter-Occupied Units				
Very Low ≤ 50% of HAMFI	775	17.5%	175	600
Low Income 50%–80% of HAMFI	335	7.6%	240	95
Moderate 80%–120% of HAMFI	180	4.1%	180	0

Income Range	Number of Households Overpaying	Percentage of Households Overpaying	30%–50% of Household Income	More Than 50% of Household Income
Above Moderate 120% + of HAMFI	30	0.7%	30	0
Subtotal	1,320	29.8%	625	695
Total Households Overpaying	4,434	100%²	2,724	1,710

Source: 2006–2010 ACS (ABAG Data Profiles for Housing Elements, 2014)

Note:

(1) HAMFI is the abbreviation for the HUD Area Median Family Income.

(2) Due to rounding, percentages may not equal 100%.

Housing Affordability by Household Income

Table 28 displays the maximum rents and sales prices, respectively, which are affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by HUD and HCD; and maximum affordable sales prices based on 10 percent down, 30-year fixed rate mortgage with an interest rate of 5.25 percent.

In **Table 28**, the extremely low- and very low-income groups fall below the median rental costs that were surveyed and shown in **Table 26**. The maximum monthly rent that a four-person extremely low-income (ELI) household can afford is \$620 per month. The median price for a two-bedroom apartment in the city is \$1,330, which is two times greater than the affordable rent an extremely-low income four-person household can afford. Households considered to be low-income earn enough to avoid overpayment of apartment rentals and slightly less than enough to avoid overpayment of a single-family home rental. Moderate- and above moderate-income households generally earn enough income to avoid overpayment in both single-family and apartment homes.

TABLE 28
CITY OF SUISUN CITY
AFFORDABLE HOUSING COST

Income Group	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Monthly Income	\$1,450	\$1,654	\$1,862	\$2,067
Monthly Rent	\$435	\$496	\$558	\$620
Maximum Sales Price	\$49,535	\$57,903	\$66,477	\$74,845
Very Low				
Monthly Income	\$2,413	\$2,754	\$3,100	\$3,442
Monthly Rent	\$724	\$826	\$930	\$1032
Maximum Sales Price	\$89,039	\$103,027	\$117,221	\$131,250
Low				
Monthly Income	\$3,792	\$4,333	\$4,875	\$5,417

Income Group	1-Person	2-Person	3-Person	4-Person
Monthly Rent	\$1,138	\$1,300	\$1,463	\$1,625
Maximum Sales Price	\$145,608	\$167,800	\$190,034	\$212,268
Moderate				
Monthly Income	\$5,779	\$6,608	\$7,433	\$8,258
Monthly Rent	\$1,734	\$1,983	\$2,230	\$2,478
Maximum Sales Price	\$227,118	\$261,125	\$294,967	\$328,810
Above Moderate				
Monthly Income	> \$5,779	> \$6,608	> \$7,433	> \$8,258
Monthly Rent	> \$1,734	> \$1,983	> \$2,230	> \$2,478
Maximum Sales Price	> \$227,118	> \$261,125	> \$294,967	> \$328,810

Source: 2014 Income Limits, Department of Housing and Community Development

Monthly mortgage calculation: http://www.realtytrac.com/vcapps/calculator_popup.asp?calc=AF

Note: Affordable monthly rent assumes 30% of gross household income, not including utility cost. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 5.25% annual interest rate.

Home Sales

Table 29 presents data related to Suisun City’s median home sales prices from 2010 to 2013. The data was reported by Data Quick, which monitors real estate activity nationwide and provides information to consumers, educational institutions, public agencies, lending institutions, title companies, and industry analysts. The median price for a home in 2013 was \$225,000, which was 32.35 percent higher than the median price for a home in 2012.

Comparing the housing sales data (**Table 29**) with the affordable owner-occupied data (**Table 28**), the 2013 median price for homes is affordable to moderate- and above moderate-income households. These income groups have sufficient earnings to be able to purchase a home at the median price without being burdened by the cost of the home. For example, a three-person household in the moderate income category (\$89,196 per year) can afford a maximum sale price of \$294,967 before being cost burdened.

TABLE 29
SUISUN CITY MEDIAN SALE PRICES, AUGUST 2010–2013

	Number of Homes Sold	Median Sale Price	Percentage Change
2010	—	\$185,000	—
2011	528	\$169,000	(8.65%)
2012	500	\$170,000	0.59%
2013	371	\$225,000	32.35%

Source: dataquick.com, California Home Sale Activity, 2011–2014

Assisted Housing Developments

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

The rental market in Suisun City contains units that are reserved for low- and very low-income households. The primary form of rental assistance for low-income households is the Housing Choice Voucher (formerly known as the Section 8 Rental Assistance Voucher) Program. In 2014, 314 federally funded vouchers have been issued to households in Suisun City, with 4,569 households on HUD's waiting list.

**TABLE 30
ASSISTED HOUSING COMPLEXES**

Housing Development	Covenant Expiration Date	Very Low-Income	Low-Income	Moderate-Income	Total
The Village Apartments	December 31, 2025		1		1
Casa de Suisun (elderly)	September 30, 2017	52			52
Humphrey Place	December 31, 2051	6	22		28
Almond Garden Apartments	October 1, 2020	40	11		51
Cottonwood Creek	April 21, 2023	93			93
Breezewood Village	January 25, 2023	80			80
Village II	October 31, 2044	104			104
Total					409

Source: Suisun City Housing Authority, 2014

Units At Risk of Conversion

HCD defines assisted housing developments or at-risk units as multi-family rental housing projects that receive financial assistance through state and federal funding sources including HUD programs, state and local bond programs, and those restricted as part of inclusionary or density bonus programs. These projects are subject to governmental regulatory agreements in which the project owners can cancel the regulatory agreement and convert the affordable rents to market-rate rents within ten years from the beginning of the planning period.

Assessment of the Conversion Risk

The City reviewed affordable housing projects where funding was provided by the City and reviewed reports from the California Housing Partnership Corporation, which tracks at-risk properties, to prepare a list of local assisted housing projects that meet the above definition. Three projects in the city are at risk of converting to market rate in the next ten years (2015–2025): Casa de Suisun, Cottonwood Creek, and Breezewood Village.

Casa de Suisun

Casa de Suisun contains 52 lower-income senior housing units with Low-Income Housing Tax Credits (LIHTC) that will expire on September 30, 2017.

Cottonwood Creek

The recently built Cottonwood Creek is a multi-family housing complex with 93 affordable one-, two-, and three-bedroom units. The complex is managed by nonprofit Bridge Housing and is considered low risk for conversion to market rate; however, the project's Low-Income Housing Tax Credits (LIHTC) will expire on April 21, 2023.

Breezewood Village

Breezewood Village contains 80 affordable one- and two-bedroom housing units managed by FPI Management, Inc. The complex is made affordable through Low-Income Housing Tax Credits (LIHTC) that will expire on January 25, 2023.

Cost of Replacing At-Risk Units

Generally, the cost of preserving assisted housing units is estimated to be significantly less than replacing units through new construction. Preserving units entails covering the difference between market-rate and assisted rental rates. New construction tends to be less cost efficient because of the cost of land, which is often a limiting factor in the development of affordable housing.

Preservation

One option is for a nonprofit to take over ownership, likely with some type of assistance from the City. The feasibility of this option depends on the willingness of the owner to sell the property, the existence of qualified nonprofit purchasers, and the availability of funding. The method used to calculate the estimated cost of purchasing the apartment complex is to collect recent selling prices of multi-family complexes in the area to determine the estimated cost of developing a replacement complex. In Fairfield, a 120-unit multi-family complex sold for \$11,000,000 in 2007, which is \$91,666 per unit. The approximate amount of capital it would take to purchase the three housing complexes at the fair market price in order to preserve the current units for income-restricted tenants is obtained by multiplying the per-unit cost of \$91,666 by 225 units. The calculated fair market price is estimated to be \$20,624,850. Consideration of the amount of capital needed to rehabilitate older apartment complexes is also an important consideration in calculating the total cost to preserve the existing units as low- and moderate-income-restricted units.

Generally, the cost of preserving assisted housing units is determined by identifying the gap between the assisted rent and the market rent, as this is the amount that would have to be subsidized in the event a conversion occurred. The exact amount is difficult to estimate because the rents are based on a tenant's income and therefore would depend on the size and income level of the household. **Table 28** summarized the rental affordability and income limits of households in the city. Following are some general examples of expected subsidies:

- An extremely low-income person can only afford up to \$435 per month, and market-rate one-bedroom apartments are currently renting for around \$1,103 per month. The subsidy needed would be approximately \$668 per month or \$8,016 per year.

- A very low-income family of three can afford \$930 a month, and the market-rate rent for a two-bedroom apartment is \$1,330. The subsidy would be approximately \$400 per month or \$4,800 per year.
- A very low-income family of four or larger would most likely find it difficult to find suitable housing. To avoid overcrowding, a large low-income family would need to find a single-family unit, and these rents are generally higher than those for multi-family units. A family of four could afford up to \$1,032 per month, and the median rent for a three-bedroom single-family home is \$1,600. The subsidy would be approximately \$568 per month or \$6,816 per year.

Replacement

If the owners of Casa de Suisun, Cottonwood Creek, and Breezewood Village choose to keep the project and convert the units to market-rate rents, it would be necessary for the City or its partners to replace the converted units with newly constructed assisted units. Cottonwood Creek is the most recent apartment complex to be built in Suisun City. According to Bridge Housing, the total cost to construct the Cottonwood Creek apartments was \$27,560,000 with 93 units, which is a per-unit price of \$296,344. To replace the 225 units potentially at risk for conversion in the next ten years would cost approximately \$66,677,400.

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

RESOURCES AVAILABLE FOR THE PROVISION OF AFFORDABLE HOUSING

Rental Assistance

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

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

Mortgage Revenue Bond (MRB)

HCD issues bonds for projects by providing tax-exempt multifamily housing financing to support affordable rental units for very low-income households. HCD requires that projects that receive an award of HCD funding under its other financing programs which are seeking bond financing to use either HCD, the city in which the project is located, or the local housing authority as the bond issuer for the project.

Community Development Block Grant (CDBG)

Grants administered and awarded by the state on behalf of HUD to cities through an annual competitive process.

HOME Investment Partnership Act Funds

Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.

Mortgage Credit Certificate Program

Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Local agencies make certificates available.

Low-Income Housing Tax Credit (LIHTC)

Tax credits are available to persons and corporations that invest in rental housing for lower-income households. Proceeds from the sale of the credits are typically used to create housing.

Multi-Family Housing Program (MHP)

Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.

REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation, prepared in accordance with the provisions of Section 65584 of the California Government Code by the Association of Bay Area Governments (ABAG), addresses Suisun City's share of the regional housing need by income group for the 2014–2022 projection period.

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

The current Regional Housing Needs Allocation (RHNA) for the City established by ABAG for 2014–2022 is displayed in **Table 31**. Suisun City's RHNA for the January 1, 2014, through October 31, 2022, period is 505 units. Note that the RHNA period varies slightly from the Housing Element planning period, which is 2015–2023. In 2006, AB 2634 was passed, which amended Housing Element law to determine the housing needs for extremely low-income households (less than 30 percent of AMI). The amendment does not include a provision for HCD to allocate the projected need for extremely low-income households; it requires jurisdictions to calculate the need. The recommended state method used to calculate the need is to reallocate 50 percent of the very low-income households to extremely low-income households.

TABLE 31
2014–2022 REGIONAL HOUSING NEEDS ALLOCATION

Income Group	Housing Needs Allocation	Percentage of Total
Extremely Low	73	14%
Very Low	74	14%
Low	57	11%
Moderate	60	12%
Above Moderate	241	48%
Total	505	100%¹

Source: ABAG Regional Housing Needs Allocation

Note: 1) Due to rounding, percentages may not equal 100 percent.

The final 2014–2022 RHNA is less than the allocation in the previous period. The City's burden is to provide a regulatory framework that facilitates the development of housing affordable to each income group by reducing constraints to the development of affordable housing through flexible land use controls, the provision of adequate sites for residential construction, and the application for and dissemination of state and federal financial resources. Programs, such as federally funded rental vouchers, continued partnerships with local affordable housing developers and lenders, CDBG funds, and other non-monetary regulatory requirements and incentives, will continue to be necessary to produce affordable housing.

2007–2014 Unaccommodated Need

Program 1.A.1 in the 2007–2014 Housing Element stated that the City planned to redesignate enough land to the High Density Residential (H-R) land use designation to accommodate 108 units of high-density residential uses allowing 20 units per acre. Due to the economic downturn and the loss of staff and funding, the City was not able to meet the rezone/redesignation deadline; it therefore has an unaccommodated need from the previous planning period. **Table 32** shows the number of lower-income units built from 2007 to 2014. The City has surplus of moderate- and above moderate-income sites, but still has an unaccommodated need of 108 units affordable to lower-income households.

TABLE 32
PROGRESS TOWARD ADDRESSING THE 4TH CYCLE RHNA SHORTFALL

Income Category	2007–2014 RHNA	Units Constructed	Vacant Sites	Units Remaining
Very Low	173	110 ¹	0	108
Low	109	64 ²	0	
Moderate	94	0	228	(149)
Above Moderate	234	206	43	
Total	610	380	271	—

Source: Suisun City 2014

Notes:

1) 16 units at Breezewood, 94 units at Cottonwood

2) 64 units at Breezewood

Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Suisun City is 20 dwelling units per acre.

Sites to Redesignate

In order to provide adequate sites, the City has identified two sites that will be rezoned to accommodate the need from the 4th cycle Housing Element. The City will rely on these sites to meet its lower-income RHNA for the 4th cycle; therefore, these sites will require a minimum of 20 units per acre and will allow a maximum of 45 units per acre.

Site 1 is located in within the Downtown/Waterfront Specific Plan which has been identified by ABAG as a Priority Development Area (PDA). As part of the PDA, the City has made a commitment to developing more housing along with amenities and services to meet the day-to-day needs of the residents in a pedestrian-friendly environment served by transit. The parcels are all owned by the same entity and are ideal for lot consolidation. The sites contain either yard space or concrete tilt-up buildings that have been in place for several years and are contiguous. The sites are underutilized and existing uses do not meet the intent and vision of the Downtown/Waterfront Specific Plan or the PDA. Due to the site's proximity to transit, the City envisions this site to be the transit hub of central Solano County and has analyzed the site as mixed-use in the General Plan with the potential for residential uses on the second and third stories above commercial and/or parking. . The City will rezone these parcels to Mixed Use consistent with the analysis in the proposed 2035 General Plan update and will allow a minimum of 20 units per acre and a maximum of 45 units per acre by right. The City will adopt a lot consolidation program (refer to Program 1.A.1) to improve the development feasibility of the sites. In addition, the City will 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 in the Downtown/Waterfront Specific Plan area through the implementation of Program 1.C.2.

Site 2 is vacant and ready for development. All of the parcels share a single owner and the site has been studied as a potential high-density housing site. The site will be redesignated to High Density Residential (R-H) with a minimum of 20 units per acres and a maximum of 45 units per acre. The City will amend the Zoning Ordinance to allow a minimum of 20 units per acres and a maximum of 45 units per acres in the R-H zone consistent with the proposed 2035 General Plan update. Refer to **Table 33** for details on each of the sites.

As previously stated, the City will implement Program 1.C.2 and continue to provide regulatory and financial incentives to increase the possibility that residential uses will develop in commercial zones in mixed-use projects. Regulatory incentives will include reduced parking requirements and streamlined permit review and approval.

TABLE 33
SITES FOR REDESIGNATION FOR THE 4TH CYCLE

Site #	APN	Size (ac.)	Existing Zoning	Existing General Plan	Proposed General Plan ¹	Maximum Allowable Density	Existing Use	Zone Change	GP change ²	Site Constraints	Assumed Density	Capacity	Comments
1	0032-081-310	0.68	Commercial Services	Downtown Waterfront	Downtown Waterfront	45 units/acre	Suisun Roofing and Supply business. Asphalt/gravel lot with building (including roll-up door) and construction supplies onsite. Site surrounded by chainlink fencing.	Mixed Use	n/a	Existing uses on each site. Will need to consolidate the parcels, but all parcels owned by single entity.	20 units/acre	53	2 stories of residential above commercial, analyzed as mixed use for Specific Plan update
	0032-081-060	0.28	Commercial Services	Downtown Waterfront	Downtown Waterfront	45 units/acre	Tilt-up concrete building with roll-up and man doors. Small amount of parking in front and some outside storage space.	Mixed Use	n/a				
	0032-081-050	0.20	Commercial Services	Downtown Waterfront	Downtown Waterfront	45 units/acre	Lot is gravel with construction supplies stored outside.	Mixed Use	n/a				
	0032-081-070	0.19	Commercial Services	Downtown Waterfront	Downtown Waterfront	45 units/acre	This is an extension of the use at 260 Benton Court (Suisun	Mixed Use	n/a				

Site #	APN	Size (ac.)	Existing Zoning	Existing General Plan	Proposed General Plan ¹	Maximum Allowable Density	Existing Use	Zone Change	GP change ²	Site Constraints	Assumed Density	Capacity	Comments
							Roofing and Supply). Lot is gravel with construction supplies stored outside.						
	0032-081-320	0.52	Commercial Services	Downtown Waterfront	Downtown Waterfront	45 units/acre	Site has parking on three sides and roll-up door access in the rear. The building has a couple service businesses and some vacant units.	Mixed Use	n/a				
	0032-082-140	0.76	Commercial Services	Downtown Waterfront	Downtown Waterfront	45 units/acre	Concrete tilt-up building with parking on four sides. Businesses onsite include a massage therapy business and institutional uses.	Mixed Use	n/a				
2	0032-411-070	0.53	Commercial Service	Commercial Service	Mixed Use	45 units/acre	Vacant	High Density ³	High Density		20 units/acre	64	Potential high-density housing site
	0032-411-090	0.71	Commercial Service	Commercial Service	Mixed Use	45 units/acre	Vacant	High Density ³	High Density				
	0032-411-100	0.1	Commercial Service	Commercial Service	Mixed Use	45 units/acre	Vacant	High Density ³	High Density				

2015–2023 HOUSING ELEMENT

Site #	APN	Size (ac.)	Existing Zoning	Existing General Plan	Proposed General Plan ¹	Maximum Allowable Density	Existing Use	Zone Change	GP change ²	Site Constraints	Assumed Density	Capacity	Comments
	0032-411-110	1.8	Commercial Service	Commercial Service	Mixed Use	45 units/acre	Vacant	High Density ³	High Density				
	0032-411-080	0.08	Commercial Service	Commercial Service	Mixed Use	45 units/acre	Vacant	High Density ³	High Density				
Total												117	

Source: City of Suisun City 2014

Notes:

1) General Plan designation in the draft 2035 Suisun City General Plan

2) n/a means that no General Plan changes are required

3) Developments standards for High Density Residential will be amended to allow up to 45 units/acre

Land Resource (Adequate Sites Inventory)

Table 34 shows approved projects within Suisun City by income category. **Table 35** lists the City's RHNA as "housing need" by income level as provided by ABAG as well as the number of units that have been approved and the number of units that have been constructed that meet these housing needs since January 1, 2014, the beginning of the current RHNA period. The remaining need shown in the far right column is the difference between the housing need and the units constructed or approved for each income group.

**TABLE 34
APPROVED HOUSING PROJECTS**

Project/APN	Very Low- and Low-Income Units	Moderate- and Above Moderate-Income Units	Total Number of Units
Olive Tree Ranch	0	80	80
Zephyr Estates	0	59	59
Summerwood Phase II	0	75	75
McCoy Creek ¹	0	12	12
Main Street West – Lotz Way	0	16	16
Total	0	242	242

Source: City of Suisun City 2014

Note: 1) McCoy Creek was approved for 34 units with 12 remaining to be built.

**TABLE 35
2014–2022 REMAINING REGIONAL HOUSING NEED**

Income Group	2014–2022 RHNA	Approved Projects ¹	Units Constructed Since 1/1/14	Remaining Regional Housing Need
Extremely Low	73	0	0	204
Very Low	74			
Low	57			
Moderate	60	0	0	60
Above Moderate	241	242	34 ²	(11)
Total	505	242	34	--

Source: City of Suisun City 2014

Notes:

1) Based on Table 34

2) 34 units at Summerwood, Phase I

The City's job is to facilitate the development of the remaining housing need, which includes providing an inventory of vacant sites potentially viable to help meet those needs. In this inventory, provided in **Table 38** below, a realistic capacity of units for each site is noted based on the allowable density range and on recent development examples in the city as shown in **Table 36**. As the examples show, multi-family residential projects in the city are often built close to or in excess of the maximum density allowed in the zoning district. Cottonwood Creek and Continental are both examples of projects that have been developed as high-density residential. Continental developed at 29.1 dwelling units per acre (du/ac), which exceeded the maximum allowed density (21 du/ac). Cottonwood Creek, a high-density PUD project, developed at 20.7 dwelling units per acre. The average density achieved in both high-density

developments is 25 dwelling units per acre, which will be used to calculate the realistic capacity of available sites zoned for high-density residential development. In addition, the City's PUD zone does not have an established maximum density, which allows staff to work with developers to come to agreement on the most appropriate type of development for a specific piece of land.

**TABLE 36
RECENT RESIDENTIAL DEVELOPMENT EXAMPLES**

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

Source: City of Suisun City 2009

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

Table 37 exhibits the City's need for each income group and the total number of units that can be accommodated on the vacant sites listed in **Table 38** below. The sites in **Table 38** and the units that those sites may yield as shown in **Table 37** do not completely satisfy the City's RHNA.

Regarding higher-density sites to provide capacity for low- and very low-income units, the City has a shortfall of 204 units. Program 1.A.1 states the City's commitment to rezone one site to High-Density Residential (R-H) and one site to Mixed Use with a density of 20 to 45 units per acre to accommodate this shortfall (refer to **Table 40**). For moderate- and above moderate-income housing needs, the City actually has a surplus of land by approximately 120 units.

**TABLE 37
POTENTIAL UNITS ON VACANT SITES TO MEET 2014–2022 HOUSING NEED**

Income Group	Remaining Regional Housing Need	Zones	Units to Be Accommodated on Vacant Sites	Shortfall/Surplus
Extremely Low	204	R-H	0	204-unit shortfall ¹
Very Low				
Low				
Moderate	60	DW-RM, DW-C/O/R	72	12-unit surplus
Above Moderate	(11)	DW-LDR	97	108-unit surplus
Total	264	—	169	—

Source: City of Suisun City 2014

Note: 1) Program 1.A.1 provides a rezone program to address the 204-unit shortfall.

Table 38 lists the vacant sites in the city that may accommodate the City's remaining moderate- and above moderate-income allocations. A low and high estimate of potential units for each of these sites is shown based on the density range allowed in the corresponding zone. Realistically, it can be expected that these sites will develop at the lower range even though some may actually develop at the higher densities. To be conservative, the lower density was used to determine the potential units for each site. The aggregate numbers of sites available to meet the RHNA shortfall by zone and income level are provided in **Table 37**.

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

The DW-C/O/R zone allows residential uses (townhomes or condominiums) as an integrated part of the commercial/office development (e.g., upper floors over ground-floor commercial uses). Any proposed uses and development must be approved through the PUD process. The group of four parcels in the DW-C/O/R zone is part of a proposed medium-density residential project with 40 units.

Figure 1 in **Appendix A** illustrates the location of each of the sites.

TABLE 38
VACANT SITES

APN	Zone/GP Designation	Allowable Density	Acres	Capacity (Low)	Capacity (High)	Constraints	Comments
Residential Low Density							
0032-180-610	DW-LDR	4-7 units/acre	3.44	13.8	24		
0032-322-160	DW-LDR	4-7 units/acre	.33	1.3	2		
0032-322-170	DW-LDR	4-7 units/acre	.39	1.6	3		
0032-322-180	DW-LDR	4-7 units/acre	.36	1.4	3		
0032-322-190	DW-LDR	4-7 units/acre	.46	1.8	3		
0032-322-200	DW-LDR	4-7 units/acre	.27	1.1	2		
0032-322-210	DW-LDR	4-7 units/acre	.27	1.1	2		
0032-322-220	DW-LDR	4-7 units/acre	.27	1.1	2		
0032-321-010	DW-LDR	4-7 units/acre	6.74	27	47		
0032-282-030	DW-LDR	4-7 units/acre	4.43	17.7	31		
0032-282-040	DW-LDR	4-7 units/acre	1.1	30	30		30 single-family units proposed
0032-282-050	DW-LDR	4-7 units/acre	.66				
0032-292-010	DW-LDR	4-7 units/acre	4.33				
Subtotal				97	149		
Residential Medium							
0032-042-680	DW-RM	7-14 units/acre	.21	16	16		
0032-042-440	DW-RM	7-14 units/acre	.13				
0032-042-360	DW-RM	7-14 units/acre	.13				
0032-042-460	DW-RM	7-14 units/acre	.13				
0032-042-480	DW-RM	7-14 units/acre	.13				
0032-042-500	DW-RM	7-14 units/acre	.13				
0032-042-300	DW-RM	7-14 units/acre	.13				

APN	Zone/GP Designation	Allowable Density	Acres	Capacity (Low)	Capacity (High)	Constraints	Comments
0032-042-520	DW-RM	7-14 units/acre	290 sq. ft.				
0032-042-540	DW-RM	7-14 units/acre	.12				
0032-042-560	DW-RM	7-14 units/acre	.13				
0032-042-580	DW-RM	7-14 units/acre	.13				
0032-042-600	DW-RM	7-14 units/acre	.11				
0032-200-210	DW-RM	7-14 units/acre	2.35	16	32		
Subtotal				32	48		
DW-C/O/R							
0032-091-170	DW-C/O/R	7-14 units/acre	0.31	40	40		Project proposed for 40 units
0032-091-180	DW-C/O/R	7-14 units/acre	0.88				
0032-091-190	DW-C/O/R	7-14 units/acre	1.94				
0032-091-200	DW-C/O/R	7-14 units/acre	0.36				
Subtotal				40	40		
Total				169	237		

Source: City of Suisun City 2014

In addition to the vacant parcels identified in **Table 38**, the City has a supply of underutilized sites suitable for redevelopment.

Table 39 provides a summary of the two sites that will be redesignated to meet the RHNA 204-unit shortfall for the 5th cycle. Figure 3 in **Appendix A** illustrates the location of each of the sites.

Sites 3 and 4 are both located in a Priority Development Area (PDA) and the Downtown/Waterfront Specific Plan area. Both sites have been identified in the 2035 General Plan for potential development to accommodate residential uses. The PDA program was jointly developed by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) in order to facilitate infill development near existing and planned transportation facilities. Suisun City has one Priority Development Area: the Downtown Waterfront.

The City is currently in the process of updating the Downtown/Waterfront Specific Plan to reflect the 2035 General Plan update analysis as well as current market trends. Both sites will be rezoned through the Specific Plan update process, which will be completed by May 2016. As part of the Specific Plan update process, the City will need to plan for an increase of approximately 1,040 residential units and 920 jobs over the next 26 years in the PDA.

Site 3 is currently a park-and-ride site with 289 parking spaces and was analyzed as mixed use with the potential for two or three stories of residential above parking or commercial. The City and Caltrans have had discussions over the years regarding ongoing operation and use of the park-and-ride property, including most recently transfer of the property to the City. City ownership would require retention of the existing number of parking spaces to serve the Fairfield-Suisun Train Depot. City control of the site would maximize its land use efficiency and represents a prime opportunity for higher density given the site's very close proximity to the train depot and the walkability of the Downtown Waterfront. As a part of the General Plan Update EIR, the site was analyzed as Mixed Use and will be rezoned to similarly, which will allow vertical and horizontal mixed use with residential densities from 20 to 45 units per acre. The City will continue to work with Caltrans to acquire the property for development; refer to Program 1.A.2.

Site 4 is vacant and ready for development. The site will be redesignated to High Density Residential (R-H) with a minimum of 20 units per acres and a maximum of 45 units per acre. Site 4 has been analyzed as an assisted care facility with the potential to accommodate 122 units in the Development Feasibility Study completed in 2012. The site has multiple owners, and the City is committed to a lot consolidation program (refer to Program 1.A.1) to enhance the development feasibility of this site.

**TABLE 39
SITES FOR REDESIGNATION FOR THE 5TH CYCLE**

Site #	APN	Size (ac.)	Existing Zoning	General Plan ¹	Maximum Allowable Density	Existing Use	Zone Change	GP Change ²	Site Constraints	Assumed Density	Capacity	Comments
3	0032-042-120	0.27	Public Facilities Open Space	Downtown Waterfront	45 units /acre	Park N Ride lot	Mixed Use	n/a	Caltrans Park and Ride Lot	25 units /acre	83	2 or 3 stories above commercial or parking, proximity to transit and services on Main Street, analyzed as mixed use in the proposed General Plan
	0032-042-130	0.69	Public Facilities Open Space	Downtown Waterfront	45 units /acre		Mixed Use	n/a				
	0032-042-640	2.35	Public Facilities Open Space	Downtown Waterfront	45 units /acre		Mixed Use	n/a				
4	0032-281-060	1.19	General Commercial	Downtown Waterfront	45 units /acre	Vacant	High Density	n/a	Multiple ownership. Will need to consolidate the parcels.	30 unit s/acre	122	Assisted living and senior housing facility analyzed to accommodate up to 122 units in the Development Feasibility Study completed in 2012.
	0032-281-130	1.25	General Commercial	Downtown Waterfront	45 units /acre	Vacant	High Density	n/a				
	0032-281-110	1.61	General Commercial	Downtown Waterfront	45 units /acre	Vacant	High Density	n/a				
Total											205	

Source: City of Suisun City 2014

Notes:

1) General Plan designation in the existing and the draft 2035 Suisun City General Plan will remain the same

2) n/a means that no General Plan changes are required

Environmental Constraints

All sites identified in **Tables 33, 38, and 39** do not have environmental constraints beyond those that would be mitigated as part of project development. Large shares of parcels in **Tables 33, 38, and 39** are located in areas ready to be developed. The underutilized parcels in **Tables 33 and 39** are also not constrained by environmental factors, as most of the sites are either infill or candidates for infill redevelopment.

Infrastructure Capacity

The 2011 Urban Water Management Plan drafted by the Suisun-Solano Water Authority, which services Suisun City, found that there is sufficient water supply to accommodate the city's projected buildout. As of 2010, the City had rights to 4,114 acre-feet of water and projects that amount will increase to 6,000 acre-feet of water in 2035. The City's water system's greatest need is increased treatment capacity. Current projections are a maximum daily demand of 11.7 million gallons per day, while the Cement Hill Water Treatment Plant (the sole source of treated water) has been downgraded to 8.5 million gallons per day to comply with water quality requirements, which has been adequate to meet actual peak demand for the last several years.

The Fairfield-Suisun Sewer District's 2008 Sewer System Master Plan identifies the need for additional capacity at the Suisun Pump Station. The district's recently completed Central-Suisun Forcemain Equalization project increased the capacity of the Suisun Pump Station to serve buildout of Suisun City. The remaining district conveyance facilities in Suisun City have adequate capacity to handle future development through buildout of the city.

To comply with Senate Bill (SB) 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

CONSTRAINTS TO THE AVAILABILITY OF AFFORDABLE HOUSING

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

GOVERNMENTAL CONSTRAINTS

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

Although several components of housing production are beyond the control of local government, such as the cost and availability of mortgage capital, labor, and materials, key elements are directly controlled by local government and are thus legitimate subjects of inquiry for the Housing Element. Governmental constraints are those imposed by the government that either limit the number of housing units to be built or increase the costs of those units which are built. Constraints increase costs either by adding direct specific expenses, such as street improvements or development fees, to the cost of a housing unit or by increasing the time necessary to build the unit, thereby increasing the builder's incidental costs such as interest

payments or labor costs. All costs are ultimately passed on to the occupant of the housing unit in higher mortgage payments or rent.

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

Land Use Controls

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

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

As seen in **Table 40**, the City's zoning districts provide for a variety of dwelling types, commercial development, manufacturing development, agriculture, and open space. **Table 40** provides a description for each of the City's zones as well as the number of dwelling units allowed per gross acre, where applicable.

**TABLE 40
SUISUN CITY ZONING DISTRICTS**

Zone	Permitted Dwelling Units per Gross Acre	Description
Agricultural districts (A)	n/a	The purpose and intent of the A district is twofold: in some areas to preserve fertile lands best suited for permanent agricultural use from the encroachment of incompatible uses, and in other areas to preserve in agricultural use land well suited to eventual development as residential or other uses until such time as the facilities may permit orderly development to occur. Changes of zone from A to another classification are to be made only where such uses are in accord with the General Plan.
Single-family residential districts (R-S)	8 units	The regulations for the R-S district are designed to stabilize and protect the residential characteristics of the districts, to promote and encourage a suitable environment for family life where children are members of many families. The R-S district is intended to be used only for urban single-family homes and the community services appurtenant thereto.

Zone	Permitted Dwelling Units per Gross Acre	Description
Medium-density residential districts (R-M)	15 units	The R-M district is designated in certain areas primarily for medium-density residential uses of a multiple dwelling nature and the community services appurtenant thereto. The regulations for this district are designated to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as they are compatible with the intensity of land use, a suitable environment for family life.
High-density residential districts (R-H)	21 units ¹	The R-H district is designated in certain areas primarily for high-density residential uses of a multiple dwelling nature and the community services appurtenant thereto. The regulations for this district are designated to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life.
Historic residential districts (H-R)	Varied (according to guidelines established in Specific Plan)	<p>The H-R district, along with the DW and HRC districts, comprises the first area of settlement in the city. This area is identified with numerous persons and events which contributed significantly to the culture and development of the city.</p> <p>The H-R district contains a number of historic structures which are a highly valued part of the city’s heritage. The Solano County Landmarks Commission has, through the publication “Our Lasting Heritage,” documented the historical and architectural value of a large number of these as being significant and worthy of landmark status. Some of these are the best remaining examples of earlier architectural styles and exemplify elements of outstanding attention to design, detail, materials and/or craftsmanship. Although some lots or structures within the H-R district do not represent examples of earlier styles or are not associated with historic persons/events, their location in the midst of this area of historic importance makes their inclusion essential to the integrity of this district.</p> <p>The specific purpose and intent of the H-R district is to assure that this area continues as a viable residential neighborhood and the city’s cultural heritage, as reflected in its historic structures, sites and features, is not destroyed, but is instead preserved and enhanced, by establishing the following objectives:</p> <ul style="list-style-type: none"> A. To preserve and protect historic structures; B. To preserve and maintain the historic residential area embodied in the H-R district as a cohesive neighborhood unit; C. To enhance property values within the H-R district; D. To assure that the community’s cultural heritage, as reflected in the built environment, is not lost; E. To encourage the redevelopment of vacant and incompatibly developed properties in accordance with the historic character of the H-R district; F. To provide for rehabilitation, additions and modifications to existing structures in a manner which is sensitive to the historic qualities of these structures; G. To implement the City’s General Plan.
Historic residential/commercial	Varied (according to guidelines)	The HRC district is designated to an area that is similar in character and historic significance to the H-R district. This area has a wide range of residential uses and also allows certain low-density office

Zone	Permitted Dwelling Units per Gross Acre	Description
districts (HRC)	established in Specific Plan)	<p>and commercial uses in converted residential structures with a use permit. The specific purpose and intent of the HRC district is to assure that the city’s economic and cultural heritage, as reflected in its historic structures, sites and features, is not destroyed, but is instead preserved and enhanced, establishing the following objectives:</p> <ul style="list-style-type: none"> A. To preserve and protect historic structures; B. To preserve and maintain the historic residential and commercial area embodied in the HRC district as a cohesive neighborhood unit; C. To enhance property values within the HRC district; D. To assure that the community’s cultural heritage, as reflected in the built environment, is not lost; E. To encourage the redevelopment of vacant and incompatibly developed properties in accordance with the historic character of the HRC district; F. To provide for rehabilitation, additions and modifications to existing structures in a manner which is sensitive to the historic qualities of these structures; G. To implement the City’s General Plan.
Residential estate districts (R-E)	< 1-4 ²	The regulations for the R-E district are designed to stabilize and protect the residential characteristics of the district, to promote and encourage a suitable environment for family life where children are members of many families. The R-E district is to be used only for suburban single-family homes and the community services appurtenant thereto.
Neighborhood business districts (C-N)	n/a	The C-N district is designed to provide an area for convenient day-to-day shopping in a residential neighborhood. C-N districts shall be created in minimum four-acre areas, in locations where economic studies show that such facilities are necessary.
Downtown and waterfront districts (DW)	Varied (according to guidelines established in Specific Plan)	The purpose of the historic downtown and waterfront district is to provide a mechanism for carrying out the goals, policies, objectives and regulations of the Downtown/Waterfront Specific Plan. Districts within the DW area that allow residential uses include Low-Density Residential (DW-LDR), Urban Village (DW-UV), Commercial/Office/Residential Mixed-Use (DW-C/O/R), Main Street Commercial (DW-MC) and Historic Limited Commercial (DW-HLC).
Highway commercial districts (HC)	n/a	The HC district is established to provide for specified types of commercial or highway-oriented uses that need high visibility or easy access from a highway or arterial street system.
Commercial service and business districts (CS)	n/a	The CS district is established to provide for specified types of commercial use excluded from more restrictive commercial districts and to provide for certain light industrial or manufacturing uses which are compatible with those commercial uses.
General commercial district (CG)	n/a	The general commercial district is established to allow for the provision of community-wide retail, office, institutional and service uses which are dependent upon location at or near major arterial street intersections, especially along Highway 12 and Sunset Avenue.

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

Source: *Suisun City Zoning Ordinance, 2014*

Notes:

1) Program 1.A.1 states that the City to amend its R-H zone to require a minimum density of 20 units per acre by right without discretionary review

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

Residential Development Standards

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, second dwelling units, mobile homes, transitional housing, supportive housing, single-room occupancy units, and emergency shelters. **Table 41** shows development standards for zoning districts that allow residential uses.

**TABLE 41
DEVELOPMENT STANDARDS**

	Single-Family Residential (RS)	Medium-Density Residential (R-M)	High-Density Residential (R-H)	Historic Residential (H-R)	Historic Residential Commercial (HRC)	Residential Estate (R-E)	Low Density Residential (DW-LDR)	Urban Village (DW-UV)	Historic Limited Commercial (DW-HLC)	Main Street Commercial (DW-MC)/ Commercial/ Office/ Residential Mixed-Use (DW-C/O/R)
Uses Permitted ¹	One-family dwellings; mobile home subdivisions & mobile homes on foundations Mobile home parks w/PUD State-licensed residential care homes for 6 or fewer persons; Transitional and supportive housing	One-family dwellings Duplexes Multiple dwellings, dwelling groups, rooming & boarding houses Condominium-type housing, housing units using a common wall Mobile home subdivisions & mobile homes on foundations Mobile home parks w/PUD State-licensed residential care homes for 6 or fewer persons Second dwelling units; Transitional and supportive housing	One-family dwellings Duplexes Multiple dwellings, dwelling groups, rooming & boarding houses Condominium-type housing, housing units using a common wall State-licensed residential care homes for 6 or fewer persons Second dwelling units; Transitional and supportive housing	One-family dwellings; Duplexes; Condominium-type housing; housing using a common wall excluding multiple dwellings; State-licensed residential care homes for 6 or fewer persons Second dwelling units; Transitional and Supportive housing	One-family dwellings; Duplexes; Small family day care homes; State-licensed residential care homes for 6 or fewer persons; Transitional and supportive housing	One-family dwellings; Small family day care homes; State-licensed residential care homes for 6 or fewer persons; Second dwelling units; Transitional and supportive housing	Single-family dwellings; Single-family attached dwellings; Small family day care homes State-licensed residential care homes for 6 or fewer persons; Transitional and supportive housing	Single-family dwellings; Small family day care homes State-licensed residential care homes for 6 or fewer persons; Transitional and Supportive housing	Single-family dwellings; Duplexes or attached single-family dwellings; Small family day care homes State-licensed residential care homes for 6 or fewer persons; Transitional and supportive housing	Transitional and supportive housing
Conditional Uses	Rooming & boarding of not more than 2 persons per dwelling unit Guesthouses & second units State-licensed residential care homes for 7 or more persons	Nursing home, rest home, congregate care center, assisted living center Large family day care homes State-licensed residential care homes for 7 or more persons	Nursing home, rest home, congregate care center, assisted living center Large family day care homes State-licensed residential care homes for 7 or more persons	Multiple dwelling, dwelling groups, rooming houses and boardinghouses Nursing home, rest home, congregate care center, assisted living center Large family day care homes State-licensed residential care homes providing care for seven or more persons	Condominium-type housing Multiple family dwellings Nursing home, rest home, congregate care center, assisted living center Large family day care homes State-licensed residential care homes providing care for seven or more persons	Large family day care homes State-licensed residential care homes providing care for seven or more persons	Large family day care homes State-licensed residential care homes providing care for seven or more persons; guesthouses and second dwelling units	Large family day care homes State-licensed residential care homes providing care for seven or more persons	Large family day care homes State-licensed residential care homes providing care for seven or more persons	Residential dwellings, including apartments and condominiums ² ;
Minimum Site Area	6,000 sq. ft. – interior parcels 6,500 sq. ft. – corner parcels	4,000 sq. ft. minimum per dwelling unit 12,000 sq. ft. maximum building site area	2,000 sq. ft. minimum per dwelling unit 12,000 sq. ft. minimum building site area	4,000 sq. ft. minimum building site area	4,000 sq. ft. minimum building site area	10,000 sq. ft. to 2½ acres minimum building site area	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	3,000 square feet minimum	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan
Lot Coverage	40%, including main buildings, accessory buildings, carports, patio covers and roof extensions	Not indicated	75%, including main buildings, accessory buildings, carports, drives, open parking spaces & patios	70%, including main buildings, accessory buildings, carports, drives, open parking spaces & patios	50%, including main buildings, accessory buildings, carports, drives, open parking spaces & patios	–	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan

2015–2023 HOUSING ELEMENT

	Single-Family Residential (RS)	Medium-Density Residential (R-M)	High-Density Residential (R-H)	Historic Residential (H-R)	Historic Residential Commercial (HRC)	Residential Estate (R-E)	Low Density Residential (DW-LDR)	Urban Village (DW-UV)	Historic Limited Commercial (DW-HLC)	Main Street Commercial (DW-MC)/ Commercial/ Office/ Residential Mixed-Use (DW-C/O/R)
Front Yard	15 ft. minimum; 33 ft. maximum	20 ft. minimum	20 ft. minimum	10 ft. minimum	10 ft. minimum	2-30 ft. minimum	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	7.5 feet minimum	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan
Side Yard	15 ft. total minimum; 5 ft. minimum on any one side	15 ft. total minimum, 5 ft. minimum on any one side	15 ft. total minimum, 5 ft. minimum on any one side	3 ft. total minimum	3 ft. total minimum	10-25 ft. minimum	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	5 feet minimum on side; 3.5 feet minimum other side	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan
Rear Yard	No less than 20% of lot depth; 15 ft. minimum; 25 ft. maximum	15 ft. minimum	15 ft. minimum	5 ft. minimum	5 ft. minimum	25 ft. minimum	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	5 ft. minimum	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan
Height of Structure	35 ft. – dwellings 25 ft. – dwellings within 20 ft. of rear lot line	35 ft. main dwelling units 15 ft. accessory buildings	35 ft. main dwelling units 15 ft. accessory buildings	35 ft. main dwelling units 15 ft. accessory buildings	35 ft. main dwelling units 15 ft. accessory buildings	35 ft. main dwelling units	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan	35 ft. for new buildings	Various. Subject to development standards in Chapter 7 of the Downtown/ Waterfront Specific Plan
Parking	1 covered off-street parking space for each dwelling unit	See Chap. 18.52, as summarized below	See Chap. 18.52, as summarized below	Existing Structures. Only those off-street parking spaces required at the time of construction, addition or substantial modification of the structure, or are present on the site at the time of adoption of the ordinance. Any addition of floor area to the existing structure or construction of new structure(s) made subsequent to the effective date of the ordinance, shall require the provision of off-street parking as provided in Chapter 18.52; One-family and Duplexes. One covered off-street parking space for each unit.	See Chap. 18.52, as summarized below	1 off-street parking space	Single-family: Two (2) standard sized parking spaces, one of which is within a garage or carport. Studio, One-bedroom, Two-bedroom: One and one-half (1½) off-street parking spaces per unit, of which one space shall be in a garage or carport. Three or more bedrooms: Two (2) off-street parking spaces per unit, of which one space shall be in a garage or carport. Visitor Parking: In addition to the required number of parking spaces for each unit, one (1) off street uncovered parking space shall be provided for each four (4) units for visitor parking. For zero lot line, patio homes, and duplexes, on-street parking may be substituted for visitor parking, where sufficient street pavement width and distance between driveways has been provided. Compact Car Spaces: For developments containing five (5) or more units, up to thirty-five percent (35%) of the required uncovered spaces may be compact-car size.			

Source: Suisun City Zoning Ordinance, 2014

Notes: 1) Transitional and supportive housing is allowed in all zones that allow residential uses subject to the same standards.

2) Allowed on second and third floors above retail. Requires a PUD in the DW-C/O/R zone

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

Minimum lot size: Minimum lot sizes range from 2½ acres for the residential estate district to 2,000 square feet per dwelling unit per acre for high-density zones. Minimum lot size requirements do not have unreasonable constraint to the production of affordable housing in relation to the size of vacant land remaining for residential development.

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

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

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

Parking: Parking regulations are found in the Zoning Ordinance Chapter 18.52 and in the Downtown/Waterfront Specific Plan. They apply to any new building, any addition or enlargement of an existing building or use, and any change in occupancy or the manner in which a use is conducted that would result in additional required parking.

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

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

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

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

Provisions for a Variety of Housing Types

Suisun City’s Zoning Ordinance allows a variety of housing types. **Table 42** shows which type of housing types are allowed with a conditional use permit (requires approval) or by right in each of the City’s residential zones and the Downtown/Waterfront Specific Plan.

**TABLE 42
PERMITTED USES IN RESIDENTIAL ZONES**

Land Use	Zoning Ordinance								
	R-S	R-M	R-H	H-R	DW-HLC/HRC	RE	DW-LDR	DW-MC/DW-C/O/R	DW-UV
Single-family	UP	UP	UP	UP	UP	UP	UP	—	UP
Factory built housing/Mobile homes	UP	UP	UP	UP	UP	UP	UP	—	UP
Duplexes	—	UP	UP	UP	UP	—	—	CU ²	—
Multiple dwelling units	—	UP	UP	CU	CU	—	—	CU ²	—
Rooming and boardinghouses	—	UP	UP	CU	—	—	—	—	—
Single-room occupancy (SRO) ¹	—	UP	UP	CU	—	—	—	—	—
Group/boarding (no more than 2 persons per dwelling)	CU	—	—	—	—	—	—	—	—
Condominium		UP	UP	UP ³	CU	—	—	CU ²	—
State-licensed residential care homes (<6 persons)	UP	UP	UP	UP	UP	UP	UP	—	UP
State-licensed residential care homes (>6 persons)	CU	CU	CU	CU	CU	CU	CU	—	CU
Second unit	CU	UP	UP	UP	—	UP	CU	—	—
Bed & breakfast inns	—	—	—	CU	CU	—	—	CU	—
Nursing home	—	CU	CU	CU	CU	—	—	—	CU
Rest home	—	CU	CU	CU	CU	—	—	—	CU
Convalescent home	—	—	—	CU	—	—	—	—	CU
Congregate care center	—	CU	CU	CU	CU	—	—	—	CU
Assisted living center	—	CU	CU	CU	CU	—	—	—	CU

Land Use	Zoning Ordinance								
	R-S	R-M	R-H	H-R	DW-HLC/HRC	RE	DW-LDR	DW-MC/DW-C/O/R	DW-UV
Welfare institutions	—	CU	—	—	—	—	—	—	—
Transitional housing ⁴	UP	UP	UP	UP	UP	UP	UP	UP	UP
Supportive housing ⁴	UP	UP	UP	UP	UP	UP	UP	UP	UP

Source: Suisun City Zoning Ordinance

UP = Uses permitted by right; CU = Conditional use by approval

Notes: 1) SRO is included in the definition of rooming and boardinghouses

2) Allowed on second and third floors above retail. Requires a PUD in the DW-C/O/R zone.

3) Excluding multiple dwellings.

4) Transitional and supportive housing is allowed in all zones that allow residential uses subject to the same standards.

The summaries below provide an explanation of the required housing types and the City's role in providing each housing type as well as the appropriate legislation that the City's Zoning Ordinance must comply with. The City is committed to ensuring compliance with all mandatory housing types and will establish programs to make certain that the Zoning Ordinance is updated to allow all varieties of housing.

Second Residential Units

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

- A second unit may be established on any residentially zoned parcel that 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 10 feet from the existing single-family dwelling, and such unit shall be architecturally integrated into the existing building design.
- The proposed increase in gross floor area of an attached or detached second unit shall not exceed:
 1. Eight hundred (800) square feet for lots smaller than ten thousand square (10,000) feet in size.
 2. One thousand (1,000) square feet for lots equal to or larger than ten thousand square (10,000) feet in size.

- Detached second units shall be located no closer than 5 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.

Ordinance 677 was adopted to ensure that the City is in full compliance with state law pertaining to second dwelling units. However, the City has not updated the ordinance to allow second units in all residential districts. Program 1.F.1 establishes a timeline for the City to update the Zoning Ordinance to amend Ordinance 677.

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

Assisted Living Facilities

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

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior on-site waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

On November 18, 2014, the City adopted Ordinance 728 to allow emergency shelters in the Light Manufacturing (M-L) zone as a permitted use without discretionary review. This district is appropriate for shelters because it is located in the city's downtown area where transit and services are available to shelter inhabitants. In addition, there are approximately 23.71 acres of vacant and underutilized land in the M-L zone area. Six sites ranging from 0.66 acres to 7.81 acres are located west of the PDA/downtown and north of Cordelia Road, making the sites ready and available for the development of an emergency shelter. The City also amended the Zoning Ordinance to include objective development and managerial standards for the development of emergency shelters in the M-L zone.

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

- Every building site in the M-L district shall have an area of not less than 7,500 square feet, and a width at the front lot line of not less than 50 feet.
- The maximum height of any building in the M-L district shall be 50 feet; provided that the maximum height of any building within 200 feet of any R district shall be 25 feet.
- The minimum side yard required in the M-L district is 15 feet, except that 25 feet shall be required adjacent to an R or A district.
- Minimum front yard required in the M-L district is 20 feet.
- There is no minimum rear yard required in the M-L district.

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group

housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Health and Safety Code Section 50675.14 as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the Municipal Code.

On November 18, 2014, the City amended the Zoning Ordinance to allow transitional and supportive housing in all zones that allow residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. This need is demonstrated in **Table 31**. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. **Table 31** shows that the projected number of extremely low-income households (or half of the City's very low-income RHNA) is 73 through the year 2022.

The Institute for Local Government's (ICG) Housing Resource Center defines an SRO as "a type of residential hotel offering one-room units for long-term occupancy by one or two people...and may have a kitchen or bath facilities (but not both) in the room." The City has defined "rooming house" and "boardinghouse" in the Zoning Ordinance (Section 18.04.570) as "a dwelling other than a hotel where lodging and/or meals for three or more persons are provided for compensation." The City's Zoning Ordinance allows the development of rooming houses and boardinghouses by right in the medium- and high-density residential zones and conditionally in the historic-residential zone. Ordinance 728, adopted November 18, 2014, amended the Zoning Ordinance to allow SROs within the definitions of rooming house and boardinghouse.

Housing for Persons with Disabilities

As part of a governmental constraints analysis, Housing Elements must analyze constraints on the development, maintenance, and improvement of housing for persons with disabilities. Housing Element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

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

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

Procedures for Ensuring Reasonable Accommodations

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

- Persons with disabilities and organizations that serve persons with disabilities can telephone the City (special lines are available for persons with hearing impairments), send an e-mail, or stop by the City's public counter (which has information on special programs and regulations to address the needs of persons with disabilities).
- City offices, including hearing rooms and Council chambers, are accessible to persons with disabilities.
- Persons with disabilities can request special accommodations from the requirements of City zoning or building codes as provided in Chapter 18.59 of the Zoning Ordinance.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed any discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the California Building Code (CBC).

On November 18, 2014, the City adopted a formal reasonable accommodation procedure in the Zoning Ordinance to comply with SB 2. Ordinance 728, adopted November 18, 2014, added Chapter 18.59 to the City's Zoning Ordinance detailing the reasonable accommodation process for the City without the need for a variance.

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

The City implements and enforces the 2013 CBC and ADA requirements. The City provides information to applicants or those inquiring about City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Zoning and Other Land Use Regulations

In reviewing the City's zoning laws, policies, and practices for compliance with fair housing law, the City has not identified zoning or other land use regulatory practices that could discriminate against persons with disabilities or impede the availability of such housing for these individuals. Suisun City's Zoning Ordinance allows many of the housing use types and supportive services required by persons with disabilities. The 1992 General Plan policies encourage special needs housing with supportive services to be located near transportation and other areas with access to services. **Table 40** describes the City's Zoning Ordinance requirements in greater detail.

Table 43 is an analysis of governmental constraints impacting the development of housing suitable for persons with disabilities.

TABLE 43
ANALYSIS OF CONSTRAINTS FOR HOUSING FOR PERSONS WITH DISABILITIES (SB 520)

Overarching and General	
Does the City have a process for persons with disabilities to make requests for reasonable accommodation?	The City provides information in public hearing notices and public meeting agendas for reasonable accommodation requests. Chapter 18.59 of the Zoning Ordinance provides a procedure for a formal reasonable accommodation request without the use of a variance.
Has the City made efforts to remove constraints on housing for persons with disabilities?	Yes, the City has been committed to ensuring new housing development complies with ADA laws during the plan check phase (Program 3.A.6).
Does the City make information available about requesting reasonable accommodations?	Information is provided in public hearing notices and public meeting agendas.
Zoning and Land Use	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	Yes, the City reviews all its zoning laws, policies, and practices for compliance with fair housing law annually.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Upon review of a development application, the City may approve a reasonable accommodation request for parking standards.
Does the locality restrict the siting of group homes?	Group homes would be regulated through the use permit process.
What zones allow group homes other than those allowed by State law? Are group homes over six persons allowed?	Group homes for six or fewer persons are allowed by right in the city's residentially zoned areas. In addition, the City allows group homes for seven or more people with a use permit in all residentially zoned areas.
Does the City have occupancy standards in the Zoning Ordinance that apply specifically to unrelated adults and not to families?	Per Zoning Ordinance Section 18.04.570, "Rooming house or Boardinghouse" means a dwelling other than a hotel where lodging and/or meals for three or more persons are provided for compensation. This includes single-room occupancy (SRO) units with more than one (1) room or unit sharing kitchen and/or bathroom facilities. Single-room occupancy structures shall have

	units rented individually and shall accommodate a maximum of one (1) person per unit.
Does the land use element regulate the siting of special housing in relationship to one another?	No, the City’s Land Use Element does not regulate the siting of special housing in relationship to one another.
Permits and Processing	
How does the City process a request to retrofit homes for accessibility?	The City processes requests to retrofit homes for accessibility through the building permit process.
Does the City allow group homes with fewer than six persons by right in single-family zones?	Yes, the City does allow group homes with fewer than six persons by right in single-family zones.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Residential care homes operating in the city must be state licensed. Care homes with more than six persons are allowed with a use permit in all residentially zoned areas.
What kind of community input does the City allow for approval of group homes?	Through the conditional use permit, process public comment is taken by either the City Council or the Planning Commission and made a part of the record.
Does the City have particular conditions for group homes that will be providing services on site?	No, the City does not have particular conditions for providing services for group care homes on site.
Building Codes	
Has the City adopted the Uniform Building Code (UBC)?	The City has adopted the 2013 California Building Code, which references the UBC. In addition the City has adopted the 1997 Uniform Housing Code.
Has the City adopted any universal design element into the code?	The City has not adopted a universal design ordinance. However, the City’s housing policies and programs strongly support the themes of universal design to be incorporated into development.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	The City provides reasonable accommodation for persons with disabilities through Chapter 18.59 of the Zoning Ordinance.

Source: City of Suisun City

Density Bonus

The City amended the Zoning Ordinance on November 18, 2014, to add specific density bonus provisions in keeping with state law. As detailed in Chapter 18.65 of the Zoning Ordinance, the City offers a density bonus of up to 35 percent and a variety of incentives/concessions to promote affordable housing. Programs 3.A.3 and 3.A.5 confirm the City’s ongoing commitment to the density bonus program.

Draft Inclusionary Housing Ordinance

The City anticipates that new commercial and market-rate housing development will encourage residents to relocate to Suisun City, placing a demand on public and private services. Incomes earned by those employed in positions providing supportive services are typically adequate to pay only for affordable housing. The City recognizes that the current supply of affordable housing will not meet the future demands of anticipated growth and new employees in supportive service positions. A lack of housing that is affordable to support the

increase in lower-wage earners may force them to live in less than adequate housing, to pay a disproportionate share of income toward housing, or to commute increasing distances from housing located outside of the city.

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

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

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

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

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

- Financial assistance (based on availability of federal, state, local foundations, and private housing funds)
- Expedited development review

- Streamlined development application processing
- Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis
- Other incentives to be determined that meet the intent of the City's inclusionary housing program

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

On- and Off-Site Improvement Standards

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

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

Landscaping

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

Park Dedications

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

Bikeways

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

Easements

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

Public Utilities

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

Drainage

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

Water and Sewer Standards

Water

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

Sewer

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

Street Improvement Standards

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

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

Off-Site Street Improvement Program

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

Open Space Requirements

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

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

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

Codes and Enforcement

Suisun City, in accordance with California housing law, establishes certain minimum requirements for residential construction. The City Building Department currently operates under the 2013 CBC, the 1997 Uniform Housing Code, the 2013 California Mechanical Code, the 2013 California Plumbing Code, and the 2013 California Electrical Code. These housing regulations are minimum requirements set throughout the state and therefore do not create specific constraints on one type of building or for one classification of buyer or renter.

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

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

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

Universal Design

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

Processing and Permit Procedures

Conditional Use Permits. Conditional use permits are required to ensure the proper integration of uses, which, because of their special nature and/or potential for becoming nuisances, may be suitable only in certain locations or zoning districts and then only when such uses can be controlled or designed in a particular manner. **Table 40** above provides details regarding permitted and conditional uses for each zone that allows residential uses. Potential concerns addressed by the use permit include factors such as noise, dust, dirt, litter, fumes, odors, vibrations, and traffic congestion. Conditional uses are those that need special review to determine their compatibility with the surrounding area and to establish special conditions to maintain harmony with the neighborhood.

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

Planned Unit Development Permits. The PUD permit is primarily intended to provide for the development of larger parcels designated for mixed uses. Primarily, these parcels are located within the Commercial/Office/Residential Mixed-Use (DW-C/O/R); the Waterfront Commercial (DW-WC); and the Medium-Density Residential (DW-RM) districts. The specific location, layout, design, and phasing of these districts is determined through the PUD process. It allows a flexible design approach to the application of development standards where a higher quality of design, amenity, and community environment would result. However, it is not intended to circumvent the application of normal development standards. In residential districts, the permit is used to accommodate both multiple housing developments and single-family residential developments. It also applies to development of commercial uses such as neighborhood and district shopping centers, professional and administrative office areas, commercial service centers, and light industrial parks.

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

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

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

Permit Processing

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small-scale projects consistent with General Plan and zoning designations do not generally require environmental impact reports (EIR), General Plan amendments, rezones, or variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review, which is a subjective process that does not prohibit development. Since the majority of EIRs are prepared in response to a General Plan amendment request, they are often processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone application may be reviewed in conjunction with the required site plan, a tentative map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sectors and could decrease the costs for the developer.

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Community Development Department, Public Works Department, and Fire Department is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the Planning Department and other departments such as Public Works for consistency with City ordinances and General Plan guidelines. Concurrently, the elevations are sent to the Planning Department for review. The plan is then approved at the staff level. Depending on the complexity of the project, a single-family project may be approved in approximately 4 weeks from date of plan submission, if no variances, exceptions, or zone changes are needed. After

the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

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

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

Processing procedures for projects with residential units each contain a variety of approval types from differing departments and commissions. As shown in **Table 44**, the approval process is longer for larger project types than for single-family projects and can be completed in as little as 3 months. A variety of approvals must be obtained to develop projects in the city, most of which can be done concurrently, which along with pre-consultation meetings speeds up the approval process. The following are descriptions of each stage of the approval process, as shown in **Table 44**.

- Ministerial review – Planning Department approval
- Design review (subjective staff level review that does not prohibit development, examples include painting, building signage, or additions to single-family residences) – Public Works approval, Building Department approval, and Planning Commission approval
- Tentative map – Public Works approval, Planning Department approval, Planning Commission recommendation for City Council approval
- Final map – Public Works approval and Planning Department approval (ministerial)
- Initial study – Public Works approval, Building Department approval, Planning Department approval, Planning Commission recommendation for City Council approval
- Site plan/architectural review (Planning Commission decision, examples include construction of new commercial buildings, new residential subdivisions, or new highway signs) – Public Works approval, Building Department approval, Planning Department approval, Planning Commission recommendation for City Council approval

- Planned development – Public Works approval, Building Department approval, Planning Department approval, Planning Commission recommendation for City Council approval
- General Plan amendment – Public Works approval, Building Department approval, Planning Department approval, Planning Commission recommendation for City Council approval
- Rezone – Public Works approval, Building Department approval, Planning Department approval, Planning Commission recommendation for City Council approval
- Use permit – Public Works approval, Building Department approval, Planning Department approval, Planning Commission recommendation for City Council approval

Table 44 below outlines typical approval requirements for a single-family infill project, a 30-unit subdivision, a 50-unit multifamily project, and a mixed-use project.

**TABLE 44
TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE**

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

Source: City of Suisun City 2014

Processing Time

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

The City encourages applicants to begin the approval process prior to submitting an application for approval by providing guidance and recommendations to applicants. The majority of City staff time dedicated to the approval process for a use permit or a PUD occurs prior to the

submission of the application to ensure that the application is complete prior to being reviewed by the appropriate committee. The City provides summaries of the various permits required as well as applications for each type of permit in portable document format (PDF).

The typical processing times for development and permit approval are presented in **Table 45**. The typical time for each approval is consistent with other Bay Area jurisdictions. Several factors have a direct impact on the processing time.

**TABLE 45
PERMIT PROCESSING TIME**

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

Source: City of Suisun City 2014

Fees

Suisun City charges a number of planning, building, and engineering fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have an impact on the cost of housing, particularly affordable housing. However, the City continually evaluates its fees to ensure they do not unduly constrain the development of housing. **Table 46** indicates the building and impact fees in 2014 for a 2,000-square-foot home. The multi-family fees are based on a typical 1,100-square-foot unit. **Appendix B** summarizes the various planning- and building-related fees charged by the City. The multi-family fees are based on a multi-family project made up of one building.

**TABLE 46
FEE SUMMARY FOR DEVELOPMENT BY FEE TYPE**

Fee Type	Single-Family ¹	Multi-Family ²
Building Permit Valuation Fee	\$1,726	\$774
Plan check (65% of Building Fee)	\$1,096	\$402
Municipal Facilities and Equipment Fee	\$2,250	\$1,658
Design Review	\$74	\$74

Fee Type	Single-Family ¹	Multi-Family ²
Water Connection	\$5,432	\$1,214
School Fee	\$7,980	\$4,389
Sewer Connection	\$5,943	\$5,943
Off-Site Street Improvement Fee	\$4,802	\$3,584
Park Improvement Fee	\$3,523	\$2,596
County Public Facilities Fee	\$9,150	\$8,656
Total	\$41,976	\$29,290

Source: City of Suisun City 2014

Notes:

1) Fees based on a typical 2,000-square-foot single-family home with a ¾-inch water connection.

2) Fees based on a typical 1,100-square-foot multi-family unit with a 2-inch water connection.

Normally, Community Development fees would not be a constraint on housing cost because most of the fees are flat rate charges, not per unit charges, and can be spread over the entire development.

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

Permitting costs for a single-family dwelling are estimated at \$41,976 for a 2,000-square-foot home and \$29,290 for a typical 1,100-square-foot multi-family unit, including school fees.

As a means of assessing the cost that fees contribute to development in Suisun City, the City has calculated the total fees associated with development of single-family and multi-family development. As indicated in **Table 47**, the fees for a single-family unit make up about 12.3 percent of the total construction costs not including the cost of land; for a multi-family unit, fees constitute 16.1 percent of total construction costs. These fees are consistent with other cities in Solano County and do not represent a significant financial constraint to new housing development.

TABLE 47
PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL UNIT

	Single-Family ¹	Multi-Family ²
Total estimated fees per unit	\$41,976	\$29,290
Typical estimated cost of development per unit	\$340,610	\$181,915 ³
Estimated proportion of fee cost to overall development cost per unit	12.3%	16.1%

Source: City of Suisun City 2014

Notes:

1) Fees based on a typical 2,000-square-foot single-family home with a ¾-inch water connection.

2) Fees based on a typical 1,100-square-foot multi-family unit with a 2-inch water connection.

3) Cost based on a per unit cost of construction at Cottonwood Creek.

NON-GOVERNMENTAL CONSTRAINTS

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

Land Costs

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

Construction Costs

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

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

The estimate for constructing a new home under competitive conditions in September 2014 includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, and the contractor's contingency, overhead, and profit. A 2,000-square-foot home with an attached garage and average building materials is estimated to cost roughly \$340,610 or \$170 per square foot. This includes \$179,805 in material cost, \$156,221 in labor cost, and \$4,584 in equipment cost.

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

As mentioned in the analysis of at-risk units, Cottonwood Creek was recently developed in the city as a 93-unit affordable housing project. The cost related to constructing Cottonwood Creek, not including cost of land (which was included in the at-risk assessment) or soft costs, was \$17,100,000. This equates to a per unit construction cost of \$181,915, which is nearly \$160,000 less than the per unit construction cost of a single-family home. Construction costs for multi-family housing development do not appear to be a market constraint to the provision of affordable housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Suisun City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table 48** illustrates interest rates as of October 2014. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE 48
CONFORMING LOAN INTEREST RATES¹

Term	Interest	APR
30-year fixed	4.250%	4.335%
15-year fixed	3.625%	3.772%
5-year adjustable rate	3.250%	3.968%

Source: www.wellsfargo.com, October 2014

Note: 1) Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.

ENERGY CONSERVATION OPPORTUNITIES

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

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Pacific Gas and Electric Company (PG&E) offers free home energy audits and can specify areas for energy conservation. The City refers developers and low-income residents to PG&E for energy

savings programs. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation which incorporates energy conservation considerations.

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

- 1) Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter
 - use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night
 - “burying” part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature
 - use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior
 - location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes)
 - use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home
- 2) Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - north–south orientation of the long axis of a dwelling
 - minimizing the southern and western exposure of exterior surfaces
 - location of dwellings to take advantage of natural air circulation and evening breezes
- 3) Use of landscaping features to moderate interior temperatures. Such techniques include:
 - use of deciduous shade trees and other plants to protect the home
 - use of natural or artificial flowing water
 - use of trees and hedges as windbreaks

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

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

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

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

State Building Code Standards

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

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

Water Efficient Landscaping Ordinance

In 2010, the City updated the Water Efficient Landscaping Ordinance to comply with AB 1881. The ordinance applies to new and existing landscapes in order to promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible and establishes a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new construction and rehabilitated projects.

This page intentionally left blank.

T:\GIS\Swarc_County\Media\Suisun\Updated_Housing_Inventories\Figure 1_Vacant.mxd (12/22/2014)

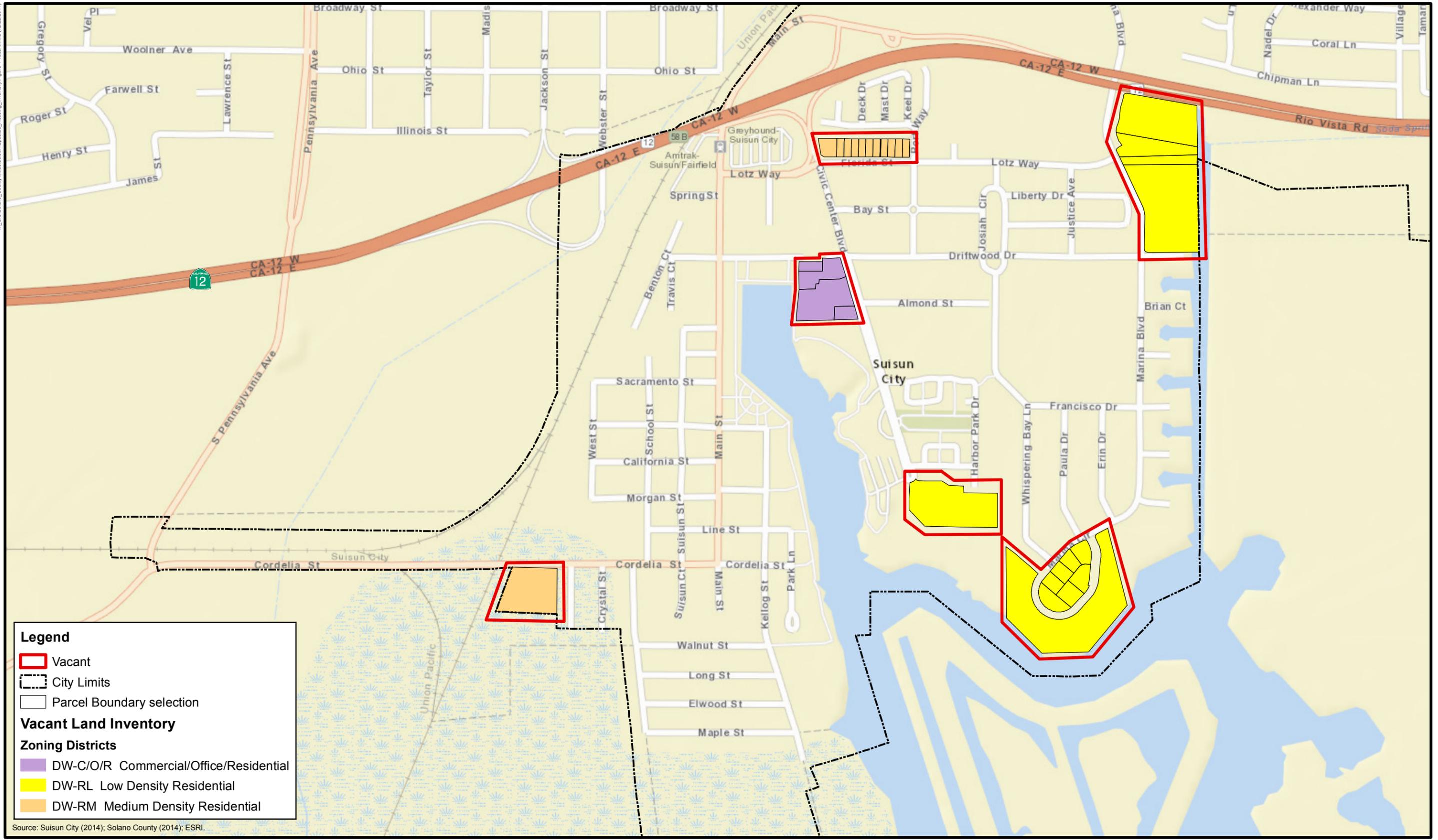
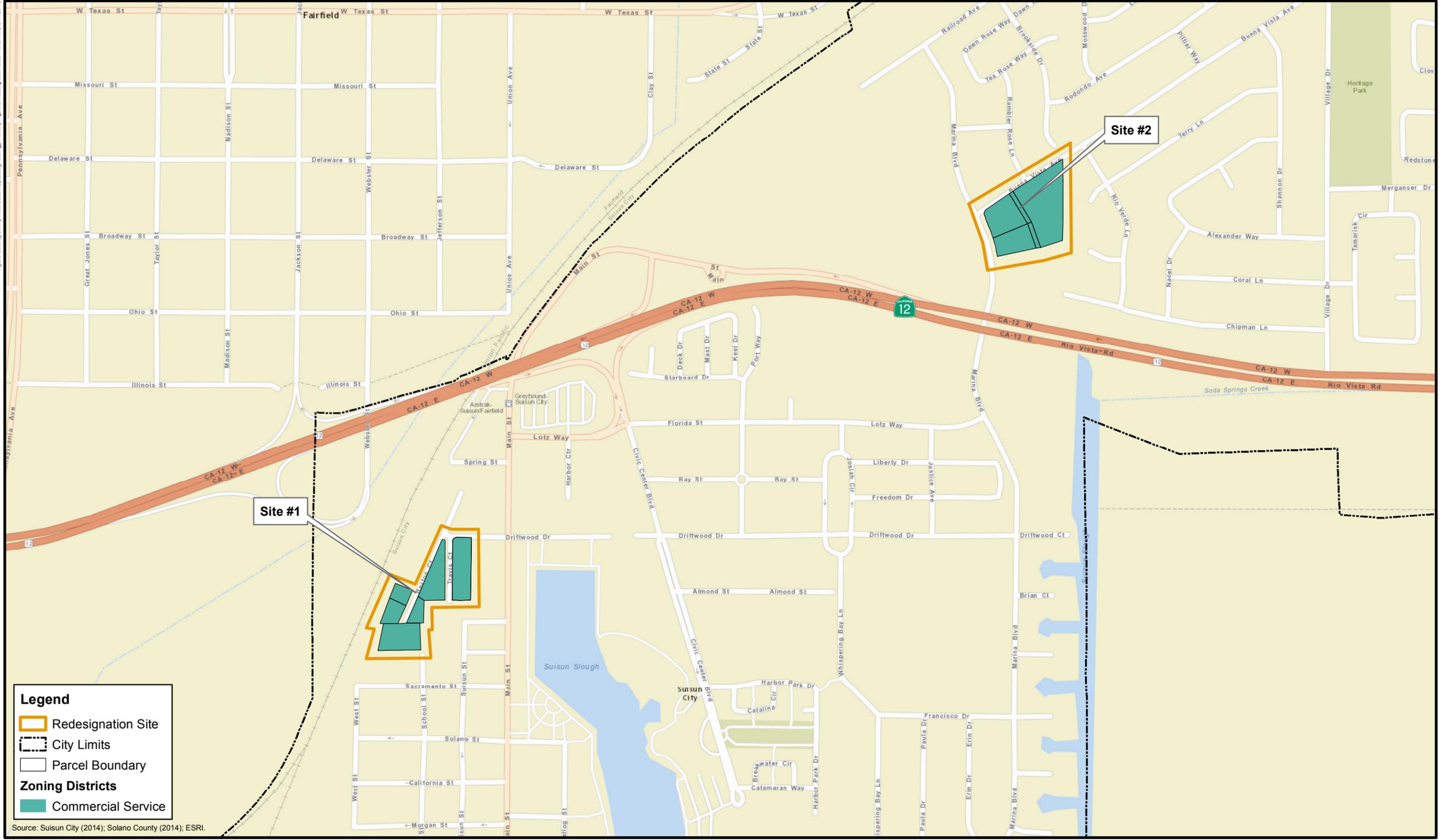


Figure 1
Vacant Sites
PMC

T:\GIS\Solano_County\Maps\Suisun\Updated_Housing_Inventory\Figure 2 Redesignation Sites 1 & 2.mxd (12/11/2014)



Legend

- Redesignation Site
- City Limits
- Parcel Boundary

Zoning Districts

- Commercial Service

Source: Suisun City (2014); Solano County (2014); ESRI.



Figure 2
Sites for Redesignation for the 4th Cycle



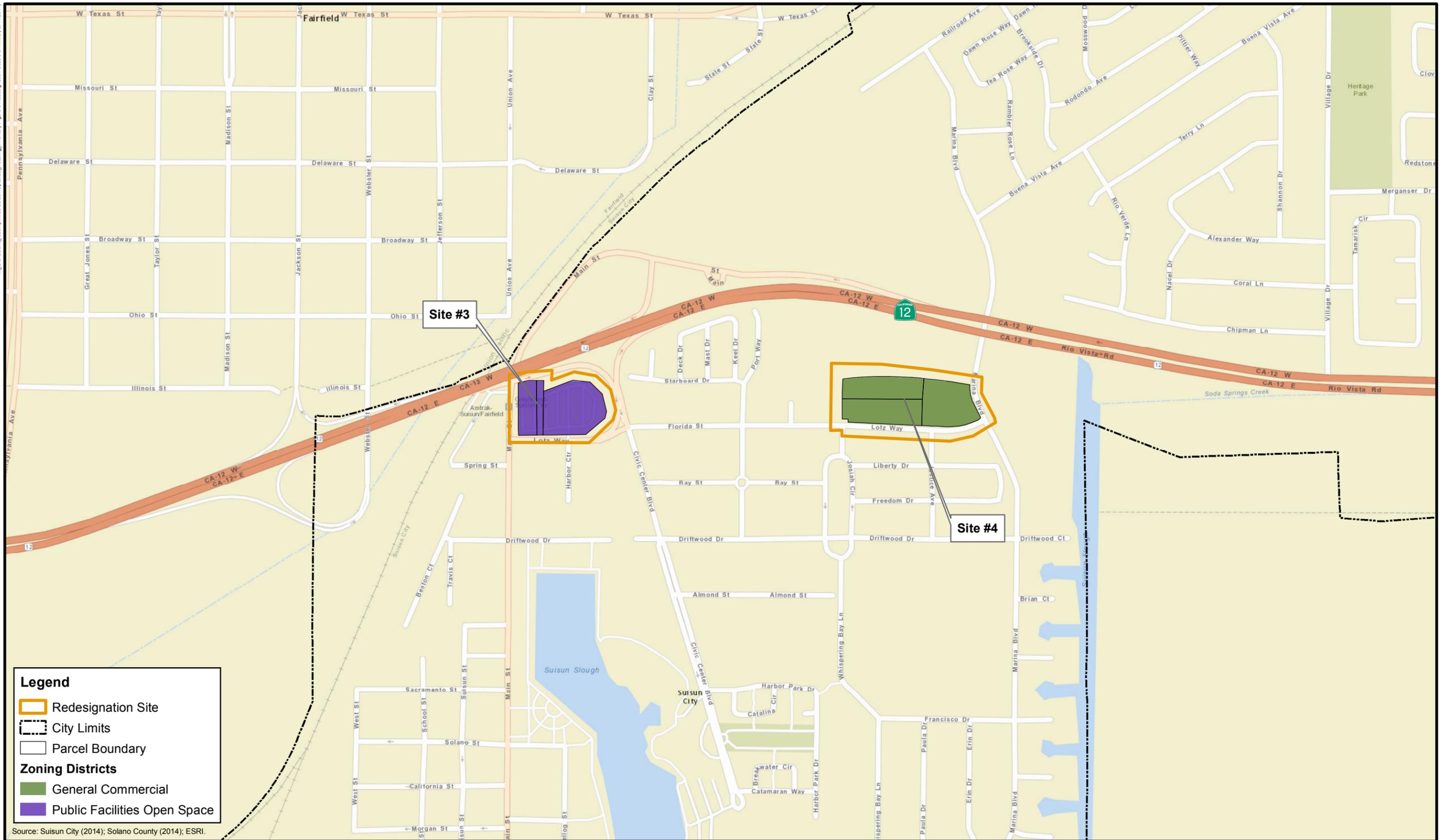


Figure 3
Sites for Redesignation for the 5th Cycle

APPENDIX B – MASTER FEE SCHEDULE

MASTER FEE SCHEDULE
BUILDING (EFFECTIVE JUNE 15, 2012)

Fee Description	Adopted Fee
FIRE SAFETY PLAN CHECK	
Commercial/Industrial/Multi-family	25% of Building Permit
Single-Family Residence	25% of Building Permit, \$127 maximum
GRADING – NEW DEVELOPMENT ONLY	
Residential Lot	\$95.00
Multi-Family per Unit	\$32.00
Commercial/Industrial per 1/4 acre	\$254.00
SECURITY INSPECTION	
New Residential Only	\$42.00 per unit
SCHOOL FEE	
Residential	\$4.04 per sq.ft. or fraction
Multi-Family Residential	\$4.04 per sq.ft. or fraction
ENERGY PLAN CHECK	
Residential per Dwelling	\$44.00
Commercial/Industrial	
Base Amount	\$127.00
Plus per Square Foot	\$0.03
OFF-STREET IMPROVEMENT FEE (OSSIP)	
Single-Family	\$4,802.00
Multi-Family	\$3,584.00
PARK IMPROVEMENT PROGRAM FEE	
Single-Family	\$3,523.00
Multi-Family	\$2,596.00
COUNTY PUBLIC FACILITIES FEE	
Single-Family	\$9,193.00
Multi-Family	\$8,695.00
BUILDING PERMIT PLAN CHECK/INSPECTION	
Residential Plan Check	25% of Building Permit, \$66 maximum

**MASTER FEE SCHEDULE
PLANNING (EFFECTIVE JULY 1, 2010)**

Fee Description	Adopted Fee
Variance – Major	\$895.00
Variance – Minor	\$371.00
Use Permit – Major (Including Care Facilities)	\$895.00
Use Permit – Minor (Including Care Facilities)	\$371.00
Use Permit – Exceptions (HR District)	\$74.00
Use Permit-Temp < 72 Hours	\$31.00
Use Permit-Temp > 72 Hours	\$124.00
Site Plan Review	\$744.00
Add: Per Res Dwelling Unit	\$15.00
Add: Per Non-Res Square Foot	\$0.10
Architectural Review	\$744.00
Add: Per Res Dwelling Unit	\$15.00
Add: Per Non-Res Square Foot	\$0.10
Tentative Parcel Map	\$372.00
Additional Lot	\$74.00
Lot Line Adjustments Processing	\$358.00
Tentative Subdivision Map	\$1,115.00
Additional Residential Lot	\$15.00
Additional Non-Res Lot/Sq Ft	\$0.10
Tentative Map Extension	\$372.00
Planned Unit Development	\$1,115.00
Additional Residential/DU	\$15.00
Additional Non-Res/Sq Ft	\$0.10
Annexations	\$1,484.00
Final Parcel Map	\$371.00
Final Subdivision Map	\$630.00
Appeals Planning Commission/City Council	\$74.00
Rezoning/Prezoning	\$1,484.00
Rezoning/Prezoning (Add'l per Acre)	\$74.00
General Plan Amendment	\$1,484.00
Ordinance Amendment – Text or other	\$1,484.00
Design Review	\$74.00
Design Review New Structures/Additions	\$148.00

Fee Description	Adopted Fee
Design Review Remodeling	\$37.00
Design Review/Signs	\$37.00
Design Review/Sign Program	\$372.00
Publications/Maps	
General Plan Publication – Vol. I & II	\$57.00
Volume I	\$37.00
Volume II	\$24.00
Zoning Map/General Plan Maps	\$15.00
Zoning Ord/General Plan Text	\$37.00
Downtown/Waterfront Specific Plan	\$37.00
Planning & Zoning Inspection – Letter of Compliance	\$61.00
Letter of Inspection Record, Permit Verification, not requiring on-site inspection (add'l if necessary)	\$14.00
Work of – Professional Staff – Director, per hour	\$116.00
Work of – Paraprofessional Staff – Asst. Planner, per hour	\$77.00
Work of – Clerical Staff, per hour	\$59.00
General Planning Services – New Development	
Single-Family Residence per Unit	\$171.00
Multi-Family Residence per Unit	\$145.00
Commercial/Industrial per square foot	\$0.13
Negative Declaration	\$350.00
Mitigated Negative Declaration	\$600.00
Categorical Exemption	\$250.00
Deposits applied toward Actual Costs of Staff, Attorneys, Consultants	
Development Agreement – Minimum Deposit Required	\$20,000.00
Environmental Impact Report (EIR), Minimum Deposit Required	\$20,000.00
Initial Study at Actual Cost, Minimum Deposit Required	\$12,000.00
Mitigation Monitoring Program, at Actual Cost – Minimum Deposit	\$5,000.00
Annexation into Community Facilities District #2, Min. Deposit	\$10,000.00

**MASTER FEE SCHEDULE
FSSD SEWER CONNECTION FEES
EFFECTIVE JUNE 15, 2012
(AS ESTABLISHED BY FAIRFIELD-SUISUN SEWER DISTRICT RESOLUTION)**

Fee Description	Fee
SEWER CONNECTION FEES	
Single-Family Dwelling	\$5,943.00
Multi-Family Dwelling – First Unit	\$5,943.00
Multi-Family Dwelling: Each Additional Unit in Same Building	\$3,566.00
Trailer Court, Mobile Home Park, Hotel, Auto Court, Motel	
Rooming House: First Unit	\$5,943.00
Each Additional Unit	\$2,971.00
SEWER BIMONTHLY RATES	
Residential	\$60.92

**MASTER FEE SCHEDULE
SSWA WATER RATES
EFFECTIVE JUNE 15, 2012
(AS ESTABLISHED BY SSWA-JPA RESOLUTION)**

Fee Description	Adopted
WATER CONNECTION FEES	
3/4" meter	\$4,859.00
1" meter	\$8,168.00
1½" meter	\$16,286.00
2" meter	\$26,068.00
3" meter	\$48,908.00
4" meter	\$81,530.00
6" meter	\$163,011.00
WATER METER – SET FEES	
¾"	\$373.00
1"	\$407.00
1½"	\$646.00
2"	\$893.00
3"	\$1,675.00
4"	\$2,884.00
6"	\$4,582.00
Water Construction Sites	\$20.45