



## EXHIBIT B



### CITY OF FAIRFIELD HOUSING ELEMENT 2014-2022



# HOUSING ELEMENT POLICY DOCUMENT

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## INTRODUCTION

The Fairfield Housing Element addresses housing development, rehabilitation, and conservation. It sets forth actions the City will undertake to assist residents to maintain their homes and to help ensure that there is an adequate supply of safe, affordable housing for existing and future residents. The element also addresses the special housing needs of individuals requiring assistance, such as elderly residents, single mothers with children, low-income and large families, military personnel, the homeless, and mobility-impaired residents. The policies and programs for housing bear a close relationship to City policies contained in the Land Use Element. The amount of housing needed, for example, depends in part on the amount of commercial and industrial development planned. A direct link exists between jobs and the demand for housing. The Land Use Element also dictates the distribution and density of housing throughout the city. In sum, the Housing Element determines how much and what type of housing is needed, while the Land Use Element provides for the location, distribution, and density of housing.

## STATE REQUIREMENTS

The State of California has adopted specific requirements for housing elements. The cornerstone of these requirements is the allocation of statewide housing needs on a regional basis and the adoption by each community of its share of the projected regional need. The state requires that the housing element contain an identification and analysis of existing and projected housing need for individuals of all levels of income; a statement of goals, policies, and quantified objectives; programs to address identified housing needs; and identification of adequate sites for all types of housing (including rental, factory built and mobile homes). The assessment of housing needs must include:

- Analysis and projections of population and employment.
- Analysis of household characteristics and housing condition, including a comparison of housing costs and household income.
- An inventory of vacant sites suitable for residential development and an analysis of the effect of zoning requirements and the availability of public facilities and services on the use of sites.
- Analysis of the potential and actual governmental and non-governmental constraints to the maintenance, improvement, or development of housing, including an analysis of constraints to the development of housing for persons with disabilities.
- Evaluation of opportunities for energy conservation.



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- Analysis of the housing needs of special groups, such as elderly residents, disabled individuals, large families, farmworkers, single mothers with children, and homeless individuals or families.
- Identification of sites suitable for homeless shelters and transitional housing to meet the identified need for such housing.
- Quantification of the City's existing and projected housing needs for all income levels
- An analysis of low income housing that will be converting to market rent status

Once these housing needs have been identified and the factors influencing housing production evaluated, the Housing Element must include a proposed program with quantified, time-oriented objectives to address the City's housing needs. The program should identify how sites will be made available to meet new construction needs, how the City can assist in the provision of low- and moderate-income housing, how constraints to meeting the City's housing needs can be removed, and how the existing housing stock can be preserved.

## CONTENTS OF THE HOUSING ELEMENT

The Housing Element is divided into two parts, a Policy Document and accompanying Appendices. The Policy Document contains the City's goals, policies, and programs for housing. The goals and policies direct the specific program actions Fairfield intends to undertake to meet its identified housing needs during the 2014-2022 planning period. The City's proposed program, including a five-year schedule of quantified objectives, provides the detailed description of actions the City proposes to undertake to meet its identified housing needs. The Policy Document also includes a description of the public outreach efforts taken in drafting the Housing Element, a review of the previous accomplishments of the 2009 Housing Element, a General Plan Consistency evaluation describing the relationship between the Housing Element and the General Plan, and a summary of the City's housing needs identified in Appendix A Housing Needs Assessment. Appendix A contains the background information which identifies Fairfield's housing needs including an analysis of population and housing characteristics, employment trends, a vacant land inventory, information on special housing needs, an evaluation of constraints to housing production (including the production of accessible housing for persons with disabilities), and a discussion of energy conservation opportunities. Appendix B includes detailed Vacant Land Inventory Maps. Appendix C includes a copy of the City's online housing needs survey described in further detail in the Public Participation section of this document.

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## COMMUNITY PROFILE

The City of Fairfield is estimated to have a population of 105,321 in 2010 (U.S. Census), which is approximately 25 percent of the total population of Solano County (Department of Finance). According to the Association of Bay Area Governments *Projections 2013*, the City is expected to experience a population increase of 12% percent between 2010 and 2020, growing to 117,920. ABAG projects the population will continue to increase during the following decade, with population ultimately reaching 142,800. The Solano County median income for a household of four in 2014 was \$76,700. This represents a small change from 2008 (\$75,400) reflecting the slower economy over recent years.

The City's population remains dominated by family households. According to the ABAG data analysis, 76% of the households in the 2007-2011 ACS were "family households". This percentage has not changed substantially since the 2000 Census or the previous Housing Element.

Reflecting a relatively affordable housing stock, homeowners are a majority of the households, with 60.4% of the population occupying ownership housing in 2010. Despite the recent recession and problems with the housing market, this is actually a slight increase in homeownership rates from 2000, when 59.7% of the population were reported as homeowners. These homeownership rates are slightly below the county-wide percentages (63.2% in 2010 and 65.2% in 2000). As would be expected in a market dominated by homeowners, single family homes make up a majority of the local housing market, with 69% of the market in 2010, a slight increase from the 67% in 2000. This reflects the lack of new apartment construction during the decade.

New home development is an important part of the local economy and housing market. Over 18% of the total housing stock of 35,095 units in Fairfield (2010) was built since 2000. This rate of new home development fell after the economic crisis. While the City's development market began to recover in 2007 (with 206 permits issued), residential development remained well below earlier levels. For example, the City issued 180 permits in 2010, 185 permits in 2011, 277 permits in 2012, and 219 building permits in 2013. These levels are below the 1,050 building permits issued in 2004 and 841 permits issued in 2005.

In addition to the reduction in building permits, the cost of housing also significantly dropped. According to the Trulia Real Estate website and other sources, homes that were once selling for upwards of \$600,000 were available in the mid \$300,000s. While housing prices began to recover after 2010, prices are lower than the peak, and Fairfield remains a relatively affordable community, with some houses affordable to moderate and, in some cases, low income households, with credit and a down payment. A brief review of the Trulia website (April 2014) showed 60 results for homes below \$150,000, including both townhouses and single family detached homes. These homes would be potentially affordable to low and moderate income households without direct subsidy. The market has also been impacted, however, by the entry of investment money into the housing market. All-cash sales to investors has had impacts on the local and regional housing markets, as moderate income families find themselves outbid by investors.

Prices are beginning to recover in Fairfield. According to DQ News, the average Fairfield home price in 2013 was \$270,500, an increase of 23% from the 2012 average of \$220,000. At



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this price, however, the average home sold in Fairfield is still theoretically affordable to a moderate income household of four persons, per the current (2014 HUD income limits). Foreclosures and short sales remain another avenue for home ownership in the Fairfield market.

Currently, the City has available enough sites to build over 10,000 housing units, which is well over the Regional Housing Needs Allocation. Interest in previously approved projects is returning

## SUMMARY OF HOUSING NEEDS

The following is a brief summary of some of the special housing needs identified in further detail in Appendix A, the Housing Needs Assessment. Households with special needs include elderly households, persons with physical and mental disabilities, large households, single-parent households (female-headed households with children under the age of 18), homeless persons, and Farm workers and Military employees of Travis Air Force Base.

### Special Housing Need Populations

- Special needs populations discussed in this Housing Element included extremely low income households, persons with disabilities, female-headed families), large households, the elderly, farm workers, and Travis Air Force Base personnel, Extremely low income households. Households earning less than 30% of the median income are classified as “extremely low income households”. According to the American Community Survey/CHAS, there were approximately 3,458 persons (half of the very low income population) that could meet this definition.
- Disabled households. According to the ACS 2007-2011 survey, 10.4% (9,633 persons) of the civilian, non-institutionalized population in Fairfield had a disability. The majority of those between the ages of 5 and 64 reporting a disability reported having an employment, physical, or go-outside-the-home disability.
- Female-headed families. According to the 2010 Census, approximately 20.1% (5,203) of the total number of families were “female-headed families. These families face higher poverty levels and have lower incomes than all families or all households.
- Large households
- The elderly
- Agricultural workers make up a small percentage of the households in the City and mostly comprise seasonal workers. Many of these workers have low or very low



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incomes and face some of the same issues as other low income groups. They also face issues of seasonal work.

- The City has also chosen Military Employees as a special needs category. Currently, Travis Air Force Base employs 7,260 active military personnel, 3,770 civilians, and 4,250 reserves. Foreclosure Crisis. Travis personnel vary significantly in income, permanence of tenure, and other factors. They also benefit from housing options on Travis Air Force Base.

## Regional Housing Needs Allocation (RHNA)

State law requires the Association of Bay Area Governments (ABAG) to determine projected regional housing needs for persons at all income levels. ABAG then determines local jurisdictions' share of the regional need for housing. The jurisdictions in Solano County formed a "subregion" to review the draft ABAG numbers and allocate housing units among the participating jurisdictions. This share must be considered in the Housing Element update. Table 1 shows the ABAG projected housing needs by income categories for Solano County. The City has estimated that HALF the Very Low Income category should be addressed as Extremely Low Income. The ABAG allocation covers from January 1, 2014, to December 31, 2022 (8 years).

TABLE 1  
2014-2022 REGIONAL HOUSING NEEDS ALLOCATION\*

	Very Low		Low		Moderate		Above Moderate	
Benicia	29%	94	17%	54	17%	56	38%	123
Dixon	25%	50	12%	24	15%	30	47%	93
Fairfield	25%	779	13%	404	15%	456	47%	1461
Rio Vista	15%	45	12%	36	16%	48	57%	170
Suisun City	29%	147	11%	57	12%	60	48%	241
Vacaville	26%	287	12%	134	16%	173	45%	490
Vallejo	21%	283	13%	178	15%	211	51%	690
Unincorporated	25%	26	15%	15	18%	19	42%	43
Solano County	25%	1,711	13%	902	15%	1,053	47%	3311

Source: Association of Bay Area Governments

\*An estimated half of the City's very low-income housing needs are for extremely low-income.



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## CITY OF FAIRFIELD HOUSING GOAL

The overall Goal for the City of Fairfield Housing Element is to encourage a high quality residential environment with a wide range of housing opportunities throughout the City affordable to a diverse population of renters, owners, and people with special needs. The City will promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The City will continue to focus on preserving and improving existing housing and neighborhoods by directing resources to physical rehabilitation, neighborhood revitalization, and upgrading property management to improve living conditions for residents. Examples of key programs have included:

- Housing Rehabilitation Program. Redevelopment, federal Community Development Block Grant (CDBG) and State CalHome funds provided funding for this grant and loan program. This program has been reduced in scale due to the elimination of Redevelopment funding. The City anticipates funding the rehabilitation of 25 single family homes per year, with multifamily projects completed when funding is available.
- North PACE development. The City acquired and demolished a neighborhood of 26 crime-ridden, dilapidated four-plex apartment buildings and is seeking a development partner to construct new housing on this site. The City anticipates development of a new neighborhood of 21 single family homes.
- Crime Free Multifamily Housing Program. Working with property owners and management companies citywide, this program focuses on improving the safety of apartment complexes and neighborhoods. This program does not create new housing units but helps ensure the livability of existing communities and neighborhoods.
- Foreclosure Prevention and Neighborhood Preservation. During the housing market crisis, the City devoted resources to mitigate some of the worst impacts of the current housing crisis. Some of the key programs include foreclosure prevention workshops, housing counseling, rental deposit assistance, and a vacant building ordinance to prevent neighborhoods from becoming blighted.
- Affordable Homeownership. The City also offers programs to help low and moderate-income citizens to participate in the private housing market, including the Mortgage Credit Certificate program and the Silent Loan (down payment assistance) Program. The City has also worked with local mobile home communities to facilitate resident ownership to preserve affordability.

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A focus on neighborhood preservation and rehabilitation enables the City to leverage its limited funding to obtain the most affordable housing for the dollar. Projects which receive City assistance record covenants to provide long-term affordability of their units. In addition, these programs can help stabilize existing neighborhoods, reduce social problems, improve livability and prevent the decay and loss of affordable housing stock.

The City also supports new construction. The City has zoned adequate sites to meet our Regional Fair Share of housing for all income categories. The City works closely with private developers interested in building market rate and affordable housing. The City has also worked with nonprofit groups, including Resources for Community Development, Caminar Solano, and Mission Solano, to plan for, and in many cases build, special needs housing.

## OBJECTIVES, POLICIES, AND PROGRAMS

This section of the Housing Element sets forth the Objectives, Policies, and Programs the City intends to implement to address Fairfield's housing needs. The City has seven Objectives with accompanying policies and programs to implement the overall Objective discussed above.

### HOUSING OPPORTUNITIES

#### Objective HO 1

**Provide for varied housing opportunities, in terms of type, price, amenities, neighborhood design, and location, for all income groups and family types.**

##### Policy HO 1.1

Encourage multifamily housing at appropriate locations and densities, focusing where possible such new housing near employment, transportation, services, and recreational amenities.

##### *Program HO 1.1 A*

*The City will update the Multi-family Housing Sites Survey periodically as needed to inventory sites for higher density housing. The City will also provide information via the quarterly Residential Development Activity Report on active and potential projects.*

*The Sites Study will also reassess the potential for infill multi-family development, including commercially zoned properties. The study will address specialized housing needs, including senior housing, housing for the disabled and developmentally disabled, and housing sites for agricultural workers. The Survey will also assess development trends, the type of housing developed, and affordability of the units developed.*

***.Responsibility:*** Community Development

***Time frame:*** Ongoing. Update the study periodically after major changes in the General Plan or Zoning or after major annexations. Staff anticipates the next update will occur in 2015.



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## *Program HO 1.1 B*

*Implement the concepts in the Train Station Specific Plan which call for the development of higher density housing near the train station/Town Center and the Lake Park.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing.*

## *Program HO 1.1 C:*

*Facilitate development in large planning areas which include sites designated for high-density housing, in particular the planning areas identified in the Train Station Specific Plan Area, by communicating with developers regarding opportunities for developing affordable housing on these sites. Where appropriate, use the Master Planned Unit Development Permit process (as described in the Fairfield Train Station Specific Plan and the Fairfield Zoning Ordinance to facilitate affordable unit development. During the Master Planned Unit Development Permit process, work with land owners and developers to create sites ranging from one to 10 acres in size that are feasible and appropriate for the development of affordable housing.*

***Responsibility:*** *Community Development*

***Time Frame:*** *The Specific Plan and associated Zoning Ordinance amendments have been adopted. Initial applications are under review for the first planning areas. Staff will work with applicants as Master Planned Unit Development Permit applications are received.*

## *Program HO 1.1 D*

*After adoption of the Downtown South/West Texas Street Specific Plan, the City will amend the Zoning Code to facilitate implementation of higher density housing at appropriate locations.*

***Responsibility:*** *Community Development*

***Time frame:*** *After adoption of the Specific Plan in 2016.*

## *Program HO 1.1 E*

*The City will continue to monitor development activity, including density levels, types of projects, and affordability, on sites with high density zoning. If RH parcels are proposed to be rezoned to a lower density, or proposed for development at a lower density than 20 dwelling units per acre, City staff shall prepare an analysis of the impact on the City's ability to meet housing needs.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing, during project review by Planning Division.*

## *Program HO 1.1 F*

*Continue requiring identification signs on multi-family sites and buyer notification for single-family homebuyers near multi-family sites. Such signs can help reduce neighborhood opposition because new homeowners will be aware of potential developments prior to moving into a neighborhood.*

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**Responsibility:** *Community Development*

**Time frame:** *Ongoing*

## Policy HO 1.2

Encourage mixed use development that provides unique housing types, pedestrian friendly design, home ownership, opportunities for entrepreneurship and employment, and access to transit and services such as childcare.

### *Program HO 1.2 A*

*The Train Station Specific Plan envisions the development of a traditional town center near the train station with higher density housing and a greater emphasis on transit, pedestrians, and mixed use. Implement these objectives in the Train Station Specific Plan to provide innovative transit-oriented development in the Fairfield market.*

**Responsibility:** *Community Development*

**Time frame:** *Underway. The Train Station Specific Plan will be implemented as proposals come forward*

### *Program HO 1.2B*

*The City will complete the Downtown South/West Texas Street Specific Plan to identify opportunities for higher density housing and mixed-use development with access to the Suisun-Fairfield Train Station and the Fairfield Transportation Center.*

**Responsibility:** *Community Development*

**Time frame:** *Underway, with completion anticipated for 2016.*

### *Program HO 1.2C*

*Support appropriate developer proposals for innovative housing prototypes not included in the current Zoning Ordinance by coordinating pre-submittal meetings, prioritizing funding and offering incentives. Innovative prototypes will be developed in the Downtown South/West Texas Street Specific Plan.*

**Responsibility:** *Community Development*

**Time frame:** *Ongoing, Incorporate into forthcoming Specific Plan (June 2016)*

### *Program HO 1.2 D*

*Develop and implement design standards suitable for new mixed use and pedestrian-oriented development projects in Fairfield. The standards should address street design, architecture, site planning, pedestrian infrastructure, standards for mixed use development, and public space design. Work with developers interested in building experimental projects in Fairfield. Amend the current Design Guidelines as needed.*



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**Responsibility:** *Community Development*

**Time frame:** *The City has adopted the Train Station Specific Plan and will work with developers to encourage innovative design which meets the intentions of the plan. The Downtown South/West Texas Street Specific Plan will also include design standards for new infill development and redevelopment. The City will consider extending design concepts and standards to other neighborhoods in the City as appropriate.*

*Program HO 1.2E*

*Continue to implement development standards for mixed-use “live-work” development, incorporating retail, office, and residential uses into single buildings or sites.*

**Responsibility:** *Community Development*

**Time frame:** *Ongoing, as projects are submitted.*

## INFILL DEVELOPMENT

### Objective HO 2

Encourage infill housing in developed areas of the City.

#### Policy HO 2.1

Encourage property owners of adjoining parcels to consolidate or otherwise cooperatively develop their parcels.

*Program HO 2.1A*

*Educate developers and property owners about successful smaller infill housing projects and flexibility in the City’s Zoning Ordinance to support the development of infill housing development including a conceptual review process. Use design guidelines and any development prototypes included in the City’s adopted Specific Plans to guide development projects.*

**Responsibility:** *Community Development*

**Time frame:** *Ongoing,*

#### Policy HO 2.2

Encourage property owners of smaller parcels (less than two acres) to work with the City to develop affordable ownership housing where rental housing is infeasible.

*Program HO 2.2A*

*Develop incentives programs to facilitate lot consolidation, particularly in infill neighborhoods. These incentives might include fee reductions or use of the Fee Credit Bank, density bonuses, flexibility in*

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*development standards, and assistance in marketing small parcels. Implement the planning process in the Train Station Specific Plan, which encourages and facilitates land consolidation and comprehensive planning. The Work Program for the Downtown South/West Texas Street Specific Plan addresses lot consolidation.*

**Responsibility:** Community Development

**Time frame:** A development incentives program will be a key element in the Downtown South/West Texas Street Specific Plan scheduled for completion by June 2016. In addition, as an ongoing effort, the City will continue to work with landowners in the Train Station Specific Plan Area to encourage consolidation and coordinated planning efforts.

## Policy HO 2.3

Support infill housing through public outreach efforts in existing neighborhoods.

### Program HO 2.3A

*The City will continue to provide information about options for flexibility in development standards and continue to encourage developers of multi-family housing and affordable housing to conduct extensive community outreach programs prior to submittal of their projects. Staff will help notify neighborhoods and will assist developers and the neighborhood in organizing meetings. Community outreach should focus on reducing fear about multi-family housing and can include providing examples of successful projects elsewhere in the City and the Bay Area. In addition, the City will work with nonprofit housing groups such as BRIDGE, Mid-Peninsula Housing, and the Solano Affordable Housing Foundation to develop informational materials.*

**Responsibility:** Community Development

**Time frame:** Ongoing.

## AFFORDABILITY

### Objective HO 3

Meet the housing needs of extremely low-, very low-, low- and moderate-income households identified in the Regional Housing Needs Allocation.

#### Policy HO 3.1

Assist developers interested in developing new affordable housing for all income groups (extremely low-, very low-, low- and moderate- income households).

##### Program HO 3.1 A

*Amend the Density Bonus Ordinance to bring into conformance with current State law. Continue offering density bonuses and other incentives to builders who include affordable units within residential developments.*

**Responsibility:** Community Development





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**Time frame:** Amend the Ordinance by fall 2014. Continue to offer density bonuses on an ongoing, basis, depending on developer interest.

## Program HO 3.1 B

Continue to implement flexible development standards to facilitate development of affordable housing. Implement the flexible standards in the Train Station Specific Plan and the forthcoming Downtown South/West Texas Street Specific Plan.

**Responsibility:** Community Development

**Time frame:** Ongoing, depending on developer interest.

## Program HO 3.1 C

Continue to aggressively seek grants to assist in funding infrastructure in Priority Development Areas and for affordable housing projects. Use these grants to reduce infrastructure-related impact fees.

**Responsibility:** Community Development, Public Works

**Time frame:** Ongoing, according to annual and periodic grant funding cycles.

## Program HO 3.1 D

When available, apply for funding from the Strategic Growth Council **Affordable Housing and Sustainable Communities (AHSC) Program**. Potential projects will include:

- Financing infrastructure in the Train Station Specific Plan Area and the forthcoming Downtown South/West Texas Street Specific Plan Area.
- Improving streetscapes in the Downtown South/West Texas Street Specific Plan Area to enhance walkability and provide incentives for the development of infill housing in the area
- Providing gap financing for affordable rental housing in the Train Station and Downtown/West Texas Street areas.
- Establishing home ownership programs in these planning areas.

**Responsibility:** Community Development, Public Works, Strategic Growth Council

**Time Frame:** First funding cycle (2016)

## Policy HO 3.2

Support the use of state and federal programs and local and nonprofit funding sources as funding for affordable housing construction and rehabilitation.



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## *Program HO 3.2 A*

*Work with developers to identify funding sources that reduce financing costs for projects in exchange for affordable units. As appropriate, the City will prioritize funding for projects that include units affordable to extremely low-, very low-, and low- income households. Currently, the Housing Rehabilitation budget has available \$1.2 million*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing.*

## *Program HO 3.2 B*

*Use state and federal 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. In particular, the City will seek available funding or support funding applications by others to provide for housing for extremely-low income households. For some of these programs, the City would act as a sponsor for an interested developer. The City may use Community Development Block Grants, California Rental Housing Construction Program funds, California Housing Finance Agency programs, Department of Housing and Urban Development programs to finance housing, and State and federal programs aimed at providing housing and related services to homeless individuals.*

- *California Rental Housing Construction Program,*
- *California Housing Finance Agency programs,*
- *Department of Housing and Urban Development programs to finance housing, and*
- *State and federal programs aimed at providing housing and related services to homeless individuals.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing apply for funds as Notice of Funds Availability (NOFAs) are released.*

## *Program HO 3.2 C*

*Continue seeking financial commitments from lending institutions to provide financing for affordable housing. Support activities of nonprofit housing corporations, such as Caminar Solano, National CORE, Community Housing Opportunities Corporation (CHOC), and Solano Affordable Housing Foundation.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing.*

## *Program HO 3.2 D*

*Continue the City's Fee Credit Bank program to collect and distribute fee credits to developments which provide affordable housing.*



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***Responsibility:*** Community Development

***Time frame:*** Ongoing

*Program 3.2 E*

*Use revenues obtained from the sale of PACE properties by the Successor Agency to assist in the development of affordable housing in Fairfield.*

***Responsibility:*** Community Development

***Time frame:*** Sale should occur by spring 2015, with over \$1 million in potential revenues available for housing programs and projects.

*Program HO 3.2 F*

*Continue offering the City of Fairfield Fee Deferral Program for affordable housing development as outlined in Chapter 5 of the Fairfield City Code*

***Responsibility:*** Community Development

***Time Frame:*** Ongoing

## **Policy HO 3.3**

Encourage homeownership for moderate- and low-income homebuyers.

*Program HO 3.3 A*

*Continue the City's active mortgage credit certificate program, which reduces financing costs, for income-eligible first-time homebuyers. The City will market the mortgage credit certificate program through radio and newspaper announcements and notification to lending institutions and the Northern Solano County Association of Realtors. The City will also provide lender training.*

***Responsibility:*** Community Development

***Time frame:*** Ongoing; apply each year for certificate authorization.

*Program HO 3.3 B*

*Continue the City's down payment assistance program. The primary funding source will continue to be Cal HOME grants. The City received \$400,000 from this program in 2011. The program provides assistance to first-time, lower-income homebuyers. The loans are deferred for 30 years if the household still owns and resides in the home.*

***Responsibility:*** Community Development

***Time frame:*** Ongoing. The City will continue to apply for CalHome funding every year.

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## *Program HO 3.3 C*

*Provide staff and funding support in locating sites, technical assistance, and funding to agencies like Habitat for Humanity who specialize in owner-occupied self-help housing. This support could include money from CDBG “Support Activity” funding, which is currently at \$50,000 per year. The City also has available up to \$3,000,000 in its fee credit bank potentially available for developers of affordable housing.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing, as project opportunities arise.*

## *Program HO 3.3 D*

*Continue to position the City to take advantage of upcoming funding opportunities from local, state and federal funding sources. The City will continue to work with the California Department of Housing and Community Development (HCD), the federal Department of Housing and Urban Development (HUD), Unity Council, and Legal Services of Northern California to implement the Section 8 Homeownership Program targeted to low- and very low-income households.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing.*

## **Policy HO 3.4**

Implement state requirements regarding the location of manufactured homes.

### *Program HO 3.4A*

*Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing.*

## **Policy HO 3.5**

Use Successor Housing Agency revenues to fund housing rehabilitation programs and home buyer assistance efforts

### *Program HO 3.5A*

*Implement the City of Fairfield Real Property Asset Management and Disposal Plan for Housing Authority Owned Properties to fund housing rehabilitation, and first time homebuyer assistance programs.*

***Responsibility:*** *Housing Authority, Community Development*

***Timeline:*** *Ongoing*



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## *Program H.O. 3.5 B*

*Work with real estate professionals, interested developers, and nonprofit organizations to identify and sell appropriate properties suitable for housing development. Where appropriate, include an affordability component in these transactions.*

***Responsibility:*** *Housing Authority, Community Development*

***Time Frame:*** *Within the statutory timeframe established by the State.*

## **Policy H. O. 3.6**

Support the Housing Choice Voucher Program for very low-income households.

## *Program HO 3.6A*

*Working with very low-income households, local social agencies, and community organizations maximize the effectiveness and utilization of the Housing Authority's current Housing Choice Voucher Program.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing requests when available.*

## **Policy HO 3.7**

Maintain the affordability of existing affordable housing developments.

## *Program HO 3.7 A*

*Work with organizations that acquire, rehabilitate, and manage substandard, vacant, or abandoned dwelling units. Units rehabilitated with City assistance will be rented to low-income households.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing program.*

## *Program HO 3.7B*

*As funding permits continue to monitor the status of affordable housing projects in Fairfield. For projects considering conversion to market rents, offer programs to assist property owners in exchange for affordability covenants or guarantees.*

- City assistance with building or property rehabilitation.
- The City will help identify potential new owners for the project, possibly nonprofit housing corporations looking to acquire and maintain privately owned affordable housing projects.

# HOUSING ELEMENT POLICY DOCUMENT



- New financing.
- Such programs will be potentially funded through the following sources:
- CDBG Grants (project-specific funding).
- City assistance to developers participating in the federal Tax Credit program.

***Responsibility:*** Community Development

***Time frame:*** Ongoing

## Policy HO 3.8

Encourage long-term housing affordability.

### *Program HO 3.8A*

*Require projects receiving City assistance to ensure long-term affordability. Many funding sources used by the City and property owners require affordability be retained from 45-55 years. When funding permits, the City will pursue agreements with property owners to ensure long-term preservation of affordable units. Where appropriate, as a condition of assistance the City may impose resale controls on ownership units. Resale controls may incorporate a shared-equity arrangement to permit unit purchasers to share in any equity gains.*

***Responsibility:*** Community Development

***Time frame:*** Ongoing.

### *Program HO 3.8B*

*As funding and staff resources permit, monitor unit condition and participant incomes to ensure that affordability requirements are met. Monitoring includes reviewing tenant files and rent rolls.*

***Responsibility:*** Community Development

***Time frame:*** Ongoing, monitoring on an annual basis.

## RELOCATION ASSISTANCE

### Objective HO 4

Provide relocation assistance and, where appropriate, replacement of affordable housing removed in the City.



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## Policy HO 4.1

Assist lower income households displaced by the removal of affordable units.

### *Program HO 4.1 A*

*Evaluate demolitions of multi-family housing projects of 4 or more units. If the housing is occupied, City Ordinance requires the owner to pay displaced households relocation assistance including two months rental assistance for a comparable unit.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing program.*

### *Program HO 4.1 B*

*Require owners of dwellings vacated for violation of housing and building codes to pay relocation expenses to displaced residents and provide former tenants with right of first refusal to return to the unit upon its repair.*

***Responsibility:*** *Building Division, Police Department Code Enforcement Division*

***Time frame:*** *Implemented on a case-by-case basis.*

### *Program HO 4.1 C*

*Assess the impact on tenants prior to conversion or removal of a mobile home park. A copy of the assessment must be provided to all tenants affected by the closure. The City may require that comparable, standard condition replacement housing affordable to low- and moderate-income tenants be provided on the site or elsewhere in the City.*

***Responsibility:*** *Community Development*

***Time frame:*** *Depends on action by owner of park.*

## PRESERVATION

## Objective HO 5

Improve and conserve the existing supply of housing and the City's neighborhoods

### Policy HO 5.1

Continue to enforce the City's Community Preservation Ordinance and building codes.

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## *Program HO 5.1 A*

*Improve neighborhood quality of life and encourage neighborhood revitalization through Code Enforcement, the Quality of Life Task Force, and the Crime Free Multifamily program. Emphasize a broad based community focused approach, including community clean-ups, neighborhood outreach, and compliance with Building Codes.*

**Responsibility:** *City Manager's Office, Community Development, Police, Code Enforcement*

**Time frame:** *Ongoing.*

## *Program HO 5.1 B*

*As funding permits, continue to provide free inspections and construction management to households receiving rehabilitation assistance. In addition, the City will provide inspections on a complaint basis for rental units.*

**Responsibility:** *Building Division, Code Enforcement*

**Time frame:** *Ongoing.*

## *Program HO 5.1 C*

*As funding permits, continue to purchase long term or permanent affordability covenants to preserve housing affordable or potentially affordable to extremely-low- and very-low-income residents.*

**Responsibility:** *Community Development*

**Time frame:** *Ongoing.*

## **Policy HO 5.2**

Use available state and federal funds for rehabilitation assistance for low-income households, focusing where appropriate on projects benefiting seniors, the disabled, and veterans

## *Program HO 5.2 A*

*The City will continue its active housing rehabilitation program, proactively searching for and obtaining new funding as needed. The program is currently funded through the following sources, and the City intends to continue using these funds when available:*

- Cal HOME grants (state), when available. The City received a Cal HOME grant of \$600,000 in 2011.
- CDBG Revolving Loan Fund: The fund has \$532,000 in 2013 available as needed for minor rehabilitation projects.
- Community Development Block Grants: Beginning with fiscal year 2014/2015, the Housing Rehabilitation Program will automatically receive \$200,000 per year for



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Revolving Loan Fund recapitalization. The City has also received an Administrative Grant of \$100,000

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing.*

## **Policy HO 5.3**

Continue to monitor housing conditions.

*Program HO 5.3 A*

*The City will maintain information on conditions as part of its housing rehabilitation programs and neighborhood revitalization efforts.*

***Responsibility:*** *Community Development*

***Time frame:*** *Establish a database by December 2015 then update it continually.*

## **Policy HO 5.4**

Reduce the impacts of the Housing Finance Crisis on neighborhood livability, appearance, and public safety.

*Program HO 5.4 A*

*Implement the Vacant Building Ordinance to limit the blighting effects of abandoned properties in foreclosure.*

***Responsibility:*** *Code Enforcement, Building Division,*

***Time frame:*** *Ongoing.*

*Program HO 5.4 B*

*Continue to implement the Neighborhood Stabilization Program (SNP-3) for the target neighborhoods in Fairfield proper and Solano County. The City administers a \$1.6 million grant program for the City and Solano County.*

***Responsibility:*** *Community Development, Code Enforcement*

***Time frame:*** *Ongoing.*

## **Policy HO 5.5**

Preserve the affordability of housing which received federal, state, and/or local support, including projects which are at risk of converting from affordable housing to market rents.



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## *Program HO 5.5 A*

*The City will continue to monitor the status of apartment complexes with project-based subsidies and affordability requirements. The City will annually contact the owner(s) of Monument Arms, Rockwell Manor and Parkside Villa to determine if they intend to convert their projects to market-rate status. The City will offer appropriate support and assistance to the owners of Rockwell Arms in their efforts to obtain new funding support from HCD and HUD.*

*If property owners decide to convert to market-rate status, the City will respond with the following programs as appropriate:*

- *City assistance with building or property rehabilitation.*
- *The City will help identify potential new owners for the project, possibly nonprofit housing corporations looking to acquire and maintain privately owned affordable housing projects.*
- *New financing.*
- *The City will offer assistance to tenants of projects being converted to market rent status. The City will work with tenant assistance organizations such as Legal Services of Northern California to assist the tenants of projects facing conversion. This assistance may include offering portable enhanced vouchers.*

*Such programs will be potentially funded through the following sources:*

- *CDBG Grants (project-specific funding).*
- *City staff assistance to developers participating in the federal Tax Credit program.*
- *HUD funding for tenant-based assistance programs such as enhanced vouchers.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing.*

## *Program HO 5.5 B*

*The City will work with the owners of Monument Arms and the project's tenants to implement the new enhanced vouchers program.*

***Responsibility:*** *Housing Authority*

***Time frame:*** *October 2014, and ongoing tenant assistance*



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## SPECIAL NEEDS

### Objective HO 6

**Create housing opportunities for people with special needs.**

#### Policy HO 6.1

Support the efforts of Solano County and local social service providers to increase their capacity to serve the homeless

##### *Program HO 6.1 A*

*Pursue funding from available sources for homeless services. Assist community groups that provide service, and assist such groups in applying for funding from other agencies. The City will consider applying for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.*

**Responsibility:** Community Development, City Manager's Office

**Time frame:** Ongoing. Depends on funding and requests from community groups.

##### *Program HO 6.1 B*

*Address homelessness and other special needs through the broad-based coalition associated with the County's Continuum of Care program. Continue to work with organizations like Community Action Partnership of Solano County where appropriate. The City will continue to participate in County efforts to address transitional housing programs and projects for homeless persons as an intermediate step to self-sufficiency in permanent housing. The City will also participate in the Re-Entry Council Planning Group, the Inter-Agency Planning Group on Disaster Preparedness, and the Homeless Shelter Collaborative, local agencies charged with coordinating responses to homelessness.*

**Responsibility:** City Manager's Office

**Time frame:** Ongoing

##### *Program HO 6.1 C*

*Work with the County to assess on an ongoing basis the success of local, countywide, and regional efforts to address the homeless and special needs populations, as mandated by HUD and the HEARTH Act.*

**Responsibility:** City Manager's Office

**Time frame:** Ongoing

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## *Program HO 6.1 D*

*Facilitate development of private sector employment opportunities for homeless people including job training and search programs, coordinating our efforts with the Workforce Investment Board.*

***Responsibility:*** *Economic Development*

***Time frame:*** *Ongoing.*

## *Program HO 6.1 E*

*Work with public agencies, local religious and social organizations, and the development community to facilitate operation of and appropriate expansion of the Mission Solano Bridge to Life facility.*

***Responsibility:*** *Community Development, City Manager's Office*

***Time frame:*** *Mission Solano has completed the residential facilities at the Bridge to Life Center. Forthcoming projects include a commercial kitchen to facilitate serving the population Mission Solano anticipates completing the kitchen in late 2015.*

## **Policy HO 6.2**

Comply with all State legal requirements, including SB 2, pertaining to zoning provisions for homeless shelters, transitional housing, and supportive housing.

## *Program HO 6.2 A*

*To insure compliance with SB2, by January 2015, the City will amend the Zoning Ordinance to create an overlay district which will be assigned to several parcels in the City that allows expansion of the City's existing emergency shelters as a permitted use (without a Conditional Use Permit). These parcels include the City's existing emergency shelters (Bridge to Life Center) as well as adjacent parcels. The parcels with Emergency Shelter Overlay Zoning will provide adequate land to meet the need for emergency shelter beds in the City identified in this Housing Element through point-in-time surveys (at least 300 persons). Any standards for development of new shelter space and beds will be consistent with Government Code Section 65583(a) (4) that address operational and design criteria that may include:*

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Supportive services provided on-site a level commensurate with the number of beds



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The Overlay District Ordinance will also include monitoring provisions to ensure that adequate sites remain available for the development of or expansion of emergency shelters in Fairfield.

***Responsible Agency:*** Community Development

***Time frame:*** Spring 2015

## *Program HO 6.2 B*

*Implement the Zoning Ordinance provisions permitting single room occupancy (SRO) and boarding houses in permitted zoning districts. Single-room occupancy projects and boarding houses as permitted by right in the CM Zoning District. Conversion of older motels to SRO housing is also permitted in the CT Zoning District (North and West Texas Streets). Boarding Houses are permitted by right in the Commercial Mixed (CM) district and allowed with a conditional use permit in the Residential High Density district (RH), and Commercial Downtown (CD) district. The City will work with the owners of older motels on West Texas and North Texas Streets to encourage appropriate redevelopment as high quality, safe SRO housing.*

***Responsible Agency:*** Community Development

***Time frame:*** Ongoing. The City will continue to market this option to local motel owners who might be interested in providing affordable SRO housing.

## *Program HO 6.2 C*

*The City will amend the Zoning Ordinance to eliminate transitional and supportive housing as separate land uses. The amended ordinance will instead regulate these activities no differently than occupancies in similar housing structures.*

***Responsibility:*** Community Development

***Timeframe:*** January 2015

## **Policy HO 6.3**

Support nondiscrimination in the sale, rental, and financing of housing.

## *Program HO 6.3 A*

*Continue to support through referrals fair housing programs offered by agencies in the County and nonprofits, including programs offered by Pacific Community Services, a HUD-certified nonprofit corporation.*

***Responsibility:*** Community Development, Housing Authority

***Time frame:*** Ongoing. The City does not currently support these programs with funding.

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## Policy HO 6.4

Provide for needed social services in new and rehabilitated affordable housing, including services for single mothers as well as families. All multifamily projects that include Redevelopment Agency or City funding shall address social services and amenities, such as childcare, counseling, and education.

### *Program HO 6.4 A*

*Support the development of child care centers in conjunction with larger multi-family housing developments in order to better serve the residents, improve a parent's access to employment, and reduce vehicle trips.*

***Responsibility:*** *Community Development in cooperation with County agencies and nonprofit organizations.*

***Time frame:*** *Ongoing, depending on developer interest and project timing.*

### *Program HO 6.4 B*

*Continue to work with nonprofit organizations and social service agencies to provide after school programs for childcare in low-income neighborhoods.*

***Responsibility:*** *Community Development, Housing Authority, in cooperation with County agencies and nonprofit organizations.*

***Time frame:*** *Ongoing, depending on developer interest and project timing.*

## Policy HO 6.5

Support housing programs targeted to older adults, 55 years of age and above, taking into account lifestyle, health issues, and income

### *Program HO 6.5 A*

*Work with developers specializing in housing for older adults. Assist developers interested in converting existing residential buildings to meet the needs of older low-income adults. Assistance could include technical assistance in applying for state and federal funding, local financial assistance through redevelopment housing set-aside funds, and the waiving of certain fees and/or development requirements to increase the financial feasibility of such housing.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing.*

## Policy HO 6.6

Support efforts to meet the housing needs of Travis Air Force Base personnel.



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## *Program HO 6.6 A*

*Participate in the Travis Regional Armed Forces Committee (TRAFC) to discuss the needs of military personnel and their families.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing, the Travis Regional Armed Forces Committee meets monthly.*

## *Program HO 6.6 B*

*Cooperate with Travis Regional Armed Force Base during any future reevaluation of housing services on and off-base. Monitor the base's privatization program and provide assistance as needed for off-site housing programs.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing.*

## **Policy HO 6.7**

Ensure that new residential developments include housing accessible to persons with disabilities and others with physical conditions that make it difficult for them to use conventional housing.

## *Program HO 6.7 A*

*Implement state and federal requirements for accessibility and adaptability in new residential buildings.*

***Responsibility:*** *Building Division*

***Time frame:*** *Ongoing.*

## *Program HO 6.7 B*

*Assist organizations seeking to develop or convert residential buildings for use as group homes for persons with physical or psychological conditions that prevent them from using conventional housing. Assistance could include participation in applying for state or federal funding, waiving of certain fees or development standards, and financial participation through redevelopment housing set-aside funds.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing, dependent on applications.*

## *Program 6.7 C*

*The City will adopt a reasonable accommodation ordinance to provide for exceptions in development standards for housing for persons with disabilities. This procedure will be a ministerial process, with minimal*

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*or no processing fee, subject to approval by the Community Development Director applying the following decision-making criteria:*

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.*
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.*
- The requested accommodation would not impose an undue financial or administrative burden on the City.*
- The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.*

*Additionally, the City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.*

***Responsibility:*** *Community Development*

***Time Frame:*** *January 2015*

## **Policy HO 6.8**

Encourage housing for larger families.

*Program HO 6.8 A*

*Work with private and nonprofit developers to target subsidies and programs, including the Density Bonus Ordinance, to encourage the inclusion of three- and four-bedroom units in affordable rental projects.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing, depending on market and developer interest.*

*Program HO 6.8 C*

*Continue the City's single-family rehabilitation programs, preserving homes suitable for larger households.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing, depending on applications and funding availability.*



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## *Program HO 6.8 D*

*Support self-help housing groups' efforts to develop affordable homes suitable for larger families, such as Habitat for Humanity's self-help housing projects.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing, depending on interest from developers.*

## **Policy HO 6.9**

Support regional and County efforts to meet the needs of migrant and seasonal farm workers and their families.

## *Program HO 6.9 A*

*Work with nonprofit housing developers who build affordable housing in Fairfield to address any special needs of farm workers, such as on-site childcare and community rooms. Such community rooms can facilitate education, outreach, and job training services. Funding would be provided through the state and federal programs.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing, depending on developer interest.*

## *Program HO 6.9 B*

*Cooperate with Solano County, the County Farm Bureau the Solano County Agricultural Commissioner, and the California Human Development Corporation in efforts to meet housing needs of migrant and seasonal farm workers. The California Human Development Corporation operates farm worker housing located throughout California (although not in Fairfield). The City will seek appropriate CHDC participation in any proposed very low-income farm worker housing developed during the 2015-2023 period.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing, depending on interest.*

## *Program HO 6.9 C*

*Work with Solano County and local agricultural interests to identify sites appropriate for migrant farm worker housing. These sites may be located outside the City Limits near employment.*

***Responsibility:*** *Community Development*

***Time frame:*** *Ongoing.*



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## *Program HO 6.9 D*

*The City shall 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.*

***Responsibility:*** *Community Development*

***Time frame:*** *January 2015*

## **Policy HO 6.10**

Address the needs of developmentally disabled individuals.

### *Program HO 6.10.A*

*Work with the North Bay Housing Coalition, Solano County, and other nonprofit partners to maximize and leverage available funding to assist in the development, preservation, and rehabilitation of affordable housing to meet the needs of the developmentally disabled.*

***Responsibility:*** *Community Development, Solano County*

***Time Frame:*** *Ongoing.*

### *Program HO 6.10 B*

*When funding becomes available, work with the forthcoming National Housing Trust Fund to target affordable housing projects which would be suitable for individuals with developmental disabilities (who receive SSI benefits and other support).*

***Responsibility:*** *Community Development, Solano County, nonprofits*

***Time Frame:*** *Once the Trust Fund has been established and a California State agency has been identified to receive funds, the City will identify opportunities for funding local projects in Fairfield. Once funding is available and project guidelines developed, the City will work with interested developers seeking to complete projects.*

## ENERGY CONSERVATION

### **Objective HO 7**

**Promote energy conservation.**

#### **Policy HO 7.1**

Implement state energy conservation standards.



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## *Program HO 7.1 A*

*Check building plans for compliance with state energy conservation standards for new residential buildings.*

***Responsibility:*** Building Division

***Time frame:*** Ongoing, as projects are submitted to the Planning Department.

## **Policy HO 7.2**

Encourage energy-conserving development patterns.

## *Program HO 7.2 A*

*Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings site, and other factors affecting energy use as listed in the Urban Design Guidelines and Zoning Ordinance.*

***Responsibility:*** Community Development

***Time frame:*** Ongoing, as projects are submitted to the Planning Division.

## **Policy HO 7.3**

Assist low-income households in weatherproofing their homes.

## *Program HO 7.3 A*

*Help low-income homeowners apply for assistance from other agencies to make energy conservation improvements. Available programs include Block Grants, California Housing Rehabilitation Program, Pacific Gas & Electric, Special Circumstances Grants (specified homeowners on Social Security only), and North Coast Energy Services.*

***Responsibility:*** Community Development

***Time frame:*** The City will apply for funding when available, The City will work with PG&E and other local agencies to develop and promote programs that help homeowners make energy efficiency improvements.

## *Program HO 7.3 B*

*Encourage first time homebuyers to use the Energy Efficient Mortgage program to facilitate weatherproofing their homes.*

***Responsibility:*** Community Development

***Time frame:*** Ongoing



## NEW CONSTRUCTION QUANTIFIED OBJECTIVE

SPRING 2014-OCTOBER 2022

The City of Fairfield (3-11- 2014 Forecast) projects that 3,062 single family units, and 1,541 multifamily units will be developed between 2014 and 2022 (a total of 4,422 units).

Projected housing units can be divided into the following zoning/density categories:

**Lower Density Single Family Homes.** While housing built at these densities will typically be market price housing affordable to above moderate income residents, affordable units may include self-help housing built by organizations like Habitat for Humanity, second dwelling units and small infill developments.

**Medium Density Housing:** This category includes attached and detached single family homes as well as low density garden apartments. Some attached and detached units may be affordable to moderate income households.

- **High Density/Multifamily housing:** This category includes primarily apartments and condominiums at a higher density. High density multifamily housing can be brought to the market at a variety of rents or purchase prices, including units affordable to moderate, low, and with subsidies very low income households.

### Lower Density Single Family

The City is projecting construction of 2,471 lower density single-family homes during this time period. In general, these homes will be priced for above-moderate income households. However, the City anticipates that Habitat of Humanity will develop three single family homes in downtown Fairfield which will be affordable to low income households. An additional five single family homes will be constructed through their self-help housing program during the time frame of this Housing Element.

The City's Zoning Ordinance is permissive towards the construction of secondary dwelling units on existing residential properties. A modest "granny flat" could be rented at price affordable to very low, low, and moderate income residents. We are estimating an additional 32 secondary dwelling units could be constructed during this time period.

### Medium Density Housing

Medium density housing includes denser single family projects and attached townhouses. The City projects 470 medium density single family homes and 144 multifamily medium density units (614 units) will be developed during this time frame. Most of the ownership housing units will continue to be built for above moderate income households; units under construction such as Madison in northeastern Fairfield are currently priced for above-moderate income buyers. However, some smaller units in new projects may be affordable



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for moderate income households, depending on pricing when they come on the market. In addition, planning is underway for the first phases of development in the approved and zoned Train Station Specific Plan Area. The medium density housing anticipated in this planning area may include some units affordable to moderate income residents. This land use category is not anticipated to produce a significant number of low income units in this planning period.

## **High Density Housing (Multifamily)**

Multifamily projects may provide housing units affordable to moderate and even low income residents.

The Lewis development in Northeastern Fairfield (Villages at Fairfield) includes two sites designated for high density housing. City of Fairfield projections show potentially 200 high density (RH) units constructed during this time period.

The Fairfield Train Station Specific Plan includes multiple sites zoned for high density housing. City of Fairfield projections show 414 high density housing units potentially constructed during this time period in the Specific Plan area.. Projections show another 111 RM (medium density) multifamily housing units could be constructed in the Specific Plan area during the planning period.

The City also approved two apartment projects in Cordelia/Green Valley: Paesino Verde ) (284 apartments) and Seeno Homes' Villas at Havenhill (324 units). Another smaller project, Campus Estates, envisions up to 33 townhomes in the Cordelia area. In the two apartment projects, the 218 one- and two- bedroom units will be potentially affordable to low- and moderate-income households.

In addition to the above planning areas, there remain a variety of other infill sites suitable for multifamily development. Some of these sites will be of interest to developers building affordable housing, given the availability of fee credits, tax credits, and other assistance.

## **Other Housing Production**

In general, the City's focus will continue to be on rehabilitation, neighborhood revitalization and preservation. When funding is available, the City will acquire and monitor affordability covenants on properties which receive city assistance.

The City of Fairfield acquired and demolished abandoned poor quality housing in the North PACE neighborhood. The City anticipates private builders will develop up to 80 units of housing in this neighborhood.

Based on past experience, the City can also anticipate that up to ten new housing units (affordable to moderate- or low-income households) will be constructed on scattered infill sites during the time frame of this element. In addition, the City will continue to work with Habitat for Humanity to develop up to five additional affordable housing units.

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TABLE 2  
QUANTIFIED OBJECTIVES

New Construction	Extremely Low	Very Low	Low	Mod	Above	Total
<b>Lower Density Single Family</b>						
Market Price Housing	0	0	0	0	2,463	2,463
Secondary Dwelling Units	2	5	5	20	0	32
Non Profit Housing	0	0	8	0	0	8
Total	2	5	13	20	2,463	2,503
<b>Medium Density Housing</b>						
Market Price Housing	0	0	5	50	517	572
Inclusionary Housing (10% Rule)	0	0	0	47	0	47
Non-Profit Housing		5	20	50	0	75
Total	0	5	25	147	517	689
<b>High Density Housing</b>						
Market Rent Housing	0	0	140	800	600	1,540
Non-Profit Housing	25	50	100	200	0	375
Total	25	50	240	1000	600	1,915
<b>Other Housing</b>						
PACE Redevelopment Project	0	5	10	7	58	80
Infill, Other Projects	0	5	5	5	5	20
<b>TOTALS</b>	<b>27</b>	<b>70</b>	<b>293</b>	<b>1179</b>	<b>3,643</b>	<b>5,222</b>

Source: City of Fairfield, March 2014



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## OTHER HOUSING OBJECTIVES

While State Law limits the Quantified Objective to new construction and specific programs that preserve housing units, the City of Fairfield always projects the number of units that are likely to be rehabilitated or added to the affordable housing stock. These programs will create housing opportunities for low- and moderate-income residents in Fairfield. Table 34 summarizes the affordable housing units which will be produced or preserved by the City's various housing programs.

### NEWLY AFFORDABLE UNITS

The City will issue mortgage credit certificates for 75 units of owner-occupied housing. 40 percent of these (30) will be granted to low-income households. The remaining 45 will be allocated to moderate-income households.

Based on current program participation, 15 low-income households and 2 moderate income households (17 total units) will participate in the City's silent loan down payment assistance program.

### HOUSING REHABILITATION

Based on current trends, the City will rehabilitate 15 single-family units and 20 multifamily units per year between 2014 and 2022, for a total of 315 units.

### CONSERVATION

Where possible, the City will use a variety of funding sources to preserve the affordability of existing housing. Potential programs include tax credits, and HOME funds.

TABLE 3  
OTHER QUANTIFIED OBJECTIVES

New Affordability	Extremely Low	Very Low	Low	Mod	Above	Total
MCC Program	0	0	30	45	0	75
Silent Loan	0	0	15	2	0	17
Section 8 Ownership	0	3	3	0	0	6
Housing Rehabilitation	0	90	225	0	0	315
Total, other programs	0	93	273	47	0	413

*Source: City of Fairfield, 2014*

<sup>1</sup> Fairfield Housing Authority administers 830 tenant-based Housing Choice Vouchers, 21 Project-Based Vouchers at Laurel Gardens Apartments, 6 vouchers with the Home Ownership Option, 75 Family Self-Sufficiency Program participants, and the remaining vouchers are used to rent market-rate units.



## PUBLIC PARTICIPATION

There was a significant amount of public participation efforts made in drafting this Housing Element update.

Through mailings, the City contacted the following public and nonprofit agencies, including:

- Independent Living Resources
- Community Housing Opportunities Corporation
- Solano Affordable Housing Foundation
- BRI DGEBRIDGE Housing Corporation
- CAMINAR Solano
- Mid-Peninsula Housing Corporation
- Solano County Health and Social Services
- Fairfield/Suisun Community Action Council
- Vallejo Neighborhood Housing Services
- Children's Network
- Coalition Against Homelessness
- Interfaith Council
- Youth and Family Services
- Legal Services of Northern California
- Art Engell, Salsman-Engell Real Estate
- Lynn Waslohn, Premier Commercial
- Building Industry Association of Northern California
- Northern Solano County Association of Realtors



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- During the development of this Housing Element, City staff also contacted several persons and organizations directly involved in the provision of services and housing to low income and homeless individuals. These conversations included:
- Ron Marlette, Executive Director of Mission Solano, who provided information on the Bridge to Life Center (the City's largest emergency shelter) and his opinions on the number of homeless in Fairfield.
- The City's consultant, PMC, contacted the Solano Affordable Housing Foundation to discuss the feasibility of developing affordable housing in Fairfield. SAHF indicated that they continued to look for opportunities. In addition, they confirmed that the City's development fees, while high, are typical for Northern California and do not represent an unusual burden in the regional context.
- Mr. Raymond Cortemanche, outreach coordinator with Mission Solano, on the special needs and challenges facing homeless individuals in Fairfield.
- Caminar Solano, regarding the services and needs facing potential and formerly homeless individuals facing difficulties due to mental illness
- Heather House, regarding the services provided to homeless families and individuals in Fairfield.
- Dawn La Bar, Assistant City Manager, on the City's role in county-wide and regional efforts to address the needs of low income and special needs populations, including the homeless, including Housing First Solano and Continuum of Care.
- Via letter and email Mary Eble and Brooke Robinson of the North Bay Housing Coalition (via email) to discuss the needs of persons with developmental disabilities
- Mr. James Pappas, of the California Housing Partnership, for information on "at risk" housing units in Fairfield
- Via letter and email, Mr. Gerry Raycraft, to discuss ways of encouraging affordable home ownership.
- Seeno Homes and Richmond American Homes to discuss the impacts of the City's development fees and impact assessments on housing development
- A.G. Spanos to discuss total costs of building multifamily housing in Fairfield.



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## PUBLIC WORKSHOP

The City solicited input through mailings to the above agencies. City staff conducted a public workshop on May 14, 2014. Ron Marlette and Raymond Courtemanche of Mission Solano spoke regarding homeless issues in the City of Fairfield. Alvina Sheely, a private citizen, expressed her opinion that all new multi-family housing be designated as no smoking. Staff has addressed homeless services in the Draft Housing Element.

Subsequent to the meeting, Gerry Raycraft, representing Habitat for Humanity, presented a comment letter recommending policies and programs aimed at supporting affordable ownership housing.

## PLANNING COMMISSION SECOND WORKSHOP

The City staff presented the Draft Housing Element to Planning Commission on June 25, 2014 for input prior to submittal for initial review by HCD. Copies of the presentation are available from City staff.

The Planning Commission received comments from Rochelle Sherlock, representing the Senior Coalition, advocating the development of housing for seniors and adults with developmental disabilities. Staff has incorporated into the Housing Element several programs promoting the establishment of housing for residents with developmental disabilities.

## MEETING WITH LEGAL SERVICES

On October 21, 2014, City staff met with attorneys from Legal Services of Northern California to review the revised draft Housing Element. The revised draft incorporated changes recommended by HCD. Key issues addressed during the meeting included the density transfer process in the Train Station Specific Plan, issues related to the At Risk projects in Fairfield (Monument Arms, specifically), affordable unit incentives for the Specific Plan Area, and reasonable accommodation requirements.



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## GENERAL PLAN CONSISTENCY

The 2014 Housing Element is fully consistent with the adopted Fairfield General Plan, which incorporates the Train Station Specific Plan discussed below. The Housing Element envisions housing development on land designated for such development in the General Plan. The Housing Element is also consistent with the overall vision for the community established in the General Plan, which emphasizes infill development, transit-oriented development (near the proposed Fairfield-Vacaville Train Station), and limited growth areas long planned for development in the City's General Plan and Zoning Map. The Housing Element, as with the General Plan as a whole, provides for mixed use and pedestrian-oriented development

## TRAIN STATION SPECIFIC PLAN

The City of Fairfield is currently constructing infrastructure for a new train station near the intersection of Peabody and Vanden Roads in northeastern Fairfield. In conjunction with this transportation project, the City adopted a Specific Plan for the land around the station site. The Train Station Specific Plan permits over 6,000 housing units and a mixed use town center centered on the new Capital Corridor Train Station

## 80 TO 80 CORRIDOR PLAN

The 80-to-80 Corridor Plan was a land use, economic development, and design study of the City's "Main Street," West Texas Street/Texas Street/North Texas Street, which transects central Fairfield from the west side to the north.. The corridor is characterized by a mix of older "strip commercial" development, a small town traditional downtown , and some higher density residential (apartments) The Plan identified strategies for encouraging redevelopment along the corridor and includes prototypes and feasibility analyses for mixed use development. The Plan was completed in 2008.

Due to the economy, implementation of the recommendations in this plan did not occur. Given changing market conditions, the City determined that an updated Specific Plan for Downtown Fairfield and West Texas Street, the areas most likely to see redevelopment, would be useful to facilitate infill development.

## THE GENERAL PLAN AND THE HOUSING ELEMENT

The City of Fairfield has ensured that the Housing Element is consistent with the General Plan adopted in 2002. The following conclusions apply to the General Plan:

1. The City can meet the allocated housing needs within the classifications of the General Plan Land Use Element and Zoning.
2. Residential development will create traffic impacts, but these impacts were considered in the development of policies and actions for the General Plan

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Circulation Element. Open space and agricultural areas have been identified in the Open Space, Conservation and Recreation Element. For the City to meet its regional share of housing needs, no land identified for open space in the Open Space, Conservation and Recreation Element needs to be designated for conversion to residential use.

3. Environmental and natural resources conservation has been considered in the Open Space, Conservation and Recreation Element. Policies and programs to mitigate the effect of development have been incorporated into the City's development review process. Potential constraints to the production of housing as a consequence of environmental and resource protection have been identified and addressed in the Housing Element.
4. Natural and human-created hazards were addressed in the Health and Safety Element. The City has identified mitigation measures to address potential safety hazards, but these are not expected to create impediments to housing production or substantially impact housing costs.
5. The Health and Safety Element addresses noise issues. Noise sensitive development, such as residential uses, must be designed to comply with noise standards in the Noise Element. Major noise sources in Fairfield could potentially include Travis Air Force Base, railroads, and major highways. The City's land use pattern does not generally permit residential uses immediately adjacent to heavy industrial uses which could generate heavy noise levels. The operation of Travis is not expected to negatively affect housing development or cost in the City. Sites impacted by road or highway noise can still be developed, given adequate site design and building construction.



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## EVALUATION OF 2009 HOUSING ELEMENT

The 2009 Housing Element was certified by HCD. Government Code, Section 65588(a)(2) “Review and Revision” requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community’s housing goals and objectives. This section reports on housing activities that were accomplished since certification of the last Housing Element.

TABLE 4  
REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
<b>Housing Opportunities</b>				
HO 1.1 A The City will update the Multi-family Housing Sites Study every two years to reassess the potential for infill multi-family development, including commercially zoned properties. The study will also be expanded to include an inventory of housing sites for agricultural workers.	Community Development	Update the study every two years; the next update will occur in 2009.	<b>Progress:</b> Staff continued to monitor the status of existing multifamily sites. No changes to the current inventory occurred, except for annexation of the Train Station Specific Plan Area. The next update of the Sites Study will incorporate all of the sites in this Specific Plan Area as well as updating the inventory of sites along West Texas Street and in Downtown Fairfield. . <b>Effectiveness:</b> This information continued to be useful for developers and real estate agents interested in land availability. <b>Appropriateness:</b> Ongoing, with updates for special needs populations and as planning for the Train Station Specific Plan Area continues.	Continue. Specific time frames are not needed-the Study will be updated as conditions change, sites are developed, and new sites identified



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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
<p>HO 1.1 B</p> <p>The City will amend the Zoning Code to eliminate the RVH (Residential Very High) zoning district and re-designate all parcels with RVH Zoning as RH (Residential High) zones. The City will also remove the maximum density cap (22 dwelling units per acre) on the RH zone to allow densities of 15 units per acre and higher to encourage the development of affordable housing. The City will then monitor the development of parcels with RH (Residential High) zoning to ensure that they are developed with higher density housing, including affordable housing... The City shall also prepare an annual assessment of parcels with the higher density, RH, and RM (Residential Medium) zoning. This report shall assess development trends, the type of housing developed, and affordability of the units developed...</p>	Community Development Department	Ongoing	<p><b>Progress:</b> Due to lack of market demand, the City did not institute this comprehensive zoning ordinance amendment. Due to the economic slowdown, the City had limited interest in development of new housing. The three projects which did receive City approvals were at the existing RH densities, and there was no requests for higher density. The Density Bonus Ordinance remains in place to permit higher densities for projects serving special needs populations.</p> <p>The City also completed the Train Station Specific Plan annexation. The Specific Plan includes flexible provisions to allow densities at up to 50 dwelling units per acre in the Town Center near the Train Station. In high density areas, minimum start at 20 dwelling units per acre, above current density minimums.</p> <p>Staff continues to assess impacts on higher density residential land availability. No formal reports have been prepared, but rezonings of RH zoned sites have been nonexistent during the time period except in the case of The Villages project.</p> <p><b>Effectiveness:</b> High in the Train Station Specific Plan area, where the City approved new</p>	<p>Modify. Zoning Ordinance and Map amendments will be implemented as the Downtown South/West Texas Street Specific Plan is adopted and implemented and as more detailed planning for the Train Station Specific Plan continues.</p>

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
			<p>concepts for higher density, transit-oriented development.</p> <p><b>Appropriateness:</b> Modify to reference the forthcoming Downtown South/West Texas Street Specific Plan and the opportunities for appropriate higher density housing in this corridor.</p>	
<p>HO 1.1 C</p> <p>Continue requiring identification signs on multi-family sites and buyer notification for single-family homebuyers near multi-family sites. Such signs can help reduce neighborhood opposition because new homeowners will be aware of potential developments prior to moving into a neighborhood.</p>	Community Development	Ongoing	<p>Ongoing program. Will be implemented in new growth areas.</p> <p><b>Effectiveness/Appropriateness:</b> Serves as an effective communication tool for neighbors about future land uses in their community. Also identifies sites for developers and real estate agents touring the community</p>	Continue
<p>HO 1.2 A</p> <p>Implement...the 80-to-80 Corridor Plan, including adoption of new development regulations</p>	Community Development	2011	<p>Market conditions made many of the concepts and recommendations infeasible. Appropriateness: The City has initiated a Specific Plan for West Texas Street and Downtown which will address infill development. This Specific Plan may incorporate concepts in the 80-to-80 Plan.</p>	Modify to reference forthcoming Specific Plans
<p>HO 1.2 B</p> <p>The City will complete a study of downtown Fairfield south of Texas Street to identify opportunities for higher density housing and mixed-use development with close access to the</p>	Community Development	2010	<p>The City has initiated a Specific Plan for West Texas Street and Downtown which will address infill development</p>	Modify to reference forthcoming Specific Plans



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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
Suisun-Fairfield Train Station.				
HO 1.2 C Support appropriate developer proposals for innovative housing prototypes not included in the current Zoning Ordinance by coordinating pre-submittal meetings, prioritizing funding and offering incentives. (For example, the Train Station Master Plan has proposed a variety of new prototypes suitable for a mixed-use transit-oriented development.)	Community Development	Ongoing	Progress/Effectiveness/ Appropriateness: The City continues to offer pre-submittal consultation through its Conceptual Review process. The City has also adopted the Train Station Specific Plan which envisions the development of a transit-oriented community through a mixture of housing types and creative neighborhood design. The forthcoming Downtown South/West Texas Street Specific Plan will develop innovative housing prototypes for use in these Specific Plan areas which can facilitate development review and processing.	Continue
HO 1.2 D Develop urban design standards suitable for new mixed use and pedestrian-oriented development projects in Fairfield. Areas ...	Community Development	Ongoing	<b>Progress/Effectiveness:</b> The City has adopted standards for innovative community planning and housing prototypes in the Train Station Specific Plan and will include such standards in the forthcoming Downtown South/West Texas Street Specific Plan.	Modify to reference future Specific Plans
Program HO 1.2E Continue to implement development standards for mixed-use “live-work” development, incorporating retail, office, and residential uses into single buildings or sites.	Community Development	Ongoing	In addition to the standards already in the Zoning Ordinance, the City has already adopted standards for the Train Station Specific Plan Area and will be developing standards for Downtown/West Texas Street. The City will implement these	Continue



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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
HO 2.1A Educate developers and property owners about successful smaller infill housing projects and flexibility in the City's Zoning Ordinance to support the development of infill housing development including a conceptual review process	Community Development	Ongoing	standards and existing zoning and design review requirements.  City staff continues to work closely with developers and builders to address the specific issues created by infill development. The Fairfield Zoning Ordinance adjusts certain parking and setback standards for infill housing where appropriate.	Continue
HO 2.2 A Develop incentives programs to facilitate lot consolidation. These incentives might include density bonuses, flexibility in development standards, and assistance in marketing small parcels.	Community Development	Ongoing	The Train Station Specific Plan process encourages lot and property consolidation. The forthcoming Downtown South/West Texas Street Specific Plan will address this critical issue.	Continue
HO 2.3A The City will continue to provide information about options for flexibility in development standards and continue to encourage developers of multi-family housing and affordable housing to conduct extensive community outreach programs prior to submittal of their projects.	Community Development	Ongoing	The Zoning Ordinance provides flexibility. The City continues to work with developers through the pre-application process. The City also facilitates neighborhood meetings and works with interested applicants to ensure design acceptable to neighborhoods and communities.	Modify
HO 3.1 A Provide density bonuses to homebuilders who include lower-income dwelling units within residential developments.	Community Development	Ongoing	There has been very limited interest in density bonuses in Fairfield. To date, standard density ranges meet the market demand. The City still offers a density bonus program for certain populations,	Continue
HO 3.1 B	Community	Ongoing	There has been limited interest	Modify to address



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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
Continue to implement flexible development standards to facilitate development of affordable housing.	Development		in flexible development standards in Fairfield. <b>The City has worked closely with property owners downtown to approve two infill projects, including one affordable housing project.</b> The City will continue to work with interested developers.	new standards in Specific Plan Areas.
HO 3.2 A Work with developers to identify funding sources that reduce financing costs for projects in exchange for affordable units. As appropriate, the City will prioritize funding for projects that include units affordable to extremely low-, very low-, and low- income households. The City and the Redevelopment Agency will pursue a variety of funding sources	Community Development	Ongoing	The City operated a variety of programs with redevelopment funding, including housing rehabilitation, and neighborhood revitalization. No new construction was funded with these programs, and the State has eliminated Redevelopment Agencies, eliminating this major funding source. The City will continue to pursue other funding sources as available. However, these funding sources are very limited.	Continue. Modify to remove references to Redevelopment Agency
HO 3.2 B Use state and federal 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. In particular, the City will seek available funding or support funding applications by others to provide for housing for extremely- low income households, including transitional housing.	Community Development	Ongoing	While no housing funds were used to directly fund the construction of new housing, the City used Community Development Block Grant (CDBG) funds for rehabilitation of housing stock available to low-income families. Grant funds were also used to support staff in program delivery. Total funding included \$200,000 for Projects and \$107,200 for Staffing.  The City assisted Mission Solano with its efforts to tap into	Continue

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
			federal housing funds for the Bridge to Life Homeless Shelter and Multi-services Center.  The City should continue to pursue funding when available and to work with interested developers and service providers when possible	
HO 3.2 C Continue seeking financial commitments from lending institutions to provide financing for affordable housing. Support activities of nonprofit housing corporations	Community Development Community Resources	Ongoing	The City worked with CHOC to rehabilitate affordable multifamily properties in its PACE neighborhood (two projects). The city will continue working with lenders to channel funding to interested developers.	Continue
HO 3.3 A Continue the City's active mortgage credit certificate program, which reduces financing costs, for income-eligible first-time homebuyers.	Community Resources	Ongoing	The Mortgage Credit Certificate program provided funding for 69 homebuyers between 2007 and 2012. The City will continue offering the program as funding permits.	Continue
HO 3.3 B Continue the City's down payment assistance program. The primary funding source will continue to be Cal HOME grants....	Community Resources	Ongoing	The City continued to offer this program on a limited basis. Between 2007-2012 the program assisted 67 homebuyers. Funding sources did include Cal HOME (\$1,000,000).	Continue, as funding is available
HO 3.3 C Provide staff support in locating sites, technical assistance, and funding to agencies like Habitat for Humanity and Mercy Housing who specialize in owner-occupied self-help housing.	Community Resources	Ongoing	The city worked closely with Habitat for Humanity to develop two affordable single family homes in Fairfield. The City has maintained a relationship with Habitat for Humanity, which is pursuing an additional project in Downtown Fairfield. A project with Mercy Housing did not proceed and the City has	Continue



# HOUSING ELEMENT POLICY DOCUMENT

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
			reacquired the property for future sale.	
HO 3.3 D Continue to work with the California Department of Housing and Community Development (HCD), the federal Department of Housing and Urban Development (HUD), Vallejo Neighborhood Services, and Legal Services of Northern California to implement the Section 8 Homeownership Program targeted to low- and very low-income households.	Community Resources	Ongoing	The City continues to administer its Section 8 Housing Program. In 2012, the Fairfield Housing Authority (FHA) administered 851 Housing Choice Vouchers (HCV) and 12 portable vouchers from other jurisdictions. When available, the FHA will apply for additional vouchers from the U.S. Department of Housing and Urban Development that benefit the FHA local preferences (i.e. elderly, disabled, or veterans). In addition to rental assistance, the FHA offers the Family Self-Sufficiency (FSS) Program to interested Housing Choice Voucher holders. Currently there are 81 participants that have signed a five year contract. There are 6 HCV homeowners and another 22 graduates who became homeowners without the HCV program.	Continue
HO 3.4 A Use Fairfield Redevelopment Agency Housing Set-Aside Funds to support private developers interested in building affordable rental and ownership housing projects. Project areas may include scattered site infill, Downtown Fairfield, Train Station Master Plan Area, North PACE, and 80-to-80 Corridor Housing.	Community Resources	Ongoing	No units were built with these funds, and the Redevelopment Agency was eliminated in 2011.	Delete. Redevelopment Agency eliminated.
HO 3.4B	Community	Ongoing	The focus of the Strategy Plan	Continue

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Implement the Strategy Plan adopted in 1999, which emphasizes housing rehabilitation and new construction on infill sites.	Resources		has remained on rehabilitation of existing housing, which continued during this timeframe. Between 2007 and 2012, the City funded through grants and loans the rehabilitation of 107 multifamily units and 100 single family homes.	
HO 3.5 A Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.	Community Resources	Ongoing	The existing Zoning Ordinance permits the placement of mobile homes in residential neighborhoods, but no homeowners took advantage of this option. However, the City supported one infill project downtown.	Continue
HO 3.6 A Working with very low-income households, local social agencies, and community organizations maximize the effectiveness and utilization of the Housing Authority's current Housing Choice Voucher Program.	Community Resources	Ongoing	The City continued to manage this program and will continue to pursue funding when available. Over 800 certificates managed by City.	Continue
HO 3.7 A Work with organizations that acquire, rehabilitate, and manage substandard, vacant, or abandoned dwelling units. Units rehabilitated with City assistance will be rented to low-income households. For example, the City will allocate \$9 million in Low/Mod funds to its partners in the South PACE neighborhood, which will result in the acquisition, rehabilitation and long term affordability of 93 rental apartments on Tabor Avenue and Bristol Lane in central Fairfield.	Community Resources	Ongoing, as projects become available	The City provided funding to the property owners in South PACE for the acquisition and comprehensive renovation of apartments in the neighborhood. Covenants were placed on the property for 55-years to ensure long term affordability.	Continue



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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
<p>HO 3.7 B</p> <p>The City will annually contact the owner(s) of Rockwell Manor and Parkside Villa to determine if they intend to convert their projects to market-rate status...the City will respond with... programs....</p>	Community Resources	Annually	The ownership of at-risk identified complexes has changed and the new owners have reaffirmed their commitments to affordability.	Modify to emphasize monitoring of affordability commitments.
<p>HO 3.8 A</p> <p>Require projects receiving City assistance to ensure long-term affordability...</p>	Community Resources	Ongoing	The City continues to impose and monitor affordability covenants on projects receiving local, federal, or state assistance. As a condition of City assistance, the City also obtained affordability covenants for low income households at South PACE and on the CHOC project on Pennsylvania Avenue (Gateway Gardens) (55-years). The City continues to monitor affordability covenants at existing single family, moderate income projects such as Centennial Walk and Whitney Park. Staff reductions due to the loss of Redevelopment limit this monitoring program.	Modify to address funding issues associated with long term covenants
<p>HO 3.8 B</p> <p>Monitor unit condition and participant incomes on an annual basis to ensure that affordability requirements are met. Monitoring includes reviewing tenant files and rent rolls.</p>	Community Resources	Ongoing	City staff continue to monitor project affordability requirements for both rental and ownership units. Due to limitations in staff, this monitoring program focused on rental housing and is limited to projects funded by HOME funding and does not include monitoring of former Redevelopment-funded projects.	Modify to address funding issues and the costs of monitoring

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
HO 4.1 A Evaluate demolitions of multi-family housing projects of 4 or more units. If the housing is occupied, City Ordinance requires the owner to pay displaced households relocation assistance including two months rental assistance for a comparable unit.	Community Resources	Ongoing	No demolitions were proposed. The City will evaluate any project that involves the demolition of units. City Ordinance requires the owner to pay displaced households relocation assistance including two months rental assistance for a comparable unit.	Continue
HO 4.1 B Require owners of dwellings vacated for violation of housing and building codes to pay relocation expenses to displaced residents and provide former tenants with the right of first refusal to return to the unit upon its repair.	Building, Code Enforcement	Ongoing	Temporary relocation was necessary in the South PACE neighborhood during renovations.	Continue
HO 4.1 C Assess the impact on tenants prior to conversion or removal of a mobile home park. A copy of the assessment must be provided to all tenants affected by the closure. The City may require that comparable, standard condition replacement housing affordable to low- and moderate-income tenants be provided on the site or elsewhere in the City.	Community Resources	Ongoing	No mobile home parks were converted or removed.	Continue
HO 4.1 D The Redevelopment Agency anticipates using housing set-aside funds and other funding sources to replace housing removed by action of the Redevelopment Agency, in accordance with California Redevelopment Law.	Redevelopment Agency	Ongoing	No Redevelopment funds were used to remove housing during the planning period. The Redevelopment Agency has been eliminated.	Delete
HO 5.1 A	QNT Team	Ongoing	The QNT team successfully continued to work with property	Delete references to QNT. Modify



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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
Continue implementing neighborhood revitalization through the Quality Neighborhood Team (QNT) program, emphasizing neighborhood outreach, cooperative management, and tenant education. If an individual QNT area property owner wishes to renovate their properties, then the Agency can provide revolving loan funds.			owners in the target neighborhoods to address issues, positively improving the quality of life in several communities. However, with the elimination of Redevelopment, the formal QNT program was eliminated.  The City initiated the Crime Free Multifamily Housing Program to work with property owners to address security issues and the property management of apartments in Fairfield. This program is focused on communities which primarily serve low income residents and continues today.	policy to focus on Crime Free Multifamily program.
HO 5.1 B Continue to provide free inspections and construction management to households receiving rehabilitation assistance. In addition, the City will provide inspections on a complaint basis for rental units.	Community Resources	Ongoing	Projects funded with Redevelopment Agency, HOME, CDBG, and Cal Home monies continue to be inspected as required by the programs. Inspections have become more limited due to the loss of staff and the elimination of Redevelopment funding.	Continue. Modify to clarify that funding is more limited and the Redevelopment Agency has been eliminated.
HO 5.1 C Continue to purchase long term or permanent affordability covenants to preserve housing affordable or potentially affordable to extremely-low- and very-low-income residents.	Community Resources	Ongoing	During the Planning Period, the City or its Redevelopment Agency acquired affordability covenants for the North PACE project.	Continue. Modify to clarify that covenants will require additional funding
HO 5.2 A The City will continue its active housing rehabilitation program, proactively searching for and obtaining new funding as needed. The program is currently	Community Resources	Ongoing	The City regularly uses the State and federal funding programs. In 2011 the city was awarded \$1,000,000 in Cal Home funding; and \$500,000 in	Continue with limited funding. Eliminate references to Redevelopment



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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
<p>funded through the following sources, and the City intends to continue using these funds when available:</p> <ul style="list-style-type: none"> <li>•Cal HOME grants (state), when available. The City received a Cal HOME grant of \$900,000 in 2008.</li> <li>•CDBG Revolving Loan Fund: The fund has \$240,871 as of July 2008 available as needed for minor rehabilitation projects.</li> <li>•Community Development Block Grants: Beginning with fiscal year 2008/2009, the Housing Rehabilitation Program will automatically receive \$200,000 per year for Revolving Loan Fund recapitalization.</li> <li>•Redevelopment Housing Set-Aside Funds: The City has budgeted \$2,084,000 between Fiscal Years 2008/2009 and 2011/2012.</li> </ul>			HOME funding from HCD. The CDBG Program allocates \$307,200 in CDBG funding for housing rehabilitation and program staffing. The Redevelopment Agency was eliminated. Between 2009 and 2013, 99 single family and multifamily units were renovated.	Housing Set Asides
HO 5.3 A The City will maintain information on conditions as part of its housing rehabilitation programs and neighborhood revitalization efforts.	Community Resources	Ongoing	Staff does monitor conditions at properties which received HOME funding. Staff began work on a new database for all Affordable Housing loans.	Continue
HO 5.3 B Continue to evaluate neighborhoods for inclusion in the Quality Neighborhood Program.	QNT Team	Ongoing	The City continued to operate the program during the initial time period of the Housing Element. The City was also evaluating additional neighborhoods for inclusion in the program. After the 2007 economic crisis led to severe budgetary constraints, the City was unable to expand the program, and with the loss of staff and funding, the program has now been eliminated and subsumed into other programs	Delete



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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
			like Crime Free Multifamily.	
HO 5.3 C Continue the Pride in Fairfield Program, which recognizes community efforts in maintaining quality neighborhoods.	Community Development	Biannually	The City operated Pride in Fairfield Program in 2009 and 2010, but eliminated funding in 2011.	Delete
HO 6.1 A Pursue funding from available sources for homeless services. Assist community groups that provide service, and assist such groups in applying for funding from other agencies. The City will consider applying for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.	Community Resources	Ongoing	The city worked with Mission Solano to establish the Bridge to Life Center, a new emergency shelter which can provide up to 200 beds when fully developed.  Over the past decade, Heather House has received CDBG funding for various rehabilitation and improvement projects. They also receive support through CDBG for operational and program functions. Currently they receive 30% of the annual Public Service allocations from the City's CDBG entitlement.	Continue
HO 6.1 B Continue to be an active member on the Executive Board of the Community Action Partnership of Solano County (CAC Solano), a joint powers authority, to coordinate homeless services and develop a regional response to homeless needs.	Community Resources	Ongoing	The City participated in the Countywide efforts to address the homeless and other special needs populations. The Countywide program is now organized under a broader based "Continuum of Care" approach mandated by the HEARTH Act and implemented by HUD	Modify to address new structure for programs
HO 6.1 C The City will continue to participate via CAC Solano to develop the capacity of community groups and private parties to operate appropriate transitional housing programs and projects for homeless	Community Resources	Ongoing	The City participated in the Countywide efforts to address the homeless and other special needs populations. The Countywide program is now organized under a broader based	Combine with 6.1 B. Create a new program which emphasizes local, countywide, and regional efforts.

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Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
persons as an intermediate step to self-sufficiency in permanent housing. The City will also participate in the Re-Entry Council Planning Group, the Inter-Agency Planning Group on Disaster Preparedness, and the Homeless Shelter Collaborative, local agencies charged with coordinating responses to homelessness.			“Continuum of Care” approach mandated by the HEARTH Act and implemented by HUD	
HO 6.1 D Facilitate development of private sector employment opportunities for homeless people including job training and search programs, coordinating our efforts with Workforce Investment Board.	Economic Development	Ongoing	The City continues to work with the Workforce Investment Board on educational and job training programs	Continue
HO 6.1 E Work with public agencies, local religious and social organizations, and the development community to facilitate the development of the new Mission Solano Bridge to Life facility.	All Departments	2010	The Bridge to Life Center successfully opened and is serving homeless residents. The City is working with the Center to expand services which meet special needs.	Modify to focus on supporting the facility and facilitating appropriate expansion of services
HO 6.2 A The City will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the Light Industrial Zoning district without a conditional use permit or other discretionary review. Sites located in the Light Industrial District are the most appropriate sites to allow for emergency shelters due to their close proximity to transit and services including the Health and Human Services Department. In addition, City will evaluate adopting standards consistent with Government Code Section 65583(a) (4) that address operational and design criteria that may include:	Community Development	June 2010	While homeless shelters remain only a Conditionally Permitted Use, the City did assist the development of the Bridge to Life Center. With Heather House, these facilities should meet a majority of the City’s need for emergency shelters.  In summer 2014, the City initiated amendments to the Zoning Ordinance to permit emergency shelters on key sites in the City. These amendments should facilitate the operation of and expansion of the City’s emergency shelter system and	Modify to discuss the specific actions the City has taken or is in the process of taking in compliance with State law.



# HOUSING ELEMENT POLICY DOCUMENT

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
			should meet the requirements of SB 2.	
<p>HO 6.2 B</p> <p>The City will amend the Zoning Ordinance to explicitly allow both supportive and transitional housing types in all residential zones. The Zoning Ordinance update will also include specific definitions of transitional and supportive housing...Transitional and supportive housing will be allowed as a permitted use, subject only to the same restrictions on residential uses contained in the same type of structure.</p>	Community Development	June 2010	The City amended its Zoning Ordinance to permit transitional and supportive housing in single family zoning districts and conditionally permit these uses in higher density districts	In consulting with HCD staff, the City determined that the code should be amended to clarify that transitional and supportive housing are not land uses but the use of housing units. The Ordinance will clarify that such occupancy will be treated the same as other occupancy of the housing permitted in the Zoning Ordinance.
<p>HO 6.2 C</p> <p>...The city will amend the Zoning Ordinance to explicitly allow single-room occupancy units (SROs) in all zones where boarding houses are permitted. Boarding Housing and SRO units will be permitted by right in the Commercial Mixed (CM) district and allowed with a conditional use permit in the Residential High Density district (RH), and Commercial Downtown (CD) district.</p>	Community Development	June 2010	The City amended its zoning ordinance to facilitate the conversion of existing older motels, already being used informally as transitional housing, to SRO housing in the CT Commercial Thoroughfare Zoning District. The City also amended its Zoning Ordinance to permit outright SRO housing in the CM Commercial Mixed Zoning District. The City will monitor interest in SRO housing and will make further amendments as needed.	Modify to emphasize monitoring.
<p>HO 6.3 A</p> <p>Continue to fund a fair housing program,</p>	Community Resources	Ongoing	Due to budgetary constraints, the City no longer funds PCS.	Modify to emphasize referrals,

# HOUSING ELEMENT POLICY DOCUMENT



Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
implemented by Pacific Community Services, a HUD-certified nonprofit corporation or other similar organization. Also provide financial counseling to residents experiencing challenges in the current housing market, including foreclosure prevention counseling and foreclosure workshops. This organization provides complaint, mediation, educational, legal referral, and testing services. Residents are informed of their services through City referrals.			<p>City staff can still serve as a referral service for services for those facing foreclosure or eviction.</p> <p>The City sponsored a series of workshops in 2011 to address foreclosure prevention.</p>	not funding.
HO 6.4 A Support the development of child care centers in conjunction with larger multifamily housing developments in order to better serve the residents, improve a parent's access to employment, and reduce vehicle trips.	Community Development, Community Resources	Ongoing	Interest in new multifamily development has been very limited during this time period. Child care will certainly be addressed during project review when interested developers approach the City, especially for affordable housing projects. Note that the City's Zoning Ordinance is permissive when it comes to the development of off-site child care facilities, and the City approved two new child care centers (as well as multiple family day care centers), including centers in lower income neighborhood.	Continue
HO 6.5 A Work with developers specializing in housing for older adults. Assist developers interested in converting existing residential buildings to meet the needs of older low-income adults. Assistance could include technical assistance in applying for state and federal funding, local financial assistance through	Community Resources	Ongoing	Interest in senior housing was limited during the time period. The City did work with a developer to entitle a project, Paramount Park, which will provide assisted living and memory care units. The project has not proceeded as of April 2014. The City also amended its	Continue



# HOUSING ELEMENT POLICY DOCUMENT

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
redevelopment housing set-aside funds, and the waiving of certain fees and/or development requirements to increase the financial feasibility of such housing...			Zoning Ordinance to permit Assisted Living facilities near planned medical offices in the Industrial Business Park zoning district	
HO 6.6 A Participate in the Travis Regional Armed Forces Committee (TRAFC) to discuss the needs of military personnel and their families.	Community Resources	Ongoing	The City Manager's Office has taken the lead on these ongoing efforts.	Continue
HO 6.6 B Cooperate with Travis Regional Armed Force Base during their current reevaluation of housing services on and off-base. Monitor the base's privatization program and provide assistance as needed.	Community Development, Community Resources	Ongoing	The Air Force has largely completed its on-base housing renewal program. A private operator now manages the remaining Travis Air Force Base housing stock. The Patriot Village development north of the base is now closed.	Modify to reference current on-base programs and to emphasize cooperation with the Air Force on off-base housing issues
HO 6.7 A Implement state and federal requirements for accessibility and adaptability in new residential buildings.	Building Division	Ongoing	The City implements State building codes which address ADA accessibility.	Continue
HO 6.7 B Assist organizations seeking to develop or convert residential buildings for use as group homes for persons with physical or psychological conditions that prevent them from using conventional housing. Assistance could include participation in applying for state or federal funding, waiving of certain fees or development standards, and financial participation through redevelopment housing set-aside funds. The Redevelopment Agency has specifically budgeted \$580,000 for rehabilitation and acquisition, including	Community Resources	Ongoing	The City's Zoning Ordinance permits assisted living housing, licensed group homes, transitional housing, and supportive housing. The City also supported Paramount Park, which will provide assisted living and memory care units. The City also supported Caminar Solano in their transitional housing programs for mentally disabled persons and those transitioning out of acute psychiatric care	Continue

# HOUSING ELEMENT POLICY DOCUMENT



Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
ADA accessibility improvements after 2008.				
HO 6.8 A Work with private and nonprofit developers to target subsidies and programs, including the Density Bonus Ordinance, to encourage the inclusion of three- and four-bedroom units in affordable rental projects. The Redevelopment Agency has budgeted for projects that may include larger units.	Community Development, Redevelopment Agency	Ongoing	Construction of new units was almost nonexistent during the time frame. Private developers did provide some units affordable to moderate income households. These market rate affordable units were larger three and four bedroom units. South PACE apartment rehabilitation (Signature at Fairfield) mostly involved two bedroom units. The earlier project, Gateway Village, included six three-bedroom units. Note that the Redevelopment Agency has been eliminated.	Modify to reflect current budgets.
HO 6.8 B Target multi-family rehabilitation to apartment complexes and fourplexes with larger units. Where appropriate, encourage the conversion of substandard smaller units to larger units suitable for larger families	Community Resources	Ongoing	Limited. Most larger units which received City assistance were actually single family homes, not apartments. Larger apartments are in limited availability in Fairfield, often in complexes or communities with serious physical and/or social conditions. Funding for the conversion of smaller units was nonexistent, and no units were converted during this time period	Delete. Focus on rehabilitation of single family homes for lower income residents.
HO 6.8 C Continue the City's single-family rehabilitation programs, preserving homes suitable for larger households.	Community Resources	Ongoing	The City's Housing Rehabilitation program assisted 99 single family and multifamily units. These were larger units suitable for families and larger	Continue



# HOUSING ELEMENT POLICY DOCUMENT

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
<p>HO 6.8 D</p> <p>Support self-help housing groups' efforts to develop affordable homes suitable for larger families. The Redevelopment Agency budgets \$4,000,000 for all types of infill housing, including but not limited to self-help projects over the next three fiscal years. Mercy Housing is currently completing approvals for an 18-unit self-help housing property purchased with Agency assistance.</p>	Community Development, Community Resources	2009-2012	<p>households.</p> <p>Progress: Mercy Housing did not elect to move forward with the Santa Monica Street project and returned the property to the Fairfield Housing Authority in 2013. The City helped Habitat for Humanity complete a two-unit project on Acacia Street in central Fairfield.</p> <p>Habitat for Humanity was able to complete two homes on Acacia Street</p> <p>The Redevelopment Agency was eliminated.</p>	Modify. Redevelopment Agency funding is no longer available
<p>HO 6.9 A</p> <p>Work with nonprofit housing developers who build affordable housing in Fairfield to address any special needs of farm workers, such as on-site childcare and community rooms. Such community rooms can facilitate education, outreach, and job training services. Funding would be provided through the state, federal and Redevelopment Agency programs.</p>	Community Development, Community Resources	Ongoing	<p>No developers approached the City or the County with projects which focus on farm worker housing. No funding was available which targeted this population.</p> <p>The City did support recent Solano County General Plan Amendments that support agricultural industries in the County and include limited opportunities for farm worker housing.</p>	Delete. Farm workers can take advantage of more general housing programs and there is insufficient funding to focus projects specifically on this population
<p>HO 6.9 B</p> <p>Cooperate with Solano County, the County Farm Bureau the Solano County Agricultural Commissioner, and the California Human Development Corporation in efforts to meet housing needs of migrant and seasonal farm workers. The California Human</p>	Community Development, Community Resources	Ongoing	<p>No applications for affordable housing focusing on farm workers were submitted in either the unincorporated County or the City of Fairfield. Lack of funding and lack of applicant interest were the primary issues. As the City was not approached by developers during the time</p>	Delete or incorporate into other programs. Given limited funding, focusing explicitly on farm worker housing is less valuable than supporting



# HOUSING ELEMENT POLICY DOCUMENT



Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
Development Corporation operates farm worker housing located throughout California (although not in Fairfield). The City will seek appropriate CHDC participation in any proposed very low-income farm worker housing developed during the 2009-2014 period.			period, the City did not seek supporting CHDC funding during this time period.	affordable housing in general.
HO 6.9 C Work with Solano County and local agricultural interests to identify sites appropriate for migrant farm worker housing. These sites may be located outside the City Limits near employment.	Community Development	Ongoing	The City supported the County General Plan, which strengthened the commitment to agriculture in the County. The General Plan and related Zoning Ordinance amendments permit farmworker housing and caretaker housing in locations where services are available.	Continue
HO 7.1 A Check building plans for compliance with state energy conservation standards for new residential buildings.	Building Division	Ongoing	The Building Division continued to implement the requirements of the State Building Code related to energy compliance.	Continue
HO 7.1 B Adopt a "Green Building Code" which improves energy efficiency, thus reducing energy costs.	Building Division	2010	The City adopted the Green Building Code in 2010.	Delete
HO 7.2 A Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings site, and other factors affecting energy use as listed in the Urban Design Guidelines and Zoning Ordinance.	Community Development	Ongoing	City review of all development proposals encourages energy and water reducing landscaping. Public Works has an active water conservation program which also has energy benefits. Building orientation and other factors are considered by staff during project review.	Continue
HO 7.3 A Help low-income homeowners apply for	Community Resources	Ongoing	The City's Housing Rehabilitation Program included upgrades to energy efficiency in	Modify to incorporate references to the



# HOUSING ELEMENT POLICY DOCUMENT

Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete
assistance from other agencies to make energy conservation improvements. Available programs include Block Grants, California Housing Rehabilitation Program, Pacific Gas & Electric, Special Circumstances Grants (specified homeowners on Social Security only), and North Coast Energy Services.			the 99 homes and apartments assisted by the City.  The City is also participating in the development of a Climate Action Plan which places new emphasis on partnering with PG&E and other Solano County jurisdictions to develop outreach to improve energy efficiency and reduce expenses for low income households.	Climate Action Plan and other programs identified in this plan.
HO 7.3 B Provide first time homebuyers with assistance in weatherproofing their homes, using Community Development Block Grants and other available funding sources.	Community Resources	Ongoing, as funding is available	Due to lack of continued funding, the City did not continue this specific program. The City's limited housing rehabilitation program did address energy efficiency, but not exclusively or primarily for first time homebuyers.	Modify.  The City now emphasizes Energy Efficient Mortgages
HO 8.1 A Provide credit and mortgage finance counseling and community workshops to residents facing foreclosure.	Community Resources	Ongoing	The City sponsored a series of workshops on housing finance and foreclosure prevention. No future workshops are anticipated.	Delete
HO 8.1 B Provide housing assistance to evicted families through a rental deposit loan or grant. Fund the program through HOME funds where available.	Community Resources	2009 and ongoing	The City received limited Neighborhood Stabilization Program (NSP-1 funding of \$2.4 million. The City provided assistance to 31 households. The program is now completed and all funds expended.	Delete
HO 8.2 A Implement the Vacant Building Ordinance to limit the blighting effects of abandoned properties in foreclosure.	Code Enforcement, Building, Community Resources	Ongoing	The City adopted and is implementing a Vacant Building Ordinance to reduce blighting impacts.	Continue

# HOUSING ELEMENT POLICY DOCUMENT



Housing Program	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
HO 8.2 B Apply to the State of California for Neighborhood Stabilization Act funds to acquire and rehabilitate abandoned and foreclosed houses.	Community Resources	Ongoing	The City administers \$1.6 million in NSP-3 funding on behalf of Solano County.	Continue



# APPENDIX A - HOUSING NEEDS ASSESSMENT



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# APPENDIX A - HOUSING NEEDS ASSESSMENT

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## INTRODUCTION

The needs assessment is organized into four sections. The first section, **Community Profile and Needs Assessment**, summarizes key demographic and housing market information, including population trends, race and ethnicity, age, household composition, income, employment, housing characteristics, and housing needs for special segments of the population. This section also discusses the Regional Housing Needs Allocation (RHNA), which is Fairfield's share of the anticipated regional housing growth allocated by the Association of Bay Area Governments (ABAG). Overall, this section outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community, including anticipated population and household growth.

The second section, **Housing Constraints**, discusses governmental and non-governmental constraints to the construction and rehabilitation of housing in Fairfield. The City has planning, zoning, and building standards that guide residential development patterns and influence housing availability and affordability. Non-governmental influences include environmental and housing market conditions; the availability and cost of financing, land, and material for building; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of organizations and individuals in the home building, finance, real estate, and rental housing industries.

The third section, **Resources**, addresses the resources available to meet the identified community needs, including the RHNA numbers discussed above. This section includes the Housing Sites Inventory required by State law to demonstrate that the city has enough housing sites to meet the Regional Housing Need, and the section discusses how the City's sites can meet this need.

The final section is the energy conservation opportunities section. These opportunities may reduce costs to homeowners and infrastructure costs to the City. A reduction in basic living costs through energy savings will allow more households to afford adequate housing.

The data used in preparing the Housing Needs Assessment was primarily taken from *Data for Bay Area Housing Elements* prepared by the Association of Bay Area Governments for use by member agencies and jurisdictions. The City understands that HCD has reviewed and approved this data set, which is based upon the 2010 U.S. Census and recent 2007-2011 American Community Surveys. Other data was derived from the California Department of Finance, the California Employment Development Department, City of Fairfield reports and analysis, internet-based data sources such as Trulia.com, , and HUD.



# APPENDIX A - HOUSING NEEDS ASSESSMENT

## I. COMMUNITY PROFILE AND NEEDS ASSESSMENT

### COMMUNITY PROFILE

Fairfield is shaped by the unique interaction of open space, agriculture, topography, environment, traffic circulation, and military development. Major features include the hills to the northwest, Suisun Marsh to the southeast, Travis Air Force Base to the east, and two interstate freeways that bisect the city in a northeastern/southwestern and a southern direction. Suisun Valley, a productive agricultural area, is located between central Fairfield and Cordelia.

History and geography have combined to create distinct neighborhoods. Interstate 80 separates the generally older neighborhoods to the south and east from newer subdivisions to the north and west. Interstate 680 also defines Cordelia, a neighborhood that has seen substantial development since the 1970s. Cordelia residential neighborhoods can be found off Lopes Road and Green Valley and Suisun Valley Roads.

The newest growth area will be located in northeastern Fairfield east of Peabody Road and north of Travis Air Force Base. A new Capital Corridor Train Station will be the centerpiece for this community, which when combined with other planned areas like The Villages at Fairfield and Hawthorne Mill could ultimately include 10,000 housing units.

The City is also planning for redevelopment in existing neighborhoods. The Downtown South/West Texas Street Gateway Specific Plan will address opportunities for redevelopment and infill in the historic heart of Fairfield. This may involve new housing development, including mixed use and live-work development.

### POPULATION CHARACTERISTICS

According to the U.S Census, the total population of the City of Fairfield in 2010 was 105,231, an increase of 9.5% since 2000 (96,168). As shown in **Table A-1**, ABAG projects that by 2040 the population of Fairfield will increase approximately 40 percent from the 2010 reported Census population. The City's General Plan actually projected a buildout population of approximately 136,600, but recent Specific Plans will potentially impact the ultimate population of the City. The ABAG projections show a lower population in 2010 than the U.S. Census count.

TABLE A-1  
PROJECTED POPULATION(2010-2040)

2010	2015	2020	2025	2030	2035	2040
102,832	108,900	115,100	121,400	128,200	135,400	142,800

*Source: Association of Bay Area Governments, Projections 2013*

# APPENDIX A - HOUSING NEEDS ASSESSMENT



## Population by Age

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2010 Census, the City's median age is 33.7, which is 3 years younger than Solano County's median age of 36.9. The difference in median age suggests that the City of Fairfield still has a younger population than the overall population of Solano County, which reflects the younger families assigned to Travis Air Force Base and the attraction (which could be location, affordable housing, industry, etc.) for younger households to relocate to Fairfield at the beginning of their careers. The data in Table A-2 confirms that the young adult and middle aged populations (ages 25-44, 45-60) continue to constitute the majority of the City's population (52 percent). The distribution has not changed significantly over the last decade.

TABLE A-2  
AGE CHARACTERISTICS (2010)

Age Group	City of Fairfield		Solano County	
	2010		2010	
	Persons	Percentage	Persons	Percentage
Preschool (<5 yrs)	7,789	7%	26,852	6%
Child and Youth (5-19 yrs)	23,881	23%	86,370	21%
College Age (20-24 yrs)	8,075	7%	28,761	7%
Young Adults (25-44 yrs)	28,917	27%	109,337	26%
Middle Age (45-64 yrs)	25,884	25%	115,117	28%
Seniors (65+ yrs)	10,775	10%	48,847	11%
<b>Total</b>	<b>105,321</b>	<b>100%</b>	<b>394,542</b>	<b>100%</b>

Source: ABAG Data Set for Housing Elements 2013

## Race and Ethnicity

**Table A-3** presents the racial and ethnic composition of the City of Fairfield's population in 2010 as reported in the ABAG data sets, which are based on the U.S. Census. Fairfield is an increasingly diverse city. As shown in **Table A-3** the largest single ethnic group in the population remains "white, non-Hispanic", with 37,091 persons (a decrease of over 10,000 persons between 2000 and 2010, or 21%). Overall, the "non-white" population continued to increase, with Asian populations increasing by 48%. The "Hispanic Origin" population also increased significantly, by 10,739 persons, or 59%.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

TABLE A-3  
POPULATION BY RACE (2000-2010)

Race	City of Fairfield				Solano County	
	2000		2010		2010	
	Persons	Percentage	Persons	Percentage	Persons	Percentage
White	47,072	49%	37,091	35.2%	194,282	41%
Black or African American	13,695	14%	15,979	15.2%	57,597	14%
American Indian and Alaska Native	566	1%	462	<1%	2,194	<1%
Asian	10,348	11%	15,265	14.5%	49,399	14.3%
Native Hawaiian and Other Pacific Islander	956	1%	1,049	1%	2,859	<1%
Some other race	210	<1%	231	<1%	955	<1%
Two or more races	5,508	6%	6,455	6%	17,658	5%
Hispanic origin	17,813	19%	28,789	27.3%	69,598	12%
<b>Total</b>	<b>96,168</b>	<b>100%</b>	<b>107,892</b>	<b>100%</b>	<b>394,542</b>	<b>100%</b>

*Source: 2000 U.S. Census, 2010 U. S. Census, ABAG Housing Element Data Set*

### HOUSEHOLD CHARACTERISTICS

#### Household Size

According to the ABAG Data (ACS 2007-2011), the average household size in Fairfield has remained around 3 persons. This is slightly higher than the average for Solano County as a whole (2.82) and the Bay Area (2.69), reflecting the larger number of young families in Fairfield. However, a majority of both owners (66.8%) and renters (64.7%) consist of one, two, or three person households, (a slight increase over 2000 percentages). Larger households with more than six persons make up 7.2% of owners and 9.2% of renters.

#### Household Characteristics

A summary of household characteristics in the City of Fairfield and Solano County is provided in **Table A-4**. A family household is a household consisting of two or more people residing together and related by birth, marriage, or adoption. A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related. According to the 2010 U.S. Census/American Community Survey as analyzed by ABAG Data Set for Bay Area Housing Elements, the majority (76 percent) of households in Fairfield is family households. The percentage of family households is almost identical to that in Solano County as a whole.

# APPENDIX A - HOUSING NEEDS ASSESSMENT



TABLE A-4  
HOUSEHOLD CHARACTERISTICS (2011)

Household Type	2011	
	Number	Percentage
<b>Total Households</b>	<b>32,359</b>	<b>100%</b>
Family Households	24,665	78%
Married Couple Households	20,493	59%
Female Householder, with children <18	3,064	9%
Male Householder, with children <18	1,037	3%
Non-Family Household	1,705	5%

Source: ACS Survey 2006-2011 as reported in the ABAG Data Set

## Household Income

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as household income decreases, cost burdens and overcrowding increase.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Solano County, the applicable median income for a family of four in 2014 is \$76,700. HUD has defined the following income categories for Solano County, based on the median income for a household of four persons for 2014.

- Extremely low-income: 30 percent and below (\$0 to \$23,000)
- Very low-income: 31 to 50 percent of median income (\$23,001 to \$38,350 )
- Low-income: 51 to 80 percent of median income (\$38,351 to \$61,350 )
- Moderate-income: 81 to 120 percent of median income (\$61,350 to \$92,040)
- Above moderate-income: 120 percent or more of median income (\$92,040 or more)

**Table A-5** shows the HUD definitions for Solano County's maximum annual income level for each income group, adjusted by household size. This data is used when determining a household's eligibility for federal, state, or local housing assistance and used when calculating the maximum affordable housing payment for renters and buyers.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

TABLE A-5  
HUD INCOME LEVELS BY SIZE  
(SOLANO COUNTY 2014)

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1 person	\$16,100	\$26,850	\$42,950	\$53,700	\$64,440
2 persons	\$18,400	\$30,700	\$49,100	\$61,400	\$73,680
3 persons	\$20,700	\$34,550	\$55,250	\$69,100	\$82,920
4 persons	\$23,000	\$38,350	\$61,350	\$76,700	\$92,040
5 persons	\$24,850	\$41,450	\$66,300	\$82,900	\$99,480
6 persons	\$26,700	\$44,500	\$71,200	\$89,000	\$106,800
7 persons	\$28,550	\$47,000	\$76,000	\$94,000	\$112,800
8 persons	\$30,400	\$50,650	\$81,000	\$101,300	\$121,560

*Source: HUD Income Limits 2014*

While the ABAG data/ACS Survey does not divide Fairfield's population by HUD income categories, the data set does provide some insight into how the City's household income is distributed. This income data is based on the 2007-2011 U.S. Census ACS. The data for Fairfield income distribution shows the percentages of households in each quartile is almost identical to that for Solano County as a whole. The data also shows that a substantial percentage (15%) of Fairfield's households fall in the lowest quartile (below \$25,000). Many of these households can be considered "extremely low income" households by the HUD standards, depending on household size (**Table A-6**).

TABLE A-6  
INCOME BY QUARTILES (2007-2011)

Income Quartile	Number of Households	Percentage of Total Households
Less than \$24,999	4,891	15.1%
\$25,000-\$49,999	6,730	20.8%
\$50,000-\$74,999	6,235	19.3%
\$75,000-\$99,999	5,051	15.6%
Over \$100,000	9,452	29.2%

*Source: ABAG-ACS 2007-2011*

# APPENDIX A - HOUSING NEEDS ASSESSMENT



## EMPLOYMENT

According to the California Employment Development Department, as of February 2014 there were a total of 50,000 persons in the labor force in the City of Fairfield. As shown below in **Table A-7**, the largest category of employment was education, health, and social services, followed by retail trade and manufacturing.

TABLE A-7  
EMPLOYMENT PROFILE (2011)

Occupation of Residents	Persons	Percentage Change Since 2000
Agriculture, forestry, mining	752	167.6
Construction	3,089	10.2
Manufacturing	4,330	-2.4
Wholesale Trade	1,372	13.9
Retail Trade	5,396	7.6
Transportation and Warehousing	2,471	-0.6
Information	755	-20.2
FIRE	3,397	13.1
Professional, Management, Administration	3,571	5.5
Education, Health, Social Services	9,299	22.4
Arts, Entertainment	4,117	31.1
Other (misc) Services	1,765	8.1
Public Administration	3,779	16.1
<b>Total</b>	<b>44,093</b>	<b>12.5</b>

Source: ABAG, 2007-2011 Census ACS

**Table A-8** identifies the major employers in Fairfield by number of employees. Travis Air Force Base is the leading employer with over 13,000 employees. The majority of Fairfield businesses are smaller with less than 500 employees.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

TABLE A-8  
LARGEST EMPLOYERS (2014)

200 – 499 Employees	
Anheuser-Busch Co.	Solano County Superintendent of Schools
Guittard Chocolate Co	Westamerica Bancorporation
Jelly Belly Candy Co.	Pride Industries
Macy's	Wal-Mart
Professional Hospital Supply	California State Automobile Association
Target	Abbott Labs – Ross Products Division
Sears	J.C. Penney
Home Depot	Partnership Health Plan
Sunnyside Farms	Sutter Regional Medical Foundation
500 – 999 Employees	
Solano Community College	Solano County Health and Social Services
Solano County Sheriff	City of Fairfield
1,000 – 4,999 Employees	
NorthBay Medical Center	County of Solano
Fairfield-Suisun Unified School District	
5,000 or more Employees	
Travis Air Force Base	

*Source: City of Fairfield*

**Table A-9** shows employment projections from 2004 through 2014 as related to job growth for the Vallejo-Fairfield Metropolitan Statistical Area (MSA). There are no new projections available from the State, but the trends described by the analysis in this table are likely to continue during the time period of this Housing Element. The state projections showed Vallejo-Fairfield Metropolitan Statistical Area employment to be concentrated in a variety of occupations ranging from construction occupations to management occupations. When comparing these annual incomes to the median income for 2008 (\$75,400), only one occupational group was expected to be above the median income. Of these occupational groups, the highest annual salary fell under the Management group at \$81,452. The lowest annual salary was within the Food Preparation and Serving Related Occupations at \$17,409.



# APPENDIX A - HOUSING NEEDS ASSESSMENT



TABLE A-9  
VALLEJO-FAIRFIELD MSA PROJECTIONS OF  
EMPLOYMENT

Occupation Group	Estimated Employment (2004)	Estimated Employment (2014)	Numeric Change	Percentage Change	Annual Salary	Income Range
Construction and Extraction Occupations	14,070	18,190	4,120	29%	\$48,006	Low
Sales and Related Occupations	16,380	18,630	2,250	14%	\$21,694	Extremely Low
Office and Administrative Support Occupations	21,180	23,350	2,170	10%	\$31,907	Very Low
Healthcare Practitioners and Technical Occupations	6,180	8,330	2,150	35%	\$64,646	Moderate
Transportation and Material Moving Occupations	10,180	12,260	2,080	20%	\$25,043	Very Low
Management Occupations	8,080	9,660	1,580	20%	\$81,452	Moderate
Education, Training, and Library Occupations	8,810	10,190	1,380	16%	\$46,716	Low
Food Preparation and Serving Related Occupations	11,670	12,560	890	8%	\$17,409	Extremely Low

Source: California Employment Development Department, HCD Income Limits for a four-person household

## SPECIAL NEEDS

Certain groups have greater difficulty in finding decent affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the City of Fairfield may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs addressed in this Element include:

- Extremely-Low-Income households
- Elderly households
- Persons with physical and mental disabilities



## APPENDIX A - HOUSING NEEDS ASSESSMENT

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- Large households
- Single-parent households (female-headed households with children under the age of 18)
- Homeless persons
- Farm workers
- Military employees of Travis Air Force Base

### EXTREMELY LOW INCOME RESIDENTS

California State Housing Law requires local governments to address the needs of “Extremely Low Income” populations, households with incomes below 30% of the median income for the community. These households also fall below federal definitions of “poverty,” and federal statistics can help the City quantify the extent of the extremely low income population. The federal government defines poverty as a minimum level of income (adjusted for household size and composition) necessary to meet basic food, shelter, and clothing needs. Factors affecting income include age, family status, number and age of children, and the absence of one parent.

According to ABAG Data (Census ACS 2007-2011), poverty rates in Fairfield increased from 9.3% in 2000 to 11.7% or 2,050 households in 2011. Of these, 474 (23.1%) were owner-occupied and 1,576 (76.9%) were renter-occupied. This parallels the poverty rate for Solano County as a whole (8.3% in 2000 to 10.6% in 2011), and all cities in Solano County except for Rio Vista saw a similar increase in poverty during this time period.

### ELDERLY RESIDENTS

Elderly residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Elderly households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that would accommodate disabilities that would help ensure continued independent living. Some of the potential elderly housing needs that may require a specific governmental response include:

Low incomes. According to the ABAG/ACS, in 2011, 8% (754 seniors) of the population over 65 were below poverty. Significantly more can be assumed to meet the HUD definitions for “very low” and “low” income households. While the poverty rate for senior citizens is lower than for the population as a whole, seniors also experience higher levels of disability than the population as a whole, which can impose additional requirements for housing design and cost. Like all lower income residents, many elderly residents may be facing overpayment problems or are unable to find affordable rental units at all. Low-income elderly homeowners similarly may require assistance in maintaining their homes in sound condition or rehabilitating homes to eliminate threats to health and safety.

# APPENDIX A - HOUSING NEEDS ASSESSMENT



Assisted living facilities. Assisted living facilities provide elderly residents with the opportunity to maintain an independent housing unit while receiving needed medical services and social support. Congregate care facilities include housing with medical and health services.

Relocation assistance. Some elderly residents need assistance in relocating to a dwelling that better suits their space and income needs.

Mobility-impaired elderly residents requiring special accessibility features in their dwelling units. Mobility impairment may require that special accessibility features be included in the design and construction of a home. Mobility impairment can also create a need for a living arrangement that includes health, meals, cleaning, and/or other services as part of the housing package. A number of living arrangements are possible, from senior citizen developments with individual dwelling units to assisted living facilities to 24-hour support services.

**Table A-10** below shows the breakdown by age of the senior population.

TABLE A-10  
SENIOR POPULATION (2010)

Age of Seniors	City of Fairfield		Solano County	
	Number	Change since 2000	Number	Change since 2000
65 to 69 years	3,210	20.8%	15,031	38%
70-74 years	2,505	14.4%	10,966	18%
75 to 79 years	2,058	16.2%	8,584	6%
80 to 84 years	1,536	30%	6,254	21%
85 years and over	1,466	76%	6,012	54%
<b>Total Seniors</b>	<b>10,775</b>	<b>24.8%</b>	<b>37,371</b>	<b>25.2%</b>

*Source: U.S. Census (ABAG Housing Element Data)*

According to the 2010 U. S. Census, **(Table A-11)** in 2010 there were 6,351 households in the City of Fairfield that had at least one person 65 years or older living in the household.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-11  
SENIOR HOUSEHOLD BY TENURE (2010)

Tenure	Number	Percentage
<b>Renter Households</b>		
65 to 74 years	690	21%
75 to 84 years	479	22%
85 years and over	427	46%
<b>Total</b>	<b>1,596</b>	<b>21%</b>
<b>Owner Households</b>		
65 to 74 years	2,560	79%
75 to 84 years	1,697	78%
85 years and over	498	54%
<b>Total</b>	<b>4,755</b>	<b>79%</b>

Source: ABAG Housing Element Data Set.

### Senior Housing

Currently, the Fairfield has 1,112 units specifically reserved for senior housing (**Table A-12**). Of that total, 383 units are restricted to be affordable. There are also facilities located nearby in Vacaville, Suisun, Vallejo, Rio Vista, and Benicia providing a total of 3,856 additional units. Thus, there is approximately 1 designated senior housing unit for every six senior households in Fairfield. However, many senior households may prefer to stay in their existing residences well into retirement. Senior housing may be most attractive to the oldest cohort (85 years and older), and the 1,112 units may be adequate for current populations in that cohort. However, the City will continue to support the construction of senior housing, particularly near services such as shopping, medical care, and recreation.

TABLE A-12  
SENIOR HOUSING

Facility Name	Address	Income Restricted	Capacity
Dover Woods	2880 Dover Road	Yes	200
Jefferson Plaza	1050 Jefferson	Yes	24
Parkway Plaza	188 E. Alaska	Yes	99
Senior Manor	1101 Union Avenue	Yes	60
Casa Nova Mobile Home Park	2071 Martin Road	Some	131
Loyalton of Rancho 1	3350 Cherry Hills Court	No	175
Paradise Valley Estates 2	2600 Estates Drive	No	327
Woodcreek Commons	1625 Woodcreek Drive	No	96
<b>Total</b>			<b>1,112</b>

Source: City of Fairfield, 2014

<sup>1</sup> Includes assisted living <sup>2</sup> Housing for retired military officers

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## PERSONS WITH DISABILITIES

Persons with disabilities have physical or mental impairments that require special housing design for self-sufficiency. In addition, Persons with Developmental Disabilities are discussed in the subsection immediately following. According to the 2009-2011 U.S. Census ACS, 9,633 persons (10.4% percent of the total population) in Fairfield had a disability. This number represents a significant decline from the U.S. Census 2000 figures reported in the previous Housing Element, which can be at least partially attributable to changes in definition and methodology in defining “disabled” persons. The Census defines disability as a mental, physical, or health condition that lasts over six months. There are three types of disabilities: work disability, mobility limitation, and self-care limitation.

**Work disability** – Refers to a condition lasting more than six months that restricts a person’s choice of work and prevents that person from working full-time.

**Mobility limitation** – Refers to a physical or mental condition lasting more than six months that makes it difficult for a person to go outside the home alone.

**Self-care limitation** – Refers to a physical or mental condition lasting more than six months that makes it difficult to take care of one’s personal needs.

There are two approaches to housing design for those residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry).

To address the need for the adaptability and accessibility of housing by mobility-impaired individuals, the California Department of Housing and Community Development has adopted a series of requirements for new rental housing. These regulations implement most of the requirements of federal law for federally financed housing projects, plus several additional requirements. California law requires that 5 percent of the dwelling units in a newly constructed apartment building, hotel, motel, lodge, or other rental project include design features for adaptable use by mobility-impaired individuals.

The state requirements address exterior and interior design features, such as walkways leading to a dwelling unit, the gradient of the access way to the main entrance, changes in level, entry width, threshold height, ramp and landing design, corridor widths, types of door locks and latches, electrical outlet and switch heights, bathroom configuration and clear space, ability to install grab bars in bathrooms, knee space under lavatories and sinks, the height of countertops, the configuration of a kitchen, and other aspects of housing design.

The 2009-2011 ACS reported in the ABAG Data Set focuses on employment for disabled persons. This data shows that 442 persons out of 1,606 total persons with a disability who are “in the labor force” are unemployed—an unemployment rate of 22%. This will severely impact income and the ability to afford any housing, let alone housing with often expensive enhancements needed to meet the special needs of the disabled. An additional 2,409 persons



## APPENDIX A - HOUSING NEEDS ASSESSMENT

with a disability are reported as “not in the labor force”. This represents 19% of the disabled population who are outside the job market. Altogether, disabled persons experience a significantly higher unemployment rate than the workforce as a whole.

### DEVELOPMENTAL DISABILITIES

SB 812 requires Housing Elements to address the needs of individuals with a developmental disability within the community. 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. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within 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 State 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 facilities. Regional Centers are private, non-profit community agencies y that contract with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information in **Table A-13**, provided by the North Bay Housing Coalition, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments provides a closer look at the disabled population.

**TABLE A-13**  
**DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE,**

Zip Code Area	0-14 Years	15 -22 Years	23-54 Years	55- 65 Years	65+ Years	Total
94533	222	115	348	66	39	790
94534	67	29	55	8	1	160
<b>Total</b>	<b>289</b>	<b>144</b>	<b>403</b>	<b>74</b>	<b>40</b>	<b>950</b>

*Source: North Bay Housing Coalition 2014*

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There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, 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 need group. Incorporating ‘barrier-free’ design in all, new multifamily 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.

In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement programs to coordinate housing activities and outreach with the Regional Center, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

## LARGE FAMILIES

Large families are those households of five or more related individuals. The special need of this group is for housing of sufficient size and number of bedrooms that would prevent overcrowding. For the purposes of this analysis, “overcrowding” is defined as an average “persons per room” ratio that exceeds 1.01. Severe overcrowding can be defined as more than 1.5 persons per room. Cost is an important consideration, as many large families do not have sufficient income to afford larger homes or apartments.

The 2010 Census (ABAG) reported 5,981 “large households” with five or more members, including 3,362 homeowners and 2,619 renters. 16.1% of “owner” households are considered large households and 19.2% of renter households.

The Census Bureau defines “overcrowding” as greater than 1 but less than or equal to 1.5 persons per room and “severely overcrowded” as greater than 1.5 persons per room. As reported by ABAG, the 2006-2010 ACS reports that 410 owner-occupied households are experiencing overcrowding and 85 “severe” overcrowding. 900 rental units are overcrowded, and 175 severely overcrowded.

## FEMALE-HEADED FAMILIES

Female-headed families with children (single mothers) are identified as a special needs group, because their level of income is often too low to pay for housing meeting their space and lifestyle needs.

The 2010 Census identified 5,203 “female-headed families”, which represents approximately 20% of all families. 3,450 of these female-headed families reported children under the age of 18. The ACS data for 2009-2011 estimated that 20% of female-headed families were below the Federal poverty level. This number, while an estimate, is very close to the estimated rate of poverty (19%) in 2000.





## APPENDIX A - HOUSING NEEDS ASSESSMENT

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Single mothers have lower levels of income for a variety of reasons: the lower earning potential of many women relative to men; the loss of financial support from fathers; the young age at which many unmarried women become mothers, often resulting in dependency on public assistance; and the lack of adequate childcare that would allow single mothers to seek a better education or career training and therefore increase their earning potential. In addition, single mothers often face discrimination in rental housing even though state law prohibits rental property owners from discriminating against families with children. Because of these problems, single mothers need rental family housing affordable to low- and very low-income households in a non-discriminatory environment in which access to childcare services is either provided on-site or nearby.

### HOMELESS INDIVIDUALS AND FAMILIES IN NEED OF SHELTER

Throughout Solano County, homelessness has become a major concern. Factors contributing to the increase in homelessness include:

- The lack of housing affordable to extremely low-, very low-, and low-income persons;
- Increases in unemployment or underemployment;
- Reductions in government subsidies;
- De-institutionalization of the mentally ill;
- Domestic violence;
- Drug addiction;
- Dysfunctional families; and
- Lifestyle choices made by individuals.

Solutions to homelessness are as difficult and varied as the problems listed above. The shelter and housing needs of homeless persons are more difficult to measure and assess than those of any other population subgroup. Since these individuals have no permanent addresses, they are not likely to be counted in the census, and since they are far less likely to have stable employment, there are few housing opportunities.

Identified below are the three types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing.

- **Emergency Shelter** – Any facility where the primary purpose is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.



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- **Transitional Housing** – A range of shelter options that help a person or population displaced by conflict or natural disaster until they return to permanent accommodation. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Services may include substance abuse treatment, mental and physical health care interventions, job training and employment services, individual and group counseling, and life skills training.
- **Permanent Housing** – Permanent housing that is affordable in the community or service-enriched permanent housing that is linked with ongoing supportive services (on-site or off-site) and designed to allow formerly homeless clients to live at the facility indefinitely.

Some homeless persons are temporarily without shelter because of a job loss, the demolition or conversion of their dwelling unit, or because of some other economic circumstance. In such cases, the solution is to provide temporary economic assistance (first and last month's rent, temporary rental assistance, security deposit, relocation assistance, etc.). Their long-term need is for affordable housing, but the lack of housing is symptomatic of their economic circumstance. Employment counseling may be helpful in conjunction with housing assistance.

Another group of homeless persons could be called the “working poor.” These are individuals or families with at least one part-time or full-time worker who do not earn a sufficient income to afford suitable housing. Such persons or families do not have physical problems that prevent them from working, but are simply unable to locate housing within their economic means. This group requires subsidized housing or ongoing monthly rental housing assistance, possibly in conjunction with educational and/or work training that would allow them to improve their economic circumstances. Some individuals and families, such as migrant farm workers, may need affordable housing on a seasonal basis but are unable to locate such housing within their economic means.

Other homeless individuals lead unstable lives because of substance abuse and are unable to maintain a permanent shelter or job. The homelessness of such persons cannot be resolved until their substance abuse problems are resolved. These individuals need a program that can provide temporary or transitional housing while they are undergoing medical treatment for their substance abuse. “Half-way houses” or group homes are frequently established to meet the needs of such individuals. Once the substance abuse problem is resolved, these individuals may need temporary financial assistance in establishing a permanent residence and employment.

A fourth category is women (often with children) escaping domestic violence. Such women need temporary shelter until they can arrange for a separate residence. Because such women often have no other place to stay and often no job, they need temporary financial assistance. For these individuals, homelessness is a symptom but not a cause of their personal and economic problems. Personal counseling and job training may also be necessary to resolve



## APPENDIX A - HOUSING NEEDS ASSESSMENT

long-term personal and economic problems. In Fairfield, SafeQuest, a nonprofit organization funded through donations, the United Way, and City Community Development Block Grant (CDBG) monies, provides temporary shelter, transport, and counseling for battered women and children.

A fifth category of homeless persons is those with mental illnesses that either require institutional or outpatient treatment. These individuals are mentally incapable of maintaining an independent household and employment, either because they are not receiving proper medical treatment or because the nature of their condition is so severe that no level of treatment would be adequate to allow for an independent lifestyle. Those who can function independently with outpatient medical treatment can be assisted in establishing a household and employment so that they will be more productive members of society. This scenario assumes, of course, that persons with less severe mental illnesses can receive the appropriate medical treatment and caseworker counseling on an outpatient basis and will actually follow through with such treatment. Those individuals with more severe mental illnesses must either be placed in a setting that will guarantee 24-hour supervision and medical care or in a group home setting that will ensure supervision and medical attention.

The final group of homeless individuals is the “drifters.” These are primarily single adult males with no substantial physical or mental illnesses that would prevent them from working and establishing a permanent household. For whatever reason, individuals in this group have made a conscious decision to travel from place to place, seeking part-time and seasonal work, but never establishing a permanent household. They often shun governmental programs and public attempts at assistance, and they would prefer to live in temporary shelters of their own making rather than in homeless shelters.

Solano County has a 10-year plan addressing homelessness for the 2008 to 2018 time frame. According to their most recent data (January 2007), Solano County has approximately 328 homeless persons with an additional 172 homeless persons in correctional facilities being released to the streets. The County is aware that there may be an estimated 1,500 to 2,000 persons who are homeless at any point in time and are not captured in the time of this count. Solano County has 179 beds year round in emergency shelters, 118 beds year round in transitional housing, and 99 beds year round in permanent housing. Even with these 396 beds, Solano County is looking at a need for over 3,000 homeless persons at any one time in Solano County. Solano County has ten strategies addressing homelessness:

- Discharge planning and decrease the number of people of being discharged into homelessness by 25 percent;
- Create new permanent housing beds for homeless and chronically homeless persons;
- Increase percentage of homeless persons staying in permanent housing over 6 months to 71 percent;
- Increase percentage of homeless persons moving from transitional housing into permanent housing by 61 percent;

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- Increase percentage of homeless persons becoming employed by 11 percent;
- Ensure that the Continuum of Care has a functional Homeless Management Information System with 90 percent of the shelters and housing projects actively participating;
- Improve access to mainstream resources by 25 percent;
- Chronically homeless individuals will be fully engaged in the continuum of services and housing available of them;
- Chronically homeless people will not be forced to live on the street until permanent housing or affordable housing is available;
- Ensure sufficient outreach to homeless, at-risk families and non-chronically homeless individuals and provide for their basic needs;
- Further strengthen self-sufficiency supports for homeless people moving out of homelessness.

Developing an accurate count of homeless populations can be challenging. The ABAG Data Set includes countywide data for homeless populations in the Bay Area over the past several years (**Table A-14**). Many homeless individuals are not visible, and numbers vary with seasons and economic conditions. In addition, the methodology used for counting homeless persons has varied. As a result, the data shows significant swings in numbers during the past five years.

**TABLE A-14**  
**SOLANO COUNTY POINT-IN-TIME POPULATION**  
**ESTIMATES FOR HOMELESS PERSONS**

Year	Sheltered Population	Unsheltered Population	Total	Chronic Homeless	Veterans	w/Children
2013	440	889	1,329	414	88	166
2012	387	235	622	50	28	244
2011	334	235	569	122	41	193
2010	403	426	829	105	NA	453
2009	400	428	828	105	72	361

*Source: ABAG Data Sets for Housing Elements*



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The City of Fairfield represents 25% of the County's population. While the data discussed above has not been broken down by city, Fairfield's share of the homeless population can also be estimated to be 25% of the County total, or 332 persons in 2013. Note that these need numbers were significantly smaller between 2009-2012.

Community Action Partnership of Solano (CAPS), also conducted a point in time survey in December 2013. As shown in **Table A-15**, CAPS estimated approximately 300 homeless persons in Fairfield in 2013.

TABLE A-15  
FAIRFIELD HOMELESS PERSONS, 2013

	Survey	Observed	Total
Encampments	44	12	56
Heather House	26	0	26
Mission Solano Walk In	26	0	26
Mission Solano Continuum of Care	46	1	47
Bridges to Life	84	5	89
First Place 4 Youth	6	37	43
Joshua House	4	0	4
Children in Need of Hugs	8	1	9
<b>Total</b>			<b>300</b>

*Source: Community Action Partnership of Solano, 2013*

For the purposes of this Housing Element, the City is using the CAPS survey to define the need for emergency shelter.

The homeless population in Fairfield is served by the following organizations and facilities.

**Heather House**, Located on Ohio Street in central Fairfield near transit, employment, the county Government Center and the Fairfield Civic Center, Heather House is a small residential facility with a current capacity of 26 beds. The 7500 square foot lot is owned by the Fairfield Housing Authority. Heather House also offers three apartments on site which serve as transitional housing units.

**Mission Solano** is a local nonprofit organization whose mission includes services to the homeless and potentially homeless.

Mission Solano operates The Bridge to Life Center, a shelter program in Fairfield which currently offers up to 208 beds for intact homeless families, single men, single women and women with children. Mission Solano is currently raising funds for the construction of a commercial kitchen to better serve the population housed at the shelter.

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Bridge to Life Center is located on a 7.5 acre parcel at 300 Beck Avenue in southern Fairfield, the Bridge to Life Center is within ½ mile of County Social Services, transit, employment, and other services. This project was originally approved by the City through a Conditional Use Permit process.

Mission Solano also offers services at its facility on Travis Blvd. in central Fairfield. Participants in these programs are also offered housing at area churches that volunteer spaces within their existing sanctuaries. The average number of persons served in this day program is over 73 individuals.

In 2007 Mission Solano participated in a homeless survey, which revealed that 46 percent of Mission Solano's clients had been homeless for less than one year even though 39 percent of those said they had experienced homelessness once before. Of this count, 50 percent indicated that they were veterans (7 percent served in Korea and 29 percent served in Vietnam). Families made up 36 percent of the people seeking help

In addition to the two emergency shelters discussed above, three organizations provide services to homeless youth and those struggling with additions:

**Joshua House** is a faith-based drug and alcohol rehabilitation organization which operates a transitional housing/shelter in a residential neighborhood in Fairfield.

**First Place 4 Youth** focuses on youth transitioning out of the foster care system. In addition to offering limited emergency shelter, First Place 4 Youth provides clients with assistance in finding and furnishing housing as they transition into adulthood.

**Children in Need of Hugs (CINOH)** is a charitable organization focusing on at risk, homeless, and runaway youths. They operate a youth emergency shelter/transitional housing in Fairfield One focus of CINOH is on teen mothers transitioning out of foster care.

**Caminar Solano**, a local nonprofit, operates two facilities in Fairfield (a transitional housing project and an emergency shelter). Laurel Creek House, located at 956 East Tabor Avenue, provides emergency shelter and treatment to persons suffering from mental disabilities. The capacity of Laurel Creek House is currently 12 beds.

## SB2 Requirements

SB2 requires the City to permit as-of-right emergency shelters in at least one zoning district. The capacity of this zoning district must be sufficient to meet the identified need for emergency shelter in the community.

Currently, as noted above, emergency shelters are permitted through a Conditional Use Permit process in the IL Zoning District as well as certain commercial districts. This Housing Element contains a program, Program HO 6.2A, which directs the City to amend the Zoning Ordinance by January 2015 to create an Emergency Shelter Overlay District. The Overlay District will permit as of right the construction of or expansion of emergency shelters as defined in SB2 without a Conditional Use Permit.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

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The City anticipates applying this Emergency Shelter Overlay District to the 3.48 acre parcel currently housing the Bridge-to-Life Center as well as two larger adjacent parcels. This will provide an opportunity for Mission Solano or a partner agency to modestly expand the Bridge to Life Center on its parcel without a Conditional Use Permit. Staff estimates that existing site could be expanded to a total of capacity of 250 beds at the Bridge-to-Life emergency shelter. The adjacent parcels (7.52 and 6.17 acres) have even more potential capacity to allow the City to meet its , shelter capacity could more than meet the defined need of 300 beds. These sites are also near County social services.

The City considered applying the Overlay Zoning to the 7,500 square foot Heather House property on Ohio Street, but the capacity for expansion on this site was limited. Similarly, while the City considered applying the Overlay Zoning to the Laurel Creek House property on East Tabor Avenue (a  $\frac{3}{4}$  acre parcel), this fully developed site had no capacity for significant expansion.

With the application of the overlay zoning district as described above, the City of Fairfield will have zoned capacity for well over 300 emergency shelter beds. Note that analysis of the Overlay Zoning District may result in the City identifying additional areas suitable for emergency shelter. The City will ensure that the land designated –ES is adequate to meet the City’s need for emergency shelter housing.

To ensure that the selected properties with the Overlay Zoning remain available for the development of or expansion of emergency shelters, the City’s ordinance will include a monitoring element.

### FARM WORKERS

To the extent that farm workers are primarily lower-income residents, their housing needs would be similar to other lower-income households. At one time, much of California’s agricultural production depended primarily on migrant farm workers. A special housing need arises when farm workers must travel from place to place to harvest various crops. Their need is for temporary shelter during harvest time close to their location of employment. They may also require housing at their home base during the remainder of the year. However, given the high rate of urbanization in Fairfield over the past 20 years, along with changes in local agriculture industries, farm worker residents are likely to be permanent, rather than migrant farm workers. The special housing needs among the permanent farm worker population are for the same type of financial assistance that other low-income residents would require.

Although farm workers still represent a special housing need in many communities, the advent of mechanization in harvesting crops, new planting techniques, and changes in the types of crops grown have substantially reduced the overall number of farm workers and the proportion of migrant farm workers. Urbanization has further decreased agricultural



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employment in Solano County. There are no working farms within the city limits, except for limited cattle grazing operations, including City-owned open space properties.

The 2000 Census counted 160 persons (<1 percent) involved in agriculture, forestry, fishing, and mining occupations in a civilian labor force of 39,186. As there is almost no forestry mining, or fishing activities in Fairfield, a majority, if not all, of these 160 persons would be involved in agriculture.

Countywide numbers help quantify the population. According to the California Human Development Corporation and the California Employment Development Division, studies indicate that there are 3,000-4,000 migrant workers in Solano County as a whole. In the vicinity of Fairfield, the orchard crops have been largely replaced with wine grapes in the Suisun Valley. The Farm Bureau estimates based on a local informal survey, that a typical 125-acre vineyard would employ 10 persons on a semi-permanent basis. If the wine grape acreage expands in the Fairfield area, additional workers may locate within the city limits. Others will reside in farm worker housing in or adjacent to unincorporated Solano County, including camps near Winters (Yolo County) and Dixon.

Most farm workers would have housing needs similar to other lower-income residents. Such residents can be housed through the City's existing lower-income housing programs. Migrant workers may need temporary housing. Through the first-time homebuyer program, farm workers have been able to purchase homes in Fairfield.

One form of housing that may be suitable for migrant farm workers is the boarding house. The Fairfield Zoning Ordinance conditionally permits boarding houses in the RH and RVH zoning districts, as well as in the CD commercial zoning districts. Boarding houses are also permitted outright in the CM zoning district. Boarding houses can provide an affordable, temporary housing for migrant farm workers, particularly single individuals.

Another form of housing suitable for migrant farm workers may be Single Room Occupancy housing. The City amended its zoning ordinance to encourage the operators of older motels to legalize longer term residence in motels which no longer serve highway travelers. These older motels could be upgraded and converted to higher quality SRO housing. SRO housing is also permitted in the CM zoning district near downtown Fairfield.

## MILITARY EMPLOYEES OF TRAVIS AIR FORCE BASE

Travis Air Force Base (AFB) is located within the City of Fairfield, in the northeast part of town. The base has a long and proud history of supporting humanitarian airlift operations at home and around the world. Today, the base includes approximately 7,260 active military personnel, 3,770 civilians, and 4,250 reservists.

Travis AFB 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. Travis AFB has a major impact on the community as a number of military families and retirees have chosen to make Fairfield their permanent home. Travis AFB is the largest employer in the City and Solano County as well, and the massive Travis workforce has a local economic impact of more than \$1 billion annually. The base also contributes a large number of highly skilled



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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 has privatized 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 2, 3, and 4 bedroom units. These housing units are very similar in appearance and amenities to private housing in the local market.

The Air Force has ended its relationship with the operators of Georgetown Apartments/Patriot Village, the apartment complex located north of the base proper. The complex is currently vacant.

### PROJECTED HOUSING NEED

The “demand” for housing is based on the total number of households divided into four household income categories. These income categories are based on the median household for Solano County. The Association of Bay Area Governments and HCD classify income as follows:

- Extremely low-income: 30 percent of median income and below
- Very low-income: 31 to 50 percent of median income
- Low-income: 51 to 80 percent of median income
- Moderate-income: 81 percent to 120 percent of median income
- Above moderate-income: over 120 percent of median income

### REGIONAL HOUSING NEEDS ALLOCATION

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584), and it requires regions to address expected housing issues and needs, which are based on future growth projections for the area. The RHNP is developed by the Association of Bay Area Governments (ABAG) and allocates to cities and counties their “fair share” of the region’s projected housing needs. A fair share of housing units is calculated for each of four income groups based on a jurisdiction’s current share of



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housing for different income levels and on the jurisdiction's amount of available vacant land. Fair share needs are allocated over the planning period for every jurisdiction's Housing Element. This cycle, the Planning Period is 2014-2022.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also help meet the housing needs for the entire region. A major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to guarantee that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all populations within a particular community.

During this cycle, the State permitted local jurisdictions to form "subregions" to allocate countywide allocations. Fairfield joined Solano County and the cities of the county to review and allocated the overall housing need calculated by ABAG for the County. The cities and County agreed on the allocation provided in **Table A-16** for the planning period 2014-2022 for each of the household income groups for the City of Fairfield.

TABLE A-16  
2014-2022 FAIRFIELD REGIONAL HOUSING NEEDS  
ALLOCATION

Income Category	RHNA 2014-2022
Extremely Low	389
Very Low	390
Low	404
Moderate	456
Above Moderate	1,461
<b>Total</b>	<b>3,100</b>

Source: ABAG Housing Element Data Set

## HOUSING MARKET CHARACTERISTICS

This section addresses the various housing characteristics and conditions, including the housing stock growth trends, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

### Housing Tenure

As shown in **Table A-17** below, despite the economic crisis, housing tenure has not changed in Fairfield significantly being almost evenly divided in Fairfield in 2000 and 2010, with 60 percent of housing units occupied by owners and 40 percent rented.



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TABLE A-17  
HOUSEHOLD TENURE (2000-2010)

Tenure	City of Fairfield				Solano County	
	2000		2010		2010	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner-Occupied	18,463	60%	20,835	60%	89,648	63.2%
Renter-Occupied	12,509	40%	13,649	40%	52,110	36.8%
<b>Total Occupied Housing Units</b>	<b>30,972</b>	<b>100%</b>	<b>34,784</b>	<b>100%</b>	<b>130,403</b>	<b>100%</b>

Source: 2010 U.S. Census, ABAG Data Set

### Housing Type

As shown in **Table A-18**, in 2010 more than two thirds (69 percent) of Fairfield's housing stock consisted of detached, single-family homes. There were also 2,419 attached, single-family homes. Multi-family housing with five or more units accounted for 17 percent of the housing stock. These percentages are similar to those for Solano County as a whole, although Fairfield does have a slightly higher percentage of multifamily housing.

TABLE A-18  
HOUSING UNIT TYPE (2010)

Housing Type	City of Fairfield		Solano County	
	Number	Percentage	Number	Percentage
Single-Family Detached	25,665	69%	109,059	71%
Single-Family Attached	2,419	7%	6,592	4%
Multi-Family 2-4 Units	2,015	5%	11,213	7%
Multi-Family 5+ Units	6,086	16%	21,252	14%
Mobile Homes/Other	999	3%	4,582	3%
<b>Total Units</b>	<b>37,184</b>	<b>100%</b>	<b>134,513</b>	<b>100%</b>

Source: State Department of Finance, as reported in ABAG Data Set

### Overcrowded Households

According to the U.S. Census, overcrowding occurs where there is more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severe overcrowding occurs when there is more than 1.5 persons per room. Overcrowding usually occurs when there is an inadequate supply of affordable housing. In addition, as discussed above, larger households (with five or more members) typically experience higher levels of overcrowding. As shown in **Table A-19**, 1,570 out of 33,270 housing units are

# APPENDIX A - HOUSING NEEDS ASSESSMENT



“overcrowded” (4.7%). Of those units, 495 (31.5%) were owner-occupied and 1,075 (68.5%) were renter-occupied units.

TABLE A-19  
OVERCROWDED HOUSEHOLDS (2010)

Persons per room	Owner-Occupied		Renter-Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percent
Overcrowded (1.00 to 1.50)	410	82.8%	900	83.7%	1,310	83.4%
Severely Overcrowded (1.00 to 1.50)	85	17.1%	175	16.3%	260	16.6%
<b>Total</b>	<b>495</b>	<b>100%</b>	<b>1,075</b>	<b>100%</b>	<b>1,570</b>	<b>100%</b>

Source: 2006-2010 ACS, as reported in ABAG Data Set

## Housing Vacancy

Vacancy trends are a way of analyzing housing supply and demand. For example, if the housing demand is greater than the supply, the vacancy rate is likely to be lower and the price of housing increasing. The 2010 Census (as reported in the ABAG Data Sets) reported that 2,700 (7percent) of the 37,184 housing units were vacant, a vacancy rate which is more than double the 2000 reported rate. This may reflect the housing crisis and the loss of jobs during the recession. Note the large number of “other” vacant units, which may be homes repossessed by banks but not placed on the rental or for sale markets. **Table A-20** summarizes distribution of vacant housing units in the City and Solano County in 2010.

TABLE A-20  
VACANCY STATUS BY TENURE (2010)

Vacancy Status	City of Fairfield	Solano County
Units for rent	1,048	4,342
Units for sale only	545	2,296
Rented or sold, not occupied	116	571
Units for seasonal, recreational, or occasional use	62	589
Units for migrant workers	0	39
Other vacant	929	3,103
<b>Total Vacant Housing Units</b>	<b>2,700</b>	<b>10,940</b>

Source: 2010 U.S. Census as reported in ABAG Data Sets



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### Age of Housing Stock

According to the 2008 Claritas Report and City of Fairfield Building Division records, almost half (44 percent) of Fairfield's housing stock is over 35 years old and 32 percent has been constructed within the past 13 years. **Table A-21** shows the total building permits issued per year from 1999 to 2013, broken down by multi-family and single-family permits.

TABLE A-21  
AGE OF HOUSING STOCK (2013)

Year Built	Number	Percentage
Built 1999 to 2013	7,130	19%
Built 1995 to 1998	2,556	7%
Built 1990 to 1994	3,388	9%
Built 1980 to 1989	7,294	20%
Built 1970 to 1979	7,321	20%
Built 1960 to 1969	5,126	14%
Built 1950 to 1959	3,551	10%
Built 1940 to 1949	1,017	3%
Built 1939 or earlier	397	1%
<b>Total</b>	<b>37,780</b>	<b>100%</b>

*Source: 2000 U.S. Census, 2008 Claritas Report, City of Fairfield Building Records*

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TABLE A-22  
BUILDING PERMITS ISSUED (2003-2013)

Year	Single-Family	Multi-Family	TOTAL
2003	601	466	786
2004	922	128	1,050
2005	833	8	841
2006	241	2	243
2007	180	26	206
2008	35	0	35
2009	185	0	185
2010	185	0	185
2011	180	0	180
2012	277	0	277
2013	219	0	219
<b>Total</b>			

*Source: City of Fairfield, 2013*

## HOUSING CONDITIONS SURVEY

This section assesses the conditions of housing in the City of Fairfield. This analysis may assist the Community Resources Department in developing strategies for improving or preserving existing neighborhoods.

PMC staff conducted a “windshield survey” from a car in April 2008 in a broad sample of Fairfield neighborhoods. Interior conditions were not surveyed. The survey found housing units in need of moderate or minor repairs in many neighborhoods but only a few units in need of substantial repairs. The survey used assessor parcel data from the County to determine the specific number of units that would be surveyed. While some neighborhoods had lower income families and higher foreclosure rates, the neighborhoods selected were diverse in age, home price, and condition. The map below (page A-35) indicates the units surveyed in shaded green. 3,551 units were surveyed.

The City did not conduct a new survey in 2014. Overall conditions have not changed since significantly since 2008 with the exception of vacant housing units associated with the foreclosure crisis. The City adopted regulations to require property owners of vacant units to maintain their property in such a manner as not to degrade neighborhood quality.



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### Definition of Housing Conditions

- **SOUND** – A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.
- **MINOR** – A unit that show signs of deferred maintenance or which needs only one major component, such as a roof.
- **MODERATE** – A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.
- **SUBSTANTIAL** – A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).
- **DILAPIDATED** – A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

### Detailed Survey Results

Many of the homes surveyed in the City of Fairfield were categorized as sound or minor. Less than one-half of 1 percent of the surveyed units were found to need substantial repair and none of the surveyed units were found to be in dilapidated condition. **Table A-23** summarizes the overall condition of all of the homes surveyed in the City. Ninety three (93) percent of the homes surveyed in the City of Fairfield were in sound condition or needed minor repairs. Roughly 7 percent of the remaining homes surveyed were in moderate condition, which means they are in need of one or more major repairs, such as a roof replacement and window repair or replacement. Approximately 0.4 percent of the homes surveyed fell into the substantial categories. These homes require many repairs and replacements that often include structural repairs (i.e., roofs or foundations).

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TABLE A-23  
HOUSING CONDITIONS SURVEY RESULTS

Condition	Number of Units Surveyed	Percentage
Sound	2,453	69%
Minor	852	24%
Moderate	232	7%
Substantial	14	<1%
Dilapidated	0	0
Vacant lots	0	0
<b>Total</b>	<b>3,551</b>	<b>100%</b>

Source: PMC Housing Conditions Survey April 2008

As shown in **Table A-24**, 93 percent of the single-family homes surveyed were in sound condition or needed minor repairs. Six (6) percent of the homes required moderate repairs. A total of 14 (less than 1 percent) units were found to be in need of substantial repair.

TABLE A-24  
SINGLE-FAMILY ATTACHED/DETACHED

Condition	Number of Units Surveyed	Percentage
Sound	2,426 *	69%
Minor	839 *	24%
Moderate	221 *	6%
Substantial	14	<1%
Dilapidated	0	0%
<b>Total</b>	<b>3,500</b>	<b>100%</b>

Source: PMC Housing Conditions Survey April 2008

\* Includes 26 foreclosed homes

**Table A-25** illustrates that roughly half of the duplexes assessed were found to be in sound condition, below the number for single-family units. The percentage of units requiring minor repairs is the same as that for single family homes 25 percent). However, a higher percentage of the duplexes surveyed are in moderate condition meaning that there is a higher need for duplexes in Fairfield to have major components replaced.



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TABLE A-25  
DUPLEXES

Condition	Number of Units Surveyed	Percentage
Sound	19	49%
Minor	10	25%
Moderate	10	25%
Substantial	0	0%
Dilapidated	0	0%
<b>Total</b>	<b>39</b>	<b>100%</b>

*Source: PMC Housing Conditions Survey April 2008*

**Table A-26** summarizes survey results for multi-family housing. The majority of multi-family projects (67 percent) appeared to be in sound condition requiring very minor to no repairs. One quarter (25 percent) of the multi-family structures surveyed needed minor repairs or one major repair and only 1 project (8 percent) was found to need moderate repair.

TABLE A-26  
MULTI-FAMILY HOUSING

Condition	Number of Projects Surveyed	Percentage
Sound	8	67%
Minor	3	25%
Moderate	1	8%
Substantial	0	0%
Dilapidated	0	0%
<b>Total</b>	<b>12</b>	<b>100%</b>

*Source: PMC Housing Conditions Survey April 2008*

*Note: this is a count of multi-family building.*

**Table A-27** summarizes survey data on both attached and detached single-family units in foreclosure. The majority of the foreclosed homes surveyed were found to be in either sound or minor condition, meaning very few repairs or replacement of any major components needed. Of the 26 foreclosed homes surveyed, only two were found to be in need of moderate fixes.



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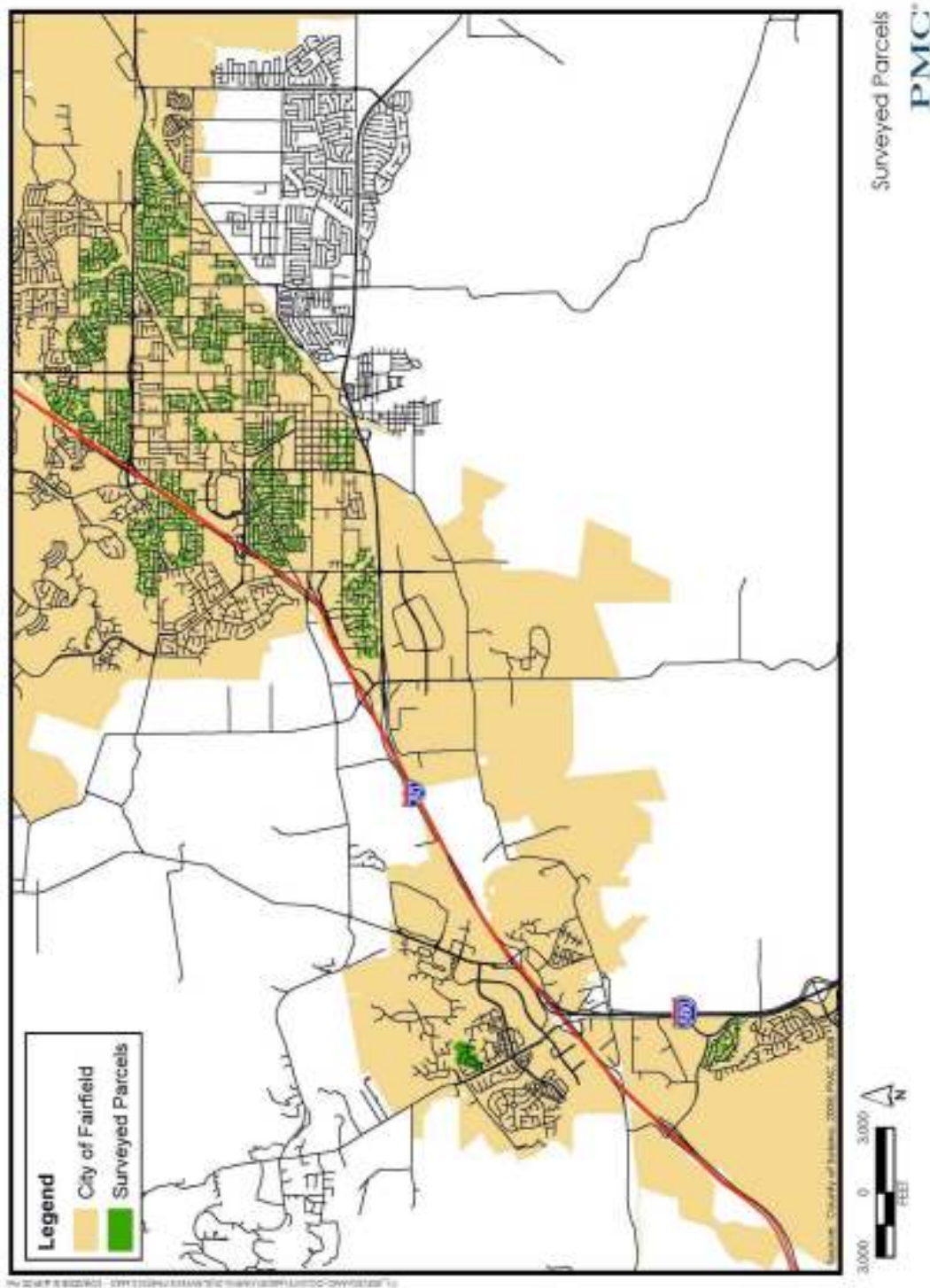
TABLE A-27  
FORECLOSURES (2008)

Condition	Number of Units Surveyed	Percentage
Sound	13	50%
Minor	11	42%
Moderate	2	8%
Substantial	0	0%
Dilapidated	0	0%
<b>Total</b>	<b>26</b>	<b>100%</b>

*Source: PMC Housing Conditions Survey April 2008*



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## HOUSING COSTS AND AFFORDABILITY

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock.

### Housing Costs

As confirmed in the data compiled by Data Quick Services, home prices have continued to recover from their low point in 2008, after the collapse of the housing market. To provide context, **Table A-28** provides the Data Quick numbers for all Solano County communities. The market recovery includes substantial investment by institutional funding sources and involves a large number of “cash deals”

TABLE A-28  
HOME SALE ACTIVITY (2012)

Community	# Sales	Average 2012	Average 2011	Change
Solano County	6,383	\$251,000	\$193,000	30.05%
Benicia	441	\$413,000	\$307,500	34.31%
Dixon	225	\$275,000	\$210,000	30.95%
Elmira	3	\$107,000	\$187,500	-42.93%
Fairfield	1,636	\$270,500	\$220,000	22.95%
Rio Vista	377	\$235,250	\$179,000	31.42%
Suisun City	371	\$225,000	\$170,000	32.35%
Vacaville	1,520	\$285,000	\$225,000	26.67%
Vallejo	1,736	\$186,000	\$148,250	25.46%

Source: dqonline.com

For this Housing Element, staff also reviewed the projects currently (2014) being marketed in Fairfield. There has been some recovery in the new home marketplace, and prices have now risen substantially over the 2008 levels. Projects under development in 2014 included:

- Mackenzie Lane at Goldridge (from the \$400,000s)
- Oliver Canyon at Goldridge (from the high \$400s)
- Madison Park (from the high \$300s))
- Reagans Run II (from the low \$300s)



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- Symphony (Cordelia) (from \$425s)
- Turnstone Park at Green Valley (\$400s)

Given the estimated affordability limits for households discussed below, these projects are going to be affordable only to above-moderate income households, although homes at Reagans' Run and Madison Park may be affordable to some moderate income households.

### Foreclosures

As discussed previously, Solano County has one of the higher foreclosure rates in the State and the Nation. During the peak of the foreclosure crisis, Trulia Real Estate reported that the City of Fairfield had 1,422 homes in foreclosure in October 2008. City of Fairfield data shows that there were 2,853 properties which received Notices of Default, underwent Trustee Sales, or are registered as Bank Owned Properties during the year between February 1, 2013 and February 1, 2014. While this represents a decline in overall new foreclosures, there remain a significant number of foreclosed homes (as shown by the high number of vacant homes not on the market). In addition, many households remain frozen out of the more stringent credit markets, making full recovery in the housing market difficult. This is reflected in continued slower housing development in Fairfield.

While housing development has recovered from the market collapse in 2007-2008, the permit numbers in the 180-270 range over the past several years remain well below long term numbers. The high number of foreclosed homes in the Fairfield market remains one of the impediments to full recovery of the local and regional development marketplace.

Foreclosure assistance and homeownership preservation will be a top priority through the end of the planning period. The Federal Neighborhood Stabilization program provides funds with the goal of stabilizing areas suffering from high foreclosure and abandonment rates. The funding is provided through the US Department of Housing and Urban Development (HUD) as a part of the Housing and Economic Recovery Act passes by Congress. Even though the City has a high rate of foreclosures, it will not receive any direct funding through the Neighborhood Stabilization program but will apply for funding through the state to help address the problem. NSP funding paid for a series of workshops in 2007 and 2008, and the City has expended its initial funding allocation. While the City does not anticipate further funding being made available, the City does administer NSP-13 funds for one neighborhood in unincorporated Solano County and one neighborhood in the City. This neighborhood was particularly impacted by the crisis.

### Rental Housing Market

In the past, the City conducted an annual rental survey to evaluate what the residents are paying for housing. **Table A-29** shows average rents between 2000 and 2008. The City also compiled median rents for Suisun City and Vacaville. In 2008, the median rent for a two bedroom unit in Fairfield was \$985 compared to Suisun at \$1,090 and Vacaville at \$925.

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TABLE A-29  
2008 APARTMENT RENTS

Year	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
March 2000	\$523	\$638	\$700	\$810	\$1,295
October 2000	\$575	\$713	\$763	\$1,000	n/a
October 2001	\$650	\$800	\$875	\$1,098	n/a
March 2001	\$675	\$789	\$902	\$1,222	n/a
October 2002	\$575	\$725	\$769	\$1,100	n/a
March 2003	\$675	\$825	\$900	\$1,199	n/a
November 2003	\$700	\$825	\$938	\$1,185	n/a
November 2004	\$700	\$800	\$923	\$1,173	n/a
November 2005	\$750	\$825	\$925	\$1,195	n/a
November 2006	\$713	\$830	\$950	\$1,198	n/a
November 2007	\$705	\$815	\$930	\$1,375	n/a
November 2008	\$698	\$880	\$985	\$1,348	n/a

Source: City of Fairfield, Rental Survey, November 2008

The City no longer compiles this survey and information on rents is limited. The ABAG Data Set, based on the 2006-2011 ACS, found a median gross rent in Fairfield of \$1,196. This is similar to the countywide median gross rent of \$1,222. Note that this Census data is for all rental properties and thus includes rental single family homes as well as apartments.

## Mobile Home Park Rents

Fairfield has several mobile home parks. Space rents range anywhere from \$335 to \$455. Many households in the very low- and low-income categories would be able to afford these space rents, assuming park tenants already own their units.

TABLE A-30  
MOBILE HOME PARK SPACE RENTS

Park Name	Number of Spaces	Monthly Rent
Dover Mobile Home Park	210	\$430
County Club Estates*	207	\$430
Pacific Estates	175	\$335
Fairfield M H Park *	64	\$445
Casa Nova M H Park	131	\$450
Solano Lodge*	30	\$450
<b>Total</b>	<b>817</b>	<b>-</b>

Source: City of Fairfield Rental Survey, April 2014

\* includes water, garbage and cable



# APPENDIX A - HOUSING NEEDS ASSESSMENT

## HOUSING AFFORDABILITY AND HOUSEHOLD INCOME

Housing affordability can be inferred by comparing the cost of renting or owning a home in Solano County with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Solano County are shown in **Table A-31** and **Table A-32**. Taken together, this information can generally show who can afford what size and type of housing. The affordability of the County's housing stock for each income group is discussed below. HCD has estimated the 2014 County Area Median Income (AMI) to be \$76,700. Due to the economic slowdown, income levels-and related housing affordability numbers-have not changed substantially since 2008.

**TABLE A-31**  
**AFFORDABLE RENTER-OCCUPIED HOUSING COSTS,**  
**SOLANO COUNTY**

Income Group	Household Rent Levels			
	1-Person	2-Person	3-Person	4-Person
Extremely Low (less than 30%)				
Monthly Rent	\$403	\$460	\$518	\$575
Monthly Income	\$1,342	\$1,533	\$1,725	\$1,917
Very Low (31% to 50%)				
Monthly Rent	\$671	\$768	\$864	\$959
Monthly Income	\$2,238	\$2,558	\$2,879	\$3,196
Low (51% to 80%)				
Monthly Rent	\$1,074	\$1,228	\$1,381	\$1,534
Monthly Income	\$3,579	\$4,092	\$4,604	\$5,113
Moderate (81% to 120%)				
Monthly Rent	\$1,603	\$1,833	\$2,063	\$2,288
Monthly Income	\$5,342	\$6,108	\$6,875	\$7,625
Above Moderate (more than 120%)				
Monthly Rent	>\$1,603	>\$1,833	>\$2,063	>\$2,288
Monthly Income	>\$5,342	>\$6,108	>\$6,875	>\$7,625

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

*Note: Utilities are not included due to the varying costs*

# APPENDIX A - HOUSING NEEDS ASSESSMENT



TABLE A-32  
AFFORDABLE OWNER-OCCUPIED HOUSING COSTS,  
SOLANO COUNTY

Income Group	Household Sales Price			
	1-Person	2-Person	3-Person	4-Person
Extremely Low (less than 30%)				
Maximum Sales Price	\$54,016	\$61,732	\$69,449	\$77,165
Annual Income	\$16,100	\$18,400	\$20,700	\$23,000
Very Low (31% to 50%)				
Maximum Sales Price	\$90,850	\$102,999	\$115,915	\$128,664
Annual Income	\$26,850	\$30,700	\$34,550	\$38,350
Low (51% to 80%)				
Maximum Sales Price	\$144,097	\$164,731	\$185,364	\$205,829
Annual Income	\$42,950	\$49,100	\$55,250	\$61,350
Moderate (80% to 120%)				
Maximum Sales Price	\$215,056	\$245,922	\$276,788	\$306,983
Annual Income	\$64,100	\$73,300	\$82,500	\$91,500
Above Moderate (more than 120%)				
Maximum Sales Price	>\$215,056	>\$245,922	>\$276,788	>\$306,983
Annual Income	>\$64,100	>\$73,300	>\$82,500	>\$91,500

Source: Department of Housing and Community Development, 2014 Income Limits,  
Note: Utilities are not included due to the varying costs

## Overpayment

Overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. Severe overpayment is defined as paying over 50% of household income for shelter costs. 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 monthly cost of utilities).

According to the 2006-2010 CHAS, (based on the Census Bureau American Community Survey in the ABAG Data Set), 8,509 households in Fairfield pay between 30-50% of their incomes for housing (25.6%) and an additional 7,204 (21.6%) are severely overpaying. This means that almost half of Fairfield households are paying above the recommended HUD standard for housing costs.

In some cases, overpayment may be voluntary as some higher income households choose to dedicate a higher percentage of their incomes to housing. Of the 15,713 households overpaying in Fairfield, 4% can be defined as above moderate income and another 11.8%





## APPENDIX A - HOUSING NEEDS ASSESSMENT

moderate income households. Of course, 84% of the households overpaying for housing are low or very low income households, demonstrating an affordability problem for many households in Fairfield. **Table A-33** illustrates the extent of overpayment by income group for the City.

TABLE A-33  
HOUSEHOLDS OVERPAYING BY INCOME (2010)

Income Group	Tenure	30%-50% Income		Greater than 50%	
		Number	Percentage	Number	Percentage
Very Low (31% to 50%)	Owners	210		1,485	
	Renters	940		2,815	
Low (51% to 80%)	Owners	760		1,060	
	Renters	1,065		200	
Moderate (80% to 120%)	Owners	1,780		1,025	
	Renters	839		30	
Above Moderate (more than 120%)	Owners	2,795		574	
	Renters	120		15	

*Source: 2006-2010 CHAS/ACS, ABAG Data Set*

### AFFORDABLE PROJECTS IN FAIRFIELD

State Housing Element law requires that communities identify the status of low-income rental units that are “at risk” of conversion to market rent status within ten years of the statutory mandated update of the Housing Element (from January 2014 to January 2014). As shown in **Table A-34** below, the City of Fairfield has significant assisted rental housing, totaling 1,671 units. The inventory includes units assisted under federal, state, and local programs.



# APPENDIX A - HOUSING NEEDS ASSESSMENT



TABLE A-34  
ASSISTED HOUSING INVENTORY (2013)

Project Name	Tenant Type	Assisted Units	Funding Source
Parkway Plaza	Elderly	99	202 Elderly, Section 8
Monument Arms	Family	137	Tax Credit, Section 8
The Groves	Family	61	Tax Credit
Stoneybrook	Family	90	CDBG, HOME
Woodside Court	Family	127	Tax Credit
Woodsong	Family	116	Tax Credit, Section 8
San Marco	Family	5	HOME
Filmore Street Apartments	Family	12	HOME,CDBG
Sunset Creek	Family	76	Tax Credit, RDA
Fairfield Vista	Family	60	Tax Credit
Quail Terrace	Family	26	CalHFA
Sheffield Greens	Family	26	CalHFA
Parkside Villa	Family	64	Section 8
Rockwell Manor	Family	64	Section 8
Orchard Family Crossing	Family	99	HOME, RDA, CDBG
Gateway Village	Family	56	HOME, RDA, CDBG, Tax Credit
Union Square	Family	56	HOME, RDA, CDBG, Tax Credit, MHP
Laurel Gardens	Special Needs	29	HOME, RDA, CDBG, Tax Credit, MHP
Dover Woods	Senior	198	Tax Credit
Dover Park	Family	178	RDA, Tax Exempt Bond
Jackson Street Apartments	Family	8	HOME, RDA, CDBG
Senior Manor	Senior	84	RDA
<b>Total</b>		<b>1,671</b>	

Source: City of Fairfield, 2008, California Housing Partnership Corporation, August 2008



## APPENDIX A - HOUSING NEEDS ASSESSMENT

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### At-Risk Projects

Several projects have Section 8 project-based subsidies tied to their original construction loans. These properties, which received governmental assistance in order to help fund development, are one of the larger sources of affordable housing in Fairfield. The original federal programs included provisions allowing property owners to convert their projects to market rents.

Under State law, units “at risk” are those in projects with Section 8 project-based subsidies eligible to convert to market rate within five years. “Lower risk” indicates the property may convert within a five- to ten-year period, and “low risk” indicates that a property cannot convert for at least ten years.

The California Housing Partnership Corporation (CHPC) identified (August 2014) that three properties are at “high” or “very high” risk of conversion: Monument Arms, Parkside Villa, and Rockwell Manor because their project-based Section 8 contracts expire during 2014 and 2018. A fourth Section 8 HUD project, Parkway Plaza, is not identified as “at risk” by CHPC because the Section 8 contract expiration date is 2030.

Monument Arms is owned by Jamboree Housing, a non-profit housing provider. While the project-based Section 8 subsidies potentially expire in 2018, Jamboree’s focus is on providing affordable housing and the risk of non-renewal was minimal.

In August 2014, the owners of Monument Arms renewed the project-based subsidies for 66 units. This new HUD subsidy will preserve the affordability of the units for 25 years.

For the remaining 31 units, Jamboree Housing elected to work with the City of Fairfield to replace the project-based subsidies with enhanced tenant-based vouchers. These vouchers will be tied to the property for one year, and tenants can elect to remain at Monument Arms after that period or receive a “regular” voucher and move to new housing. The 31 units will remain affordable, but the enhanced voucher program provides the tenants with more flexibility in finding suitable housing. Because of these new programs, Monument Arms is not considered at risk of conversion to market rent housing.

Parkside Villa and Rockwell Manor are owned by private, for profit firms. While the Section 8 program provides a steady income stream for property owners, there is no *requirement or guarantee* that these property owners maintain affordability. The owners of Rockwell Manor are currently working with HCD regarding options for their property.

### COST ANALYSIS

The cost of preserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Preserving assisted units generally requires subsidizing the difference between market rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

# APPENDIX A - HOUSING NEEDS ASSESSMENT

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Generally, low- and moderate-income households can afford rents for two- and three-bedroom apartments without experiencing overpayment. However, extremely low- and very low-income households would find it more difficult to obtain rental housing at an affordable price without overpaying.

To understand the costs of replacing housing, City staff contacted A. G. Spanos Companies, the developer of the forthcoming Green Valley Apartments project. Spanos also constructed Park Crossing Apartments on West Texas Street, a higher end market rate project. While such a project is not directly comparable to lower cost affordable apartments like the at-risk units, total development, the Project Manager for A.G. Spanos Companies, estimated that total development cost in 2003 was \$125,000 per unit and could be as high as \$185,000 per unit in 2014. Based on these figures, it would cost approximately \$23,680,000 to replace the 128 at-risk units with new construction.

A much more affordable option would be for a nonprofit organization to purchase an existing older market rent multi-family complex, rather than build a new one. The City can work with nonprofits if renovation is required. According to Realtor.com (September 2014), one 50 unit apartment complex built in 1966 was on the market and listed at \$4,150,000, or \$83,000 per unit. Another, 23-unit project built in 1960 is also on the market for \$2,250,000, or \$97,826 per unit. These numbers are less than half of the cost of new construction. Again, the Spanos project is a higher end complex, and new construction could be somewhat cheaper if a more basic project were developed.

## RESOURCES FOR PRESERVATION

Two primary resources are available for preserving at-risk units: (1) public agencies, nonprofit housing corporations, and tenant groups, and (2) public financing or subsidy programs. Section III, Housing Resources, includes a list of public funding sources and regional nonprofit housing organizations active in or interested in operating in Fairfield. The City would work with these organizations to preserve the housing units in danger of conversion.

Regarding Section 8 projects, the property owner can opt to terminate the Section 8 contract (“opt out”) or renew the contract. The primary incentive for Section 8 property owners to opt out of their regulatory agreement is monetary. Market rents in some communities have risen to the point at which many property owners can earn more by prepaying their government assistance, even if they have to borrow money at market interest rates. This may not necessarily be the case in central Fairfield, as older apartment buildings do not command the highest rents in the community.

For the property owner to successfully opt out of the Section 8 contract, the owner must satisfy certain procedural requirements. A Notice of Intent (NOI) must be filed with HUD one year before the termination date that indicates the owner’s intent to convert the units to market rate. Failure to file an NOI within the specified time frame or to follow the other procedures to opt out of the Section 8 contract results in an automatic contract rollover for five years.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

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Upon filing of an NOI, HUD may offer several incentives to property owners to remain in their contracts, including refinancing the property mortgage and establishing higher rents charged for the projects.

Pursuant to Section 65863.10 of the Government Code, the property owner of a Section 8 contract must also provide six months advance notification to each tenant household if the property owner intends to terminate the Section 8 contract. The notice must indicate the anticipated date of conversion and the anticipated rent increase, the possibility of remaining subsidized, the owner's intentions, and the appropriate contacts for additional information. The property owner must also send a copy of the statement to the city or county where the property is located, to the appropriate local housing authority, and to the Department of Housing and Community Development. The statement must indicate the number, age, and income of affected tenants, the type of assistance, and the owner's plans for the project.

Upon receipt of notice, the city may contact the owner to determine if there are financial or other incentives that could induce the owner to maintain the rent and occupancy restrictions or to sell the property to another owner who will maintain the affordability of the rental units. The city cannot block the owner's ability to prepay if state and federal requirements for notification are followed and other procedural requirements are met prior to prepayment and the termination of restrictions. The city can monitor the process to ensure that all state and federal requirements are met.

# APPENDIX A - HOUSING NEEDS ASSESSMENT



## II. HOUSING CONSTRAINTS

### GOVERNMENTAL CONSTRAINTS

This section considers City government constraints upon the development of housing for all income levels. Government constraints may include land use controls; codes and enforcement; on- or off-site improvements; fees, exactions and processing; and permit procedures. Government actions affecting the housing market are, in large part, a reflection of the values of the residents of Fairfield. Elected officials who make decisions affecting housing development strive to implement policies wisely and act on behalf of the communities they serve.

#### Land Use Controls

The City of Fairfield General Plan and Zoning Ordinance provide for a range of residential land use designations that govern the development of housing. The City reviews the Zoning Ordinance on an annual basis to correct problems that become apparent and clarify the language. The Zoning Ordinance has established six categories of residential zoning, all tied to General Plan density ranges. In addition, the Train Station Specific Plan has specific density categories associated with the development concept which differ from zoning in the rest of the City.

The City's Zoning Ordinance provides options for developers who are working on smaller infill sites, as well as standard zoning requirements for larger suburban developments. These standards offer reductions in parking requirements as well as relaxation of certain setback and open space requirements.

In addition, the City's adopted Train Station Specific Plan includes a land use vision with general goals and objectives for the overall community. This vision will be implemented through a Master PUD Permit process for each planning area. In most areas, the Specific Plan recognizes that basic land use regulations will remain as outlined in the existing Zoning Ordinance. However, the Master PUD process will permit some flexibility in design and project layout.

#### Zoning Districts with Residential Uses

Following is a detailed description of residential zoning districts, as well as the commercial districts that permit or conditionally permit residential development:

*RVL (Residential, Very Low Density) District* – The RVL zoning district is intended for areas of single-family detached homes on large lots. The RVL district typically serves as a transition between urban development and agricultural or open space areas. The district may also be applied to land within hillside areas. Minimum lot sizes range from 15,000 square feet to 40,000 square feet (RVL:15, RVL:20, and RVL:40). The maximum density is 2.5 dwelling units per gross developable acre.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

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*RL (Residential, Low Density) District* – The RL zoning district is intended for areas of single-family detached homes. Minimum lot sizes are typically 8,000 and 10,000 square feet (RL:8, RL:10). The allowable density range is 2.5 to 4.5 dwelling units per gross developable acre.

*RLM (Residential, Low Medium Density) District* – The RLM zoning district is intended for single-family neighborhoods, with limited multi-family housing development allowed with a conditional use permit. The allowable density in this district is 4.5 to 8 dwelling units per gross developable acre.

*RL-TS (Residential Low Density-Train Station Specific Plan)* - This zoning district is intended for lower density single family housing in the Specific Plan Area, typically located some distance from the Train Station and the Town Center District. The allowable density range is 4-10 dwelling units per acre. In general, development regulations and permitted land uses in the RL-TZ zone are tied to the City's RLM regulations.

*RM (Residential, Medium Density) District* – The RM zoning district is intended for areas of low density attached housing, such as duet, duplex, triplex, and four-plex units, townhouses, and condominiums. The RM district also accommodates small-lot single-family dwellings, although single family dwelling units require a Conditional Use Permit in this zone. The Zoning Ordinance imposes no minimum lot size for individual units. The allowable density range is 8 to 15 dwelling units per gross developable acre.

*RM-TS (Residential Medium-Train Station)* - This zoning district is intended for medium density attached housing as well as small lot “courtyard” type single family developments. The permitted density range in the Train Station Specific Plan Area is 10-14 dwelling units per acre as of right. With density transfers, projects can build at densities of up to 20 du/acre. Development standards and permitted land uses will be as established for the RM Zoning District by the Zoning Ordinance

*RH (Residential, High Density) District* – The RH zoning district is intended for multi-family development such as apartments and condominiums, although single family dwelling units are conditionally permitted as a component of a mixed use project incorporating multifamily units as well. RH zoned properties are located along major collector and arterial roads, adjacent to neighborhood-serving land uses such as grocery stores, and near employment centers. Higher density housing is also anticipated in the Train Station Specific Plan Area, particularly near the planned train station. The allowable density range is 15 to 22 dwelling units per gross developable acre.

*RVH (Residential, Very High Density) District* – The RVH zoning district is intended for very high density multi-family development. The primary land uses include apartments, condominiums, and senior housing projects. To achieve the density range, three- and four-story structures would be typical. RVH districts are typically located near transit stations or employment centers. Few properties in the City are zoned RVH, so allowed non-residential uses are restricted to preserve sites for multi-family housing. The allowable density range is 22 to 32 dwelling units per gross developable acre.

*RH-TS (Residential High Density-Train Station)* - The High Density area is intended for residential development near the train station in the Town Center and near the Lake Park. Innovative mixed use development suitable for a traditional town center is one of the

# APPENDIX A - HOUSING NEEDS ASSESSMENT



objectives for this density range. This zoning category permits development from 20 to 28 dwellings per acre. Density within ½ mile of the train station must be at least 24 du./acre.

With density transfers, some sites may be suitable for up to 50 dwellings per acre in density. The City does not anticipate that every developer or landowner will develop their property to the maximum density permitted by the Zoning in the Train Station Specific Plan. For example, the owner of a parcel zoned RH (High Density Residential) could as of right develop his property at 28 dwelling units per acre. If the project is instead approved for 24 dwelling units per acre, a ten acre project would have 240 units instead of the 280 units potentially permitted under the Zoning and the Specific Plan. As the Specific Plan and the CEQA document are based on the maximum permitted development under the Zoning, this means that there are 40 “extra” units that have not been used by this project applicant. Pursuant to Chapter 14 of the Specific Plan, those units could be *transferred* to a developer that proposes to build above the 28 unit/acre permitted as of right by the Specific Plan zoning. Density Transfers could be approved administratively by the Community Development Director, and no processing charge would be collected for this action.

Land use and development regulations in the RH-TS Zoning District shall be as established in the RH and RVH development regulations in the Fairfield Zoning Ordinance. However, the Specific Plan contains a design vision for the Town Center and Lake Park neighborhoods that will also be implemented through the Master PUD Process. This vision includes mixed use development and higher density requirements near the Train Station in order to create a traditional town center for the Specific Plan Area.

*CD (Commercial Downtown)* – The CD district is intended to stabilize, maintain, and enhance the unique commercial character of Downtown Fairfield as an attractive, lively main street environment, a character based on a mix of specialty retail, cultural, entertainment, office, service, and restaurant uses. Residential land uses may be appropriate in the CD zoning district as part of a mixed-use project.

*CM (Commercial Mixed) District* – The CM zoning district applies to the transitional areas surrounding Downtown Fairfield and areas identified by the General Plan as Mixed Use. In the case of the latter, permitted uses are to be consistent with the General Plan description for each property. For areas surrounding Downtown, uses in the CM zone will provide a compatible mixture of commercial and residential uses that serves as a transition between Downtown and adjacent residential areas. According to the Zoning Ordinance, each of the following residential uses are permitted in the CM district: boarding house, community care facility, duplex, duet, multi-family dwelling, single-family detached dwelling, and transitional housing.

*CC (Commercial Community) District* – The CC zoning district applies to commercial areas of the City where retail goods and services are available to serve neighborhood and community-wide needs. Typical land uses include larger shopping centers, specialty shopping centers, and other retail establishments that serve the community at large. Residential land uses may be appropriate, particularly as part of a mixed-use development. The CC zoning district is consistent with the Highway and Regional Commercial, and Community Commercial land use categories of the General Plan.





## APPENDIX A - HOUSING NEEDS ASSESSMENT

*CT (Commercial Thoroughfare) District* – The CT zoning district applies to portions of West Texas Street, North Texas Street, and Parker Road characterized by a mixture of small, individual multi-tenant commercial buildings, shopping centers, automobile services and sales, and fast-food restaurants. Residential land uses may be appropriate, particularly as part of a mixed-use development. The CT zoning district is consistent with the Community Commercial land use category of the General Plan.

*CO (Commercial Office) District* – The CO zoning district is applied to areas intended for office uses and related services. Land uses include professional offices, medical offices and related services, administrative offices, banks and other financial institutions, and related business support services. Personal services and small-scale commercial and retail establishments may be permitted as supporting land uses. Residential land uses are appropriate as part of a mixed-use project. The CO zoning district is consistent with the Office Commercial land use category of the General Plan.

*CN (Commercial Neighborhood) District*. The CN zoning district provides areas for convenient neighborhood access to daily goods and services. Typical uses include grocery stores, banks, dry cleaners, and restaurants. Residential land uses may be appropriate, particularly as part of a mixed-use development. The CN zoning district is consistent with the Neighborhood Commercial land use category of the General Plan.

### **Single-Family Housing**

#### **Zoning Districts**

RVL, RL, and RLM zones are primarily intended for single-family dwellings. Where a minimum lot size is required, a numerical suffix to the zoning district designation is shown on the Zoning District Map, e.g., RVL:20 (20,000 square feet), RL:8 (8,000 square feet), or RLM:4.5 (4,500 square feet). The Residential Medium Density (RM) district is a transitional zone permitting both small-lot single-family dwellings and some lower-density multi-family housing. Single-family detached dwellings require a conditional use permit in both the RM and RH zoning districts. Single-family detached dwellings are not permitted in the RVH district.

Single-family dwellings may also be developed in many of the City's commercial zoning districts with a conditional use permit, including the CD, CN, CO, CT, and CC districts. Except in the CD and CM zones, residential land uses in these commercial districts shall only be allowed in conjunction with a commercial land use on the same property.

The Train Station Specific Plan also permits single family housing development in the areas designated RL and RM. While the as of right density ranges differ from standard City zoning (4-7 du/acre and 10-14 du/acre respectively), the basic development standards remain similar to those in conventional development areas.

Within commercial zones, single-family attached dwellings (up to two attached dwelling units on any single property) and single-family detached dwellings must comply with the RM Small Lot Development Regulations. Projects with three or more dwelling units on any single property must comply with the development regulations specified in the Alternative



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Multifamily Development Regulations. Detached dwellings are permitted in the Commercial Mixed (CM) zoning district.

**Tables A-35 and A-36** detail the development regulations for the RVL, RL, and RLM zoning districts.

**TABLE A-35**  
**RVL AND RL DISTRICT DEVELOPMENT REGULATIONS**

Regulations (all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)	Zoning District				Applicable Sections and Footnotes
	RVL:40	RVL:20	RVL:15	RL:10	
Density Range (maximum units per gross developable acre)	up to 1	up to 1.75	up to 2.5	2.5 to 3	
Lot Area (square feet)					
Minimum	40,000	20,000	15,000	10,000	
Average for new subdivision (15% above min. lot area)	40,000	23,000	17,250	11,500	Note 1
Lot Dimensions (feet)					Note 2
Width:					Note 3
interior lot	120	100	90	80	
corner lot	130	110	100	85	
Depth	150	130	120	110	Notes 4
Parking					Section 25.34
On-site spaces per dwelling, covered			2		Note 5
Off-site spaces per dwelling			1		Note 6
Landscaping					
Street trees (one tree for each)	35 feet of street frontage		30 feet of street frontage		Note 7
Front yard landscaping installed by developer		Not required			
Buildings					
Dwelling Unit Size (square feet)		960			
Maximum Floor Area Ratio	0.5	0.5	0.5	0.5	
Setbacks (feet)					Note 2
Front:					Notes 8, 9, 10
to habitable portion of bldg. or side	30	25	20	20	



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Regulations (all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)	Zoning District				Applicable Sections and Footnotes
	RVL:40	RVL:20	RVL:15	RL:10	
entry garage					
to garage opening directly toward street	35	30	25	25	
Street side yard	30	20	20	15	Notes 2, 10, 11
Interior side yard:					
minimum one side	15	10	10	10	
total for both sides	40	30	20	20	
Rear	40	30	25	25	Note 2, 12
Building Height Limits (maximum)					Note 13
Main dwelling		35			
Accessory Structures		See Section 25.20.4.1			Note 12

*Notes:*

- (1) This regulation shall apply only to subdivisions of 20 or more lots.
- (2) Lot dimension and setback regulations shall be measured from the outer boundary of any common area or public landscape easement (e.g., rear fence line) on corner lots and lots backing onto a roadway.
- (3) Minimum lot width is measured 25 feet from front property line or at minimum required front yard setback for garage, whichever is greater (see Section 25.51, Measurements).
- (4) Lot depth may be reduced by four feet for lots with separated sidewalks at front property line to accommodate wider right-of-way.
- (5) Tandem parking allowed as required parking in a two-car garage (i.e., single-wide garage door providing access for two spaces).
- (6) Off-site parking spaces shall be provided within 200 feet of each lot.
- (7) All street trees shall be located within eight feet of back of sidewalk.
- (8) Front setbacks may be reduced by two feet for lots with separated sidewalks at front property line provided the distance between the front property line and garage door is 18 feet or greater for homes with garages opening directly toward street.
- (9) Front setbacks shall be increased by five feet for lots that front on an arterial roadway.
- (10) Within the Hillside Overlay District, the setbacks of the RLM 4.5 zoning district may be used, as determined necessary by the City, to comply with the Hillside Management Guidelines.
- (11) For lots with the garage facing the street side yard, the minimum distance between the street-side property line and garage door shall be 18 feet or greater.
- (12) A garage opening directly to an alley shall either have a minimum 18-foot setback or maximum 3-foot setback.
- (13) Increased height is allowed with approval of a Conditional Use Permit (see Section 25.40.5).
- (14) Calculate Floor Area Ratio by dividing total square footage of all floors, including attached garage, by total lot area.
- (15) Applies only to custom homes.

# APPENDIX A - HOUSING NEEDS ASSESSMENT



TABLE A-36  
RL AND RLM DISTRICT DEVELOPMENT REGULATIONS

Regulations (all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)	Zoning District				Applicable Sections and Footnotes
	RL:8	RLM:6	RLM:5	RLM:4.5	
Density Range (maximum units per gross developable acre)	2.5 to 4.5	4.5 to 5	4.5 to 6	4.5 to 7	
Lot Area (square feet)					
Minimum	8,000	6,000	5,000	4,500	
Average for new subdivision (approx. 15% above min. lot area)	9,200	6,900	5,800	5,200	Note 1
Lot Dimensions (feet)					Note 2
Width:					Note 3
interior lot	70	60	50	45	
corner lot	75	65	55	50	
Depth	100	100	100	100	Note 4
Parking					Section 25.34
On-site spaces per dwelling (covered/uncovered)	2/0	2/0	1/1	1/1	Notes 5, 6, 7
Off-site spaces per dwelling	1	1	1	1	Note 8
Landscaping					
Street trees (one tree for each ...)	25 feet of street frontage				Note 9
Front yard landscaping installed by developer	Not required	Required	Required	Required	
Buildings					
Dwelling Unit Size (square feet)	960				
Maximum Floor Area Ratio	0.5	0.5	0.5	0.5	Notes 17, 18
Setbacks (feet)					Note 3
Front:					Notes 10, 11
to unenclosed porch	10	10	10	10	
to habitable portion of bldg. or side entry garage	15	15	15	15	Note 12
to garage opening directly toward street	18	18	18	18	Note 15
Street side yard	15	10	10	10	Notes 2, 13



# APPENDIX A - HOUSING NEEDS ASSESSMENT

Regulations (all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)	Zoning District				Applicable Sections and Footnotes
	RL:8	RLM:6	RLM:5	RLM:4.5	
Interior side yard:					
minimum one side	5	5	5	5	Note 14
total for both sides	15	15	10	10	
Rear	20	20	20	15	Note 2, 15
Building Height Limits (maximum)					Note 16
Main dwelling			35		
Accessory structures		See Section 25.20.4.1			Note 15

## Notes:

- (1) This regulation shall apply only to subdivisions of 20 or more lots.
- (2) Lot dimension and setback regulations shall be measured from the outer boundary of any common area or public landscape easement (e.g., rear fence line) on corner lots and lots backing onto a roadway.
- (3) Minimum lot width is measured 25 feet from front property line or at minimum required front yard setback for garage, whichever is greater (see Section 25.51, Measurements).
- (4) Lot depth may be reduced by four feet for lots with separated sidewalk at front property line to accommodate wider right-of-way.
- (5) Tandem parking is allowed as required parking in a two-car garage (i.e., single-wide garage door providing access for two spaces).
- (6) An additional covered space or off-site parking space may be substituted for required uncovered spaces.
- (7) In the RLM Districts, three-car garages opening directly to a street shall not occur on lots less than 55 feet in width. Exempt from this regulation are side entry garages or where the third space is tandem (e.g., two-car door).
- (8) Off-site parking spaces for shall be provided within 200 feet of each lot.
- (9) All street trees shall be located within eight feet of back of sidewalk.
- (10) Front setbacks may be reduced by two feet for lots with separated sidewalk at front property line provided the distance between the front property line and garage door is 18 feet or greater for homes with garages open directly toward street.
- (11) Front setbacks shall be increased by five feet for lots that front on an arterial roadway.
- (12) For lots with the garage facing the street side yard, the minimum distance between the street-side property line and garage door shall be 18 feet or greater.
- (13) Within the Hillside Overlay District, front and street side yard setbacks of the RLM 4.5 zoning district may be used, as determined necessary by the City, to comply with the Hillside Management Guidelines.
- (14) The minimum interior side yard setback shall be reduced to zero feet for projects with attached homes.
- (15) A garage opening directly to an alley shall either have a minimum 18-foot setback or maximum 3-foot setback.
- (16) Increased height is allowed with approval of a Conditional Use Permit, see Section 25.40.5.
- (17) Calculate Floor Area Ratio by dividing total square footage of all floors, including attached garage, by total lot area.
- (18) Applies only to custom homes.

## Setbacks

Single-family housing developed in RVL districts requires front setbacks between 20 and 30 feet, side yard setbacks between 10 and 30 feet, and rear yard setbacks of 25 to 40 feet. RL districts require front setbacks between 10 and 20 feet, side yard setbacks between 5 and 15 feet, and rear yard setbacks of 20 to 25 feet. RLM districts require front setbacks between 10 and 18 feet, side yard setbacks between 5 and 10 feet, and rear yard setbacks of 15 to 20 feet.

# APPENDIX A - HOUSING NEEDS ASSESSMENT



While the specified setbacks do minimally constrain the size of dwellings and the density of developments, they do not present a significant obstacle for developers of single-family homes, and they are within the range of setbacks required by other communities in the region. For smaller lots, the City Zoning Ordinance offers an alternate set of guidelines under the Small Lot Single-Family Development Regulations. These regulations specify reduced setbacks and other alternate provisions to encourage the efficient use of small lots. (See Small Lot Single-Family Development Regulations in this section.)

## *Building Heights*

Building heights are limited to 35 feet for all low and medium density developments. While the City's building height regulations do limit the vertical dimensions of single-family developments, they do fit well within the expected norms for single-family homes.

## *Parking*

Parking regulations require two covered spaces and one off-site space for homes in all RVL and RL zoning districts as well as in RLM:6. One covered space and one uncovered space as well as one off-site space are required in districts RLM:5 and RLM:4.5. While the City's parking requirements do add to the cost of housing development, adequate parking is necessary to avoid impacts on streets and adjoining neighborhoods. The housing market also continues to demand such parking accommodations for single-family developments in neighborhoods and communities that are highly dependent upon automobile transit.

## *Landscaping*

The Zoning Ordinance does not require landscaping by developers in districts with larger lots (RVL, RL, and RLM:6). In the RLM:5 and RLM:4.5 districts, developers must install front-yard landscaping. For individual lots, front-yard landscaping generally includes a yard tree, foundation shrubs, and turf or other ground cover. All zoning districts require street tree planting at one tree for each 25 to 35 feet of street frontage, depending on the zoning district. The impact of the City's landscaping and tree planting requirements for single-family residential subdivisions is not considered to be a constraint to development.

## **Multi-Family Housing**

### *Zoning Districts*

RH and RVH are primarily intended for higher density multi-family development, including apartments and condominiums. Multi-family housing is permitted in the RM, RH, and RVH districts. Densities range from 8 dwelling unit (du)/acre (RM) to 32 du/acre (RVH).

The Zoning for the Train Station Specific Plan Area has similar density ranges: 10-14 du/acre for RM, and 20 to 28 du/acre for RH). The Specific Plan also allows for higher densities (up to 20 du/acre in the RM zone and up to 50 du/acre in the RH zone, with a density transfer. While the setbacks and other development requirements reference the standard Zoning Ordinance, the Specific Plan also encourage innovation in design needed to meet the overall goal of creating a high quality mixed use town center near the train station and the Lake Park.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

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### *Mixed-use Housing*

The Zoning Ordinance also establishes standards for multi-family housing in a mixed-use project located in commercial zoning districts (Section 25.22.4.4). Multi-family developments are permitted in the CM zoning district and conditionally permitted in the CD (Commercial Downtown), CN (Commercial Neighborhood), CT (Commercial Thoroughfare), and CC (Community Commercial) zoning districts. Standards include density limits (32 du/acre), open space (200 square feet per unit), and parking (one space per unit). Multi-family development projects in commercial zones must comply with the development regulations specified in the Alternative Multifamily Development Regulations. For mixed-use projects with separate commercial and residential buildings on site, the City allows the more flexible standards for multi-family residential contained in the small lot “Alternative” standards shown in **Table A-38** below.

The Train Station Specific Plan also envisions mixed use development in the Town Center and Lake Park areas, including live-work units, townhouses, and apartments above businesses.

### *Setbacks*

Multi-family housing developed in RLM, RM, RH, or RVH districts requires minimum front setbacks between 10 and 15 feet, building separations of 10 to 20 feet, and other special setbacks of 5 to 20 feet. Although the setbacks do minimally constrain the size and density of multi-family developments, they are well within the norm for similar communities. Additionally, the City offers an alternate set of regulations for multi-family developments with reduced setbacks to encourage reconstruction of existing multi-family housing and promote infill development.

### *Building Heights*

Building heights are limited to 35 feet for all low and medium density developments. High density multi-family developments have building height limits of 45 feet. While building heights do limit the size and density of multi-family developments, they are contextual with the building heights of the surrounding community. A Conditional Use Permit can be approved which allows additional height in cases where taller buildings are appropriate.

### *Parking*

Parking requirements for multi-family developments are assigned by unit size in the following manner: 1 space per unit for studios and efficiency units, 1.5 spaces per unit for one-bedroom units, and 2 spaces per unit for units containing two or more bedrooms. Visitor parking in multi-family units is allocated in different proportions depending on whether the projects contain rental or ownership units. Rental projects require 1 space for each seven units (1:7), while ownership units require 1 space for each four units (1:4).

The parking requirements for multi-family housing units do add significant costs to development, but adequate parking is necessary to avoid impacts on streets and adjoining neighborhoods. The City’s density bonus program and alternative multifamily development standards provide mechanisms for reducing parking in exchange for affordable units.

# APPENDIX A - HOUSING NEEDS ASSESSMENT



## Landscaping

All multi-family housing developments require landscaping. In RLM, RM, RH, and RVH districts one tree is required for each 25 feet of street frontage. Tree densities are required at one tree for every 325 square feet of landscaped area. Though these landscaping requirements do add additional costs, they do not unduly burden developers and are not a significant constraint on housing.

TABLE A-37  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
REGULATIONS

Regulations (all figures are minimums measured from property line and in linear feet, unless otherwise indicated)	Zoning District				Applicable Sections and Footnotes
	RLM	RM	RH	RVH	
Density range (maximum dwelling units per acre)	up to 8	8-15	15-22	22-32	
Lot dimensions (minimum for new subdivision)					
Area (acres)	1	3	3	3	Section 25.10.5 (F)
Width/depth (feet)	150/1 50	200/2 00	200/20 0	200/20 0	
Parking					Note 1
Studio/efficiency		1 space per unit			
One bedroom		1.5 spaces per unit			
Two or more bedrooms		2 spaces per unit			
Visitor		Rental Projects: 1 space for each seven units			
		Ownership Units: 1 space for each four units			
Landscaping					Section 25.20.4.8 (C)
Street trees (one tree for each)		25 feet of street frontage			Note 2
Tree density, on-site (number per sq. ft. of landscape area)		1 tree for each 325 square feet of landscape area			Note 3
Minimum depth of interior property line landscaping (feet)		5			Note 4
Open space					Section 25.20.4.8 (A)



## APPENDIX A - HOUSING NEEDS ASSESSMENT

Regulations (all figures are minimums measured from property line and in linear feet, unless otherwise indicated)	Zoning District				Applicable Sections and Footnotes
	RLM	RM	RH	RVH	
Private open space per unit, sq. ft. (ground floor/upper story unit)	120/60		80/48		Note 5
Common open space (percent of net parcel area)	50%	45%	40%	35%	
<b>Setbacks</b>					
From any property line abutting a road					
to habitable portion of building	20 feet average, 15 feet minimum				
to parking or drive aisle (including carport or garage)	15 feet average, 10 feet minimum				
From any interior property line					
to habitable building			15 feet		Note 6
to accessory structure, building or parking			5		Note 7
<b>Building Height Limits</b>					Note 8
Principal structure and additions	35	35	45	45	
Accessory structures			16		

### Notes:

- (1) Minimum of one parking space shall be covered per unit. All parking spaces shall be located within convenient walking distance to each dwelling to which they are assigned.
- (2) All street trees shall be located within eight feet of back of sidewalk.
- (3) Minimum seven percent of required trees shall be box species.
- (4) Interior property line landscaping shall be increased by five feet when abutting single-family residential zone or use.
- (5) Minimum dimension for required open space/yard area shall be 20'x35', see Section 25.20.4.8(A).
- (6) Interior setback shall be increased by 10 feet when abutting single-family residential zone or use.
- (7) Interior setback shall be increased by 5 feet when abutting single-family residential zone or use.
- (8) Increased height is allowed with approval of a Conditional Use Permit, see Section 25.40.5.

### Flexibility in Development Standards

The City's Zoning Ordinance also provides for significant flexibility through (1) Small Lot Single-Family Development Regulations and (2) Alternate Multifamily Development Regulations. Both sets of regulations provide flexible guidelines to help developers use available land efficiently and provide housing at densities that otherwise would not adhere to code.

The City also adopted Urban Design Guidelines in 2004 to encourage quality design that contributes to the long-time viability of neighborhoods. The guidelines address Subdivisions, House Design, Multifamily Housing, and Commercial Development (Downtown, Commercial Corridors, Office, and Business Parks). There are also guidelines for Mixed Use



# APPENDIX A - HOUSING NEEDS ASSESSMENT

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Development. The guidelines address both site development and building design, including landscaping, pedestrian connections, access, parking, open space, and streetscapes.

The City's most significant attempt to provide for flexibility in development standards and to encourage innovative mixed use and pedestrian oriented development is the Fairfield Train Station Specific Plan. In the Train Station Specific Plan Area, the objective is to promote high density, innovative mixed-use communities which can take advantage of the new train station now under construction. The planning process for each neighborhood will provide opportunities for flexibility in project design.

The City has also initiated a planning process in its downtown core to study alternatives for infill development and mixed use in a traditional urban setting.

## *Small Lot Single-Family Development Regulations*

The City's Zoning Ordinance contains suggested development prototypes for higher density single family (small-lot) subdivisions. The Planning Commission can approve additional prototypes. These developments require creativity and architectural excellence in order to provide an attractive living environment. The prototypes are meant to encourage innovative, compact, and affordable single-family housing developments. The regulations and prototypes are flexible, focusing on balancing higher density and usable private open space. Reducing the visual impact of garages is of key importance. For small-lot developments, the Zoning Ordinance permits tandem parking within a two-car garage as required parking. Also, required uncovered parking may be placed in a garage or off-site (e.g., as an additional on-street space or in a parking bay).



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TABLE A-38  
RLM AND RM SMALL-LOT DEVELOPMENT  
REGULATIONS

Regulations (all figures are minimums measured from property line and in linear feet, unless otherwise indicated)	RLM and RM Zoning Districts	Applicable Sections and Footnotes
Maximum Density (dwelling units per acre)	4.5 to 8 du/ac in RLM 8 to 15 du/ac in RM	
Lot Area (square feet)		Note 1
Attached homes	No minimum	
Detached homes	2,500	
Lot Dimensions (Detached Housing Units)		
Width:		
Interior lot	30	
corner lot	35	
Depth	No minimum	
Parking		
On-site spaces per dwelling	1 covered, 1 uncovered	Notes 2, 3
Off-site spaces per dwelling	1 uncovered	Note 4
Landscaping		
Street trees (one tree for each ...)	25 feet of street frontage	Note 5
Front yard landscaping installed by developer	Required	
Open Space		
Private open space per unit	450 square feet	Note 6
Common open space (percent of net project area)	Five percent of net project area	Note 7
Buildings		
Dwelling unit size	960 square feet	
Lot Coverage (maximum)	50% in RLM, 60% in RM	
Setbacks to habitable structures or unenclosed porch (not including garage)		

# APPENDIX A - HOUSING NEEDS ASSESSMENT



Regulations (all figures are minimums measured from property line and in linear feet, unless otherwise indicated)	RLM and RM Zoning Districts	Applicable Sections and Footnotes
Front or street side-yard:		Notes 8 and 9
if front of house faces a monolithic sidewalk	10'	
if front of house faces a separated sidewalk	8'	
if front of house faces a private courtyard	5'	
Interior side yard and rear yard	Either 0', 4' minimum, or as necessary to provide private open space	Note 10
Setbacks to garages		
if garage faces any street	18'	Note 11
if garage faces interior side yard	15'	
if garage faces any alley or courtyard	5' exactly	
Building Height Limits (maximum)		Note 12
Main dwelling	35'	
Accessory Structures	See Section 25.20.4.1	Note 13

## Notes:

- (1) The minimum lot area for any courtyard unit excludes any portion of a common driveway.
- (2) Tandem parking within a two-car car garage is allowed as required parking. Also, required uncovered parking may be placed in a garage or off-site (e.g., as an additional on-street space or in a parking bay).
- (3) Three-car garages facing directly toward a street shall not be permitted on any lot less than 55 feet wide. No more than 30 percent of units in a subdivision developed under these regulations shall have a three-car garage facing directly toward a street.
- (4) Off-site parking spaces shall be provided within 200 feet of each lot.
- (5) All street trees shall be located within eight feet of back of sidewalk.
- (6) Required private open space shall not be located in the required front yard setback and shall have a minimum depth of 13 feet (e.g., 13' x 35', 15' x 30', etc.), except as identified in Examples of Acceptable Small-Lot Examples "A" and "G."
- (7) Projects consisting of 20 or less dwellings shall be exempt from the requirement to provide common open space.
- (8) Front setbacks may be reduced by 2 feet for lots with separated sidewalk at front property line.
- (9) Front setbacks shall be increased by 10 feet for lots that front on an arterial roadway.
- (10) Interior side-yard setback may be reduced to three feet for structures complying with all applicable Uniform Building Code regulations.
- (11) Garages for homes proposed on lots less than 50 feet in width shall not exceed 60 percent of the front elevation for the home and shall be recessed a minimum of 5 feet from the habitable portion of the home, not including any front porch.
- (12) Increased height is allowed with approval of a Conditional Use Permit, see Section 25.40.5.
- (13) A garage opening directly to an alley or courtyard shall either have a minimum 18-foot setback or 3-foot setback.



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## *Alternative Multifamily Development Regulations*

The City's Alternative Multifamily Development Regulations (**Table A-39**) are intended to encourage the voluntary reconstruction, rebuilding, or rehabilitation of non-conforming multi-family dwellings and to allow construction of new units on infill sites at a density consistent with surrounding development. To create an incentive for private property owners, the regulations in this section are less restrictive than the City's standard Multifamily Residential Development Regulations. For example, the alternative regulations contain reduced setback and parking requirements. However, these alternative regulations are only intended to apply to lots of one acre or less and where development at the existing density is not permitted as a result of other applicable zoning regulations.

**TABLE A-39**  
**ALTERNATIVE MULTIFAMILY DEVELOPMENT**  
**REGULATIONS**

Regulations (all figures are minimums and/or linear feet unless otherwise indicated)	Zoning District			Applicable Sections and Footnotes
	RM	RH	RVH	
Lot Area (maximum)		3 acres		
Lot Dimensions (width/depth) (feet)		150/150		
Open Space				
Private (sq. ft. per ground floor/upper story unit)		80/48		Notes 1
Common & private open space (% of net parcel area)		25%		Section 25.20.4.8 (A)
Recreational Amenities		Required for projects with 10 or more units		Section 25.20.4.8 (B)
Parking		One and one-third spaces per unit		Note 2
Landscaping				Section 25.20.4.8 (C)
Street trees (one tree for each ...)		25 feet of street frontage		Note 3
Tree density, on-site		1 tree for each 325 square feet of landscape area		
Laundry Facilities		Private or common facilities required		
Storage Space (private, exterior area per unit)		100 cubic feet		
Trash Enclosures (for garage and recyclable materials)		Required		
Buildings				
Lot Coverage (maximum)	50%	60%	60%	

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Regulations (all figures are minimums and/or linear feet unless otherwise indicated)	Zoning District			Applicable Sections and Footnotes
	RM	RH	RVH	
Setbacks (feet)				
Front		15		Note 4
Side yard		5 one side, 15 total for both sides		
Rear		15		
Building Separation and Special Setbacks (feet)				Note 5
Between any two buildings		10		
Front to front	20 feet between buildings			
Front to rear	20 feet between buildings			
Building Height Limit	35	45	45	Note 6

## Notes:

- (1) Private patios shall be completely enclosed on all sides by a fence which is a minimum of 5 feet in height and shall have a minimum depth of 10 feet.
- (2) Any fraction of a parking space shall require one additional parking space. Parking located between a main building and a street shall be screened by low fencing and/or shrubs.
- (3) All street trees shall be located within eight feet of back of sidewalk.
- (4) The front setbacks shall be a minimum of 25 feet for lots that front on an arterial roadway.
- (5) Distances required between buildings on the same lot and as yards and courts for dwelling groups shall be increased by two feet for each story that the height of any building or dwelling group exceeds two stories.
- (6) Increased height is allowed with approval of a Conditional Use Permit, see Section 25.40.5.

## Multi-family Housing Design Standards

Multi-family design standards address parking, landscaping, open space, and project amenities. Between 50 percent and 35 percent of the site, depending on the density, must be open space, and each unit must have a private open space (balcony or patio). Project amenities can include tot lots, picnic areas, pools, or recreation buildings. For parking, the ordinance requires up to two spaces per unit, depending on the number of bedrooms. Projects must also provide one visitor space for each seven units. Finally, the ordinance requires all multi-family development to be compatible with adjoining neighborhoods. This requirement addresses issues like bulk and massing of housing, architectural design, landscaping, and site planning. The Sunset Creek project in eastern Fairfield uses careful site design that minimizes parking adjacent to the street, street tree plantings, and “traditional” architectural forms that combine to create a compatible project. Compatible projects are more likely to receive support or acceptance from adjoining neighborhoods.

While design requirements add to the cost of development, the current standards require fewer visitor parking spaces, tie the number of trees to the open space area, not the number of units, and recognize that increasing density will result in some decrease in open space area. The new standards focus on usable open space areas, listing a menu of options for builders. As a result, the new design standards contained in the Zoning Ordinance are less of



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a constraint than the standards required in 1991. The Zoning Ordinance recognizes that it may not be feasible to meet these standards when redeveloping smaller, pre-existing sites. The Alternative Multifamily Development Regulations permit development or redevelopment of sites smaller than 1 acre and non-conforming multi-family structures with less open space and parking.

### **Density Bonus Options**

The City provides incentives to encourage the production of quality housing for lower-income and senior citizen segments of the community in compliance with the General Plan Housing Element and State Density Bonus Law (California Government Code Section 65915). In order to be eligible for a density bonus and other incentives as provided by this section, a proposed residential development project must consist of five or more units and meet one or more of the following criteria:

- *Very Low-Income Rental Housing.* Five (5) percent of the units are affordable to households whose total household income is less than 50 percent of the County median income (very low-income households); or
- *Low-Income Rental Housing.* Ten (10) percent of the units are affordable to households whose total household income is less than 80 percent of the County median income (low-income households); or
- *Senior Housing.* Fifty (50) percent of the units are set aside for persons age 62 and older or persons age 55 and older in a residential development consisting of at least thirty-five (35) dwelling units which is developed for, or substantially rehabilitated or renovated for, senior citizens; or
- *Condominiums and Planned Developments (Moderate Income Households).* Ten (10) percent of the dwelling units in a condominium project or planned development as defined in State Civil Code for persons and families with less than 120% of the County median income (moderate-income households).

Developers seeking the incentives are required to submit a written proposal and project plans for Conceptual Review to the Community Development Department prior to making a formal development application. Incentives offered include the following:

- *Rental Reserve Units.* For projects providing Rental Reserved Units that meet the affordability classifications discussed in above, the City shall grant a density bonus of at least 20%. For projects that provide additional Reserved Units, additional Density Bonus shall be provided as follows:

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- Low-Income Units: For each 1 percent increase above 10 percent in the percentage of units affordable to lower-income households, the density bonus shall be increased by 1.5% up to a maximum of 35 percent.
- Very Low-Income Units: For each 1 percent increase above 5 percent in the percentage of units affordable to very low-income households, the density bonus shall be increased by 2.5% up to a maximum of 35 percent.
- *Condominiums or Planned Unit Developments (Ownership Housing).* Developers of condominium projects or planned unit developments with at least 10% of the units affordable to moderate-income households shall be granted a Density Bonus of at least 5%. For each 1 percent increase above 10 percent in the percentage of units affordable to moderate-income households, the density bonus shall be increased by 1% up to a maximum of 35 percent.
- *Land Dedication for Construction of Very Low-Income Units.* When an applicant donates land pursuant to Section 65915 (h) to the City, the applicant shall be entitled to a 15% or greater density bonus, as provided for in Section 65915(g) of California Government Code.

A detailed description of all incentives and qualification criteria is contained in Section 25.38, Density Bonus, of the City's Zoning Ordinance.

The City is currently amending its Density Bonus Ordinance to reflect current State law. This update will provide greater density incentives for affordable housing.

## Provision for a Variety of Housing Types

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Housing types include single-family homes, multi-family attached housing, residential accessory dwelling units, mobile homes, duplexes and duets, and residential care homes. **Table A-40** shows permitted housing types in residential zoning districts in Fairfield.



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TABLE A-40  
RESIDENTIAL DISTRICT LAND USES

Uses	Zoning District						Additional Regulations
	RVL	RL	RLM	RM	RH	RVH	
Residential Land Uses							
Boarding houses	-	-	-	-	C	C	
Assisted Living Facilities	P	P	P	P	P	P	Note 1
Community Care Facilities – Residential	P	P	P	P	P	P	
Duplex	-	C	P	P	P	-	
Duet	-	C	P	P	P	-	
Dwelling, multi-family (townhouses, condos, apartments)	-	-	C	P	P	P	§25.20.4.8
Dwellings, single-family detached	P	P	P	C	C	-	Note 6
Transitional Housing	P	P	P	C	C		
Supportive Housing	P	P	P	C	C		
Mobile home parks	C	C	C	C	C	C	§25.20.4.7
Residential Accessory Uses and Improvements							
Accessory structures and improvements	P	P	P	P	P	P	§24.20.4.1, Note 2
Animal, fowl and bee keeping (non-commercial)	P	P	P	P	P	P	Note 3, Ch. 3
Family day care homes:							
Small (8 or fewer children)	P	P	P	P	P	P	Note 4
Large (9 to 14 children)	P	P	P	C	C	C	Note 4
Garage conversions	See Section 25.20.4.3						
Garage and estate sales	P	P	P	P	P	P	§25.20.4.4
Home occupations	P	P	P	P	P	P	§25.20.4.5
Second dwelling units	P	P	P	P	-	-	§25.20.4.11
Subdivision model homes	P	P	P	P	P	P	§25.20.4.12
Subdivision sales trailers, temporary on-site	P	P	P	P	P	P	§25.20.4.12

*P = Permitted use      C = Conditional Use Permit required      - = Not permitted*

*Notes:*

*(1) No licensed community care facility shall be located within 300 feet of any other community care facility.*



# APPENDIX A - HOUSING NEEDS ASSESSMENT



- (2) *Includes any accessory use or improvement that is customarily incidental to a single family residence such as detached garages, gazebos, sheds, animal enclosures, cabanas, carports, greenhouses, spas, studios, tennis courts, workshops, and other similar structures.*
- (3) *See Chapter 3 of City Code for types and number of permitted animals.*
- (4) *A Conditional Use Permit shall only be required for large day care homes proposed in residential buildings consisting of three or more units.*
- (5) *City regulations, standards, and design guidelines shall apply to public and quasi-public utility facilities only to the extent that the City is not preempted by federal and state law and the State Public Utilities Commission.*
- (6) *Single Family Detached Housing is permitted in the RH Zoning District only in conjunction with attached housing.*

**Table A-41** below shows residential uses in commercial districts. The City supports mixed use development in commercial areas. Emergency shelters are permitted with a Conditional Use Permit in several commercial districts as well as the IL (Limited Industrial) Zone.

**TABLE A-41**  
**COMMERCIAL DISTRICT LAND USES**

Use	Zoning District										Additional Regulations
	CD	CDC	CN	CO	CS	CT	CC	CR	CM		
Public, Quasi-public, and Assembly (see Note 5)											
Homeless Shelter	-	-	-	-	C	C	C	-	C		
Residential											
Boarding house	C	-	-	-	-	-	-	-	P		
Adult care facility	C	-	-	-	-	C	C	-	P		
Assisted Living facility	C	-		C		C	C	-	-		
Duplex	-	-	C	C	-	C	C	-	P	Note 5	
Duet	-		C			C	C		P	Note 5	
Dwelling, multi-family	C	-	C	-	-	C	C	-	P	Section Note 5	25.22.4.3,
Dwelling, single-family detached	C	-	C	C	-	C	C	-	P	Note 5	§25.46.2(A)
Family day care, Large and Small	-	-	-	-	-	-	-	-	P		
Single Room Occupancy	-	-	-	-	-	C	-	-	P	Section	25.22.4.7
Transitional Housing	-	-	-	-	-	-	-	-	P		

P = Permitted use      C = Conditional Use Permit required      - = Not permitted

(Applicable) Notes:

- (5) *Except in the CD and CM zones, residential land uses shall only be allowed in conjunction with a commercial land use on the same property.*



## APPENDIX A - HOUSING NEEDS ASSESSMENT

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### **Second Units**

In Fairfield a second dwelling unit is permitted on a parcel 5,000 square feet or greater containing a detached single-family dwelling located in zoning districts RVL, RL, RLM, and RM. Any second unit proposed on a lot with a detached garage or any lot with alley access is exempt from this minimum lot size requirement. Second units are not allowed on lots with two or more dwellings.

Parking must also be provided for second units separate from the parking already required for the principal unit. One parking space is required for an efficiency or one-bedroom unit, while two spaces are required for a unit having two or more bedrooms. Additional regulations limit the location of the parking. While the parking requirements for second units are a constraint that may limit the number and size of second units constructed in the City, they are fully compliant with the law expressed in AB 1866.

### **Manufactured Housing and Mobile Home Parks**

Mobile homes, which are identified as “manufactured homes” by the National Manufactured Housing Construction and Safety Standards Act of 1974, offer an affordable homeownership option to many low- and moderate-income households. In accordance with state law, the City of Fairfield Zoning Ordinance allows certified mobile homes by right in all zoning districts that allow single-family dwellings. The same development regulations that apply to single-family dwellings also apply to mobile homes, including the provision of covered parking. Mobile homes are not allowed within a historic district or on any parcel with a building, structure, object, or place having special historical interest or value, provided the building, structure, object, or place is listed in the National Register of Historic Places. Mobile homes that are not certified under the National Mobile Home Construction and Safety Act of 1974 may only be placed in mobile home parks.

Mobile home parks are conditionally permitted in all of the City’s residential zoning districts. The City has implemented regulations to ensure that new, expanded, or reconstructed mobile home parks are located and established in a manner that is compatible with adjacent residential neighborhoods and commercial areas. The minimum site area for a mobile home park is 5 acres. A maximum of eight mobile home spaces per gross developable acre is allowed in the RVL, RL, and RLM zoning districts, with a maximum of 12 mobile home spaces per gross developable acre in the RM, RH, and RVH zoning districts. Setbacks of 10 to 20 feet, landscaping, and enclosure by fencing are also specified for mobile home parks in the City’s zoning code. However, because of land values and the relatively low return on investment associated with mobile home parks, the City has seen no proposals for new mobile home parks in over thirty years, and we do not anticipate any new applications during the time frame of this Housing Element.

Additionally, any subdivision of an existing mobile home park or conversion of an existing mobile home park to another land use is subject to the provisions of the Government Code related to mobile home park closure, commencing at Section 65863.7.

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## Government Constraints on Production of Housing for the Disabled

SB 520 (Chapter 671, Statutes of 2001) requires all local jurisdictions to undertake an analysis of governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities and to include a program to remove constraints to, or provide reasonable accommodations for housing designed for occupancy by, or with supportive services for persons with disabilities. For the purposes of state law, “persons with disabilities” are defined in the Government Code as those individuals facing a variety of physical, mental, or health problems that make major life activities difficult or impossible.

The City’s Consolidated Plan is one way in which the City analyzes the ongoing and future needs of housing for the disabled. According to the City’s Five-Year Consolidated Plan (2012-2017), the priority objectives for elderly residents and persons with disabilities include:

- Increase the number of rental units with accessibility features
- Provide more housing with supportive services
- Preserve housing stock owned or rented by low- or moderate-income elderly or disabled residents

## 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. No individual or households may be denied emergency shelter because of an inability to pay.” As indicated in the above tables Uses, emergency shelters are currently not permitted by right in any zoning district in the City.

Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City must identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit.

The City has two existing emergency shelters, along with one shelter which serves mentally disabled individuals some of whom could face homelessness as they exit acute psychiatric care facilities: Heather House offers 24 beds, the Mission Solano Bridge to Life Center which offers up to 208 beds, and Caminar, which offers 13 beds. Together, these facilities meet a significant proportion of the City’s defined need for emergency shelter.

In addition, several nonprofit organizations offer specialized housing tied to the needs of youth, single mothers, and those struggling with addictions, including Joshua House and Children In Need of Hugs (CINOH).

These sites have access to public transportation and are located within close proximity to the Solano County office of Health and Human Services, for the convenience of their clients to obtain County social services.



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### **Supportive and Transitional Housing**

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260. "Target populations means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions Code Section 4500 et. seq.) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

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 re-circulated to another program recipient after a set period. It 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.

The City is amending its Zoning Ordinance to clarify that transitional and supportive housing is treated the same as other residential uses. For example, an apartment complex which is used for transitional housing is reviewed and approved under the same standards as a conventional multifamily development. The Ordinance will add a footnote to the zoning land uses table to clarify these regulations.

### **Community Care Facilities-Residential (Group Homes)**

Group homes, termed "Community Care Facilities-Residential" in the Fairfield Zoning Ordinance, are defined as 24-hour-a-day (residential) non-medical care. All Community Care Facilities-Residential must be licensed by the State of California.

Community care facilities are permitted by right in all residential zoning districts as well as in the CM (Commercial Mixed) zoning district. The City does not limit the number of residents in such homes (the City defers to state regulations in such cases), nor does the City's Zoning Ordinance impose occupancy limits on unrelated individuals. No public hearing or administrative action other than ministerial approval is required for use of existing housing units as a community care facility. Construction of new single-family homes that may be used for a community care facility are treated like all other single-family homes and require a "Minor Discretionary Approval," which requires public notice but no hearing.

Most community care facilities in Fairfield are smaller facilities operating within existing single family homes in residential neighborhoods. Care is provided by residents of the homes in question, and no additional parking is typically required.

For newly constructed community care facilities, parking is required per the Zoning Ordinance for residential uses. However, the City's Density Bonus Ordinance permits the

# APPENDIX A - HOUSING NEEDS ASSESSMENT



City to relax such standards for very low- and low-income residents and the elderly. Many persons with disabilities will be served by housing permitted under this ordinance. In addition, for projects developed on smaller, infill sites, the City's Alternative Multifamily Development Regulations reduce the number of required parking spaces.

In addition to the City's residential zoning districts, the City conditionally allows community care facilities-residential in four commercial districts: CD (Commercial Downtown), CO (Commercial Office), CT (Commercial Thoroughfare), and CC (Community Commercial). Zoning also permits community care facilities in the CM (Commercial Mixed) Zoning District. A 300-foot separation is required for community care facilities.

## **Assisted Living Facilities**

The Fairfield Zoning Ordinance defines Assisted Living Facilities as a "residential land use that provides individual dwelling units supplemented with limited nursing and other services available on site. Assisted Living Facilities typically have group facilities for dining and cooking, centralized food service, and can offer social programs and other group amenities." Assisted Living Facilities are permitted by right in RM, RH, and RVH zoning districts; additionally they are permitted with a conditional use permit in the RL, RLM, CD, CN, CO, CT, CC, CM, and IBP zoning districts. Parking requirements for Assisted Living Facilities (congregate care facilities) are flexibly determined on a case-by-case basis dictated by the type of residents, number of employees, and other relevant factors.

## **Single Room Occupancy/Boarding Houses**

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farm workers. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. This need is summarized in **Table A-6**. In Fairfield, the Single Room Occupancy (SRO) land use is permitted outright in the CM (Commercial Mixed) Zoning District and conditionally permitted in the CT (commercial Thoroughfare) District. The Zoning Ordinance provides specific policies to encourage the conversion of existing motels into safe, quality, SRO housing. Some of these motels already serve as de facto housing for poor and unstable households, and the new policies and requirements designed to over time encourage upgrades to these units.

The Zoning Ordinance also addresses Boarding Houses as a separate land use. The definition of "boarding house" is "the renting of three or more individual rooms within a dwelling to separate households where each household is subject to a separate rental or lease agreement or other payment arrangement the property owner. A boarding house includes but is not limited to fraternity or sorority houses, housing for migrant farm workers, and residential motels and hotels. Meals may or may not be provided but there is one common kitchen facility."

Boarding houses are permitted by right in the Commercial Mixed (CM) zoning district. Additionally, boarding houses are allowed with a conditional use permit in the RH, RVH, and CD zoning districts.



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### **Site Improvements, Building Codes & Development Fees**

#### **Site Improvements**

Site improvement standards establish infrastructure or require services 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.

As stated in HUD's study of Subdivision Requirements as a Regulatory Barrier, such requirements can reasonably be considered regulatory barriers to affordable housing if the jurisdiction determined requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community. Subdivision requirements address streets, water, sewer, and drainage facilities; park, school, and other development fees; and tree planting. These standards and fees, while related to legitimate health, safety, and public service needs, nonetheless increase development costs. City fees add another \$30,000 in costs, and streets, sewers, sidewalks, water lines, and off-site improvement costs can be substantial for many new subdivisions. Off-site improvements include major arterial roads, subdivision perimeter landscaping improvements, and major water/sewer utility improvements needed to serve the subdivision.

Street standards are one significant factor in the design of residential neighborhoods. The City requires 36 feet between curbs for streets internal to a subdivision. Collector streets must be at least 40 feet wide. These standards add to development costs and may, for some projects, diminish the feasibility of developing affordable housing. At the same time, these standards arguably address other public goals, including traffic safety.

Changes in City standards may reduce upfront costs but require higher maintenance costs over the long term. Any modifications to City standards would require an analysis of possible impacts on public health and safety, maintenance costs, and function.

#### **Building Codes and Enforcement**

The City of Fairfield implements the 2013 California Building Standards Code (CBSC), which comprises the 2013 CA Building, Residential, Mechanical, Electrical, Plumbing, Fire, Energy and Green Building Codes. While building code requirements have, over the years, greatly improved the safety and energy efficiency of homes, it is undeniable that modern codes require the construction of more costly dwelling units than codes used twenty, thirty, or forty years ago. The City of Fairfield has not adopted the 2013 CA Administrative Code, which would permit the City to waive technical requirements that impact housing affordability. Also, the City considers the CBSC a "minimum" standard for building construction. While it may lead to increased costs of construction, reducing building code requirements may lead to long-term health and safety risks, particularly in a seismically active area like Fairfield.



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The Code Enforcement Unit works closely with all City departments in order to resolve health, safety, and public nuisance problems that adversely affect the quality of life for Fairfield residents. The unit enforces the City of Fairfield Municipal Code as it applies to property maintenance, property nuisances, and other violations in residential and commercial districts.

Health and Safety Code 17980(b)(2) requires local governments to give consideration to the needs for housing as expressed in the housing element when deciding whether to require vacation of a substandard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling.

## Development Fees

The City collects development fees based on the need to supply necessary services and facilities to new development. Because property tax rates and reassessments are limited by the state constitution, many municipal facilities that were financed by general obligation bonds repaid from property tax receipts must now be paid either as “up-front” fees on new development or through special assessments. Such fees are typically imposed as a condition of subdivision, but can be included in those fees collected at the time of issuance of building permits. Improvements frequently considered for financing through development fees include schools, parks, storm drainage and transportation facilities (traffic signals, street widening, bicycle paths, etc.).

Fees for development approvals fall into the following general categories: Planning Fees, Building Permit Fees, and Impact Fees, which pay for infrastructure and services.

**Planning Fees** In 2014, a typical 100-unit single family residential development which required no Zone Changes or General Plan or Specific Plan amendments would pay \$8,016 for development review approval and an additional \$13,561 for the Tentative Subdivision Map. Environmental review (CEQA) and map plan checks are additional costs. Planning fees for a 100 unit multifamily housing project, again assuming no General Plan or Zoning Amendments are required, would include \$9,149 for development review, plus CEQA fees.

On a per lot or per unit basis, Planning review fees are a relatively minor factor in housing costs .

Building Permit Fees, which include Impact Fees, are a more significant factor in the cost of new housing. Such fees include standard permit fees and plan check/review fees but also include impact fees. Such impact fees pay for the public services and infrastructure needed to support the development and provide services. Not all impact and development fees are City of Fairfield fees or under the control of the City. Impact fees can include Park and Recreation (Bedroom Tax), Water and Sewer Connection Fees, County License Tax, geographically-defined Benefit Districts, School Development Fees, Urban design, Public Facilities, Traffic Impact Fees, and Park and Recreation (Quimby Act) Fees.

In addition, the City’s major planned growth area, Northeast Fairfield, will require investment in transportation, parks, greenbelt/habitat mitigation, public works, and other



## APPENDIX A - HOUSING NEEDS ASSESSMENT

on-site and off-site improvements. These Northeast fees can add costs to a typical building permit.

The fees summarized below are calculated on the following typical project:

- Single Family: 1800 square foot 3 bedroom, 2 bath home
- Multifamily: 100 unit apartment complex distributed among 40 one-bedroom units (700 square feet), 30 two-bedroom units (900 square feet) and 30 three-bedroom units (1000 square feet).

Typical building permit and development impact fees are calculated separately for both Central Fairfield (**Tables 42A and 43A**) and Northeastern Fairfield (**Tables 42B and 43B**). The Northeastern Fairfield fees are typical for new development in the Train Station Specific Plan Area).

TABLE A-42A  
SINGLE-FAMILY HOUSING BUILDING PERMIT FEES  
(2014) CENTRAL FAIRFIELD/CORDELIA

Fee Description	Amount	Notes
AB 1600 Public Facilities	\$3,306	
AB 1600 Parks and Rec*	\$6,017	
AB 1600 Transportation	\$4,192	
AB 1600 Urban Design	\$207	Public urban design enhancements
Building Permit	\$1,611.13	
Electrical Permit	\$55	
Electrical Issuance fee	\$24	
Fire Sprinkler	\$125	
Fairfield USD School Fee	\$8,483	At the request of the City, the School district is initiating a reduction program for residential impact fees of approximately 20%
Green Building Standards	\$8	
License Tax	\$3,819	
General Plan Amendment	\$87.00	
Mechanical	\$36.89	
Mechanical Issuance	\$25	
Park and Recreation**	\$2,865	
Plumbing-Residential	\$36.89	



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Fee Description	Amount	Notes
SMIP Residential	\$24.37	
Water Connection	\$6,046	
Water Meter & Box	\$505	for 1" box
Sewer Connection	\$5,943	
License Tax	\$2,302	
County Public Facilities Fee	\$8,962	
<b>Total Residential Fee</b>	<b>\$52,678.53</b>	

*Assumes a 1800 sq/ft, 3-bedroom home*

TABLE A-42B  
SINGLE-FAMILY (2014)-NORTHEAST FAIRFIELD

Fee Description	Amount	Notes
AB 1600 Public Facilities	\$4,308	
AB 1600 Parks and Rec*	\$6,017	
AB 1600 Transportation	\$4,192	
AB 1600 Urban Design	\$393	Public urban design enhancements
Building Permit	\$1,611.13	
Electrical Permit	\$55.25	
Electrical Issuance fee	\$24	
Fire Sprinkler	\$125	
Travis USD School Fee	\$4,308	
Green Building Standards	\$8	
License Tax	\$3,819	
General Plan Amendment	\$87.00	
Mechanical	\$36.89	
Mechanical Issuance	\$25	
NE-Greebelt	\$282	
NE-Linear Park	\$1,723	
NE-Transportation	\$12,938	
Park and Recreation	\$2,865	
Plumbing-Residential	\$36.89	



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Fee Description	Amount	Notes
Plumbing Issuance Fee	\$22.00	
SMIP Residential	\$18.75	
Water Connection	\$6,046	
Water Connection Zone 2	\$1,591	
Water Meter & Box	\$505	for 1" box
Sewer Connection	\$5,943	
License Tax	\$2,302	
County Public Facilities Fee	\$8,962	
<b>Total Fee</b>	<b>\$65,994.26</b>	

*Assumes a 1700 sq/ft, 3-bedroom home*

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TABLE A-43A  
TYPICAL MULTI-FAMILY BUILDING PERMIT FEES  
(2014) 100 UNIT COMPLEX IN CENTRAL FAIRFIELD

Fee Description	Amount	Notes
AB 1600 Public Facilities	\$308,236.00	Reflects 50% City reduction adopted by Council in 2013
AB 1600 Parks and Rec	\$225,600.00	
AB 1600 Transportation	\$277,600.00	
AB 1600 Urban Design	\$9,658.00	Public urban design enhancements
Building Permit	\$27,221.66	
CASP-Dedicated Fund	\$25.00	State Mandated Fee for ADA
CASP-General Fund	\$100.00	
County Public Facilities	\$672,600.00	Not a City of Fairfield fee
Electrical Permit	\$2,333.50	
Electrical Issuance fee	\$24.00	
Fire Sprinkler	\$6,696.00	
Fairfield USD School Fee	\$358,282.00	School district is initiating a reduction program for residential impact fees of approximately 20%
Green Building Standards	\$288.00	
License Tax	\$274,700.00	
General Plan Amendment	\$4,400.00	General Plan Cost Recovery Fee collected on all development projects
Mechanical	\$1,558.06	
Mechanical Issuance	\$25	
Park and Recreation**	\$179,364.00	
Plumbing-Residential	\$1,558.06	
Plumbing-Issuance	\$22.00	
SMIP Residential	\$935.08	
Water Connection	\$365,218.00	
Water Meter & Box	\$871	for 1.5" box
Sewer Connection	\$358,977.00	
<b>Total Residential Fee</b>	<b>\$3,076,292.36</b>	
<b>Per Unit Fee</b>	<b>\$30,762.92</b>	



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TABLE A-43B  
TYPICAL MULTIFAMILY-NORTHEAST FAIRFIELD 2014

Fee Description	Amount	Notes
AB 1600 Public Facilities	\$308,236.00	
AB 1600 Parks and Rec	\$225,600.00	Reflects 50% City reduction adopted by Council in 2013
AB 1600 Transportation	\$277,600.00	
AB 1600 Urban Design	\$9,658.00	Public urban design enhancements
Building Permit	\$27,221.66	
CASP-Dedicated Fund	\$25.00	State Mandated Fee for ADA
CASP-General Fund	\$100.00	
County Public Facilities	\$672,600.00	Not a City of Fairfield fee
Electrical Permit	\$2,333.50	
Electrical Issuance fee	\$24.00	
Fire Sprinkler	\$6,696.00	
Travis USD School Fee	\$185,689.16	
Green Building Standards	\$288.00	
License Tax	\$274,700.00	
General Plan Amendment	\$4,400.00	General Plan Cost Recovery Fee collected on all development projects
Mechanical	\$1,558.06	
Mechanical Issuance	\$25	
NE _Greenbelt	\$8,400.00	
NE-Linear Park	\$129,200.00	
NE-Transportation	\$794,300.00	
Park and Recreation**	\$179,364.00	
Plumbing-Residential	\$1,558.06	
Plumbing-Issuance	\$22.00	
SMIP Residential	\$935.08	
Water Connection	\$365,218.00	
Water Connection Zone 2	\$119,698.00	
Water Meter & Box	\$871	for 1.5" box

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Fee Description	Amount	Notes
Sewer Connection	\$358,977.00	
<b>Total Residential Fee</b>	<b>\$3,955,297.52</b>	
<b>Per Unit Fee</b>	<b>\$39,552.97</b>	

City permit and development fees add considerably to the cost of a residential development, but these fees are necessary to pay for processing development applications and to pay for the services needed by new residential developments.

Building permit fees vary in Northern California. Fairfield is slightly higher than Vacaville (10%) but less than other regional suburban communities like Elk Grove, West Sacramento, and Roseville. Table A-44 summarizes permit fees for several suburban Northern California jurisdictions.

TABLE A-44  
COMPARABLE NORTHERN CALIFORNIA BUILDING  
PERMIT FEES 2014

City or Jurisdiction	Single Family	Multi Family
Suisun City	\$41,976	\$29,290
West Sacramento	\$59,512	\$42,009
Elk Grove	\$96,060	\$55,470
Rocklin	\$91,660	\$42,100
Lincoln	\$70,050	\$46,070
Roseville	\$74,211	\$48,477
Vacaville	\$48,130*	\$30,712*

\*Includes estimated School fees and County Facilities Fees.

Staff consulted with two developers currently building in the City. City impact fees represent typically 15-25% of total development costs for new single family units. One developer noted that City fees are similar in value to raw land costs. They confirmed that County fees and School District fees are a significant factor in the total cost burden, but as noted below the School District is currently reevaluating these fees. Fairfield's development fees are not unusually high, and there are cities with both lower and higher fees in Northern California.

During the most recent recession, most cities in the region did not adjust their fees, which impacted development feasibility and contributed to the decline in construction in California. Fairfield saw the biggest impact on multifamily development, which led the City to reducing multifamily fees in 2013.



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### **Reducing the Impacts of City Development Fees**

The City has taken several measures to reduce the impact of development fees on affordable housing.

In the Train Station Specific Plan Area, the City reduces development fees by 25% for the multifamily units which are built above the 24 dwelling units/acre density range. This is designed to facilitate higher density development, such as near the Train Station.

For over two decades, the City has permitted affordable housing projects to defer payment of fees up to the point of building occupancy. This Fee Deferral Program, which is outlined in Chapter 5, Article I of the Fairfield City Code, allows projects providing housing to moderate, low, or very low income households to defer payment of certain building fees until occupancy or permanent financing is obtained.

Applicants wishing to receive a fee deferral apply to the Community Development Department. Key requirements include:

- For multifamily housing, the project must be affordable to moderate income (50%) and low income (25%) residents
- For single family homes, the project must be affordable to moderate income households
- For rental housing, a 55 year period of affordability
- For ownership housing, a 45 year period of affordability.

The Community Development Director ultimately approves all deferrals.

In addition, the City has established a Fee Credit Program for affordable housing. When a commercial building or residential structure is demolished, credits associated with the demolished building can be donated to the City's Fee Credit Bank. These Fee Credits are calculated based on square footage, number of bedrooms, water meter use, or other units of measurement to calculate the subject fee. Fee credits are typically available when new buildings built on the site of the demolished building do not use all of the fee credits available for the site. Fee credits are banked by the City for use in future development

An applicant developing affordable housing can submit an application to the Community Development Director for fee credits. Fees which can be reduced include water and sewer connection fees but do not include fees associated with other governments like school mitigation fees of Solano County Facilities fees. A project receiving fee credits must provide affordable units for low and moderate income households and a covenant of affordability which can last up to 55 years.

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In addition to these programs, in 2013, the City implemented aggressive measures to facilitate multifamily residential development by lowering certain fees. These measures included: .

- Reduction in multifamily water connection fees by \$906/unit
- 50% Reduction in Park and Recreation Fee for multifamily housing.

The City also worked Solano County and the Fairfield-Suisun Unified School District to identify possible fee reductions to facilitate development during the recovery from the Great Recession of 2008. Fee reductions already implemented included:

- Solano County Infrastructure Fee reduced from \$8,656 for each multifamily unit in 2013 to \$6,726 in 2014.
- Solano County Infrastructure Fee for Single Family reduced from \$9,150 in 2013 to \$8,962 in 2014.

The Fairfield-Suisun Unified School District is also considering reducing its School Impact Fees by 20% in the near future. The City will work closely with the School District to implement this fee reduction. In addition to the fee reductions discussed above, the City took actions to encourage second units.

Second dwelling units are another source of affordable housing, especially for senior citizens and individuals. The City exempts second dwelling units from water connection fees, AB 1600 fees, Benefit District fees, and any infrastructure fees established for Northeast Fairfield. There is a water meter fee of \$505 (based on a 1" box), however, if the builder would like the second unit to be separately metered. Second dwelling units are also subject to reduced (40 percent) fees for General Plan Cost Recovery Program, Comprehensive Amendment to the General Plan Cost Recovery Fee, and License Tax. Such units must only pay the lower cost for an additional per bedroom for the Park and Recreation Fee and Cordelia Recreation Fee.

## **Public Facilities**

The City has not identified any public facility constraints that would impose an impediment to the construction of housing between 2014 and 2022. The City has or will have adequate water treatment and distribution capacity. According to the Public Facilities and Services Element of the General Plan, the City will have to add water supplies as it grows, even with good water conservation practices. Projections indicate that 50,500 acre-feet per year (AF/year) of water will be needed to accommodate buildout of the General Plan, exceeding currently identified water supplies by 14,600 AF/year. Fairfield is served by two water treatment facilities. The Waterman Treatment Plant has a present 22.5 million gallon per day (mgd) treatment capacity, ultimately expandable to 45 mgd. The North Bay Regional Water Treatment Plant has a 40 mgd capacity (26.7 mgd for Fairfield and 13.3 mgd for Vacaville) with sufficient land available at the site for expansion to 90 mgd (60 mgd for Fairfield and 30 mgd for Vacaville). Together, the City's two treatment plants provide treatment capacity far in excess of that needed to serve the City at buildout.



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The current capacity of the Fairfield-Suisun Sewer District (FSSD) is sufficient to meet the needs of both cities over the next five years. According to the Public Facilities and Services Element, the FSSD is in the midst of a planned 20-year program of facilities construction that will increase treatment plant, trunk main, and pump station capacities to correct existing system capacity deficiencies and accommodate future growth within the present General Plan limits of Fairfield and Suisun. The planned expansion program will increase the treatment plant capacity in multiple stages from the present 17.5 mgd Average Dry Weather Flow (ADWF) to ultimate capacity of about 25 mgd. The sewer system is divided into four sewer basins. For two of the basins, Cordelia and Inlet, the existing sewer facilities with extensions and minor updates are adequate to meet the General Plan buildout needs. The other two basins, Suisun and Central, will require pump station expansions and additional trunk sewer capacity to serve development in unincorporated areas east of Peabody Road.

The Fairfield-Suisun Unified School District operates three high schools: Armijo High School and Fairfield High School in Central Fairfield and Rodriguez High School in Cordelia. The Travis Unified School District operates Vanden High School, which serves Travis Air Force Base, portions of northeastern Fairfield, and areas in southern Vacaville. Currently, there is adequate capacity in the systems to support planned growth, and planning for additional school capacity is underway.

The City is constructing new parks that will help improve recreational facilities in the area. The Train Station Specific Plan envisions the development of a range of new private, neighborhood, and community parks that will serve this new growth center.

While basic public services are adequate, traffic congestion has increasingly become an issue in the Cordelia area of Fairfield. Cordelia lies near the intersection of two major regional freeways (Interstates 80 and 680). During peak periods, these highways can back up, causing traffic congestion on nearby streets. Several improvements have been completed since 2009. CALTRANS relocated the eastbound I-80 Truck Scales and improved the connection to east-bound Highway 12, significantly reducing congestion associated with the facility. Completion of Suisun Parkway (the North Connector) between Cordelia and Central Fairfield also provided a new route for local and sub-regional traffic. In addition, CALTRANS is completing a major expansion of westbound Highway 12, which will improve regional traffic flow to the Napa Valley.

Planning and design for the next phase of interchange improvements is well underway, with engineering, property acquisition, and design in progress. It will nonetheless be several years before significant capacity improvements are completed can be added to the interstate system. Alternatives to highway reliance are also in design. Train station accessed at the new Fairfield-Vacaville Train Station will be an alternative for longer distance commuters.

### **Local Processing and Permit Procedures**

City processing of residential developments is governed by federal, state, and local regulations. For residential projects, the City must adhere to the Subdivision Map Act, planning, zoning and development law, and the California Environmental Quality Act (CEQA). The time frames for public review and permit processing outlined in these regulations, as well as the regulations the City has adopted to implement them, impact the cost and time of permit processing and approval.



# APPENDIX A - HOUSING NEEDS ASSESSMENT

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Since 1992, the City of Fairfield has streamlined the process for development review. Almost all issues are addressed either at staff level through an administrative hearing process or at the Planning Commission. As discussed previously in this document, the new Zoning Ordinance adopted in 1999 also streamlines development review. The ordinance has largely eliminated special purpose planned development districts and relies on standardized zoning districts with more clearly defined standards and requirements. The ordinance also provides suggested alternative prototypes for higher density and affordable single-family housing and authorizes the Planning Commission to approve new prototypes.

The City of Fairfield currently employs a multi-tiered review process for residential development projects. For projects with fewer than 11 single-family units or 26 multi-family units, an application will include the filing and processing of an environmental assessment form, tentative subdivision map application, and Development Review application. The project would undergo review by Community Development staff, and inter-agency review by the City's Development Action Review Team (DART) team. Staff then approves smaller projects through an Administrative Hearing process. Larger projects (more than 11 homes or 26 apartments) go through a similar process, with final review and action by the Planning Commission. Finally, projects that require re-zonings, General Plan Amendments, and/or Final Subdivision Maps also require City Council review and approval.

The processing of the applications are handled concurrently and typically can take 8-10 weeks from the time the application is determined to be complete until it is presented to the Planning Commission or City Council for their action. If a zone change or General Plan Amendment is required, an additional two weeks of processing time may be required.

If an environmental impact report (EIR) is required, it could extend the time frame up to six months to account for EIR preparation, additional public review, and certification by the Planning Commission or City Council. In the past, EIRs have not been required by the City for individual residential subdivisions. Instead, the City has relied upon EIRs prepared for the Fairfield General Plan or specific planning areas. Similarly, the City has generally not required EIRs for multi-family projects in the past. For future development, the City will use recently approved environmental documents adopted for the Train Station Specific Plan which will address CEQA issues for this development area.

The permit requirements and time frames required by the City of Fairfield to process the permit applications are similar to other jurisdictions in the Bay Area. The normal process is not considered a constraint to residential development. However, if significant neighborhood opposition to a project arises, the development review and CEQA process can be substantially extended, affecting the feasibility of the project.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

TABLE A-45  
TIMELINES FOR PERMIT PROCEDURES

Type of Approval or Permit	Typical Processing Time
Ministerial Review	over the counter/1-day
Conditional Use Permit	4-6 weeks
Zone Change	6-10 weeks
General Plan Amendment	8-12 weeks
Site Plan Review	6-10 weeks
Architectural/Design Review	6-10 weeks
Subdivision Maps	6-10 weeks
Parcel Maps	6 weeks
Initial Environmental Study	6 weeks
Environmental Impact Report	6-12 months

*Source: City of Fairfield, Community Development Department, 2014*

### Accessibility and ADA Compliance

Improvements to residences to bring them into compliance with ADA regulations typically require only a building permit and ministerial review by Planning staff. For the few improvements that require adjustments to zoning standards, the Zoning Ordinance includes an established process that complies with state planning law. Multifamily housing will typically require only administrative level approvals if exterior changes to the building are necessary.

Physically, Fairfield City Hall is accessible to the disabled. Wheelchair-accessible work tables are available for use by clients, and staff makes every effort to accommodate those with special needs. Permit application materials and the Zoning Ordinance are available online, at City Hall, and at Westfield Solano Mall, which reduces the number of trips to City Hall. The Fairfield Building Division also publishes a variety of handouts related to the building code and the permit process. These can be helpful in understanding regulations.

### Building Codes

The City of Fairfield implements the CBSC, which incorporates by reference the UBC. The CBSC contains specific but flexible guidance regarding improvements necessary for accessibility to persons with physical disabilities.

Building codes have not been an issue in the City of Fairfield as far as limiting the ability to provide accessible access. Fairfield is largely a newer community, and implementation of the CBSC has faced relatively few constraints. Building division staff is familiar with the code and can provide advice to homeowners and contractors interested in meeting accessibility

# APPENDIX A - HOUSING NEEDS ASSESSMENT



requirements. For example, while no permit is typically required for a ramp, staff can assist interested persons in designing their ramp to meet needs.

There are two approaches to housing design for mobility impairment: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility impaired individuals with only minor modifications. An accessible unit has the actual special features (e.g. grab bars and special cabinetry) installed in the house.

To address the need for the adaptability and accessibility of housing by mobility-impaired individuals, the California Department of Housing and Community Development has adopted a series of requirements for new rental housing. These regulations implement most of the requirements of federal law for federally financed housing projects, plus several additional requirements. California law requires that 5 percent of the dwelling units in a newly constructed apartment building, hotel, motel, lodge, or other rental project include design features for adaptable use by mobility-impaired individuals.

The Fairfield Building Division is charged with implementing state requirements for accessibility, as well as the City's adopted UBC requirements. The state requirements address exterior and interior design features, such as walkways leading to a dwelling unit, the gradient of the access way to the main entrance, changes in level, entry width, threshold height, ramp and landing design, corridor widths, types of door locks and latches, electrical outlet and switch heights, bathroom configuration and clear space, ability to install grab bars in bathrooms, knee space under lavatories and sinks, the height of countertops, the configuration of a kitchen, and other aspects of housing design.

## NON-GOVERNMENTAL CONSTRAINTS

### Land and Development Costs

A review of land on the market for residential development in Fairfield in August 2008 reveals that the average raw land cost for single-family lots at the RLM:6 zoning density is approximately \$74,000. For medium density projects (smaller lots), lot costs are in the \$34,000 range. For larger lots (6,000 square foot+), lot costs can be around \$60,000 per lot.

Improvement costs for single-family lots can add upwards of \$20,000 to \$30,000 in value per lot. Construction costs for moderate quality construction range from \$55-\$100 per square foot, depending on builder, materials, and amenities ([www.building-cost.net](http://www.building-cost.net)).

Development costs (construction, fittings, labor, and materials, along with permits) for a standard quality 2,000 square foot home is in the range of \$360,000 in Northeastern Fairfield (per City of Fairfield estimates).

According to Fairfield's Five-Year Consolidated Plan (2012-2017) Fairfield's median sales price in 2011 (\$220,827) remains below the average reported in the 2008 Consolidated Plan (\$300,000). While prices have recovered since the low point of the recession, they remain well below the average in the central Bay Area, and Fairfield has not experienced the serious price inflation seen in San Francisco or Silicon Valley. Nonetheless, prices in Fairfield will



## APPENDIX A - HOUSING NEEDS ASSESSMENT

continue to rise due to limited supply of homes on the market and that inner Bay Area price inflation

The City has developed programs to address the issue of land and construction costs. For example, the City donated a site to Laurel Creek House. The City helps self-help homebuilders identify sites suitable for their projects. CDBG grants and HOME funds have been used to reduce development costs. The City's density bonus program for senior and affordable housing, can help developers reduce the per-unit costs of multi-family development. The City also has \$3,000,000 in fee credits available for affordable housing projects.

### **Financing**

The cost of financing can have a substantial effect on the affordability and availability of housing. A few points difference in the interest rate can make a substantial difference in the financial feasibility of a development project. For buyers with a good credit rating, current interest rates for fixed rate home purchase loans in Fairfield range from 4.5-6% depending on the mortgage type. The City of Fairfield also offers "silent second" mortgages to moderate and low income homebuyers in the 0-3% range.

In 2012, the Vallejo-Fairfield Reporting Area saw 4,399 loans originated, 1,030 loans denied, 696 withdrawn, and 522 approved but not accepted. This represents a significant drop in total loan volume since the peak years of 2004-2006 addressed in the last housing element. 25% of the loans were denied or withdrawn during this time period. As a sample, in Census Tract 2525.02, a moderate income census tract, only two loans were originated in 2012, with two denied

While the City is not able to provide first mortgages to households, it can affect the availability of financing through its first-time homebuyer and Mortgage Credit Certificate programs as well as by working with builders to use state and federal financing programs, issuing tax-exempt bonds to finance affordable housing projects, and seeking lenders who will increase their community commitments to housing development under the provisions of the Community Reinvestment Act.

## III. HOUSING RESOURCES

### AVAILABILITY OF LAND

State law requires the City to demonstrate that there is adequate vacant land available to meet the allocated housing needs. The City has a total capacity for over 10,000 housing units, on sites within the city limits with zoning, public facilities, and no substantial physical or environmental characteristics that would preclude their development. Potential unit estimates are also based on existing development agreements and tentative maps that govern the number of units likely to be developed.

In addition to the land with residential zoning, many of Fairfield's commercial zoning districts conditionally permit housing, including multi-family housing. Residential

# APPENDIX A - HOUSING NEEDS ASSESSMENT



development is also permitted without a use permit in the CM Commercial Mixed zoning districts near downtown. It is a priority in the City's General Plan to encourage mixed-use and infill development.

The residential land use categories are based on land use categories defined in the General Plan and the Zoning Ordinance, as follows:

RVL	Very Low Density	0-2.5 du/acre
RL	Low Density	2.5-4.5 du/acre
RLM	Low Medium	4.5-8 du/acre
RM	Medium	8 to 15 du/acre
RH	High Density	15 to 22 du/acre
RVH	Very High Density	22-32 du/acre

The **Train Station Specific Plan** has specific density ranges that differ somewhat from zoning elsewhere in the City. These density ranges are considered "as of right" densities and they have been distributed to planning areas based on the development concept for the overall Specific Plan. However, the Specific Plan also allows for *density transfers* within the Specific Plan area which can result in higher density development in certain key locations.

Category	Range (By Right)	With Density Transfer
Low Density Residential:	4-7	up to 10 du/acre
Medium Density Residential	10-14 du/acre	up to 20 du/acre
High Density Residential	20 to 28 du/acre	up to 50 du/acre

The Specific Plan assume densities will be 6, 12, 1n3 24 du/acre respectively, which represents the mid-point of these as-of-right density ranges.

The Housing Element assumes that lower density land use (very low (RVL), low (RL), and low-medium density (RLM) zoning districts) categories will be developed with market rate housing affordable primarily to above moderate-income households. With subsidies, a limited number of housing units affordable to moderate-income or even low income residents households may be built in the R-LM zoning district (or RL zoning district in the Train Station Specific Plan area), but the City does not assume that development in this zoning district is necessary to meet its Regional Housing Needs Allocation and does not include these lower density sites in the Sites Inventory.

The Housing Element assumes that the medium density (RM) category will typically be developed with moderate- and above moderate-income housing. If subsidies are provided, some affordable units for low- or even very low-income households may be produced at this density.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

The affordable housing units (very low-, low-, and moderate-income) will primarily be accommodated in the high and very-high-density zoning districts. Density does not guarantee affordability. But the densities permitted in these zoning districts, in combination with the various programs included in the Housing Element that mitigate the cost of development, help ensure that there is adequate vacant land to potentially accommodate the housing needs of all income categories.

The sites analysis confirms is enough vacant land to meet the City's obligations for very low, low, and moderate-income housing. In calculating the capacity for housing development for specific parcels, the City used one of the following assumptions:

- Vacant parcels have received entitlements with unit counts.
- For RM (Medium Density Residential) zoning, the tables use the mid-point of the 8 to 15 du/acre range (11.5).
- For RH (High Density Residential), the tables assume 20 units per acre. This is consistent with recent projects completed in Fairfield.
- For the Train Station Specific Plan, the number of units in each density range were not calculated for each legal parcel but were assigned to Specific Plan's Planning Areas, which do not follow parcel lines. No final parcel lines have been defined. Each planning area in the Train Station Specific Plan has an identified acreage for each density range and land use type. Planning staff carefully estimated how much density is assigned to each legal parcel.
- In the table, the total acreages listed reflect parcel acreages, not the acreages assigned solely to a residential use.
- In calculating the number of units in each planning area, staff's conservative estimate is that development will occur at the midpoint of each density range. In the RM zone, the densities were assumed to be 12 du/acre; while in the RH zone, the density assumed was 24 du/acre. This density is reflected in the densities assigned portions of individual parcels

**Table A-46** shows a specific list of high density residential projects and their affordability.

# APPENDIX A - HOUSING NEEDS ASSESSMENT



TABLE A-46  
HOUSING AFFORDABILITY IN HIGH DENSITY

Project Name	Density	Unit Size	Rent	Affordable Rents (HUD Standards)	
				Very Low	Low
The Summit (1991)	18.6 du/acre (180 units)	1 BR/1 BA	\$1315	\$768	\$1,228
		2 BR/1 BA	\$1,435	\$959	\$1,534
		2BR/2 BA	\$1,485	\$1,035	\$1,657
Fairfield Vista* (1999)	16.43 du/acre	2 BR/1 BA	\$725	\$959	\$1,53
		3 BR/2 BA	\$810	\$1,112	\$1,779
		4 BR/2 BA	\$900	\$1,266	\$2,025
Sunset Creek* (1997)	20.2 du/acre	1 BR/1 BA	\$750	\$768	\$1,228
		2 BR/1 BA	\$850	\$959	\$1,583
		3 BR/2 BA	\$1150	\$1,112	\$1,779
Rolling Oaks (1999)	20 du/acre (292 units)	1 BR/ 1BA	\$1319	\$768	\$1228
		2 BR/2 BA	\$1619	\$1,035	\$1,657
		3 BR/2 BA	\$1904	\$1,112	\$1,779
Bridgeport Ranch (1999)	20 du/acre (298 units)	1 BR/ 1BA	\$1391	\$768	\$1228
		2 BR/2 BA	\$1827	\$1,035	\$1,657
Park Crossing (2002)	20 du/acre (200 units)	1 BR/ 1BA	\$1298	\$768	\$1228
		2 BR/2 BA	\$1790	\$1,035	\$1,657
		3 BR/2 BA	\$2012	\$1,112	\$1,779

Source: City of Fairfield, August 2014

\* Subsidized Project

\*\* Substantial Rehabilitation and Additional Units Added

The City understands the difficulty in developing on smaller parcels of less than 2 acres in size, but continues to successfully identify nonprofit developers and local niche builders interested in smaller projects. Recent projects include Park Place, an 11-unit apartment project developed in 2002. Infill developers like the Olson Company have extended their successful product lines to smaller parcels. Programs HO 2.1A and HO 2.2A will continue to encourage lot consolidation and/or the development of infill housing in the City.

Per State Law (AB 2348) the City of Fairfield needs to show vacant residentially zoned sites at a density of 30 units per acre to meet their RHNA allocation for extremely low-, very low- and low-income households. In cases where the City does not have enough residential





## APPENDIX A - HOUSING NEEDS ASSESSMENT

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vacant sites zoned at 30 units per acre to meet their RHNA allocation for these income groups the City needs to analyze the financial feasibility for construction of affordable units on sites zoned for less than 30 units per acre.

The City's Housing Element assumes it can accommodate its extremely low-, very low- and low-income RHNA allocations on available vacant sites in the RH zoning district. Properties in the Train Station Specific Plan Area permit development of up to 50 dwelling units per acre near the train station. In addition, there are several projects completed during the past fifteen years which demonstrate the ability to develop affordable housing at densities below 30 dwellings per acre Caminar Solano developed Laurel Gardens in 2006. This 30-unit project was developed on a 1.3 acre infill site at a density of 23 units per acre. It provides housing for a special needs population. (Mentally ill/handicapped) and is affordable to very low-income households.

The City also completed a feasibility analysis of development potential along the City's 80-to-80 Corridor (February 2008). This analysis indicated that density in the 20 to 25 unit per acre range is sufficient to allow for the development of affordable, moderate income and market rate housing. Higher densities often require more expensive construction and structured parking, which impacts affordability and the feasibility of the project. With the elimination of density caps in the City's Zoning Ordinance, the City is providing developers in this corridor and elsewhere with the necessary flexibility to design and build projects at an appropriate density. However, market conditions must recover enough to permit a mixed use project like those envisioned in the Corridor Study to be feasible. The City is revisiting many of the concepts in the 80-to-80 Corridor Study as part of the Downtown South/West Texas Street Specific Plan now underway.

In 2008 and 2014, interviews were conducted with several affordable housing developers (Solano County Affordable Housing Foundation, Affirmed Housing Group, and BRIDGE Housing) to determine what zones are appropriate for the development of affordable housing.

The Solano County Affordable Housing Foundation (SAHF) indicated that they have participated in acquisition/rehabilitation projects in the City, and plan on developing affordable housing in the near future in Fairfield. Based on past experience, it is possible to develop affordable housing in Fairfield at the 15-22 units per acre range. SAHF believes the Train Station Specific Plan holds great opportunity for future affordable housing and that the City is very flexible and accommodating to affordable housing developers. SAHF also indicated that fees were comparable to surrounding jurisdictions and that current fees did not hinder the development of affordable housing in Fairfield.

Affirmed Housing Group was contacted and indicated that the current range of 15 to 22 units per acre is appropriate and that the densities were not cost prohibitive. In 2007, Affirmed Housing Group developed Avian Glen, an 87 unit multifamily project in nearby Vallejo. The project was developed on a 4.22 acre site, resulting in a density of 21 units per acre. Avian Glenn is 100 percent affordable and provided 7 units affordable to extremely low- income households, 19 units affordable to very low-income households, 59 units affordable to low-income households and 2 manager units, which are not rent-restricted.



# APPENDIX A - HOUSING NEEDS ASSESSMENT



BRIDGE Housing was also contacted and indicated that 20 units to the acre is the most economical way to develop in the City of Fairfield. At densities higher than that wood frame is no longer an option and a concrete podium would be required, making the project much more expensive to develop. In 2008 BRIDGE constructed Cottonwood Creek apartments, which are affordable to very low-income households in Suisun City. This project has 94 units and was constructed on a 4.55 acre site, equating to a density of 20.7 units per acre.

While actual development of new multifamily, market rate as well as affordable, multifamily came to a halt during the economic downturn since the last Housing Element was adopted, the conclusions about affordability remain valid. Land values have not recovered to housing market peaks in Fairfield, and the addition of substantial new land capacity in the Train Station Specific Plan Area, the Villages at Fairfield, and potentially in the future in downtown Fairfield will help maintain the feasibility of affordable housing. Nonetheless, there will be a need for subsidies and assistance for housing developed for extremely low and very low income residents, no matter what the density range permitted by the Zoning Ordinance.

## Adequate Sites Inventory

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites. The identification of these sites will help in fulfilling the City's share of regional housing needs as determined by ABAG. **Table A-47** summarizes the identified development capacity in the City of Fairfield while **Table A-48** contains the actual inventory of sites zoned for high density and medium density housing development.

**Train Station Specific Plan.** The most significant change since the 2009 Housing Element is annexation of the Train Station Specific Plan Area in northeastern Fairfield. This planning area will be the focus of much of the City's new growth over the next twenty years.

The Train Station Specific Plan envisions the development of a classic "traditional town" centered on a new train station providing access to Capital Corridor rail service.

The plan area encompasses 2,972 acres if land with the largest proportion (60%) committed to greenbelt and habitat conservation purposes. Key elements in the Specific Plan include:

- Construction of a diverse range of housing types with up to 6,800 dwelling units on 503 residential acres.
- At least 3,000 of these housing units will be developed at higher densities (a minimum of 24 du/acre) within ½ mile of new Train Station.
- Development of new industrial businesses providing employment on 286 acres
- New retail, office, and services on 47 commercial and mixed use acres, including a "Town Center" adjacent to the Train Station to create a true transit, pedestrian, and bicycling oriented community.



## APPENDIX A - HOUSING NEEDS ASSESSMENT

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- Park land totaling 156 acres
- Resource conservation and mitigation areas totaling 869 acres of conserved open space.

One of the key objectives of the Specific Plan is development of a truly diverse “traditional small town”, centered on a “mixed use” town center with sufficient density and diversity in housing types to provide homes for a wide range of residents. Housing types envisioned include traditional single family homes, but also mid density cluster housing and townhouses, and high density housing near the train station and services. By creating variation in neighborhood form and design, a more authentic town character will result, which will support long term social and economic sustainability as well as expand choice for the region’s diverse population.

The Specific Plan defines several “Planning Areas” to which development types, densities, and unit counts were assigned. Note that development potential is not assigned to individual parcels (APNs) but to Planning Areas. In many cases, the Planning areas cross parcel boundaries, and many parcels will see a range of commercial, park, and residential uses. In preparing the list of sites for this Housing Element, City staff carefully calculated total housing units for each density range and assigned them to each planning area. The units were then distributed proportionally to each parcel listed in the Sites Inventory.

Permitted density ranges in the Specific Plan differ from the rest of Fairfield. High Density Residential Development has a minimum density of 20 dwelling units per acre instead of 15, with the target density established at 28. However, the Specific Plan permits even higher densities in certain cases, up to 50 dwelling units per acre.

Note that the Train Station Specific Plan includes full CEQA approval for development up to the maximum number of units (and densities) anticipated in the Plan. The City does not anticipate additional CEQA review will be required during the review of specific projects for entitlements.

Many developers looking to build in the Train Station Specific Plan Area will not want to develop at the highest densities permitted as of right. This lower density development effectively “frees up” units which can be used by other developers who wish to build higher density urban development near, for example, the Train Station. The “density transfer” will be a simple administrative process.

The calculations discussed above for this Sites Inventory were based on the mid points for each density range (RM=12 du/acre; RH = 24 du/acre)

Adoption of the Specific Plan and the associated annexations was the first step in implementing the Specific Plan. The residential zoning is in place and defined by Planning Areas rather than parcel boundaries. The City anticipates lot line adjustments, parcel and subdivision maps, and consolidation of property ownership in the Specific Plan area will result in substantially different parcel configurations as planning continues. Presently, Planning Areas are configured into blocks of approximately 10-50 acres assigned to a specific density category. As a part of the evolution of parcel boundaries just described,

# APPENDIX A - HOUSING NEEDS ASSESSMENT



when a developer has identified the (smaller) bounds of an appropriate site for an affordable housing project, the city would process a parcel map to create that parcel.

The City has begun site work for the construction of the Train Station and is next summer construction of major infrastructure, including expansion of Peabody Road and Vanden Road. The City has also begun the review of initial Planned Unit Development Permit applications, and the City anticipates further applications in the near future. These Planned Unit Development Permits will further refine the specific development densities, product types, and configurations-all in conformance with the basic goals of the Specific Plan.

## **Villages at Fairfield.**

The development concept for the Villages at Fairfield in northeastern Fairfield has changed since the 2009 Housing Element. The Villages at Fairfield project contains several sites designated for high and medium density housing which may be affordable by some moderate and low income residents. The Sites Inventory reflects the current configuration anticipated by Lewis Operating Group, the master developer. Lewis is currently marketing The Villages at Fairfield development sites to single family housing builders.

## **Infill Development/80-to-80 Specific Plan**

The 80-to-80 Specific Plan prepared in 2008 envisioned the transformation of West Texas Street to a mixed use corridor dominated by housing. This potential for redevelopment was included in the 2007-2014 Housing Element Sites Inventory.

Due in part to the severe economic slowdown after 2007, the City did not see any proposals for major redevelopment or new housing in the corridor or in Downtown Fairfield. The City also chose not to initiate comprehensive rezonings along West Texas Street due to the lack of market demand.

In our Sites Inventory, the 2014-2022 Housing Element does not assume that substantial redevelopment will occur along West Texas Street. However, the current Sites Inventory does include several key sites on West Texas Street, including vacant parcels, parcels with residential zoning, and parcels with vacant or substandard commercial development which appears ready for redevelopment.

The Downtown South/West Texas Street Gateway Specific Plan, scheduled for completion by June 2016, will focus on redevelopment and infill development in this area. Additional incentives for redevelopment will be developed, and some existing commercial sites will be rezoned. .

## **Summary**

With the annexation of the Train Station Specific Plan Area, planning for The Villages at Fairfield, and planned developments in Cordelia and Central Fairfield, The City of Fairfield has land zoned and/or with appropriate General Plan designations for at least 10,639 housing units. This includes 4,692 potential units in the RH (High Density Housing) category and 2,381 units in the RM (Medium Density Housing) category. During the time period of this Housing Element, the City anticipates additional sites for housing, including



## APPENDIX A - HOUSING NEEDS ASSESSMENT

high and medium density housing, will be identified during the Downtown South-West Texas Street Specific Plan process. However, this inventory does not include the sites anticipated to be permitted with the completion of the Downtown South-West Texas Street Specific Plan or other General Plan Amendments and rezonings which may occur in the future. Realistic capacity was determined by looking at zoning, General Plan designation, and any existing development entitlements.

The land inventory of specific sites in **Table A-48** focuses on medium and high density sites which may provide affordable units for moderate and low income households. This includes of course the Train Station Specific Plan and its substantial number of high density housing sites as well as the Villages at Fairfield, a master planned development area that will include single family, attached medium density, and high density housing.

The inventory does not include lower density sites because these sites are less likely to see housing development affordable to moderate, low, and very low income residents. The Quantified Objective does include a modest number of units on lower density sites, but the City cannot predict or assign to sites the second units, self-help housing units, and other infill projects which would generate such affordable units at these lower densities.

**TABLE A-47**  
**SUMMARY OF CAPACITY FOR HOUSING DEVELOPMENT**

Planning Area	RH	RM
Green Valley	908	0
Northeast Fairfield	2,899	2,417
Central Fairfield	661	313

As shown in Summary of Capacity of Housing Development. (**Table A-47**), the City's available sites have substantial capacity for new housing development. The City has potential for 908 units in the Green Valley area and 5,316 units in the Northeast Fairfield area and 974 units in Central Fairfield. . The City can thus meet its obligation under State housing law.

The City is also preparing a Specific Plan for Downtown Fairfield and the West Texas Street corridor. This Specific Plan will include an examination of land uses, and one intent of the Specific Plan is to facilitate redevelopment, neighborhood improvement, and appropriate infill development.

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TABLE A-48  
SITES INVENTORY

Area	APN	Zone	Allowable Density	GP Designation	Acres	Real Unit Capacity	Existing Use	Infrastructure	Constraints	Comments
GREEN VALLEY/CORDELIA AREA										
Green Valley Apartments	0027-260-120	RH	15 to 22	RH	20.00	284	Vacant.	Yes Connector (Business Center Drive) completed,	North None.	Project is entitled with adopted EIR. Based on discussions with the developer and the current market rate, these units will be affordable to low- and moderate-income households but the City is counting them towards Moderate Income RHNA
Seeno Apartments	0187-070-080	RH	15 to 22	RH	19.57	324	Vacant	yes	None.	Project is entitled with adopted EIR. Based on discussions with the developer and the current market rate, these units will be affordable to low- and moderate-income households but the City is counting them towards Moderate Income RHNA
Business Center Drive Site	0148-280-490	CO	15 to 22	CO	15.19	300	Vacant.	yes	Level, drained site with road access. Multifamily housing is a conditionally permitted land use in CO Zone.	Redevelopment Successor Agency property being marketed to multifamily developer (Lewis Operating Group)
RH Subtotal (Green Valley/Cordelia)					54.76	908				
NORTHEAST FAIRFIELD										
Lewis The Villages at Fairfield	0170-010-410	RM	8 to 15	RM	20.96	241	Vacant	Basic infrastructure in place but project will complete infrastructure	EIR has been adopted for The Villages project.	
Lewis	0166-110-450	RM	8 to 15	RM	9.07	104	Vacant	Basic infrastructure in place but project will complete infrastructure	EIR.	
Lewis	0166-110-420	RM	8 to 15	RM	0.3	4	Vacant	Basic infrastructure in place but project will complete infrastructure	EIR	
Lewis	0167-190-340	RM	8 to 15	RM	10.39	120	Vacant	Basic infrastructure	See Villages EIR. Entitlements in place (see discussion above).	
Lewis	0170-050-250	RM	8 to 15	RM	1.72	20	Vacant	Basic infrastructure		

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Area	APN	Zone	Allowable Density	GP Designation	Acres	Real Unit Capacity	Existing Use	Infrastructure	Constraints	Comments
Lewis	0170-050-260	RM	8 to 15	RM	2.57	30	Vacant	Basic infrastructure		
Lewis	0170-050-330	RM	8 to 15	RM	1.48	17	Vacant	Basic infrastructure		
Lewis	0166-110-430	RM	8 to 15	RM	8.92	103	Vacant	Basic infrastructure		
Train Station Specific Plan Area										
Acreages in this section are often partial parcels. Residential development occurs only on <i>portions</i> of such parcels.										
Planning Area 2	0166-080-140	TSSP	10 to 14	RM	6.91	36	Vacant	Northeast Fee		
Planning Area 2	0166-080-150	TSSP	10 to 14	RM	10.0	120	Vacant	“”		RM unit counts are based on 12 du/acre
Planning Area 3	0166-090-080	TSSP	10 to 14	RM	2.93	35	Vacant	“”		
Planning Area 3	0166-090-090	TSSP	10 to 14	RM	11.23	67	Vacant	“”		
Planning Area 2	0166-110-120	TSSP	10 to 14	RM	18.93	168	Vacant	“”		
Planning Area 3	0174-010-080	TSSP	10 to 14	RM	20.26	69	Vacant	“”		
Planning Area 3	0174-010-090	TSSP	10 to 14	RM	5.00	60	Vacant	“”		
Planning Area 3	0174-010-100	TSSP	10 to 14	RM	4.00	48	Vacant	“”		
Planning Area 3	0174-010-120	TSSP	10 to 14	RM	5.00	60	Vacant	“”		
Planning Area 3	0174-010-140	TSSP	10 to 14	RM	4.87	58	Vacant	“”		
Planning Area 3	0174-010-150	TSSP	10 to 14	RM	4.08	49	Vacant	“”		
Planning Area 3	0174-010-160	TSSP	10 to 14	RM	4.87	58	Vacant	“”		
Planning Area 5	0166-020-140	TSSP	10 to 14	RM	216.41	240	Vacant	“”		
Planning Area 4/5	0166-060-150	TSSP	10 to 14	RM	173.20	603	Vacant	“”		
Planning Area 4	0166-080-080	TSSP	10 to 14	RM	5.60	67	Vacant	“”		
Planning Area 4	0166-080-090	TSSP	10 to 14	RM	3.35	40	Vacant	“”		
RM Subtotal (Northeast Fairfield)					552*	2417			*Only portions of some parcels are housing	
Lewis The Villages at Fairfield RH	0166-110-420/430	RH	15 to 22	RH	10.13	185	Vacant	Basic infrastructure in place but project will complete infrastructure		
Lewis	0170-050-340	RH	15 to 22	RH	25.05	464	Vacant	In place		

APPENDIX A - HOUSING NEEDS ASSESSMENT



Area	APN	Zone	Allowable Density	GP Designation	Acres	Real Unit Capacity	Existing Use	Infrastructure	Constraints	Comments
Train Station Specific Plan Area										
Acreages in this section are often partial parcels. Residential development occurs only on <b>portions</b> of such parcels.										
Planning Area 2	0166-080-020	RH	20 to 28	RH	10.00	113	Vacant	Northeast Fee		RH unit counts are based on 24 du/acre
Planning Area 2	0166-080-030	RH	20 to 28	RH	5.00	97	Vacant	Northeast Fee		
Planning Area 2	0166-080-050	RH	20 to 28	RH	9.88	100	Vacant	Northeast Fee		
Planning Area 2	0166-080-130	RH	20 to 28	RH	1.26	15	Vacant	Northeast Fee		
Planning Area 2	0166-080-140	RH	20 to 28	RH	6.91	75	Vacant	Northeast Fee		
Planning Area 2	0166-090-030	RH	20 to 28	RH	9.50	68	Vacant	Northeast Fee		
Planning Area 2	0166-090-060	RH	20 to 28	RH	4.54	76	Vacant	Northeast Fee		
Planning Area 2	0166-090-070	RH	20 to 28	RH	4.96	83	Vacant	Northeast Fee		
Planning Area 2	0166-090-120	RH	20 to 28	RH	2.38	39	Vacant	Northeast Fee		
Planning Area 2	0166-090-130	RH	20 to 28	RH	2.38	39	Vacant	Northeast Fee		
Planning Area 2	0166-090-170	RH	20 to 28	RH	7.24	122	Vacant	Northeast Fee		
Planning Area 2	0166-090-180	RH	20 to 28	RH	15.05	176	Vacant	Northeast Fee		
Planning Area 2	0166-101-110	RH	20 to 28	RH	2.65	38	Vacant	Northeast Fee		
Planning Area 3	0166-102-030	RH	20 to 28	RH	13.92	264	Vacant	Northeast Fee		
Planning Area 2	0166-110-120	RH	20 to 28	RH	18.93	23	Vacant	Northeast Fee		
Planning Area 1	0166-110-260	RH	20 to 28	RH	4.03	48	Vacant	Northeast Fee		
Planning Area 1	0166-110-270	RH	20 to 28	RH	3.76	45	Vacant	Northeast Fee		
Planning Area 1	0166-110-410	RH	20 to 28	RH	9.14	220	Vacant	Northeast Fee		
Planning Area 4/5	0166-060-150	RH	20 to 28	RH	173.20	629	Vacant	Northeast Fee		
Planning Area 4	0166-080-170	RH	20 to 28	RH	1.61	19	Vacant	Northeast Fee		
RH Subtotal (Northeast Fairfield)					341.5*	2899	*Only portions of some parcels are housing			
CENTRAL FAIRFIELD										
East Tabor/Walters	0038-040-040	RM	8 to 15	RM	4.83	53	Vacant	yes		
East Tabor/Walters	0038-040-090	RM	8 to 15	RM	2.32	25	Vacant	yes		
East Tabor/Walters	0038-040-100	RM	8 to 15	RM	2.51	27	Vacant	yes		
Jefferson Corridor 2	0030-312-070	RM	8 to 15	RM	0.17	1	Vacant	yes	None. Previously developed	



APPENDIX A - HOUSING NEEDS ASSESSMENT

Area	APN	Zone	Allowable Density	GP Designation	Acres	Real Unit Capacity	Existing Use	Infrastructure	Constraints	Comments
									vacant infill site. Any impacts will be mitigated by project proponents.	
East Tabor/Sunset	0037-030-210	RM	8 to 15	RM	3.01	38	Vacant	yes		
East Tabor/Sunset	0037-030-200	RM	8 to 15	RH	2.87	36	Vacant	yes	None	
Matthew Drive	0037-120-120	RM	8 to 15	RM	2.86	34	Vacant	yes	Noise	Use 2.86
Matthew Drive	0037-120-150	RM	8 to 15	RM	0.47	6	Vacant	yes		
West Texas/Indiana	0031-124-100	RM	8 to 15	RM	2.27	24	Vacant	yes	None. Vacant infill site with street connections in place.	Will probably be developed with adjacent Del Richardson site adjoining West Texas Street.
Downtown Gateway (Pennsylvania at W. Texas)		CM(RH)	15 to 22	MU	3.15	32	Mix of commercial and vacant property	yes	Identified as "opportunity site" in West Texas Street Master Plan	Assumes rear half of site (vacant) is developed for residential uses
Fairfield Bowl Site	0034-150-050, -310	CT(RH)		CC	4.29	26	Vacant	yes	None	Being marketed by Redevelopment Successor Agency. Mixed use-half commercial and half residential
Pine Tree Center	0031-125-440	RM		RM	0.91	11	Shopping Center	yes	Existing commercial development-poor condition, high vacancy rate	RM Zoning,
RM Subtotal (Central Fairfield)					29.66	313				
Taylor/Missouri	0030-236-010	RH	15 to 22	RH	0.23	5	Vacant	yes	None. Infill site in downtown Fairfield	Successor Agency is marketing property for housing development
Gregory Street	0031-182-380	RH	15 to 22	RH	0.37	7	Vacant	yes	Parcel size	
N. Texas/Tabor	0034-122-120	RH	15 to 22	RH	1.07	21	Vacant	yes	Minor noise and wetlands issues associated with an infill site. Will be mitigated off site or in on site open space. No reduction of unit counts anticipated.	
N. Texas/Tabor	0034-122-100	RH	15 to 22	RH	1.53	31	Vacant	yes	Minor noise and wetlands issues associated with an infill site. Will be mitigated off site or in on site open space. No reduction of unit counts anticipated.	
N. Texas-Tabor	0034-242-020	RH	15 to 22	RH	0.60	12	Vacant	yes	Minor noise and wetlands issues associated with an infill site. Will be mitigated off site or in on site open space. No reduction of unit counts anticipated.	



APPENDIX A - HOUSING NEEDS ASSESSMENT



Area	APN	Zone	Allowable Density	GP Designation	Acres	Real Unit Capacity	Existing Use	Infrastructure	Constraints	Comments
N. Texas-Tabor	0034-242-120	RH	15 to 22	RH	0.44	9	Vacant	yes	Minor noise and wetlands issues associated with an infill site. Will be mitigated off site or in on site open space.  No reduction of unit counts anticipated.	
East Tabor@ San Gabriel	0034-150-240	RH	15 to 22	RH	2.50	50	Vacant	yes	none	
E. Tabor/Dover	0034-201-180	RH	15 to 22	RH	1.06	21	Vacant	yes	Small infill site next to existing office building.	
East Tabor Townhouses (Formerly Tim Lewis)	0037-010-120, 010	RH	15 to 22	RH	6.46	91	Vacant	yes	None. Project was approved in 2004 for this site.	Original entitlements expired in 2007.
Blossom Avenue	0037-070-030	RH	15 to 22	RH	4.85	107	Vacant	yes	Wetlands issues must be addressed but can be mitigated. The other major constraint is noise from the railroad, which can be mitigated by building standards and sound walls.	
Blossom Avenue	0037-070-080	RH	15 to 22	RH	2.14	41	Vacant	yes	None identified. If the wetlands are impacted a survey will be required	
Blossom Avenue	0037-070-070	RH	15 to 22	RH	2.47	54	Vacant	yes	None identified. If the wetlands are impacted a survey will be required	
E. Travis at Rayburn	0030-070-080	RH	15 to 22	RH	0.52	10	Vacant	yes	Small infill site	
E. Travis at Rayburn	0030-070-090	RH	15 to 22	RH	0.83	16	Vacant	yes	Small infill site	
E. Travis at Rayburn	0030-070-100	RH	15 to 22	RH	0.54	10	Vacant	yes	Small infill site	
Jefferson Corridor 1	0030-285-050	RH	15 to 22	RH	0.26	5	Vacant	yes	Very small site near “industrial” uses. Highway 12 Noise must be addressed by project design.	
Ray Venning Property	0031-201-030	PF	15 to 22	RH	4.82	96	Vacant	yes	Larger Infill Site	Being marketed by Housing Successor Agency for development as Priority 1 site
Missouri at Taylor	0030-236-010	CM(RH)	15 - 22	MU	0.23	5	Vacant	yes	Small Infill Site	Being marketed by Housing Successor Agency as Priority 3 site.
Empire at Jackson	0030-183-080	CM(RH)	15 - 22	MU	0.172	3	Vacant	yes	Small Infill Site	
Jefferson Corridor Mixed Use Sites	0030-291-090, -100,-130,-140	CM(RH)	15 - 22	MU	4.00	53	Office/Housing/Vacant	yes	Some existing development on parcels. Small parcel sizes.	Assumes 2/3 residential, 1/3 office

APPENDIX A - HOUSING NEEDS ASSESSMENT

Area	APN	Zone	Allowable Density	GP Designation	Acres	Real Unit Capacity	Existing Use		Infrastructure	Constraints	Comments
Webster Street at Empire	0030-183-090	CM(RH)	15 - 22	MU	0.167	3	Vacant		yes	Very small infill site	
Great Jones at Empire	0030-174-010, -110	CD(RH)	15 - 22	CC	0.20	4	Vacant			None. Infill Site	Marketed by Housing Successor Agency as Priority 3
Great Jones at Empire 2	0030-173-080	CM (RH)	15 - 22	CM	0.36	7	Vacant lot	parking	yes	None. Infill Site	Associated with vacant office building next door
RH Subtotal (Central Fairfield)					47.41	661					

A detailed map of each site can be found in Appendix B

# APPENDIX A - HOUSING NEEDS ASSESSMENT



## FINANCIAL RESOURCES

Due to the high costs of developing, maintaining, and rehabilitating housing, multiple funding sources are often required. **Table A-49** lists the potential financial resources available to the City in 2014 for housing development, rehabilitation, and financing.

**TABLE A-49**  
**CITY OF FAIRFIELD HOUSING FINANCIAL RESOURCES**

Program Name	Description	City Agency & Contact	Eligible Activities
<b>1. Federal Programs</b>			
Community Development Block Grant (CDBG)	Grants awarded to cities on a formula basis for housing and community development activities primarily benefiting low- and moderate-income households. The City of Fairfield has been a CDBG entitlement city since 1975. The City of Fairfield allocated approximately \$200,000 in CDBG funds toward its rehabilitation program for FY 2013-2014.	Housing Division Contact: Sandie Valentine (707) 428-7729 svalentine@ci.fairfield.ca.us	<ul style="list-style-type: none"> <li>➤ Acquisition</li> <li>➤ Rehabilitation</li> <li>➤ Homebuyer assistance</li> <li>➤ Economic development</li> <li>➤ Homeless assistance</li> <li>➤ Public services</li> </ul>
HOME	Grant program awarded to City on a competitive basis for housing activities. The City received \$500,000 in 2014-\$400,000 for First time Homebuyers Programs and \$100,000 for Housing Rehabilitation	Housing Division Contact: Sandie Valentine	<ul style="list-style-type: none"> <li>➤ New construction</li> <li>➤ Acquisition</li> <li>➤ Rehabilitation</li> <li>➤ Homebuyer assistance</li> <li>➤ Rental assistance</li> </ul>
First Time Homebuyer Program	This program, funded with HOME or CalHOME funds, provides deferred loans to assist low-income first-time homebuyers purchase homes.	Housing Division Contact: Sandie Valentine	<ul style="list-style-type: none"> <li>➤ First-time homebuyer assistance</li> </ul>
Mortgage Credit Certificate Program	The Mortgage Credit Certificate (MCC) program assists first-time homebuyers with the purchase of existing or new homes in the cities of Fairfield, Suisun City, Dixon and Rio Vista. The MCC tax credit reduces the federal income tax (not state) of borrowers purchasing qualified homes. The tax credit is equal to 15% of the annual interest paid on the mortgage loan. Maximum purchase price cannot exceed \$477,355.	Housing Division Sandie Valentine	<ul style="list-style-type: none"> <li>➤ First-time homebuyer assistance</li> </ul>



## APPENDIX A - HOUSING NEEDS ASSESSMENT

Program Name	Description	City Agency & Contact	Eligible Activities
Section 8 Housing Choice Vouchers	Rental assistance payments to owners of private market rate units on behalf of low-income (50 percent MFI) tenants. Administered by the Fairfield Housing Authority.	David Scumloff Fairfield Housing Authority (707) 428-7392	➤ Rental assistance
<b>2. State Programs</b>			
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	Sandie Valentine	➤ New construction ➤ Rehabilitation
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments, nonprofit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower-income households.	Sandie Valentine	➤ New construction ➤ Rehabilitation ➤ Preservation ➤ Conversion of nonresidential to rental ➤ Social services within project
CalHome	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. City received \$1,000,000 for rehabilitation and FTHB.	Sandie Valentine	➤ Predevelopment, site development, site acquisition ➤ Rehabilitation ➤ Acquisition/rehab ➤ Down payment assistance ➤ Mortgage financing ➤ Homebuyer counseling
Infill Incentive Grant Program CDBG	Funding of public infrastructure (water, sewer, traffic, parks, site cleanup, etc.) to facilitate infill housing development. One funding round annually.	Sandie Valentine	➤ Public infrastructure investment
CalHFA Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	Sandie Valentine	➤ Site acquisition ➤ Pre-development costs
CalHFA Homebuyer's Down	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates	Sandie Valentine	➤ Homebuyer assistance

# APPENDIX A - HOUSING NEEDS ASSESSMENT



Program Name	Description	City Agency & Contact	Eligible Activities
Payment Assistance Program	through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.		
<b>3. Local Programs</b>			
Rental Housing Rehabilitation Program	The program provides below market rate loans to owners with properties that rent to low- and moderate-income households. The program is funded with redevelopment funds set aside to create and preserve low- and moderate-income housing, Community Development Block Grant funds and HOME funds. The income limits vary based on funding source.	Sandra Trujillo (707) 428-7095	➤ Rehabilitation
Below-Market Rate (BMR) Program	The City requires developers building detached homes in a Residential Medium Density zoning to provide 10% of the homes for sale to moderate-income households at an affordable price. Under the long-term resale restrictions, these homes must remain affordable to and owner-occupied by moderate-income households for 45 years.	Sandie Valentine	➤ New construction (when available) ➤ Resales
<b>4. Private Resources/Financing Programs</b>			
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers. Mortgages which fund the purchase and rehabilitation of a home. Low Down-Payment Mortgages for Single-Family Homes in under-served low-income and minority cities.		➤ Homebuyer assistance
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.		➤ New construction



# APPENDIX A - HOUSING NEEDS ASSESSMENT

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## ADMINISTRATIVE RESOURCES

Below is a list of public agencies and nonprofit organizations that have contributed to housing projects in Fairfield and may continue to administer housing projects in the City in the future. These agencies and organizations are critical to meeting the housing needs of the City and play an important role in the acquisition, rehabilitation, preservation, and development of affordable and assisted housing.

### City Administrative Resources

Housing and neighborhood preservation are key priorities of the City of Fairfield. The City Manager's Office plays a leading role in several programs, including the Quality of Life Task Force, regional homelessness, and Travis Air Force Base.

The **Community Development Department** is responsible for preparation of and administration of the General Plan, including this Housing Element. The Department also administers the Fairfield Zoning Ordinance. The Department implements the City's planning and development review process and through the Building Division enforces the Building Code, ADA requirements, and energy regulations. The Housing Division implements the City's affordable housing programs. The Fairfield Housing Authority is the City's lead agency for tenant-based assistance. The Housing Authority administers the Housing Choice Voucher program. Although there is no public housing in the City of Fairfield, the Housing Authority administers 830 tenant-based Housing Choice Vouchers, 21 Project-Based Vouchers at Laurel Gardens Apartments, 3 vouchers with the Home Ownership Option, and 50 Family Self-Sufficiency Program participants. All of these services are funded by the U.S. Department of Housing and Urban Development.

The Housing Division administers Community Development Block Grants, HOME and other homebuyer programs, and housing rehabilitation programs.

In addition to the Community Development Department, the Fairfield Police Department Code Enforcement Division enforces quality of life and community preservation ordinances which impact the City's neighborhoods.

### North Bay Human Development Corporation

North Bay Human Development Corporation is a non-profit corporation whose board was established specifically to operate the Parkway Plaza senior apartments in Fairfield and has no interest in being involved with other housing projects.

### Solano Affordable Housing Foundation

The Solano Affordable Housing Foundation (SAHF) is a nonprofit housing developer established by local cities to encourage affordable housing in the County. The foundation will be working to identify affordable housing, including the preservation of affordable housing with Redevelopment Agency assistance. The Foundation also owns the Union Square apartment complex and purchased the Senior Manor apartment complex in late 2008 (the City of Fairfield retained ownership of the underlying property).

# APPENDIX A - HOUSING NEEDS ASSESSMENT

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## **Pacific Community Services Incorporated**

Pacific Community Services Corporation (PCSI)/Pittsburg Housing and Economic Development Corporation have expressed interest in facilitating affordable housing in Fairfield. The corporation has also considered purchasing property in Fairfield for the development of affordable housing and also assisting in the preservation of at-risk units during the foreclosure crisis. The corporation also provides assistance to residents with housing discrimination and other issues. In the past, PCSI was retained by the City of Fairfield to provide housing counseling services.

## **Mid-Peninsula Housing**

Mid-Peninsula Housing, based in Redwood City, is a Bay Area Nonprofit Housing Developer and Manager. Mid-Peninsula developed an affordable housing project, Sunset Creek Apartments in Fairfield in 1994 and has expressed interest in developing future projects.

## **Community Housing Opportunities Corporation**

CHOC (Community Housing Opportunities Corporation) is a Davis-based nonprofit interested in affordable housing. CHOC owns and manages Gateway Village, an apartment project on Pennsylvania Avenue which it acquired and rehabilitated with City assistance. The City has continued its relationship and discussions with CHOC, who may be interested in additional projects.

## **National Community Renaissance**

National Community Renaissance is a nonprofit organization based in Southern California. In cooperation with ANF Families Partnership II, the group acquired and rehabilitated 93 apartment units in the South PACE neighborhood. The organization remains interested in future projects.

## **Resources for Community Development**

Resources for Community Development (RCD) is a Berkeley-based nonprofit organization that partnered with Caminar Solano to develop Laurel Gardens, the first affordable housing project built in Solano County that provides housing to low-income individuals with mental disabilities, many of them formerly homeless. RCD is interested in doing more projects.

## **Habitat for Humanity**

Habitat for Humanity is a non-profit organization that brings together volunteers in the community to build homes for low-income families. The participating families also contribute hours towards building the home. Habitat for Humanity has built several homes in Fairfield and is currently working with the City on another potential infill project. Habitat for Humanity continues to be interested in local homeownership programs.





## APPENDIX A - HOUSING NEEDS ASSESSMENT

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### HOMELESS RESOURCES

Homeless persons or those who are about to be homeless may contact the Solano County Health and Human Services Department. The County and volunteers operate a telephone help-line, First Call for Help, and a shelter bed hotline. The Department has a limited number of vouchers, redeemable at local motels, for temporary shelter

#### **Mission Solano Rescue Mission**

Mission Solano's vision is to develop long-term residential treatment for homeless addicted men, women, and children. They have successfully met the basic necessities of the homeless and poverty stricken population since 1998. They provide emergency shelters and manage both a Community Outreach Center (COC) and Social Industries distributing food, clothing, and ongoing community services. Their emergency shelter provides over 17,000 beds per year. Since 1998, the Mission SOLANO Rescue Mission has successfully met the basic necessities of the homeless and poverty stricken population residing in Fairfield. Recognizing that many people struggling with addiction needed more than "three hots and a cot", Mission SOLANO Rescue Mission focused on developing long-term residential treatment for homeless addicted men, women and children. The nationally recognized Nomadic Sheltering Program provides emergency shelter nights to those in need, while continuing to offer the Community Outreach Center (COC) and Social Industries distributing food, clothing and ongoing community services. Their doors are open 24 hours a day, 365 days a year. Help is available without charge to any person regardless of race, color, creed or social standing. Mission SOLANO operates entirely on voluntary contributions with the majority of the support coming from individual donors and the balance from churches, organizations, foundations and the corporate community.

#### **Bridge to Life Center**

In December 2005, the Bridge to Life Center celebrated its long anticipated groundbreaking on Beck Avenue. The site has access to public transportation and is near the Solano County Office of Health and Human Services, for the convenience of their clients to obtain County social services such as enrollment in Welfare and Food Stamps and access to County health care programs. This type of housing project is the largest of its kind in Solano County and is cost \$9 million to complete. It includes an emergency shelter, the women's and children's center, a main dining hall, a day care center and an education center with classrooms and a men's housing unit. 115 beds are currently available. This project is a partnership between Mission Solano, Homeaid of Northern California (the charitable arm of the Home Builders Association), the City of Fairfield and Solano County.

City of Fairfield approvals for Bridge to Life permit expansion to 214 beds.

#### **Community Resources Services (Rosewood House)**

Community Resource Services (CRS) offers case management for homeless clients, assisting them with basic needs, jobs search, school reentry, and housing information. Services are also provided for incarcerated clients in the county jails. The services provided prepare jail



# APPENDIX A - HOUSING NEEDS ASSESSMENT

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clients for a successful return to the community, where they can rejoin families, find work, and participate meaningfully in the community.

Rosewood House, located in Vallejo, California, provides clean and sober transitional housing for women. The goals include assisting participants with obtaining permanent housing, achieving greater self-determination, and increasing their skills and education. Women completing their stay at Rosewood House will be better prepared to obtain permanent housing and participate within the community.

## **Fairfield-Suisun Community Action Council**

Fairfield-Suisun Community Action Council (CAC) provides basic needs such as food, clothing, and shelter and also provides supportive services such as rental assistance, homeless assistance and prevention, and case management. In addition, the CAC provides information about and referrals to other community-based organizations, churches and/or government agencies that can help clients with additional needs. The CAC serves almost 1,000 clients every year; their clients consist of the working poor, low-income, senior citizen, disabled, and homeless population living in the Fairfield area.

## **Heather House**

Heather House Homeless Shelter is an initiative of the Interfaith Council of Solano County, a conglomerate of over a dozen community based organizations which partner with the City of Fairfield in order to combat homelessness. The Council believes that all people are created equal regardless of demographic, geophysical or other identifying factors. The Heather House provides hands on services as well as working with local grass roots organizations to create and spread awareness, and find means to root out poverty and homelessness. Heather House provides temporary shelter, food, and case management to the homeless. The shelter has 24 beds and 4 transitional apartments for families and single women. Clients receive assistance in job searches and in locating permanent housing, as well as life skills training which includes budgeting, parenting, and nutrition. The CAC has partnered with Healthy Start, Child Haven, the Community Action Agency, The Salvation Army, Solano County Mental Health, Youth and Family Services, the Solano County Homeless Shelter Collaborative and Child Protective Services to ensure that families are given the necessary tools to strengthen their families, clean up their credit/eviction issues, find gainful employment, and move into permanent housing. In 2013 Heather House served 239 (unduplicated) homeless individuals. 100 were family units served: 35 single females (35 percent), 44 single mothers with children (44 percent), 18 couples with/without children (18 percent), and 3 single fathers with children (3 percent). For every one client, Heather House reports that their waiting list has at least three to four persons who need services.

Heather House has expressed interest in partnering with Fairfield and Solano County to expand their services and increase bed space in order to meet the needs of the homeless and continue making long term meaningful changes in order to root out poverty. They report that their records show in follow up studies that their clients sustain employment and housing upon graduation from their rigorous intervention programs.



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### **Caminar Solano**

In addition to the project Caminar Solano developed in partnership with Resources for Community Development discussed above (Laurel Gardens), Caminar Solano opened Laurel Creek House in 1999, offering residential treatment in 12 beds. Not all of the persons served by Laurel Creek House would be homeless, but the facility does provide a service to residents who might have temporary shelter needs and services Caminar Solano has expressed interest in developing a transitional housing project (15 apartments) for residents with mental disabilities.

### **First Place for Youth**

First Place for Youth is an Oakland-based organization which focuses on the needs of youth transitioning out of the foster care system. Their programs include emergency shelter and assistance with finding and funding housing. In 2013, First Place for Youth assisted 43 youth with emergency shelter according to the Solano County Point in Time count for Fairfield.

### **Joshua House**

Joshua House is a faith-based organization which provides assistance to clients attempting to overcome addictions, focusing on drugs and alcohol. Their services include limited residential treatment, and Joshua House provided housing to four individuals during the 2013 Point in Time count for Fairfield.

### **Children in Need of Hugs**

Children In Need of Hugs (CINOH) provides housing and services for youths, focusing particularly on teen mothers with children.

## ENERGY CONSERVATION

### **Development of California's Energy Standards**

The State of California pioneered the development of energy conservation legislation, mainly as a result of the 1973 energy crisis. In 1974, the legislature adopted the Warren-Alquist State Energy Resources and Development Act, which established the Energy Resources Conservation and Development Commission (California Energy Commission). The Energy Commission was delegated the authority to adopt standards and regulations encouraging energy conservation in new buildings and rehabilitation of existing buildings.

The state building requirements that address energy conservation are included in Title 24 of the State Building Code. The State of California presently requires local governments to recognize and address energy conservation measures in the preparation of housing elements. Title 20 of the California Administrative Code, section 1406 gives local governments the authority to adopt more stringent standards and provides for documentation on energy savings and cost effectiveness.

# APPENDIX A - HOUSING NEEDS ASSESSMENT

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## Energy Conservation Programs

Local utility companies, in conjunction with state and federally funded initiatives, offer a number of programs to promote energy-efficient homes. Listed below are some of the programs that are currently active.

**California Energy Star® New Homes Program** – This PG&E administered incentive program is available to builders of single-family homes that are at least 15 percent more efficient than required by Title 24. A second tier of participation is available to builders of single-family homes that exceed Title 24 by 35 percent, demonstrate a 40 percent reduction in cooling load, and include solar generation as an option for buyers. For homes built in Climate Zone 12, Fairfield's designated microclimate, the current incentive amount equals \$500 per unit. Additionally, both tiers require that all appliances provided by the builder must be Energy Star qualified. PG&E will help prospective buyers locate homes that meet the Energy Star specifications.

**California Multi-Family New Homes (CMFNH)** – The CMFNH program sponsored by PG&E and administered by the Hescong Mahone Group, Inc. (HMG) facilitates and encourages energy-efficient design in multi-family housing through design assistance, cash incentives, and Energy Star marketing benefits.

**Prescriptive Method** – For builders not participating in either of the Energy Star programs, the Prescriptive Method provides incentives for specific features installed before December 31, 2008. Dated, itemized proof of purchase is required with installation location specified. Incentives will be paid only for measures that exceed 2005 Title 24.

**Energy Efficiency for Multi-Family Properties** – PG&E offers rebates to multi-family property owners and managers of existing residential dwellings that contain two or more units when they implement specified measures to increase energy efficiency. The program encourages the installation of qualifying energy-efficient products in individual tenant units and in the common areas of residential apartment buildings, mobile home parks, and condominium complexes.

**New Solar Homes Partnership** – The New Solar Homes Partnership (NSHP) provides financial incentives and other support for installing eligible solar photovoltaic (PV) systems on new residential buildings that receive electricity from qualifying utility companies. The California Energy Commission implements the New Solar Homes Partnership in coordination with the California Public Utilities Commission (CPUC) as part of the overall California Solar Initiative.

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## APPENDIX A - HOUSING NEEDS ASSESSMENT

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The state standards require new residential buildings and alterations and additions to existing buildings to meet or exceed a specific set of energy conservation requirements. Because energy use depends partly upon weather conditions, which vary considerably throughout the state, the Energy Commission has created 16 different “climate zones,” each representing a distinct microclimate in the state. The energy conservation requirements are tailored for each climate zone. The City of Fairfield is located in Climate Zone 12.

### **Compliance Methods**

There are two compliance methods available to builders and designers of residential structures. The *prescriptive method* involves selection of prescribed compliance features from a list of alternative component packages. Each climate zone has four packages to choose from and each offers a different combination of energy conservation requirements. Parameters of the building, such as the insulation R-values of the walls and ceilings, percentage of glazing, the solar heat gain coefficient of the glazing, thermal mass area, and heating and cooling equipment efficiencies are required to meet specific minimums for each package.

The computer performance method requires the use of an Energy Commission-approved computer program. The computer program actually models the energy performance of the structure two ways. The energy budget is calculated for the structure through the use of a selected set of standard parameters set forth by the Energy Commission. The structure is then modeled with the parameters proposed by the designer. The predicted energy budget of the proposed design may not exceed the calculated energy budget of the structure modeled with the standard parameters of the Energy Commission. This method involves the most effort to demonstrate compliance; however, it does offer the greatest flexibility for design.

When using the computer performance method, additional compliance credit can be obtained for improvements in the quality of design, installation of heating and cooling ducts, and construction of less-leaky building envelopes. The compliance credit options require installer diagnostic testing and certification, as well as independent diagnostic testing and field verification by a certified Home Energy Rater.

### **Mandatory Energy Conservation Requirements**

There are also mandatory energy conservation requirements that must be met by all new residential structures and by additions and alterations to existing structures. A condensed summary of these is listed on the mandatory measures checklist, or MF-1 form, submitted at the time of plan review.

### **Adoption of Local Conservation Ordinances**

The City of Fairfield is experiencing considerable growth and development which is expected to continue for the next several years. The City is currently participation in efforts to develop a model Green Building Code ordinance will address energy conservation, materials, recycling, and other key topics.

# APPENDIX A - HOUSING NEEDS ASSESSMENT



## Conservation Policies for Subdivisions

It is unlikely that all developers will consistently take the initiative to incorporate conservation features into their projects during the planning and design phases of development. The City's subdivision policies, however, represent a logical place to include design guidelines for energy conservation.

The types of policies that help to promote energy conservation are:

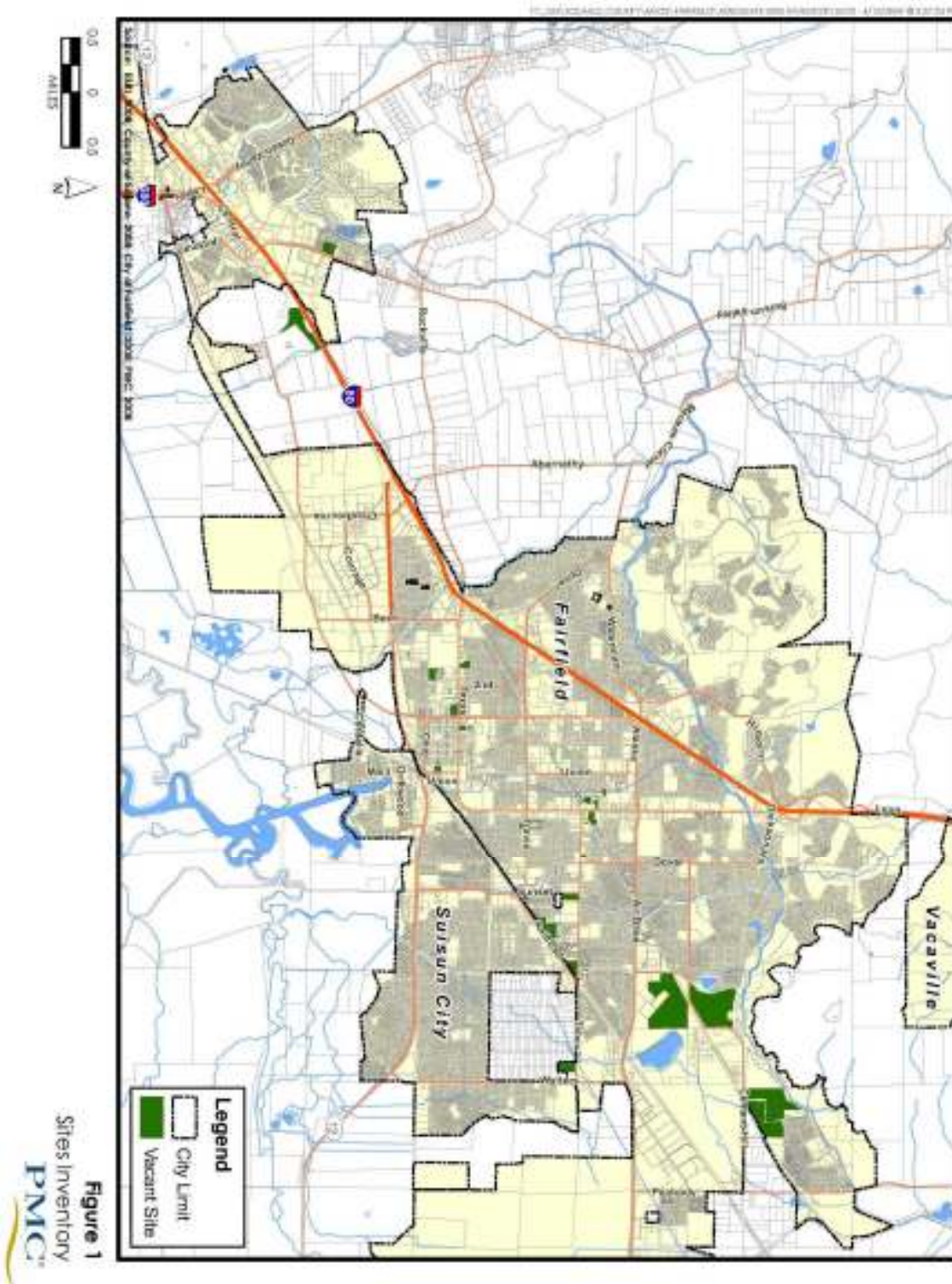
- Location of retail uses near new residential subdivisions.
- Providing access to schools, recreation facilities, and other public and private services that would reduce the need for automobile trips.
- Use of landscaping to help reduce the energy needs of residences (such as the use of deciduous shade trees).
- Policies to encourage building orientation that reduces east-west surface areas and, therefore, the amount of summer heat gain.
- Use of shaded south glazing to take advantage of winter insulation.
- Encouragement of solar energy by ensuring that new subdivisions allow for solar access to individual dwelling units. Solar access for passive and active solar systems (such as solar water heaters) must be protected for these systems to operate properly. The City can ensure solar access by establishing design guidelines that require a zone of unimpeded solar access for each residential building to make use of passive and/or active solar systems.
- Examination of the City's Zoning Ordinance to determine if building height, setback, and yard area requirements allow for sufficient solar access.

Revisions to the City's Subdivision and Zoning Ordinances can evolve over a period of time sufficient to allow planners, land developers, and builders to acquire sensitivity to solar potential and other energy conservation techniques.





# APPENDIX B - VACANT LAND INVENTORY MAPS







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