



# HOUSING ELEMENT

**2007-2014**

**City of Rio Vista, California**



**May 2011**

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**Chapter 6**  
**HOUSING ELEMENT**  
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## Chapter 6 Housing

### A. Introduction

#### RELATIONSHIP TO THE GENERAL PLAN

This Housing Element is one of seven required elements of the City's General Plan. A housing element describes how a city will address the housing needs of its residents, with an emphasis on the provision of affordable housing. First, it describes the current demographics and housing conditions in the City. Then the element describes what the anticipated housing needs are and how the city plans to preserve, improve, and develop housing for City households of all income levels. Finally, it specifies the City's housing policies and implementing actions which, together, comprise the action plan to help meet the City's housing goals. These policies and programs are formulated as a result of the element's identification of the City's housing needs, including those of special needs groups, and the financial resources that are anticipated to be available over the 7½-year planning period of the housing element.

#### 2001 HOUSING ELEMENT

This Housing Element updates the 2001 City of Rio Vista Housing Element. Policies and programs of the 1990 Housing Element were reviewed and evaluated as a part of preparing this housing element update. The City's success in implementing the 2001 Housing Element is evaluated at the end of Section D below.

#### BACKGROUND

The City of Rio Vista is an incorporated city in Solano County, California, with an estimated January 2010 population of 8,374 persons (State Department of Finance 2010). Rio Vista is located adjacent to the west side of the Sacramento River, about 22 miles east of the cities of Suisun City and Fairfield, which serves as the county seat.

Over the past decade, Rio Vista has annexed large land areas in response to its increased desirability as a place of residence for persons of retirement age and for those who commute to the Sacramento and San Francisco Bay Area metropolitan regions. The following factors affect the extent to which housing is capable of being developed to satisfy this increase in demand for housing in Rio Vista:

- Rio Vista's location within the Bay Area (defined by the nine counties that border on San Francisco Bay) along Highway 12, its proximity to the Sacramento metropolitan region, and the "small-town" feel of the community are primary attractions for current and future Rio Vista residents.

- ❑ Urban areas to the west and east of Rio Vista are major employment centers with many desirable amenities. At the same time, these areas are subject to higher housing costs, higher crime rates, and other undesirable aspects of urban life, such as traffic congestion and reduced open space. By contrast, Rio Vista generally has lower housing costs, lower levels of crime, and less congestion than neighboring larger cities.
- ❑ Until just a few years ago, the demand for homes in Rio Vista, combined with the costs of providing necessary expansions in infrastructure and services, caused the prices of homes in Rio Vista to rise. Now, as with most communities statewide, housing development in Rio Vista has become stagnant, and prices have fallen as a result of the nationwide economic downturn.
- ❑ Both long-time residents and newcomers to Rio Vista would like the city to retain its small-town qualities—those which initially attracted them to the community. New housing development has often adversely affected communities, both large and small, by putting excess demand on their infrastructure and services and by diluting their character through the construction subdivisions that are indistinguishable from one another. Rio Vista’s concerns about the negative impacts of large-scale, poorly-planned developments on the community’s character and quality of life are the same as those faced by communities statewide.
- ❑ The success and implementation of Association of Bay Area Governments (ABAG) transit-oriented development policies and Metropolitan Transportation Commission projects, programs, and policies will be a major factor in the demand for housing as they will determine funding for improvements to transportation infrastructure and the ability of residents in the City to commute into job centers in larger metropolitan areas. The current direction of transit policies and transit-related development policies has focused on funding for projects to improve transit and encourage development in high density urban centers in the Bay Area region.

In an effort to balance these concerns with the need to provide for adequate, affordable housing, *Rio Vista General Plan* elements, such as the Community Character and Design element and the Resource Conservation and Management element, were adopted to protect the local environment and establish standards for new neighborhoods that will help sustain Rio Vista’s high quality of life.

## **COMPONENTS OF THE HOUSING ELEMENT**

The Rio Vista Housing element consists of the following sections, each of which addresses State Housing Element requirements, as summarized below.

### **PURPOSE AND AUTHORITY**

The “Purpose and Authority” section sets forth the state law requirements that guide preparation and implementation of the City’s housing element. This includes the public participation requirements, recent legislation that affects the Housing Element, the need for internal consistency among all the General Plan elements, and the Regional Housing Needs Allocation (RHNA) determination for all income groups in Rio Vista.

## IMPLEMENTING THE COMMUNITY VISION

The “Implementing the Community Vision – The Rio Vista Principles” section identifies the General Plan principles that are applicable to the Housing Element. These principles provide guidance for the City’s housing policy direction and programs.

## SETTING

The “Setting” section describes existing conditions and addresses the following topics:

***Population*** includes historical population growth information, as well as comparisons with other jurisdictions.

***Household Characteristics and Trends*** includes historical and existing household and demographic characteristics and observed trends including age, gender, and ethnicity distribution in the population, as well as household type and size, and tenure. This section also includes information about household income, education, and employment.

***Income, Education, and Employment*** includes income, labor force, and employment data.

***Housing Characteristics*** includes information on housing including occupancy and vacancy rates, types and costs, affordability, overpayment for housing, and housing conditions.

***Special Housing Needs*** discusses the special needs of the elderly, disabled, large families, female heads of household, farm workers, and the homeless and others in need of emergency shelter.

***Existing Housing Assistance and Production Programs*** summarizes the state, federal, and local programs available to Rio Vista to help meet its housing needs.

***Review of Previous Housing Element*** discusses the effectiveness of the 1999-2006 element.

## OUTLOOK

The “Outlook” section addresses future conditions for the following topics:

***Projected Housing Need*** discusses the ABAG Regional Housing Needs Determination (RHND) process and the quantified future housing needs for Rio Vista that were adopted by ABAG for 2007-2014.

***Constraints to Housing Production*** addresses the governmental and non-governmental constraints to the development of affordable housing. Potential means for reducing constraints are identified.

***Land Resources*** assesses the land available for housing production in the City. This includes an inventory of vacant sites available, including identification of the land use controls applicable to each site, and a calculation of the capacity of each site to accommodate new housing.

***Equal Housing Opportunity*** discusses the City's obligation to help ensure equal housing opportunities for all segments of the community.

***Residential Energy Conservation*** discusses efforts by the City to promote energy conservation in existing homes and new construction and how energy efficiency affects the cost of housing.

***Monitoring Program*** identifies the criteria the City will apply toward gauging the success of its housing programs.

## **GOALS, POLICIES, AND IMPLEMENTING ACTIONS**

This section describes the City's commitment to the actions that are necessary to address the housing needs of current and future residents, including special needs groups, energy conservation, and equal housing opportunity. While goal statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy statements adopted in principle. Specific actions and programs are aimed at meeting the City's affordable housing needs over the planning period.

***Goals*** state the overall desired conditions that the City would like to achieve as part of its vision; goal statements are general.

***Policies*** indicate an action or direction that the City must take as a step toward achieving the desired condition or goal; policies are more specific statements of how a goal will be implemented.

***Implementing Actions*** identify programs and actions that will be required to implement the stated policies.

In addition, the housing element includes a ***monitoring program*** that identifies the criteria the City will apply toward gauging the success of its housing programs.

## **B. Purpose and Authority**

Housing has been and will continue to be one of the basic needs that must be provided within the community of Rio Vista. Section (§)65302(c) of the California Government Code requires every county and city in the State to include a housing element as part of its adopted general plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of “identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing.” This legislation further states that the element “shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

State law generally requires that a housing element be reviewed and revised at least every five years, and that an annual progress report on the status and progress in implementing the jurisdiction’s housing element be prepared and submitted to the California Department of Housing and Community Development (HCD). The 2003 State of California, Office of Planning and Research’s (OPR) *General Plan Guidelines* and HCD’s online technical assistance resource *Building Blocks for Effective Housing Elements* which will provide clear guidance to the City toward meeting the specific State requirements within the context of helping to advance the City’s housing goals and objectives.

## **PUBLIC PARTICIPATION**

Public participation in preparation of the Housing Element is required under Government Code §65588(c). This housing element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultants.

*September 23, 2009* Initial public input was received during a joint Planning Commission/City Council workshop prior to submittal to HCD for the first round of review. The Community Development Department provided a Power Point presentation informing the public of the Housing Element content and state requirements before the Mayor opened up the hearing for public comment. A couple of comments were received from the public limited to minor factual corrections in the element. Those corrections have been made. The City Council and Planning Commissioner had some minor grammatical changes in the Housing Element. Those corrections also have been made.

They also had concerns regarding the housing needs of farm workers, low/mod housing needs, building housing in a floodway and updating the Economic Development Element in conjunction with this Housing Element and AB 162. The farmworker housing and low/mod housing needs have been addressed. The Council determined that they will decide in a separate action whether updates to the Economic Development Element will

be done at some future date in conjunction with authorizing the AB 162 General Plan elements update.

Following HCD's review, additional public hearings were conducted by the Planning Commission on August 11, 2010 and April 13, 2011 and the City Council on May 19, 2011 on the Housing Element and CEQA document prior to adoption and final review by HCD.

Notices for these various public hearings were published in the River-Herald, the Vacaville Reporter, the Daily Republic and prominently posted at City Hall and other public agencies, and sent to interested agencies including Rio Vista Community Assistance Center, Rio Vista Cares, Solano County Housing Authority, and Habitat for Humanity. Notices were printed in both English and Spanish in order to provide adequate outreach to the City's Hispanic population. In addition, organizations that represent the interests of lower income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element. Organizations consulted include the Solano County Department of Health and Social Services, Sacramento Valley Organizing Community (SVOC), Solano County Legal Aid, and Mercy Housing California.

Senate Bill 18, the California Native American Consultation Bill was signed into law in September of 2004. SB 18 requires cities and counties to contact, and consult with, "California Native American Tribes" before adopting or amending a General Plan, or when designating land as Open-Space, for the purpose of protecting Native American *Cultural Places*. The bill requires consultation between government agencies and Native American Tribes in a way that is mutually respectful of each party's sovereignty. Staff has recently consulted with and obtained concurrence on the Draft Rio Vista Housing Element from the two locally designated Indian tribes in the Rio Vista area: the Yocha Dehe Wintun Nation and the Cortina Band of Indians. Consultation letters are on file in the City of Rio Vista Planning Division.

## **RECENT LEGISLATION**

Recent changes to State Housing Element Law (Assembly Bills and Senate Bills) that apply to the preparation of this housing element include:

***AB 1866 (Second Units)*** requires local governments to include provision for ministerial approval of second units. Also includes a provision to allow counting capacity of second units toward the RHNA allocation, with some restrictions.

***SB 1087 (Water and Sewer Service Priority for Affordable Housing)*** requires that water and sewer service providers adopt written policies and procedures that grant priority to proposed development that includes housing affordable to lower-income households and prohibits denial or conditioning of service to a development that includes housing affordable to lower-income households unless specific findings can be made. This legislation also requires that a copy of the updated housing element be provided to water and sewer providers.

*SB 2 (Local Planning and Approval for Emergency Shelters)* requires that zoning permit emergency shelters and transitional and supportive housing by right in at least one zone and also requires these to be considered residential uses for permitting purposes. The Housing Element must address how the city has incorporated the provisions of SB 2 into zoning, permit processing procedures, and development standards.

*AB 2348 (Land Inventory Requirements)* amended housing element law to clarify the required content of the land inventory and how the land inventory should be used in preparing the adequate sites analysis. It requires a much higher level of detail for the land inventory than previously required; and

*AB 1233 (Provision of Adequate Sites for RHNA)* specifies that if programs to make adequate sites available were not implemented during the prior planning period, the jurisdiction must zone sites to address the unaccommodated housing need of the prior planning period within the first year of the new planning period, as determined by the Regional Housing Needs Allocation (RHNA). It requires that the need from the previous planning period be addressed in the new planning period.

*AB 162 (Floodplain Planning)* requires a mandatory review and revision of the General Plan's Land Use, Conservation and Safety elements, which addresses all land within the City's sphere of influence (SOI). The timing of this task is triggered by the update of the City's Housing Element, as described in this State law, which went into effect on January 1, 2009.

This update to Rio Vista's Housing Element has been prepared to respond to all of these recent changes in legislation.

## **INFORMATION RESOURCES**

The most comprehensive and authoritative source of information on population and housing is the U.S. Census. Unfortunately, for this effort, much of the relevant data that is required for the Housing Element update had to be carried over from Census 2000, which was originally included as recent data in the 2001 housing element update. Wherever possible, more current data were obtained from State Department of Finance (DOF), State Employment Development Department (EDD), the Association of Bay Area Governments (ABAG), and City and County sources.

## **GENERAL PLAN INTERNAL CONSISTENCY**

The California Government Code requires internal consistency among the various elements of a general plan. Government Code §65300.5 states that, "the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals." In preparing this Housing Element, a review was undertaken to ensure consistency of this Housing Element with all other elements of the General Plan.

## REGIONAL HOUSING NEEDS ALLOCATION PLAN

The housing element process begins with the Regional Housing Needs Allocation (RHNA) process, which is conducted by the Association of Bay Area Governments (ABAG), the council of governments of which all Solano County jurisdictions, including Rio Vista, are a part. The RHNA process is initially triggered by HCD's determination of the number of housing units that meets the regional need—these numbers are based on State Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans. Once the RHNA has been finalized, ABAG is responsible for deciding on appropriate methodology to use in allocating portions of the regional share to each of the local governments within its jurisdiction. Once the methodology is approved by the ABAG Executive Committee it is applied to generate the jurisdictional allocations.

The final plan released by ABAG allocating portions of the regional allocation to each jurisdiction is known as the Regional Housing Needs Allocation Plan (RHNA). For the 2007–2014 period, allocations to each jurisdiction took into account ABAG's population growth projections for the region and transit-oriented development policies, as well as policies of the Metropolitan Transportation Commission's 2008 Regional Transportation Plan, which sets forth a plan for regional transportation improvements. Regional planning continues to focus on development in close proximity to transit access points and coordination with transit-planning agencies in an effort to ensure effective transportation management for the Bay Area.

This housing element details a 7.5-year schedule of actions it is undertaking or plans to undertake to achieve housing goals and objectives, based upon its share of the RHNA. To comply with State law in addressing the jurisdiction's RHNA, the updated housing element must identify adequate sites and program actions to accommodate its allocation for each of five income categories: extremely low-, very low-, low-, moderate-, and above-moderate income households. Upon adoption by the Rio Vista City Council, this element will serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies.

### C. Implementing the Community Vision: The Rio Vista Principles

Housing has profound effects on the community's economic and social well-being. The community vision and principles that most directly relate to the Housing Element are listed below. These principles are found in **Chapter 2 Community Vision** of the General Plan.

#### PRESERVE RIO VISTA'S SENSE OF COMMUNITY AND SMALL-TOWN CHARACTER

- *Rio Vista should still be recognizable to today's residents 30 years from now. New development should reinforce the characteristics that make Rio Vista unique. Existing neighborhoods should be examined and strengthened.*

- *New development should create complete neighborhoods rather than a series of subdivisions that are indistinguishable from those in other communities.*

**CREATE AND MAINTAIN ECONOMIC VITALITY; PROVIDE NEW OPPORTUNITIES TO LIVE, WORK, AND SHOP IN RIO VISTA**

- *The Rio Vista community should be planned for a balance of jobs and housing. Rio Vista should not become another bedroom suburb like so many neighboring communities.*
- *A broad range of housing should be available throughout the community to match job opportunities and community needs. No one style or price range of housing should take precedence over any other, so long as an adequate supply is available for each.*

**PROVIDE ADEQUATE AND ACCESSIBLE PUBLIC SERVICES AND FACILITIES TO ALL RIO VISTANS IN A FISCALLY HEALTHY AND RESPONSIBLE MANNER**

- *Growth should pay for itself. New development should ensure that sufficient public services are provided without additional burden to existing residents or over-extending current capacity.*
- *Rio Vista should continue its tradition of cooperation with private nonprofit agencies and other public agencies, to provide essential services for youth, seniors, the economically disadvantaged, and those in crisis.*
- *Adequate public facilities—sewer, water, transportation, public safety, parks, recreation, education, and others—should be in place or assured in a timely fashion before new development projects proceed.*

The goals, policies, and housing programs outlined in this plan represent a good faith effort by the City of Rio Vista to provide for housing needs within the community, given the limited resources and powers at its disposal. The attainment of many of the following goals requires funding that is uncertain at this time. The City must recognize this fact in adopting and implementing its housing programs and should modify portions of this element when changes in available program funding occur.

**D. Setting**

**POPULATION GROWTH AND TRENDS**

**HISTORIC POPULATION GROWTH**

According to the Department of Finance, population of the City of Rio Vista in January 2010 was estimated at 8,374 persons. As shown in *Table 6-1*, the annual growth rate between 2000 and 2010 ranged from a high of approximately 12.5 percent between 2001

and 2002 and a low of 1.6 percent between 2008 and 2010. Annual growth averaged 6.3 percent per year from 2000 to 2010. The decrease from 2008 to 2010 indicated by *Table 6-1* reflects current depressed real estate values and economic challenges that have reduced the amount of new construction.

TABLE 6-1  
CITY OF RIO VISTA ANNUAL POPULATION CHANGE 2000 – 2010

Year	Population	Percent Change
2000	4,571	4.33
2001	4,769	12.46
2002	5,363	5.43
2003	5,654	10.74
2004	6,261	8.21
2005	6,775	7.87
2006	7,308	6.58
2007	7,789	3.62
2008	8,071	1.63
2009	8,203	2.08
2010	8,374	-

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.

*Table 6-2* displays the city’s growth rate by decade since 1970. As indicated by *Table 6-2*, the city grew rapidly during the period 1990-2000, with a growth rate of over 37 percent for the ten-year period. Between 2000 and 2010, the population in Rio Vista experienced its fastest rate of growth. Population in the City increased from 4,571 to 8,374, a rate of 83.1 percent, a growth rate far higher than that for the state as a whole (14.1 percent) and Solano County overall (8.3 percent) during the same period. The growth during this period was largely a result of two factors: new age-restricted housing development in the city and a steady influx of people employed in other Bay Area cities, but attracted to Rio Vista by lower home purchase prices as home prices increased rapidly throughout the Bay Area.

TABLE 6-2  
CITY OF RIO VISTA  
POPULATION CHANGE BY DECADE 1970-2010

Year	Population	Change	percent Change over Period
1970	3,135	--	--
1980	3,142	+7	+0.2
1990	3,316	+174	+5.5
2000	4,571	+1,255	+37.8
2010	8,374*	+3,803	+83.1

Sources: Census 2000, \*California Department of Finance, 2010.

Table 6-3 provides a comparison of the growth in Rio Vista with other Bay Area jurisdictions, Solano County, and the State of California. Population data presented shows that, proportional to the overall population, Rio Vista added population at a much faster pace than any of the other Bay Area jurisdictions between 2000 and 2010, and at nearly six times the rate of the State of California during the same period.

TABLE 6-3  
POPULATION TRENDS – COMPARISON WITH OTHER JURISDICTIONS

Jurisdiction Name	2000	2010	Change (2000-2010)	
			Number	Percent
Solano County	394,930	427,837	32,907	8.3
City of Fairfield	96,178	105,955	10,575	10.1
Suisun City	26,118	28,962	2,844	10.8
State of California	33,873,086	38,648,090	4,775,004	14.1
City of Rio Vista	4,571	8,374	3,803	83.1

Source: State of California, Department of Finance. 2010

## PROJECTED POPULATION GROWTH

### *Short-Term Growth*

To provide a current picture of short-term population growth trends, it is important to consider the development projects that are currently being pursued in Rio Vista. The recent credit and financial market turmoil has slowed or halted progress on large residential development projects over the two to three years, including Riverwalk, Del Rio Hills, Trilogy, and Hearth and Home at Liberty. As demand for new homes has declined substantially in the last few years, developers are reassessing market conditions and reevaluating the profitability of constructing homes on these sites. These four development projects could potentially add more than 5,400 housing units at buildout.

With an estimated average household size in the city of 2.30 persons in 2010, these developments could add approximately 12,400 people, increasing the City's population at buildout by 148 percent. The buildout date for these developments is currently uncertain, but with improved real estate market conditions, an initial portion of these units could be added within the 7.5-year planning period of this housing element

The current market downturn is anticipated to substantially slow population growth in the city for the next several years or until the market recovers. Therefore, while the average annual growth rate between 2000 and 2008 was robust at 7.4 percent (DOF 2008), models of population growth predicated on rapid annual growth rates since 2000 may not accurately reflect the change in market conditions and associated slowing in residential homebuilding. Between 2009 and 2010, the average annual housing growth rate was between 1.7% in 2009 (DOF 2009) and 1.0 % in 2010 (DOF 2010).

### ***Long Term Growth***

The 20 year vision of Rio Vista's General Plan allows for an approximate population of over 22,000 persons based on the build - out of all of the proposed planned unit developments including the various single-family, multiple-family and mixed-use areas allowed by policies and the zoning ordinance of the City.

ABAG is responsible for forecasting long-term changes to the population and economy of the Bay Area to assist local governments in identifying policies that address a changing environment. This effort includes *Projections*, ABAG's biennial forecast of population, housing, jobs, and income out to the year 2035 for the nine-county 101-city region. Since 2003, ABAG has included a set of policy assumptions in its models that assign more growth to areas around transit centers in recognition of evolving government policies and market conditions that promote growth in those areas. Past ABAG forecasts have typically been within five percent of actual population, household, and job growth, at the county level (ABAG 2008).

Population projections for the City of Rio Vista from ABAG's *Projections 2007* indicated that the city would have the fastest rate of growth of any city in the region, growing to 13,600 residents by 2015, 19,100 residents by 2025, and 24,500 residents by 2035 (ABAG 2007). In June 2009 ABAG released *Projections 2009* including revised projections for the City of Rio Vista of 11,400 population by 2020 and 15,300 persons by 2035. In addition, ABAG is projecting a total of about 6,240 households and 5,990 total jobs over the next 25 years (i.e. 2035) These revised projections factor in such issues as higher energy costs, environmental trends, and more transit and transit-oriented higher density housing concentrated in the redevelopment areas and larger urban centers (also called Priority Development Areas – or PDA's).

## HOUSEHOLD CHARACTERISTICS AND TRENDS

### AGE

The most recent reliable age distribution information for the City of Rio Vista is provided by Census 2000. Although the data were collected over ten years ago, it represents the relative age distribution within the city's population, as shown in *Table 6-4* below, and provides for comparison to age distribution in Solano County.

The 1990 and Census 2000 data show a median age in Rio Vista of 36.9 in 1990 and 40.7 in 2000, indicating an upward trend in the average age of the city's population. This compares to a county median age of 31.0 reported by the 1990 Census and 33.9 in Census 2000, indicating that the city's population is generally older than the county overall. This compares to a state median age of 33.3 years (Census 2000).

This trend was accelerated with the 1997 Trilogy project, an age-restricted housing development. This trend toward an older population than the county and state is expected to continue over the long term, since the 3,600-unit Trilogy development has over 1,400 units remaining to be built. For the planning period of this Housing Element (2007-2014), the trend would be reversed only if Trilogy were to slow its rate of building compared to other new unrestricted (family) development projects. In the current economic environment, this is considered unlikely, since the Trilogy market is seen as more resilient to the housing market downturns than unrestricted housing.

TABLE 6-4  
AGE DISTRIBUTION BY POPULATION

	Rio Vista	Solano County	Rio Vista	Solano County
Age Group	Population		Percent*	
0 - 19	1,246	122,663	27	31
20 - 24	174	25,492	4	7
25 - 44	1,171	123,494	26	31
45 - 64	1,079	85,467	24	22
65 +	901	37,426	20	10

Source: Census 2000

\* percentages may add to more than 100 percent due to rounding

### GENDER

The City of Rio Vista has a generally balanced gender distribution. In 1990, 50.2 percent of Rio Vista residents were female and 49.8 percent were male, compared to 51.2 percent females and 48.8 percent males in 2000 (refer to *Table 6-5*). This reflects a higher proportion of female residents in comparison with Solano County, which has 49.6 percent females and 50.4 percent males, and the state overall, which has 50.2 percent females and 49.8 percent males. This trend may reflect the development of the Trilogy project, as older households tend to have a higher proportion of females, following life expectancy

trends nationwide in which females live longer than males. It is unknown whether this trend has continued to rise since 2000, but it is likely that it has increased slightly with additional development of the Trilogy project. Should the rate of development of Trilogy slow in proportion to unrestricted projects, this trend could slow or reverse.

TABLE 6-5  
POPULATION BY GENDER

	City of Rio Vista, California		Solano County, California	
Male	2,232	48.8 %	198,694	50.4 %
Female	2,339	51.2 %	195,848	49.6 %

Source: Census 2000

### ETHNICITY

The City of Rio Vista is a community with a predominately Caucasian population, as indicated by Census 2000. Caucasians constituted approximately 88.3 percent of the total population within the city in 1999, a far higher proportion than Solano County, which was approximately 56 percent Caucasian (Census 2000). Between 1990 and 2000, the U.S. Census reported a decrease in the percentage of those identifying themselves as white, with an increase in those in the city identifying themselves as some other race or of mixed race (the 1990 Census did not include a mixed race category).

It is important to note that due to the manner in which the census was conducted, the city's Latino (referred to as Hispanic in U.S. Census) population is included as Caucasian and the "some other race" category. When broken out separately, this ethnic group constitutes approximately 11.4 percent of Rio Vista's population. This percentage is a subset of the 88.3 percent Caucasian and 4.1 percent "some other race" categories. The percentage of the city's population identifying themselves as persons of Latino origin increased from 7.2 percent to 11.4 percent between 1990 and 2000. The percentages of other major ethnic groups have remained relatively stable among the City's total population. The ethnic breakdown for the City in 1990 and 2000 is detailed in *Table 6-6* below.

TABLE 6-6  
ETHNICITY

Ethnic Group	Total Population (1990 Census)	Percent of Total Population (1990 Census)	Total Population (2000 Census)	Percent of Total Population (2000 Census)
White	3,082	92.9	4,038	88.3
Black or African American	0	0.0	54	1.2
American Indian and Alaskan Native	58	1.7	42	0.9
Asian / Pacific Islander/Native Hawaiian	74	2.2	74	1.0
Some other race	102	3.1	187	4.1

Two or more races	NA	NA	178	3.9
TOTAL	3,316	100.0	4,571	100.0
Hispanic (1)	238	7.2	522	11.4

(1) The Hispanic population group is not broken out as a separate ethnic group in the Federal Census. The people who consider themselves as Hispanic are actually included under the ethnic classifications of "Caucasian" and "some other race." Since the people who consider themselves Hispanic constitute a significant portion of the overall population of the City, their numbers have been disaggregated for the purposes of this document.

Source: Census 2000.

## HOUSEHOLD TYPE AND SIZE

Census 2000 provides the most current data on household type and size for the city. While the data is somewhat outdated, the general distribution of household types by percentages is likely representative of current conditions. Census 2000 showed 1,881 households in Rio Vista. Of these, 68.4 percent (1,286) were families, 29.0 percent (546) had children under 18 living at home, and 55.9 percent (1,051) were headed by married couples. Of the married couples, 38 percent (402) had children living at home. Of all households, 8.7 percent (164) were single-female-headed households; 5.3 percent (99) with children living at home. Residents age 65 years or older living alone represented 13.9 percent (262) of all households; it is assumed that this percentage has increased since 2000 with continued development of age-restricted housing in Rio Vista.

As shown in *Table 6-7*, between 1990 and 2000 the average number of persons per household in the city decreased slightly—from 2.88 to 2.81 [Note: Department of Finance data indicates further decline in average household size to 2.30 in 2010]. *Table 6-7* shows that the city's average household size is substantially lower than the county's for both owner- and renter-occupied households. The data indicate a continuing trend toward smaller household size in the city, as compared with the state, which indicates a trend toward increasing household size. This statistic may reflect the impact of Trilogy—a large community of households with persons over 55 and no children at home.

The Department of Finance (DOF) 2010 estimates indicate a continuing trend toward smaller households, with 2010 average household size in Rio Vista estimated at 2.30. This compares to a 2008 estimate of 2.81 persons per household for Solano County, as shown in *Table 6-7*, and 2.94 persons per household for the State overall (DOF 2010). 2010 data reinforces the trend toward smaller household sizes in comparison with the County and the State overall.



TABLE 6-7  
HOUSEHOLD SIZE

Year	Persons Per Household					
	City of Rio Vista			Solano County		
	Homeowner	Renter	Average	Homeowner	Renter	Average
1990	2.43	2.56	2.48	2.94	2.77	2.88
2000	2.37	2.59	2.43	2.96	2.80	2.90
2010*	NA	NA	2.30	NA	NA	2.81

\* Department of Finance, Table 2: E-5, by tenure figures not available for 2010  
Source: U.S. Census Bureau, Census 2000, Census 1990

### HOUSEHOLD TENURE

Census 2000 data indicate that 72 percent of the housing units in the City were owner-occupied, while 28 percent of units were rented. *Table 6-8* below provides a breakdown of housing units by tenure for the city in 1990 and 2000. *Table 6-9* provides a comparison of tenure with neighboring City of Dixon and Solano County.

The percentage of owner-occupied units increased substantially from 1990 to 2000—nearly 8.0 percent by the end of the decade. In 2000, the percentage of owner-occupied units in Rio Vista was nearly the same as the City of Dixon, 72 and 73 percent, respectively, and was significantly higher than the 65 percent in Solano County (refer to *Table 6-9*). This high rate of owner-occupied units reflects the tenure of age-restricted households in Trilogy. As projects currently being pursued in the city are primarily single-family residential developments, the high rate of owner occupancy is unlikely to change substantially during the 2007-2014 planning period.

TABLE 6-8  
CITY OF RIO VISTA OCCUPIED HOUSING UNITS BY TENURE (1990, 2000 AND 2010)

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner	858	64.1	1,350	72	NA	NA
Renter	480	35.9	531	28	NA	NA
<b>TOTAL</b>	<b>1,338</b>	<b>100</b>	<b>1,881</b>	<b>100</b>	<b>3,609</b>	<b>100</b>

Source: U.S. Census Bureau, Census 2000 SF3 Table H7, Census 1990 STF 1 Table QT-H1, 2010 DOF Table E-5

Estimates from the California Department of Finance show that the City has added substantially to its housing stock since 2000, with an estimated 3,609 occupied housing units in the City in 2010 (DOF 2010). Most of these units were added within the age-restricted Trilogy development, and are nearly all owner-occupied.

Recently, the rate of home ownership in California has been adversely affected by a high number of foreclosures due to current economic conditions. It is currently unclear how this will affect tenure in the City. Data on housing unit type would indicate that housing needs of renters are met primarily by duplexes and apartments in the City.

TABLE 6-9  
COMPARISON OF OCCUPIED HOUSEHOLDS BY TENURE TO OTHER JURISDICTIONS (2000)

	City of Rio Vista		City of Dixon		Solano County	
	#	percent	#	percent	#	percent
Occupied Housing Units	1,881	100	5,073	100	130,403	100
Owner-occupied Units	1350	72	3,696	73	84,994	65
Renter-occupied Units	531	28	1,377	27	45,409	35

Source: U.S. Census Bureau, Census 2000.

## INCOME, EDUCATION AND EMPLOYMENT

### INCOME

Historical Census data indicates that household incomes in Rio Vista have generally been significantly lower compared to those for Solano County and slightly lower than the State overall. According to Census 2000 data, the household median income for Rio Vista was \$44,534, while the median household income for the county was \$54,099 and, for the state, was \$47,493. The Census Bureau's 2007 American Community Survey estimates that median household income in the county had increased 21 percent to \$65,533 by 2007. No recent income data are available for the city, but if median household incomes in the city were to mirror this rise in the county, Rio Vista median incomes would have been approximately \$54,000 in 2007. Recent economic and employment data and forecasts for the state indicate that the current economic downturn has negatively affected the growth rate of median household incomes in 2008 and will continue to do so into 2011 and beyond; evidence suggests the city has experienced similar effects. Census 2000 reported that 10.2 percent of the city's population lived below the poverty level at the time of data collection, which compares with 14.2 percent for the state and 8.3 percent for Solano County. The income group breakdown is based on the following household definitions according to the U.S. Dept. of Housing and Urban Dev. (HUD):

<i>Extremely Low</i>	Households earning 30 percent or less of County median income
<i>Very Low</i>	Households earning 31-50 percent of County median income
<i>Low</i>	Households earning 51-80 percent of County median income
<i>Moderate</i>	Households earning 81-120 percent of County median income
<i>Above Moderate</i>	Households earning over 120 percent of County median income

Based on this breakdown of income groups, the income ranges and the numbers/percentages of households falling within each income level, as reported by Census 2000, are shown in *Table 6-10*.

TABLE 6-10  
HOUSEHOLDS IN INCOME RANGE

Income Group	Income Range (2000 Census)	Households in Income Range			Percent in Income Range
		Owner-Occupied	Renter-Occupied	Total	
Extremely Low	\$0 - \$15,990	170	144	314	17.7
Very Low	\$15,991 - \$26,650	125	93	218	15.6
Low	\$26,651 - \$42,640	225	123	348	14.8
Moderate and Above	\$42,641 and Above	879	182	1,061	51.9
	<b>Total</b>	<b>1,399</b>	<b>542</b>	<b>1,941</b>	<b>100.0</b>

Sources: Census 2000, State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data for 2000 (CHAS, 2000).

While income levels have increased significantly since 2000, there are no data presently available to show the more current or projected distribution of income groups by tenure in Rio Vista. So, these data provide the most valid representation of income distribution for homeowner and renter households within the City. Using the proportion of the population in each income range in 2000 to estimate the number of households in each income range based on a 2010 Department of Finance estimate of 3,609 occupied housing units in Rio Vista would yield the following breakdown:

<i>Extremely Low-Income</i>	639 households
<i>Very Low-Income</i>	563 households
<i>Low-Income</i>	534 households
<i>Moderate- and Above Moderate Income</i>	1,873 households

## EDUCATION

The education level of a city's population can serve as an indicator of its educational and employment opportunities, as well as the earning potential of its population. Census 2000 indicates nearly 84 percent of Rio Vista's residents had graduated from high school, and over 16 percent possessed a bachelor's degree or higher. The education level was slightly lower than Solano County's overall, as shown in *Table 6-11*, below. Both the city and county had a higher proportion of high school graduates than the state overall, (76.8 percent of California residents graduated from high school or higher), but a lower proportion of residents earned a bachelor's degree or higher (26.6 percent of California residents held a bachelor's degree or higher) (Census 2000). Current estimates indicate that both the proportion of the population that are high school graduates and those holding bachelor's degrees or higher has continued to increase in both the state and in Solano County.

TABLE 6-11  
EDUCATION

	CITY OF RIO VISTA		SOLANO COUNTY	
	Number	Percent	Number	Percent
<b>Population 25 years and over</b>	3,219	100.0	246,488	100
Less than 9th grade	123	3.8	15,299	6.2
9th to 12th grade, no diploma	391	12.1	24,729	10
High school graduate (includes equivalency)	1,072	33	60,367	24.5
Some college, no degree	857	26.6	71,464	29
Associate degree	243	7.5	21,914	8.9
Bachelor's degree	348	10.8	37,130	15.1
Graduate or professional degree	185	5.7	15,585	6.3
Percent high school graduate or higher	84	(X)	83.8	(X)
Percent bachelor's degree or higher	16.6	(X)	21.4	(X)

Source: Census 2000

The educational attainment level in the city suggests a lack of professional employment opportunities in the city compared to more metropolitan areas in the county. It may also reflect the high proportion of senior residents in the city, who are less likely than younger residents to hold advanced degrees.

### LABOR FORCE

Labor force is the sum of employment and unemployment, excluding people in the armed forces. The data in *Table 6-12* includes people working in the private and public sectors, people who are unemployed but actively seeking employment, and laid-off workers who are waiting to be called back to work. Labor force population does not include those in institutions such as prisons, mental hospitals, or nursing homes, or those younger than 16 years of age.

Data from the California Employment Development Department (EDD) indicate that in 2010, the City of Rio Vista had a labor force of 2,300, of which 2,100 were employed. The labor force in the City of Rio Vista has seen an approximate 4.5 percent increase between 2000 and 2010, below the 10.7 percent increase in the labor force for Solano County during the same period.

TABLE 6-12  
LABOR FORCE 1990, 2000, 2010

YEAR	CITY OF RIO VISTA	SOLANO COUNTY
1990	1,800	161,200
2000	2,200	194,100
2010	2,300	214,900

Note: Data represents the annual average labor force  
Source: California Employment Development Department, 2010

Census 2000 data indicate that approximately 57 percent of Rio Vista residents over the age of 16 were in the labor force. This compares with 65 percent in Solano County and likely reflects a large population of retired residents.

### UNEMPLOYMENT

According to EDD data, the average annual unemployment rate in the city was 9.0 percent in January of 2010. However, this was lower than the statewide unemployment rate of 12.4 percent and the 12.0 percent unemployment rate for Solano County for the same period. Other cities in the region, with the exception of Benicia, which had a 7.6 percent unemployment rate, have a higher unemployment rate than the City of Rio Vista, with Fairfield at 13.2 percent and Vallejo at 14.7 percent. Historically the city has had a lower rate of unemployment than surrounding cities and the county overall, which may reflect a higher population of retired seniors who are out of the workforce and lower availability of employment opportunities in the city that are subject to economic cycles.

### TOTAL EMPLOYMENT

EDD data for total employment in the City of Rio Vista and Solano County is provided in *Table 6-13*, below.

TABLE 6-13  
AVERAGE ANNUAL TOTAL EMPLOYMENT\*

Year	City of Rio Vista	Solano County
1990	1,800	157,000
2000	2,100	185,100
2010	2,100	189,000

\*Annual Average (not seasonally adjusted)  
Source: EDD; California Employment Development Department

According to the California Employment Development Department (EDD), “civilian employment includes all individuals who worked at least one hour for a wage or salary, or were self-employed, or were working at least fifteen unpaid hours in a family business or on a family farm.” *Table 6-13* indicates that the City of Rio Vista has seen a 0 percent increase in total employment between 2000 and 2010 compared to a 2.1 percent increase in employment in the county overall for the same period. Again, this may reflect a younger population and a more active economy in metropolitan portions of the county.

### EMPLOYMENT BY INDUSTRY

Employment by industry is a measure of economic diversity. Having a diverse economy is important for a community to maintain economic stability. Concentration of jobs in a single industry indicates that a local economy is exposed to the boom and bust cycles within the overly concentrated sector and is one indicator of a fragile local economy. A healthy economy typically has a relatively high degree of industry sector diversification.

Census 2000 data for employment by industry in Rio Vista is provided in *Table 6-14* below. More recent data for employment by industry is not available. However, it is expected that the data provided reflects the general distribution of employment within the city today.



TABLE 6-14  
CITY OF RIO VISTA EMPLOYMENT BY INDUSTRY (2000)

Sector	Persons Employed	
	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	98	5.0
Construction	214	11.0
Manufacturing	152	7.8
Wholesale trade	81	4.2
Retail trade	254	13.1
Transportation and warehousing, and utilities	181	9.3
Information	19	1.0
Finance, insurance, real estate, and rental and leasing	133	6.9
Professional, scientific, management, administrative, and waste management services	101	5.2
Educational, health and social services	316	16.3
Arts, entertainment, recreation, accommodation and food services	197	10.1
Other services (except public administration)	133	6.9
Public administration	62	3.2
<b>Total</b>	<b>1,941</b>	<b>100</b>

Source: Census 2000

Educational, health, and social services, which employed 16.3 percent of the working population, Retail trade (13.1 percent), and Construction (11.0 percent) were the largest employment sectors in Rio Vista in 1999. Information constituted the least populated employment sector at only 1.0 percent of total employment. Other major employment sectors in the city are Transportation, warehousing, and utilities (9.3 percent of total employment); Manufacturing (7.8 percent of total employment); and the broad sector represented by Arts, Entertainment, Recreation, Accommodations, and Food Services (10.1 percent of total employment).

Projections for employment growth are related to the potential for buildout of several large development projects that have been approved and others currently being processed by the City. Buildout of the Trilogy senior-age-restricted development could add to the “Other Services” and “Health and Social Services” occupations as the aging residents of this development seek more services. Depending on the housing forecast, renewed activity in residential construction is expected to add to employment in this industry. Residential developments will also substantially increase the population in the city, likely adding to employment in many sectors immediately affected by housing growth, such as utilities, retail trade, and waste management. In the current economic climate, however, buildout of residential development projects, either approved or currently in planning, is uncertain over the planning period of this element. More detailed projections of job growth in the city are given in the Economic Development Element of the General Plan.

### WAGES

Table 6-15, below, provides examples of typical wages in Solano County for several common occupations. These occupations are representative of jobs available to residents in the City of Rio Vista. It should be noted that mean annual earnings for each occupation are based on full-time employment and do not reflect what a part-time worker, such as those employed in the retail, restaurant, and fast food industries, would earn annually. These wage data are intended only to assist in a comparison of a household’s earnings with typical housing costs in the City.

**TABLE 6-15  
SOLANO COUNTY - TYPICAL WAGES BY OCCUPATION (2008)**

Occupation	Mean Hourly Wage	Mean Annual Earnings
Administrative Services Manager	\$37.45	\$77,904
Loan Officer	\$35.35	\$73,535
Medical Assistant	\$22.19	\$46,152
Preschool Teacher	\$12.61	\$26,232
Teacher	NA	\$46,679
Office and Administrative Support Worker	\$13.07	\$27,191
Farmworkers	\$8.95	\$18,620
Team Assemblers	\$10.60	\$22,037
Retail Salesperson	\$11.08	\$ 23,045

Source: State of California Employment Development Department (2008).

### MAJOR EMPLOYERS

Table 6-16 below shows the major employers in the City of Rio Vista and Solano County. While many residents work locally, many commute to other cities in Solano County, Sacramento metro area and Stockton for work, as indicated by the nearly 30-minute mean commute time indicated by 2000 Census data.

TABLE 6-16  
MAJOR EMPLOYERS IN RIO VISTA AND SOLANO COUNTY

Name	Location	Industry
ANHEUSER-BUSCH CO	Fairfield	BREWERS (MANUFACTURER)
CITY OF RIO VISTA	Rio Vista	LOCAL GOVERNMENT
RIVER DELTA UNIFIED SCHOOL DISTRICT	Rio Vista	SCHOOLS / EDUCATION
CALIFORNIA VEGETABLE SPECIALTIES (CVS)	Rio Vista	SPECIALTY FARMING
CALIFORNIA MEDICAL FACILITY	Vacaville	GOVERNMENT OFFICES-STATE
GENENTECH INC	Vacaville	PHARMACEUTICAL PRODUCTS-WHOLESALE
GUITTARD CHOCOLATE CO	Fairfield	CHOCOLATE & COCOA (WHOLESALE)
JELLY BELLY CANDY CO	Fairfield	CANDY & CONFECTIONERY-MANUFACTURERS
KAISER FOUNDATION HOSPITAL	Vallejo, Vacaville	HOSPITALS
NORTHBAY HEALTHCARE	Fairfield	HOSPITALS
SIMPSON DURA-VENT CO INC	Vacaville	BUILDING MATERIALS-WHOLESALE
SIX FLAGS MARINE WORLD	Vallejo	AMUSEMENT PARK
SOLANO COMMUNITY COLLEGE	Fairfield	SCHOOLS-UNIVERSITIES & COLLEGES ACADEMIC
SOLANO COUNTY	Fairfield	COUNTY GOVERNMENT-SERVICES
SUTTER SOLANO MEDICAL CENTER	Vallejo	HOSPITALS
TOURO UNIVERSITY	Vallejo	SCHOOLS-UNIVERSITIES & COLLEGES ACADEMIC
TRAVIS AIR FORCE BASE	Solano County	U.S. MILITARY
USDA FOREST SERVICE	Vallejo	GOVERNMENT-FORESTRY SERVICES
VALERO BENICIA REFINERY	Benicia	OIL REFINERS (MANUFACTURERS)
WESTRUST-NUT TREE	Vacaville	REAL ESTATE DEVELOPERS

City of Rio Vista, 2009; InfoUSA, 2009

### JOBS-HOUSING BALANCE

*Government Code* §65890.1 states that, “State land use patterns should be encouraged that balance the location of employment-generating uses with residential uses so that employment-related commuting is minimized.” This type of balance is normally measured by a jobs-to-housing ratio, which must take into account the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and

transportation systems. According to the state General Plan Guidelines, a jobs-to-housing ratio of 1.5:1 is considered “balanced.”

According to 2010 DOF EDD data, there were 2,100 jobs available in the City of Rio Vista for 3,609 occupied housing units (DOF, 2010b, EDD 2010). This equates to a jobs-to-housing ratio of 0.58 jobs for each housing unit, indicating a jobs to housing relationship that is out of balance. This reflects the large proportion of the population that is retired and lives within the Trilogy age-restricted community. If the 2,000 housing units constructed within the Trilogy age-restricted development are excluded in calculation of the jobs-to-housing ratio, the city has a far more balanced ratio of 1.3 jobs for each housing unit.

Employment data indicates that many of the jobs in the local economy would not pay adequately to support home-ownership within the city. The result is that many city residents commute out of the city for better paying jobs. This is reflected in commute time data collected for the 2000 Census, which indicates that the mean travel time to work for those living in the city was 29.3 minutes in 1999 (Census 2000). Census 2000 data indicate that more than 49 percent of the city’s work force commuted more than 15 minutes to work, with nearly 20 percent of workers commuting over one hour. This suggests that many individuals commute into the more metropolitan regions of the Bay Area and Sacramento for employment, choosing to have their place of residence in Rio Vista.

## **HOUSING CHARACTERISTICS**

### **HOUSING OCCUPANCY AND VACANCY RATE**

Vacancy rates constitute one measure of the health of the housing market in a community. The vacancy rate is the percentage of the total housing stock available for sale or rent at any one time. The U.S. Department of Housing and Urban Development (HUD) has determined that five percent is a “healthy” vacancy rate for rental units and considers two percent for ownership units an appropriate rate. Anything substantially less than this indicates a “tight” housing market, which can result in inflated housing values, as competition for the limited supply bids up the price of housing.

Vacancy rates for the city and for Solano County are shown in *Table 6-17*, below. According to Census 2000, of 1,974 dwelling units in the city in 1999, 93 units were vacant, which equates to a 4.7 percent vacancy rate. The vacancy rate for rental units was 4.8 percent while the rate of vacancy of for-sale units was 1.8 percent (Census 2000). These percentages indicate a healthy housing market in the city in 1999. Department of Finance 2010 estimates indicate a total of 3,771 housing units in Rio Vista, with 3,609 units occupied. This represents to a vacancy rate of 4.3 percent. Department of Finance 2010 estimates indicate Solano County overall had a vacancy rate of 4.0 percent.

Due to the current economic downturn, it is assumed that the vacancy rate for both for-purchase and rental units has increased in the city, although, in contrast to many other cities, the majority of housing constructed in Rio Vista has been age-restricted units (Trilogy development), which is less vulnerable to the economic downturn. At the time of writing of this portion of the element in 2009-10, only 20 of the 2,000 residential units (one percent) in Trilogy were for sale—60 percent of them short sales or bank-owned properties. New home construction in Rio Vista has not outpaced sales substantially, as in other communities where many newly constructed units have sat unsold and pushed the for-sale vacancy rate up. Other than Trilogy, most residential developments were constructed, for the most part, before the most recent real estate boom, averting the high foreclosure (i.e., high vacancy) rate associated with the high volume constructed between 2004 and 2008.

Discussions with real estate professionals indicate that overall housing sales inventory is down in the city, which would suggest a very low owner-occupied vacancy rate. However, this low vacancy is not viewed as putting upward pressure on home prices. The current market is perceived as depressed due to a high percentage of short sales or foreclosures, and it is assumed that many potential sellers are waiting for home values to increase before putting homes on the market.

TABLE 6-17  
VACANCY RATES

	CITY OF RIO VISTA	SOLANO COUNTY
<b>2000</b>		
Percent Vacant	4.7	3.1
Percent Vacant – Rental Units	4.8	3.7
Percent Vacant – For-sale Units	1.8	0.9
<b>2010*</b>		
Percent Vacant	4.3	4.03

\*DOF, Table 2: E-5 Report, 2010  
Source: Census 2000

## HOUSING TYPES

*Table 6-18* categorizes the city’s housing by unit type, based on 2008 estimates from the State Department of Finance. A review of the housing characteristics shows that single-family detached units comprise 89 percent of the housing stock, or 92 percent of the housing stock when including mobile homes. Approximately five percent of the city’s housing units are in multifamily complexes containing five or more residential units on a single property. Units within duplexes, triplexes, and four-plexes constitute four percent of the city’s housing stock.

TABLE 6-18  
HOUSING UNITS BY TYPE

Unit Type	2000		2010		Change	
	Number	Percent	Number	Percent	Number	Percent
1-Unit, detached	1,556	79	3,352	89	1,796	115
1-Unit, attached	34	2	34	1	0	0
2-4 Units	103	5	103	3	0	0
5 Units or more	171	9	171	5	0	0
Mobile Home	110	6	111	3	1	1
<b>Totals</b>	<b>1,974</b>	<b>100</b>	<b>3,771</b>	<b>100</b>	<b>1,797</b>	<b>91</b>

Source: State Department of Finance, Table 2: E-5, Jan. 2010

**Multi-family Housing** Nearly all of the multi-family housing (i.e., duplexes and apartments) are located within the historic downtown core of Rio Vista. No new multi-family housing was constructed in the city during the previous planning period.

**Manufactured / Mobile Home Parks** Rio Vista has two mobile home parks (MHP) that contain a total of 130 spaces: River Bank Mobile Home Park and West Wind Mobile Home Park, both located along River Road. Neither MHP has age restrictions, but the majority of mobile homes are occupied by seniors, according to staff.

**Mixed Use Development** The City's recently updated General Plan has changed land use designations to allow for a mix of commercial / residential uses on properties within the downtown commercial area and along segments of Highway 12, situated within the proposed Riverwalk and Del Rio Hills development areas. This change is intended to facilitate pedestrian-oriented development of a mix of commercial uses and residential dwelling units within Neighborhood Core land use areas, in addition to the Downtown core.

## HOUSING COSTS

**Rental Housing** Table 6-19 shows the range of current market rents for apartments and single-family homes based on a survey of local property management companies. Multifamily units are generally affordable to the mid- and upper-ranges of very low-income households, but at market rental rates are not affordable for extremely low-income households. Single-family homes are generally affordable to the upper range of low-income households, as well as moderate and above moderate-income households. Currently, the 52 spaces in the River Bank Mobile Home Park are renting for \$395 to \$500 per month (McLitus, Pers. Comm. 2009), while the 78 spaces in the West Wind Mobile Home Park are renting for \$285 to \$295 per month (Bennett, Pers. Comm. 2009). These are considered affordable to extremely low-income households

TABLE 6-19  
TYPICAL 2009 HOUSING RENTS IN THE CITY OF RIO VISTA

Rental Cost				
Mobile Homes	1- and 2-Bedroom Apartments/2nd Units	3-Bedroom Apartment	Duplex	Single-Family Home
\$390	\$750	\$850	\$850 - \$1,200	Low \$1,200 - \$1,400, High \$1,500 - \$1,800
Affordability <sup>1</sup>				
<i>extremely low-income and above</i>	<i>mid-range of very low-income and above</i>	<i>upper range of very low-income and above</i>	<i>upper range of very low-income and above</i>	<i>mid-range of low-income and above</i>

<sup>1</sup>Assumes no greater than 30 percent of income should go toward rent. See discussion on Housing Affordability below

Source: Rentals –Rio Vista Real Estate, 2009 (pers. Comm.).

Table 6-20 provides a comparison of 2007 median rents among Solano County jurisdictions, along with those for California and the United States. These figures indicate that Solano County’s median rate is approximately ten percent higher than the State as a whole, and approximately 31 percent higher than the national median rental rate. (Note: There is insufficient data to determine median monthly rental costs specifically for Rio Vista.)

TABLE 6-20  
2007 MEDIAN MONTHLY RENTAL COSTS

Solano County	State of California	United States	Fairfield	Vacaville	Vallejo
\$1,127	\$1,058	\$781	\$1,122	\$1,163	\$1,089

U.S. Census Bureau’s American Community Survey, 2007

**For-Purchase Housing** Rio Vista is the most affordable community in Solano County, which is in turn the most affordable county in the Bay Area. Census 2000 data show that the median home value in Rio Vista in 1999 was \$162,400, as compared with the median home value in Solano County in 1999 of \$178,300.

Since that time, the U.S. Census Bureau’s American Community Survey has identified a steep climb in home values in Solano County through 2007, when the median value for homes was estimated at \$472,500. Using the same city/county ratio as shown in Census 2000, a 2007 median home value in Rio Vista was approximately \$425,000. Both are substantially less than the 2007 median home value of \$676,800 for the Bay Area overall.

Recent tightening of credit markets and implementation of more conservative lending practices have resulted in a precipitous drop in home values from highs observed in 2005, a trend that has continued into 2009-10. Real estate data from February 2009 indicate a steep drop in the median home value for Solano County to \$195,000 and in the Bay Area overall to \$295,000 (Dataquick, 2009). This represents a one-year drop of 44.3 percent for the County and over 46 percent for the Bay Area since February 2008. Current real estate market data indicate that the downward trend in home values has not yet ceased.

TABLE 6-21  
TYPICAL 2009 FOR-PURCHASE HOUSING COSTS IN THE CITY OF RIO VISTA

Homecoming	Single-Family	\$159,500 - \$229,000	\$185,000	upper range of low-income and above
Trilogy ( <i>age-restricted</i> )	Single-Family	\$162,000 - \$428,500 <sup>b</sup>	\$167,500	low-income and above
Vineyard Bluffs	Single Family	\$399,000 - \$475,000	\$450,000	above moderate-income
City Overall	Single-Family	\$115,000 - \$475,000	\$205,000 <sup>c</sup>	upper range of low-income and above

**Source:** For-sale housing – Trulia, 2009; Century 21 Real Estate (MLS sales data, pers. Comm. 2009); Dataquick 2009.

<sup>a</sup> Unless otherwise noted, figures are for December 2008 through February 2009.

<sup>b</sup> For sales Jan. – Feb. 2009

<sup>c</sup> For January 2009

<sup>d</sup> Assumes 10 percent down payment, 1.25 percent annual property tax, homeowners insurance at .0035 percent per year, and mortgage insurance at 0.875 percent. See discussion on housing affordability below

The most recent data for Rio Vista, taken from January 2009, show a median price of \$205,000 (average price of \$114 per square foot), representing a decrease of over 39 percent since January 2008 (Dataquick 2009). However, while the drop in home values from 2005 has been drastic, the January 2008 median home value of \$205,000 is a 26 percent increase in median home values in the city since 1999. *Table 6-21* shows typical sale prices for different housing subdivisions in the city, based on recent home sales data collected from local realtors.

### HOUSING AFFORDABILITY

For the purpose of housing element analysis, housing affordability is a function of two primary factors:

1. Housing costs as a percentage of total household income; and
2. Changes in housing costs relative to household income.

Housing affordability is expressed within the parameters of household income. The categories defined earlier in this element (i.e., household earnings relative to the county median household income) included extremely low-, very low-, low-, moderate-, and above moderate-income.

For over a decade, the U.S. Department of Housing and Urban Development (HUD) has used “no more than 30 percent of gross household income on shelter costs” as the threshold for affordability when determining eligibility for Section 8 and other direct assistance programs for very low-income households. The 30 percent figure also is accepted as the most reasonable figure for low-income households who rent, rather than own, their homes. In recent years, the Legislature has indicated some recognition that a higher percentage is realistic for the moderate-income group, as well as low-income households who qualify for home ownership.

Affordability, as defined in §50052.5 of the State Health and Safety Code, establishes 35 percent as the threshold for owner-occupied housing, in recognition of the willingness of homeowners to sacrifice other disposable income for the benefits of home ownership. This criterion would generally apply only to the upper third of the low-income households earning 70 percent or more of the median income and above.

The determination of housing affordability within each income category is based on the household’s annual income and the number of persons in that household. *Table 6-22* provides the annual income limits for each income category for one-to-eight-person households for Solano County. (*Note: These income levels have been set by the State Department of Housing and Community Development (HCD) to establish eligibility for certain state programs and do not necessarily reflect actual household incomes within the City of Rio Vista.*)

TABLE 6-22  
SOLANO COUNTY - STATE INCOME LIMITS FOR 2008

Income Category	Number of Persons In Household							
	1	2	3	4	5	6	7	8
Extremely Low	1,800	18,100	20,350	22,600	24,400	26,200	28,000	29,850
Very Low Income	26,400	30,150	33,950	37,700	40,700	43,750	46,750	49,750
Lower Income	42,200	48,250	54,250	60,300	65,100	69,950	74,750	79,600
Median Income	52,800	60,300	67,900	75,400	81,400	87,500	93,500	99,500
Moderate Income	63,300	72,400	81,500	90,500	97,700	105,000	112,200	119,500

Source: HCD, 2008.

*Table 6-23* identifies the income range and corresponding affordable monthly payment for each income category.



TABLE 6-23  
HOUSING AFFORDABILITY BY INCOME

Income Level Group	Annual Income Range <sup>1</sup>	Affordable Monthly Payment <sup>2</sup>
Extremely Low	\$0-\$22,600	\$0-\$565
Very Low	\$22,600-37,700	\$565-\$943
Low	\$37,700-\$60,300	\$944-\$1,508
Moderate	\$60,300-\$90,500	\$1,759-\$2,640
Above Moderate	\$90,500 and above	\$2,641 and up

<sup>1</sup> Based on HCD State Income Limits for 2008 – Solano County Area Median Income of \$75,400 for a 4-person household

<sup>2</sup> Based on 30 percent of gross income for low- and very low-income households; 35 percent of gross income for mod- and above mod-income households.

**Rental Units** Based on the monthly rental rates previously shown in *Table 6-19* and the HUD affordability standard of “rent plus utilities not to exceed 30 percent of gross income,” a household would need to earn approximately \$34,000 a year to afford a standard three-bedroom apartment. This translates into an hourly wage of \$16.35 per hour, assuming 2,080 hours per year are worked. This would put market rate rentals within the affordability range of some households at the upper range of the very low-income households, but out of the affordability range of households within the lower range of this group or extremely low-income households. It should be noted that housing unit affordability is considered based on monthly rent paid, independent of whether units are deed-restricted affordable units or market rate units. Non deed-restricted units falling within the affordability range of households earning incomes in the low, very low, or extremely low-income ranges are considered affordable housing.

Although Census Bureau data does not provide current rental rates for the City of Rio Vista, HUD Fair Market Rent values identified different unit sizes in Solano County (see *Table 6-24*), indicating rates slightly higher than those for the City of Rio Vista. Based on HUD data, a two-bedroom rental unit is affordable to households earning \$35,320 a year or \$16.98 hourly for a single-earner household. For comparison, HUD 2008 Fair Market Rent for a 2-bedroom rental unit in San Francisco County is estimated at \$1,592 per month; affordable to households earning \$63,680 a year. The median gross rent for the State overall in 2007 was \$1,058, which would be affordable to households earning \$42,320 annually (ACS 2007).

TABLE 6-24  
HUD – SOLANO COUNTY 2008 FAIR MARKET RENTS BY UNIT BEDROOMS

	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2008 FMR	\$883	\$950	\$1,090	\$1,528	\$1,882
Hourly Wage to Afford*	\$16.98	\$18.27	\$20.96	\$29.38	\$36.19
Annual Earnings to Afford	\$35,320	\$38,000	\$43,600	\$61,120	\$75,280

\*Based on 30 percent of gross income at 2080 hours per year  
Source: HUD, 2008

***New Construction – Market Rate Affordability*** As previously shown in *Table 6-19* and *Table 6-21* above regarding housing costs, data indicate a household with the ability to make a 10 percent down payment would pay a monthly mortgage of about \$1,450 (*assumes conventional 30-year mortgage; 5.5 percent interest rate; 1.25 percent annual property tax; and 0.875 percent mortgage insurance*). This household would, therefore, require an annual income of around \$49,700. This income requirement would make housing affordable to low-income households. This calculation does not take into account Homeowner’s Association (HOA) fees and assumes the household does not have a large outstanding consumer debt (e.g., credit cards, revolving loans, car loans, etc.).

It should be noted that home prices throughout California have continued to decrease throughout 2008, resulting in increased affordability for homebuyers. This trend is evident in Rio Vista’s residential real estate market (Century 21 Real Estate, Pers. Comm., 2009). Further discussion of housing price trends is provided in the *Housing Characteristics* section of this Housing Element.

### OVERPAYMENT

In its 2007 report *California’s Deepening Housing Crisis*, HCD indicates that, statewide, 35 percent of California homeowner households and 40 percent of renters overpaid for housing. According to current public standards, overpayment occurs when a household spends more than 30 percent of gross household income on housing expenses (rent, taxes, insurance). Of those households that overpaid, many were low-income, although, as evidenced by the recent surge in foreclosures in California, housing affordability is an issue affecting many moderate-income households as well. As the current historic high foreclosure rates indicate, substantial overpayment is not a sustainable condition for housing.

Overpayment is a significant problem for lower-income, renter households, as the proportion of their income going toward housing costs leaves less for other basic necessities. Housing overpayment can also have adverse effects on the local economy, since money going toward living expenses could otherwise support local businesses. While some higher-income households may choose to spend greater portions of their income for housing, the cost burden for lower-income households, especially large households, reflects choices limited by a lack of adequate affordable housing supply.

According to the most recent data available for Rio Vista from Census 2000, 32 percent of all Rio Vista households spent more than 30 percent of their gross income for housing. Approximately 44.2 percent of all renter-occupied households and 26.7 percent of all owner-occupied households in the city were overpaying at the time data was collected for Census 2000 (see *Table 6-25*).

TABLE 6-25  
OVERPAYMENT FOR HOUSING BY RIO VISTA HOUSEHOLDS

	Households Paying 30-34 percent	Households Paying >35 percent	Total	Percent Paying >30 percent
<b>Homeowner Households</b>			<b>1,163</b>	
<b>Homeowner Households overpaying for housing</b>	<b>49</b>	<b>262</b>	<b>311</b>	<b>27<sup>1</sup></b>
Less than \$10,000 income	0	34	34	68 <sup>2</sup>
\$10,001-\$19,999 income	0	74	74	56 <sup>2</sup>
\$20,000-34,999 income	9	59	68	50 <sup>2</sup>
More than \$35,000 income	40	95	135	16 <sup>2</sup>
<b>Renter Households</b>				
<b>Renter Households overpaying for housing</b>	<b>56</b>	<b>184</b>	<b>240</b>	<b>44<sup>3</sup></b>
Less than \$10,000 income	0	49	49	100 <sup>4</sup>
\$10,001-\$19,999 income	20	80	100	76 <sup>4</sup>
\$20,000-34,999 income	14	36	50	40 <sup>4</sup>
More than \$35,000 income	22	19	41	17 <sup>4</sup>
<b>All Households</b>				
<b>All Households overpaying for housing</b>	<b>105</b>	<b>351</b>	<b>551</b>	<b>32<sup>5</sup></b>
Less than \$10,000 income	0	83	83	84 <sup>6</sup>
\$10,001-\$19,999 income	20	154	174	66 <sup>6</sup>
\$20,000-34,999 income	23	95	118	45 <sup>6</sup>
More than \$35,000 income	62	114	176	16 <sup>6</sup>

<sup>1</sup> Percent of all Rio Vista homeowner households overpaying for housing

<sup>2</sup> Percent of total overpaying homeowner households

<sup>3</sup> Percent of all Rio Vista renter households overpaying for housing

<sup>4</sup> Percent of total overpaying renter households

<sup>5</sup> Percent of all Rio Vista households overpaying for housing

<sup>6</sup> Percent of total overpaying households

Source: Census 2000.

\*Note: Data based on sample. Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census data for number of households.

Source: U.S. Census Bureau, Census 2000, SF 3 Tables QT-H13, QT-H16

Census 2000 showed that overpayment was most pronounced among renter households earning less than \$19,999, which would correspond generally with those households with incomes in the extremely low- and middle range of the very low-income households—those earning less than 50 percent of the 2000 median household income for Solano County (i.e., less than \$26,650). As shown in *Table 6-25*, 84 percent of households in the city with incomes less than \$10,000 a year were paying more than 30 percent of their income for shelter. In the \$10,000 to \$20,000 income range, over 66 percent of households were paying 30 percent or more. Around 49 percent, or 375 of 765

households that reported 1999 incomes of \$35,000 or less were overpaying for housing in 1999 (Census 2000).

Another source of overpayment data is the 2000 Comprehensive Housing Affordability Strategy (CHAS). While Census 2000 data show overpayment of 30-34 percent and greater than 35 percent, CHAS data indicated that 12.1 percent of all households in the city were paying greater than 50 percent of their household income in housing costs (CHAS, 2000).

## HOUSING CONDITIONS

In 1990, the Rural California Housing Corporation (RCHC) conducted a housing conditions survey for the City of Rio Vista to support estimates of needed CDBG program funds for housing rehabilitation. At that time, approximately 30 percent (about 384 units) of Rio Vista’s existing housing stock was determined to be in need of some level of rehabilitation, ranging from minor repairs and maintenance to substantial rehabilitation of dilapidated structures. Results of the 1990 housing conditions survey are provided in *Table 6-26* below.

TABLE 6-26  
RIO VISTA HOUSING CONDITIONS IN 1990

Unit Condition	Number	Percent of Surveyed Units
Sound	894	70
Minor Repair	194	15
Moderate Repair	135	11
Substantial Repair	34	3
Dilapidated	20	2
<b>Total Substandard</b>	<b>383</b>	<b>30</b>
<b>Total Standard</b>	<b>894</b>	<b>70</b>
<b>TOTAL</b>	<b>1,277*</b>	<b>100.0</b>

\* This number reflects housing units in 1990 within the city limits only; it does not include housing that is located within the City’s Sphere of Influence.

Source: RCHC, 1990.

Since over 2,500 new residential units have been added in the city since the 1990 survey, and about 1,800 units have been added since 2000, the overall proportion of aging housing stock has decreased substantially since the 1990 survey was completed. Additionally, the lucrative real estate market of recent years created demand for “flipping” houses for profit through purchase, rehabilitation, and resale. This has resulted in rehabilitation of many substandard housing units in the city, primarily single-family homes.

In April 2009, City Building Department staff conducted a survey of a representative sample of 100 housing units included in the 1990 survey to update housing condition

trends for these older units. The survey included most of the units determined to be dilapidated or in need of substantial rehabilitation, and a general sampling of the remaining units within older subdivisions in the City. The 2009 survey did not include housing units constructed since 1990, as they were assumed to be in generally sound condition or in need of only minor maintenance. Most of these homes were constructed after 1997.

The 2009 survey found that of the 47 units surveyed that were rated by the 1990 survey as dilapidated or in need of substantial repair, 36 had been improved to sound condition or were in need of only minor repair, and four had been removed. Only seven of these units were rated by the 2009 survey as in need of moderate to substantial repair and could be candidates for removal. None were multifamily units. The 2009 survey found that of the 100 units surveyed, only two units had deteriorated to a lower rating since the 1990 survey, while 87 units had improved in condition or remained the same.

This indicates that, in addition to housing rehabilitation grant programs, the private market over the last several years has acted to renovate older properties for resale and resulted in a reduction in the overall number of housing units in need of rehabilitation as compared to 1990. The results of the 2009 survey indicate the overall number of units in need of rehabilitation, as presented in the 1990 survey, represent a conservative estimate of units currently in need of repair in the City, and indicate that few units have deteriorated further, while many units have been upgraded since 1990. Therefore, the number of units in need of rehabilitation indicated in the 1990 survey is assumed to provide a slight overestimate of actual units in need of rehabilitation. However, the 1990 survey numbers, compared against total housing unit numbers in the City is assumed to provide an appropriate, if conservative, proportional representation of the condition of the housing stock in the City. The housing conditions estimates shown in *Table 6-27* reflect the relatively young age and good condition of the housing stock in the City

TABLE 6-27  
RIO VISTA HOUSING CONDITIONS ESTIMATE IN 2009

Unit Condition	Percent of Total Units
Sound	90
Minor Repair	5
Moderate Repair	4
Substantial Repair	1
Dilapidated	1
<b>Total Substandard</b>	<b>10</b>
<b>Total Standard</b>	<b>90</b>
<b>TOTAL</b>	<b>100.0</b>

Source: Rio Vista Building Department, April 2009; RCHC, 1990

## AGE OF HOUSING STOCK

As shown in *Table 6-28* below, Census 2000 data shows that approximately 1,312 housing units in the City are over 30 years old, which represents 65.9 percent of the City’s entire housing stock in 1999. Of that, 291 dwelling units (14.6 percent of total units), were constructed in 1939 or earlier—more than 70 years old. The remaining 34 percent of housing units were constructed between 1980 and 2000.

TABLE 6-28  
HOUSING AGE

Year Structure Built	Number	Percent
2000 to 2008 <sup>a</sup>	1,794	47.5
1999 to 2000	211	5.6
1995 to 1998	253	6.7
1990 to 1994	83	2.2
1980 to 1989	130	3.4
1970 to 1979	239	6.3
1960 to 1969	335	8.8
1940 to 1959	447	11.8
1939 or earlier	291	7.7
<b>Total</b>	<b>3,786</b>	<b>100.0</b>

<sup>a</sup> City of Rio Vista building permit data.  
Source: U.S. Census Bureau, Census 2000.

The average age of the housing stock has declined in the past decade, with the construction of many new homes since the Census 2000 report. Trilogy has added approximately 2,073 units since construction began in 1997 and is planned for approximately 3,600 units.

Department of Finance estimated that by 2010 there were 3,771 housing units in the City. Therefore, approximately 1,797 units, or over 47 percent of the housing stock in the city, has been constructed since 2000.

## SPECIAL HOUSING NEEDS

### SENIORS

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing rental costs. As senior residents age, housing needs tend toward a requirement for smaller living spaces with decreased upkeep requirements due to decreased mobility. Current homeowners may seek multi-family, congregate, or assisted living facilities. Ideally, such housing would be located near medical, commercial, and recreational facilities appropriate to the needs of seniors.

According to Census 2000 data on household tenure; there were 615 householders 65 years old or older, with 543, or 88.3 percent owners and 72, or 11.7 percent renters. This

indicates a high proportion of senior owners to renters in comparison with the general population in the city, which Census 2000 shows was 71.8 percent owners and 28.2 percent renters. Because the Trilogy senior housing development makes up over 95 percent of the new dwellings constructed and occupied between 2001 and 2006, and Trilogy has so far been almost 100 percent owner occupied, this proportion has likely increased since the Census 2000 survey.



Other large non-age-restricted residential development applications, including Riverwalk and Del Rio Hills, are currently being processed and may begin construction during the planning period for this housing element, depending on economic conditions. If substantial units are constructed in these developments during the planning period, senior households would likely decrease as a proportion of all city households.

### PERSONS WITH DISABILITIES

Housing needs of disabled persons vary depending on the nature and severity of the disability. Physically disabled persons generally require modifications to the housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If the disability prevents the person from operating a vehicle, then access to services and public transportation are also important. People with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities.

Census 2000 showed that 12.5 percent (334) of Rio Vista residents aged 16 to 64 years of age had employment disabilities, and a total of 22.3 percent of city residents, or 958 persons, were living with a disability. This compares to 19.1 percent, or 66,319 in Solano County (Census 2000). Of these individuals, 25 percent of Rio Vista residents (237) were employed. A breakdown of age groups with disabilities in Rio Vista and Solano County is shown in *Table 6-29* below.

TABLE 6-29  
PERSONS WITH DISABILITIES<sup>1</sup>

	Age & Percent Of Total Population - 2000			
	5-20 years	21-64 years	65+ years	Total
City of Rio Vista	43 1.0 %	499 11.6 %	416 9.7 %	958 22.3 %

Solano County	7,569 2.2 %	43,348 12.5 %	15,402 4.4 %	66,319 19.1 %
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<sup>1</sup>Includes sensory disability, physical disability, mental disability, self-care disability, go-outside home disability.  
Source: Census 2000—Types of Disability for the Civilian Non-institutionalized Population 5 years and over

Severe physical or mental disability often prevents individuals from working, limits their opportunities for job advancement, and thereby limits their income, which results in the cost of housing being a greater concern. Many of the disabled rely solely on Social Security Disability Income, which would typically place them within extremely low- to very low-income categories with market-rate housing unaffordable to these households. As demonstrated in *Table 6-30*, below, a majority of disabled persons are not employed or are of retirement age. It should also be pointed out that many of those who are employed are low wage earners. Therefore, the disabled and the elderly disabled represent a large proportion of those in need of affordable housing.

TABLE 6-30  
DISABLED POPULATION BY EMPLOYMENT STATUS – CENSUS 2000

Disabilities by Employment Status	Number	Percent of Disabled Population
Age 5-64, Employed persons with Disability	237	25
Age 5-64, not Employed with Disability	305	32
Persons Age 65 Plus with Disability	416	43
<b>Total Persons with Disabilities</b>	<b>958</b>	<b>100</b>

\*includes Persons Age 65 Plus with Disability  
Source: Census 2000 SF 3:P42

New multi-family housing is subject to state and federal design requirements for disabled accessibility, and projects are required to include some units specifically designed to be accessible by those with disabilities. Senate Bill 520 (SB 520) prohibits any local governmental agency from enacting ordinances that prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, or age of owners or intended occupants of the residential development or the emergency shelter. In Section G of this element, Policy 6.4.D and its implementing actions reflect the need to accommodate handicapped-accessible housing to the greatest extent feasible. In addition, by providing programs that facilitate supportive single-family and multifamily housing for the disabled in any residential zone, the City of Rio Vista will be in compliance with SB 520.

## LARGE HOUSEHOLDS

Large households are defined as those with five or more persons. 1990 Census data showed 8.8 percent of households in the City had five or more members, which decreased slightly to 8.5 percent of households in 1999 (Census 2000). This decrease in the proportion of large households is consistent with the City's declining average household size, and has likely declined further since 2000 as more age-restricted housing has been

constructed. Large households often have difficulties finding suitable housing that is also affordable.

The 2000 Census data for family size and tenure is the most recent data on household tenure available and indicates that in 2000 there were 156 households with five or more persons, of which 98 households, or 63 percent, were owners and 58 households, or 37 percent, were renters. Unlike elderly households, large families were less likely to be owners than renters in comparison with the general population in 2000, which was 72 percent owners and 28 percent renters.

### OVERCROWDED HOUSEHOLDS

An overcrowded household is defined as a household with more than 1.01 persons per room. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Between 1980 and 1990, the percentage of overcrowded households in California nearly doubled from 6.9 percent to 12.3 percent. Census 2000 reports more than 15 percent of California households were overcrowded; with overcrowding most common among low-income households, and most prevalent in renter housing. Roughly 24 percent of renter households statewide were overcrowded based on 2000 Census data; in some counties, nearly a third of renter households were overcrowded. American Community Survey 2007 data indicates a substantial decrease in overcrowding for the State overall, to approximately 7.7 percent of all occupied housing units. It is anticipated that the current economic downturn could result in a higher incidence of overcrowding, as families share space to conserve financial resources.

According to the 2000 Census, four (4) percent of the occupied housing units in the city were overcrowded. The incidence of overcrowding was more apparent in renter-occupied units, which accounted for 77 percent of the overcrowded units in Rio Vista. Of all rental units, 10.9 percent were overcrowded in 1999, compared with only 1.3 percent of owner-occupied units, demonstrating a need for more rental units with a higher number of bedrooms or more lower priced rental units in the case of families sharing living space. As indicated by *Table 6-31*, below, Rio Vista's incidence of overcrowding remained steady from 1990 to 2000 and substantially below the rate of overcrowding in the county as a whole.

TABLE 6-31  
INCIDENCE OF OVERCROWDING

	1990		2000	
	CITY OF RIO VISTA	SOLANO COUNTY	CITY OF RIO VISTA	SOLANO COUNTY
<b>TOTAL OCCUPIED UNITS</b>	<b>1,338</b>	<b>113,429</b>	<b>1,918</b>	<b>130,403</b>
Total overcrowded	58	7,952	77	11,302
Percent overcrowded	4.3	7.0	4.0	8.7
<b>Owner-occupied units</b>	<b>858</b>	<b>71,309</b>	<b>1,375</b>	<b>84,997</b>
1.01+ persons per room	12	3,122	18	4,437
Percent overcrowded	1.4	4.4	1.3	5.2

	1990		2000	
	CITY OF RIO VISTA	SOLANO COUNTY	CITY OF RIO VISTA	SOLANO COUNTY
Renter-occupied units	480	42,120	543	45,406
1.01+ persons per room	46	4,830	59	6,865
Percent overcrowded	9.6	11.5	10.9	15.1

Source: U.S. Census Bureau, Census 2000 (SF 4, Table HCT11), 1990 (STF 1, Table HO22)

## FEMALE HEADS OF HOUSEHOLDS

The 2000 Census showed that 26 percent of households in the city were headed by females (see *Table 6-32* below), which compares to approximately 28 percent of households for the State of California. Of that total, 20 percent had children under 18 years of age living at home. Over 33 percent of female-headed households in the city reported income below the poverty level in 1999.

TABLE 6-32  
FEMALE HEAD OF HOUSEHOLDS

Unit Type	Female Head of Household	At or Below the Poverty Level	Percent of Total Households
Owner-Occupied	312	33.8	16.6
Renter-Occupied	183		9.7
<b>Total</b>	<b>495</b>	<b>33.8</b>	<b>26.3</b>

Source: U.S. Census Bureau, Census 2000.

The special housing needs of this group, particularly single mothers, include low-cost and low-maintenance housing, suitable for children, and incorporating or located near schools and child care facilities. Innovative shared living arrangements, which may include congregate cooking and child care, also would be suitable. To accommodate this type of household in Rio Vista, new forms of housing may need to be explored, such as co-housing or shared-living housing.

Sections F and G of this element address the childcare needs of single female-headed households by providing implementing actions and programs that can facilitate the construction of rental units that include daycare facilities and are affordable to low- and very low-income, single, female heads of household. Additionally, the City's Zoning Ordinance provides no particular constraints to opening small day care centers within the city, which helps to ensure that adequate day care choices are available and reasonably priced.

## HOMELESS AND OTHER PERSONS IN NEED OF EMERGENCY SHELTER

The homeless population in Solano County has been estimated at between 680 and 3,540 persons, depending on the methodology used in surveying. The lower estimate is based on visual street counts, while the higher number is based on a count of persons in

transitional housing or other supportive housing facilities (Solano County, 2007). It is not known how many homeless persons are in Rio Vista. Factors that contribute to homelessness include lack of affordable housing, economic conditions, unemployment, reductions in government subsidies, deinstitutionalization of the mentally ill, domestic violence, illegal drug use and addiction, family conflict, lifestyle choices, and other causes.

Due to the lack of available services and distance from urban centers and its small population, the actual numbers of homeless in Rio Vista are likely quite low. Rio Vista presently has no dedicated homeless shelter or transitional housing facility. Rio Vista's January 2010 population of 8,374 is about 1.9 percent of the total population of Solano County. If population is used as a guide, and the higher estimate of 3,540 homeless persons in the County is correct, this would indicate about 67 homeless persons in Rio Vista on a regular basis, which is a greater number than observations would indicate. Comprehensive data on the number of homeless people in the city is not available and are not provided in currently available Census data reports. The social service providers in Rio Vista (Rio Vista Community Assistance Center - CAC) and Rio Vista CARE report occasional contact with homeless persons or families, whom they typically assist by providing lodging vouchers for emergency lodging. Lodging vouchers are generally funded by grants or private donations.

Shelters and homeless assistance programs are the main resources available to homeless residents of Solano County. In 2009, three transitional housing shelters were operating in Solano County to serve homeless persons and families. In these shelters, a total of 86 beds are available. Several more specialized shelters are located in Solano County for persons with substance abuse problems and mental illnesses, victims of domestic violence, and veterans. Up to 24 additional beds are available at these facilities. Finally, the Salvation Army provides cash assistance to homeless persons. Local assistance to the homeless is limited largely to counseling and information and referral services provided by groups such as CAC and Rio Vista CARE. Churches and other non-profit groups, particularly Rio Vista CAC, are another source of food, emergency housing, and cash assistance on a case-by-case basis. Mission Solano [Rescue Mission] has recently constructed a large homeless shelter in Fairfield.

Overall, programs and shelters in Rio Vista generally meet the needs of the homeless population in the city, as the city does not have a large chronically homeless population. Overall, facilities in Solano County are probably inadequate to meet the total need in the county. Although service providers throughout the county agree that locating a shelter in Rio Vista would be inappropriate, as it is not within an area where services and employment are available to the extent they are in more metropolitan areas in the county, there is clearly a need for more locally-based assistance. Based on interviews with local service providers, at-risk individuals and families pose a greater potential need for the city than persons who are actually homeless. Of particular concern are chronically mentally ill residents, who are subject to termination of their public assistance payments. Recently, local service providers have seen an increase in persons and families needing emergency assistance due to loss of income and home foreclosures (Bejarano, Pers.

Comm. 2009). This indicates a need to focus on preventing the at-risk population from becoming homeless, rather than establishing shelters and programs for the small number of existing homeless residents.

Some of these persons obtain assistance from local service providers for temporary lodging in two motels located along Highway 12. Low-cost single-room occupancy lodging was available until recently in two downtown residential hotels. However, these hotels are currently under renovation. The structure at 93 South Second Street, which previously served as a hotel, is planned for an assisted living facility. Nevertheless, local service providers have indicated that lodging capacity at the motels along Highway 12 is adequate to meet the temporary emergency housing needs they have encountered (Pers. Comm. Bejarano, 2009).

SB 2 requires that zoning permit emergency shelters and transitional and supportive housing by right in at least one zone and also requires these to be considered residential uses for permitting purposes. The Housing Element must address how the city has incorporated the provisions of SB 2 into zoning, permit processing procedures, and development standards.

Pursuant to requirements of SB 2, licensed group homes for six or fewer individuals, including homeless or emergency/transitional shelters, are a permitted use in all residential zone districts in the city. Larger homeless shelters and transitional housing (more than six residents) are allowed by right in two zone districts, R-3 and R-4 multifamily residential districts, and in R-1 and R-2 residential districts with a conditional use permit (CUP). C-1, C-2, C-3-1, I-P-I zones all also allow for 24-hour care facilities with a CUP.

Emergency shelters are considered a 24-hour care facility in the commercial districts allowing such uses with a CUP (C-1, C-2, C-3-1, I-P-I), although the Zoning Ordinance does not explicitly state this. Emergency shelters are considered rooming houses or boardinghouses in R-3 and R-4 districts, and are permitted by right. Program H-2 has been included to revise the language in the Zoning Ordinance to clarify the intent to allow emergency shelters, group homes, and transitional housing by right in R-3 and R-4 districts, and with a CUP in C-1, C-2, C-3-1, C-H, and I-P-I districts.

As indicated by *Table 6-49*, the City has approximately 22.7 acres of vacant land within the R-3 and R-4 districts in which large emergency shelters could be developed or established within existing structures converted to this use. As shown in *Figure 6-2*, large areas of vacant land with R-3 zoning (shown in yellow) front on Highway 12 in the southwestern portion of the City. All large vacant parcels of R-3 zoned land are located within 1,000 feet of the highway. Several smaller vacant R-3 parcels are within the City's Downtown Core area and are shown in *Figure 6-3*. Only one vacant R-4 zoned parcel is available in the City, as shown in *Figure 6-2* and identified by *Table 6-50*. This R-4 parcel fronts on Highway 12.

Since services for homeless individuals in the City are at present minimal, Highway 12 represents a critical transportation corridor to regional services or employment opportunities for those in transitional situations. The present application of R-3 and R-4 zoning to vacant parcels adjacent to or in close proximity to Highway 12 is therefore considered appropriate for potential development of emergency shelters. It is also noted that the location of available R-3 and R-4 parcels along and near Highway 12 and at the boundary of or within existing developed areas would provide ease of access to existing City utilities, thereby cutting costs to develop such housing opportunities, in addition to allowing residents of such facilities to shop for basic needs at commercial districts within walking distance. Parcels identified within R-3 and R-4 zone districts by *Table 6-51* could provide for development of over 635 units.

Parcels considered most likely to be developed with emergency shelter facilities include a 0.98 acre parcel (APN 049-192-120) south of St. Francis Way that is currently developed as a trailer storage facility, and three contiguous vacant parcels south of Bruning Avenue that total 0.71-acre. These parcels are considered potential candidates for development since they are located within developed areas and have utility infrastructure available to the site. These three parcels alone could be developed with up to 49 individual units.

Overall, the location of vacant land in the City zoned to permit emergency shelters is considered favorable for developing shelter facilities, while the amount of land appropriately zoned to allow shelter facilities far exceeds the demand for such facilities in the City.

As noted above, there are currently two hotels in the C-H (Highway Commercial) district on Highway 12 for which the County Department of Health and Social Services and local support services provide vouchers for emergency housing on a case-by-case basis. Under the zoning ordinance, a dedicated shelter facility could be developed in these districts, or a number of rooms in an existing hotel or motel facility could be dedicated for use as an emergency shelter or transitional housing with approval of a CUP.

#### **FARMWORKERS**

The U.S. Census indicates that in 1999, 5.0 percent (98) of employed Rio Vista residents 16 years or older were employed in agriculture, forestry, and fisheries. The Census does not provide more detailed information on the number of migrant, seasonal (non-migrant), and permanent farm workers in the city, but does include data for farm laborers in Solano County.

The 2007 USDA Census of Agriculture indicates that Solano County farms employed 2,813 farm laborers, including 1,339 seasonal laborers (those working less than 150 days in a year) and 1,474 permanent laborers (those working more than 150 days per year). Based on data from the Census of Agriculture, farm employment decreased dramatically in Solano County from 2002 to 2007, as shown in *Table 6-33*. It is reasonable to expect, given the agricultural component of the local economy, that a number of these farm workers live in the Rio Vista area, and that some provision of housing appropriate for the needs of both permanent and seasonal workers is necessary.

TABLE 6-33  
SOLANO COUNTY FARM LABOR

Year	Seasonal	Permanent	Total
1997	3,744	1,678	5,422
2002	2,921	2,735	5,656
2007	1,339	1,474	2,813

Source: Census of Agriculture, 1997, 2002, 2007

According to the information provided by the River Delta School District, approximately 130 families participated in the Migrant Education Program during school year 2008-2009. At a low estimate of 3.0 persons per household, this would indicate around 390 agriculture-employed households in the Rio Vista area, although it should be noted that this number includes families both in and outside the city limits of the City of Rio Vista. There is no reliable data on how many of farmworker families reside within the city limits.

The housing needs of full-time farmworkers are similar to those of other employment groups and consist of housing that is affordable in relation to income, meets acceptable housing standards, and is reasonably accessible to employment. Seasonal or part-time farmworkers who do not leave the area and have or seek year-round residency in the area have similar needs. However, their income is likely to be considerably less than year-round employees, and these individuals may require subsidized housing or employer-based housing. Seasonal migrant workers typically have even less income available for housing because of their need to minimize expenses to meet off-season needs. As a result, migrant farmworkers may seek housing in a migrant worker housing center or rent inexpensive rental units, which are often in substandard condition. If such housing is not available, migrant farmworkers may reside in vehicles or tents or other forms of temporary shelter. Because migrant farmworkers need to reside near work sites, there is a greater need for farmworker housing in the unincorporated county areas than within urban areas.

The Dixon Migrant Farm Labor Center, administered by the Yolo County Housing Authority, is the only publicly supported farm labor housing center in Solano County. The center was established in its current location in 1984 on a 27-acre site leased from the U.S. Navy on Radio Station Road south of the City of Dixon. The center has 56 two-bedroom and 26 three-bedroom units for migrant families, with a maximum capacity of approximately 500 residents. The center is open each year for seasonal use from April through October. While the center can accommodate up to 500 people, it housed approximately 310 people in 2008. The center provides housing primarily for migrant farmworker families, many of whom return each season (Pena, Pers. Comm. 2009). The center is funded through the Migrant Services section of the State Health and Welfare Agency and through collection of rental charges. The Solano County Division of Environmental Health Services monitors conditions at the housing centers to ensure that minimum health and safety standards are met.

## MILITARY HOUSEHOLDS

The housing needs of military households—employed at Travis AFB in Fairfield—are anticipated to be met with the supply of affordable housing that will be available to low- and moderate-income households.

## EXISTING HOUSING ASSISTANCE AND PRODUCTION PROGRAMS

This section identifies a range of local, State, and federal programs that could be available to assist developers, affordable housing advocates, and individuals to produce and maintain affordable housing in the City. Information about these programs are available at Rio Vista City Hall.

### LOCAL PROGRAMS

***Redevelopment Agency*** The City created a Redevelopment Agency in 1988. Redevelopment is widely used in California as a tool for implementing economic development and constructing affordable housing. The primary benefits of a Redevelopment Agency are the ability to raise funds and finance infrastructure and other projects through tax increment financing, and the ability to assemble sites for conveyance to private developers of commercial, industrial, and housing projects that benefit the community.

***Low/Mod Housing Set-a-Side Fund*** Community Redevelopment Law requires that not less than 20 percent of tax increment revenue allocated to the Redevelopment Agency from the Project Area shall be used to increase or improve the community's supply of very-low-, low-, and moderate-income housing (referred to as the "Low/Mod Housing Set-a-Side Fund"). The law also requires that at least 15 percent of all new or rehabilitated dwelling units developed within the Project Area by public or private entities other than the Agency be affordable to low- and moderate-income households. Of the low- and moderate-income units, 40 percent [six (6) percent of the total] must be affordable to households in the lowest income group. The Redevelopment Agency may use set-aside funds for the purchase of an apartment complex to provide affordable housing in the City.

In 2009-10 the City had \$641,059 available for use in the Low/Mod Set-aside Fund as of June 30, 2010, and although it has not yet identified specific projects to which these funds will be applied, it is expected that additional efforts will be made to identify new projects and expanded programs during the life of this Housing Element (see Table 6-32). The City's Redevelopment Plan Area (RDA) Low and Moderate Income Set-a-Side Fund serves an important role ensuring an adequate supply of affordable housing within the RDA project area. The City has determined that through 2013-14, housing set-a-side will be available to potentially assist some new affordable units such as the assisted housing units proposed at 93 Second Street (the former Ram Hotel site); provision of subsidies to assist in construction of new multiple-family dwelling units such as proposed in the

Riverwalk PUD; and the potential rehabilitation of some existing small single-family dwellings, duplexes or apartment buildings.

Rio Vista does not currently have many (if any) transitional housing facilities. At some time in the future, the City may consider potentially partnering with an agency such as the Rio Vista Community Services Agency to provide some low-and moderate income housing funds to help them provide or improve a site (perhaps outside the redevelopment project area) to establish some beds for transitional housing. These incentives could help keep some dwelling units in the more affordable range and ensure that new dwellings are actually built at the densities needed to meet future housing demand for all income levels.

In past years, the City’s Redevelopment Agency has committed Low and Moderate Income Funds for a Homebuyer’s Deferred Payment Assistance Loan program, provided residential property owners incentives to repair or improve their property and funds to plan for and provide for new housing unit incentives in the Waterfront Specific Plan and the Riverwalk PUD communities.

To assist in the range of potential projects mentioned above, the City’s Redevelopment Agency expects to have the following Low and Moderate Income Fund average annual fund balance through 2014:

**Table 6-34  
Low and Moderate Income Set-a-Side Fund[**

Projected Redevelopment Project Area Low and Moderate Income Fund and Cash Balance 2007-2014		
FY Year	Annual Fund Balance <sup>1</sup>	Cash Balance <sup>2</sup>
2007-08	\$678,781 (Actual)	\$512,797 (Actual)
2008-09	\$759,450 (Actual)	\$571,461 (Actual)
2009-10	\$805,070 (Actual)	\$641,059 (Actual)
2010-11	\$800,000 (Est.)	
2011-12	\$725,000 (Est.)	
2012-13	\$550,000 (Est.)	
2013-14	\$350,000 (Est.)	

<sup>1</sup> Fund balance includes the total resources of the fund including any loans payments due the fund or receivables plus available cash.

<sup>2</sup> Cash balance includes actual cash currently available for new low and moderate income programs and projects.

Although the fund balance is projected to reach a peak between 2010-11 and 2011-12, it is expected to begin to drop by the end of the planning time frame of this element (i.e. by about FY 2013 and 2014) as new commitments are made on projects and programs suggested in this element.

In the next few years, the most promising project areas that could accommodate some affordable dwelling units in Rio Vista might include an assisted housing development proposed at 93 Second Street, and multiple-family dwelling units throughout the downtown area including the Waterfront Specific Plan and in the Riverwalk PUD. The applicant for a proposed 60-bed assisted living housing development, at 93 Second Street could potentially move forward through the Rio Vista Planning Commission process during the next year or two. The project would not need a rezoning amendment since the C-2 Zoning District for the site allows 24-hour residential care facilities with a CUP.

The Waterfront Specific Plan was rezoned in 2007 and is still awaiting preliminary engineering and funds to construct a new flood wall and public access promenade. Once those improvements are made it is expected that some higher density mixed- use and/or attached single family residential or condominium units would be proposed and approved. To help expedite new residential uses in the downtown area, the City Planning Division would try and conduct additional planning efforts between 2011 and 2014 with the goal of laying the ground work for the development of new or revised downtown parking standards, incentives and processing steps to help expedite and approve new affordable housing units, either as small individual projects or as a part of larger mixed-use developments.

If the state removes the redevelopment option, then affordable low and mod housing opportunities such as those described above, increased jobs in blighted areas of the community and other economic opportunities for property owners, tenants and businesses would be substantially curtailed or stopped.

***Implementation Plan and 10-year Housing Program*** In September 2000, as required by Redevelopment law, the Redevelopment Agency updated and adopted an Implementation Plan that indicates how housing will be provided through 2010. The Agency established a Deferred Payment Assistance Loan program for lower income households in 1997, although few loans have been made under the program. The primary purpose of the Agency's housing programs is the preservation and development of affordable housing for low- and moderate-income households. In addition, the Agency's housing programs will assist in the elimination of blight by offering residential property owners incentives to repair or improve their property; by creating new, well-designed residential housing projects in the community, and by ensuring, through covenants and restrictions, that housing developments assisted by the Agency will be well-maintained into the future.

***Community Reinvestment Act (CRA) Compliance*** Federal law requires that lending institutions reinvest in their communities. Such reinvestment is often done in the form of low-income loans for housing construction or rehabilitation, participation in activities of the Redevelopment Agency, or other investment in housing. The City may seek to establish programs for financing of construction or lending for home purchase to help lending institutions to meet their requirements under CRA.

#### STATE PROGRAMS

***Building Equity and Growth in Neighborhoods (BEGIN) Program*** The BEGIN Program is a homeownership program providing grants to local governments that reduce regulatory constraints to housing. Grants are provided for down-payment assistance to low- and moderate-income households who are first-time homebuyers.

***Homebuyer Assistance Program*** The CDBG Homebuyer Assistance Program is administered by the City to assist in overcoming financing availability constraints to purchase of affordable housing. The Homebuyer Assistance Program provides assistance to eligible homebuyers in purchasing homes in the City by providing deferred

payment second mortgages at 2% simple interest to provide for financing of appropriate down payments and closing costs of affordable housing units that will be occupied by the homebuyers. The primary loan is required to be a fixed interest rate loan with a term of no more than 30 years. The deferred program loan is due upon sale of the purchase property, although the borrower has the option to pre-pay the loan amount at any time.

***First-Time Homebuyer Assistance and Owner Occupied Housing Rehabilitation*** The First Time Homebuyer Program (FTHB) is administered by the City and is a special low-interest, deferred-payment loan program designed to provide second mortgages of up to 50% of the purchase price or maximum subsidy limit, whichever is lower. This program is funded through the State of California's HOME Program. Applicants for funding must demonstrate financial need and obtain pre-approval for a first mortgage; the second mortgage is then financed on a shared net appreciation basis with repayment due upon sale or transfer of title or when borrower no longer occupies the home as his/her principal residence.

The City's Housing Rehabilitation Program, funded through the Community Development Block Grant (CDBG) and State HOME Funds (grant and program income) has been successful in rehabilitating existing housing. The program distributes loans to qualifying low-income owner- and tenant-occupied households to achieve cost-effective repairs. Priority is accorded to health and safety needs, followed by energy conservation needs, extension of the unit's useful life, and making the unit compliant with the Uniform Building Code. For non-mobile units the maximum loan amount is up to 90% of owner's equity in the home or maximum subsidy limits, whichever is lower. For mobile homes, the maximum loan amount is \$7,500. Loans for single-family owner-occupied costs can be deferred or financed as a three-percent-interest amortized loan; loans for mobile homes are financed at two-percent. Owner-investors are offered three-percent fixed amortized loans for rehabilitation contingent on a recorded rental affordability agreement.

While lending practices have tightened considerably in the past few years, loans are still available to credit-worthy individuals for home purchase. Additionally, recent action by the federal government to encourage a loosening in the credit markets is expected to result in increased loan availability. The availability of financing to all income groups within the community at market interest rates is therefore not considered a constraint to housing purchase or production. To ensure that lack of housing for California's work force does not derail economic activity in the State, the Department of Housing and Community Development offers several housing programs. These programs would be available to persons in the City of Rio Vista who meet the eligibility requirements of each program. State programs include the following:

***Infill Incentive Grant (IIG) Program*** The IIG Program provides funds for infrastructure improvements necessary to facilitate new infill housing development.

***Housing Related Parks (Parks) Program*** The Housing Related Parks Program creates incentives and rewards cities and counties with documented housing starts for newly constructed units affordable to very low- or low-income households with grant funds, which can be used to create new parks or rehabilitate or improve existing parks.

***Local Housing and Trust (LHTF) Program*** The LHTF helps finance local housing trust funds dedicated to the creation or preservation of affordable housing. The program provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.

***Workforce Housing Reward (WHF) Program (no current funding available)*** The WHF Program provides financial incentives to cities and counties that issue building permits for new housing affordable to very low- or low-income households. Grant funds can be used for a wide range of capital asset projects including parks, street/infrastructure improvements, recreational facilities, housing, neighborhood improvements, public safety, and community revitalization efforts.

***California Debt Limit Allocation Committee of State Treasurer's Office Single Family Home Program*** Reduced interest, tax-exempt bonds to finance affordable housing projects, both rental and homeownership.

***California Infrastructure and Economic Development Bank (I-Bank) Infrastructure State Revolving Fund (ISRF) Program*** The ISRF Program provides low-cost financing to public agencies for a wide variety of infrastructure projects. Eligible project categories include city streets, county highways, state highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment and distribution, public safety facilities, and power and communications facilities.

***Supportive Housing Initiative Act (SHIA)*** Administered by the Department of Mental Health, this program is state funded and provides for local governments and non-profit organizations. It focuses on integrating affordable housing with supportive services for persons with disabilities.

***CalHome Program*** Enables low- and very low-income households to become and remain homeowners by providing grants to local public agencies and non-profit developers to assist individual households through deferred-payment loans.

***Cal Self-Help Housing Program (CSHHP)*** Assists low- and moderate-income families to build and rehabilitate their own home with their own labor. Grants are made to sponsor organizations that provide technical assistance to participating owner-builder families.

***Farmworker Housing Grant Program (FWHG)*** Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for low income households.

***Predevelopment Loan Program (PDLP)*** Provides predevelopment capital to finance the start of low income housing projects.

***Multifamily Housing Program (MHP)*** Assists in the new construction, rehabilitation, and preservation of permanent and transitional rental housing for low income households.

***California Housing Finance Agency (CHFA)*** Finances below-market rate loans to assist in the construction of affordable rental housing and to assist first-time homebuyers.

***Housing Enabled by Local Partnerships (HELP) Program*** Administered by the California Housing Finance Agency to local governments, the HELP Program and the Residential Development Loan Program (RDLP) offer reduced rate loans to local government entities for locally determined affordable housing activities and priorities (acquisition, construction, rehabilitation, single-family home ownership, or preservation of multifamily and special needs units).

***California Tax Credit Allocation Committee (TCAC) Program*** Offers tax credits which enable developers of affordable rental housing to raise project equity through the “sale” of tax benefits to investors. This program supplements a federal tax credit program administered by the IRS.

#### FEDERAL PROGRAMS

***Community Development Block Grant (CDBG)*** The Small Cities CDBG program provides funds for a range of community development activities for Rio Vista. CDBG funds are administered by the State Department of Housing and Community Development (HCD) through a variety of competitive and non-competitive programs. These programs can provide funding for a range of activities. The eligible activities include, but are not limited to acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and also clearance activities. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by staff based on potential projects and perceived competitive advantages.

***HOME Investment Partnerships Program*** Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for low-income households. HOME funds are administered by HCD, through a variety of competitive and non-competitive programs. Activities eligible to receive HOME funds include building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is preservation of the at-risk housing stock. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by staff based on potential projects and perceived competitive advantages.

***Neighborhood Stabilization Program*** The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, and the availability of grant funds for downpayment assistance programs, this program was available for Rio Vista owners (through the Solano County Housing Authority) until June 30, 2010, when the program ended because of lack of participation.

***Homeless Assistance Technical Assistance*** Aims to provide technical assistance to promote the development of housing and supportive services as part of the Continuum of Care approach, and to enable homeless persons to live as independently as possible.

***Section 202 Supportive Housing for the Elderly Program*** Provides supportive housing for very low-income persons 62 years of age or older. Eligible applicants include private non-profit organizations, and non-profit consumer cooperatives. Eligible activities include new construction, rehabilitation, or acquisition of housing with or without rehabilitation.

***Section 811 Program for Supportive Housing for Persons with Disabilities*** Provides funding for supportive housing for very low-income persons with disabilities who are at least 18 years old. Eligible applicants include non-profit organizations. Eligible activities are new construction, rehabilitation, or acquisition of housing.

***Self-Help Homeownership Opportunity Program*** Facilitates and encourages innovative homeownership opportunities through self-help housing where the homebuyer contributes a significant amount of sweat-equity toward the construction of the new dwelling. Eligible applicants are non-profit national or regional organizations or consortium.

***Continuum of Care Homeless Assistance Programs*** Funds projects that will fill gaps in locally developed Continuum of Care systems to assist homeless persons to move to self-sufficiency and permanent housing.

***USDA Rural Housing Service*** Includes the Section 502, 523, 504, and 521 programs which provide loans and grants for home purchases as well as repair and rehabilitation. Also included is financing assistance for developers of low-income multifamily housing.

#### **PRIVATE PROGRAMS**

***California Community Reinvestment Corporation.*** The Community Reinvestment Act, enacted by Congress in 1977, encourages local financial institutions to actively identify and help meet the credit needs of their communities. The California Community Reinvestment Corporation (CCRC) was established by a consortium of federally chartered banks in California and provides below-market-rate financing for the development of affordable housing.

**Federal Home Loan Bank Board.** The Federal Home Loan Bank Board established the Affordable Housing Plan (AHP), which provides grants for the development of affordable rental housing.

**Non-Profit Housing Corporations.** Strong, locally-based non-profit housing development corporations committed to working with the City, business, and development communities play a significant role in successfully implementing the affordable housing program through the development and long-term management of affordable housing. Non-profit firms, such as Mercy Housing California, perform functions that the City, business, and development communities are either unable or unwilling to undertake on their own.

**Reverse Annuity Mortgage.** The creation of a home equity conversion program (reverse annuity mortgage) would work in conjunction with local financial institutions to allow elderly homeowners a method of extracting equity out of their homes for repairs and as supplemental income.

**Rio Vista Community Assistance Center (CAC).** Rio Vista CAC provides food and services to low-income individuals, families, and the homeless in the Rio Vista area. Services include rental assistance, emergency lodging assistance, financial assistance for payment of utility bills and to purchase medication, and emergency transportation. Rio Vista CAC has indicated an interest in establishing an emergency shelter in the City in the future.

#### NON-CONSTRUCTION PROGRAMS—REGULATORY FLEXIBILITY, FINANCIAL ASSISTANCE, COST REDUCTION, AND DIRECT SUBSIDIES

##### **Reduced Lot Sizes and Infill Development**

On several occasions, the City has permitted the construction of homes on lots less than the “standard” 6,000 sq. ft., either through rezoning or the Planned Development process. In some areas in the older sections of the community, the Zoning Ordinance should be changed both to reflect the historic character of the area and to maintain the existing density mix, which is inconsistent with single-family zoning. The Land Use element discusses this need and contains policies and implementing actions (specific plans and zoning ordinance amendments) to accomplish these objectives.

##### **Assisted Housing at Risk of Conversion to Market Rate**

The Solano County Housing Authority (SCHA) administers the Section 8 rental assistance program in Solano County and the City of Rio Vista. Currently, this program subsidizes approximately 80 households in Rio Vista, of a total of 251 in the County. Currently, there are over 2,700 households on the waiting list for Section 8 housing assistance in Solano County; 104 in Rio Vista alone (Putney, Pers. Comm. 2009). Rio Vista has more subsidized rental units per capita than any other city in Solano County (City of Rio Vista, 2009).

State law requires that each jurisdiction completing a housing element consider subsidized housing projects that may convert to market rate rentals during the planning period covered by the element. This allows both HCD and the local community to

anticipate the total number of below-market-rate rental units that may be converted or displaced. It is important to note that the Ram and Rio Vista Hotels, which are currently proposed to be remodeled for new uses, were previously market-rate hotels and have never provided below-market-rate subsidized housing.

To identify assisted housing developments in Rio Vista, City staff inquired with the SCHA, Rio Vista CARE, and the California Housing Partnership Corporation. The California Housing Partnership Corporation maintains a database of all assisted housing developments throughout the state, including state and federally funded units. These efforts identified only one assisted housing project within the city limits: the Casitas del Rio Apartments located at 250 St. Joseph Street. This multi-family housing development was constructed under the Farmers' Home Administration (FmHA) program in the mid-1980s and subsequently converted to Tax Credit Allocation Committee (TCAC) program funding upon change of ownership in 2005. The project contains a total of 39 low-income housing units and is owned by CDR Investors of Sacramento. The project was placed into service in January of 2005, and the affordability contract runs to 2060. CDR Investors has indicated that there are no plans to convert the project to market rate at any time in the next 10 years (Garner, Pers. Comm. 2009). The Casitas del Rio apartments are therefore considered to have a low risk of converting to market-rate units over the next 10 years.

### **Conservation of Existing Units**

Rio Vista has a valuable resource in its existing housing stock. Significant numbers of low- and moderate-income persons currently reside in Rio Vista, and the existing affordable units fill a need for many of these households. It is therefore necessary to protect these units and encourage their continued use in the housing stock. Pursuant to California Government Code §65863.11, owners of government-assisted projects cannot terminate the affordability restrictions without providing a notice of opportunity to purchase to “Qualified Entities” prior to the sale or conversion to market-rate. “Qualified Entities” are nonprofit or for-profit organizations or individuals that have been certified by the state as having the ability to purchase the property and would have an interest in maintaining the long-term affordability of the housing development. HCD maintains a list of “Qualified Entities.”



Casitas Del Rio converted to TCAC after purchase, which resulted in the conservation of these 39 units as below-market-rate housing. However, as construction labor and material costs continue to rise, it is increasingly difficult to achieve conservation of affordable units. Low- and moderate-income homeowners face economic challenge of maintaining their homes and keeping them in a decent and safe condition. Consequently, by deferring the maintenance of these units, the condition and livability of the units decline and their viability is threatened.

With this Housing Element update, the City's Goal 6.2 seeks to protect and conserve the existing housing stock, while ensuring that necessary health and safety requirements are met. This goal can be achieved through supporting policies (6.2.A and 6.2.B) that discourage the conversion of existing rentals to market-rate for-purchase units, and encourage maintenance and upkeep of these units through state and federal grant programs, as well as the City's Redevelopment Agency and proposed Unit Conservation Ordinance.

## **REVIEW OF PREVIOUS HOUSING ELEMENT**

The measure of effectiveness of the Housing Element in attainment of the community's housing goals is in how well the element guides the decision makers and staff in the development of housing programs. As part of its housing element update, each local government is required to evaluate its progress toward achieving the goals contained in the previous Housing Element. This evaluation should include a discussion of the following:

1. The effectiveness of the Housing Element in the attainment of the State housing goal.
2. An analysis of the significant differences between what was projected and what was achieved.
3. A description of how the goals, policies, programs, and quantifiable objectives of the updated element incorporate what has been learned from the results of the previous element.

The previous Rio Vista Housing Element (1999-2006) was adopted by the City Council on July 18, 2002 (2001 Housing Element). That element identified numerous programs to address the affordable housing needs of the City in addition to the creation of new housing on vacant land. The element was certified by HCD in October 2002.

For a small city, the programs in Rio Vista's 1999-2006 Housing Element have served this purpose well by describing and providing direction for programs to increase housing availability to households at all income levels. While many of the actions described in the 1999-2006 programs were successfully implemented, others were not.

Staffing and financing limitations have been a limiting factor in implementation of the programs set forth in the previous housing element. Additional County and / or State funding or technical assistance has not always been available, but would help to facilitate greater success in implementing Housing Element programs.

An analysis of the degree of success for each program identified in the previous housing element is provided below, along with an update on the current status of the program and a projection of each program's future under this updated housing element.

Despite the accomplishments during this period, the City's Regional Housing Needs Allocation (RHNA) construction needs for very low- and low-income units were not met. This is not due to Rio Vista's inability to facilitate new housing production. Rather, actual population growth in the City did not meet the Regional Housing Needs Allocation Plan's (RHNAP) population growth projections, and the anticipated need for additional housing during the 1999 - 2006 planning period did not materialize.

### **1999-2006 REGIONAL HOUSING NEEDS OBJECTIVES AND OUTCOMES**

The Element's regional housing objectives encompassed the 1999-2006 regional housing needs projection period. The Association of Bay Area Governments (ABAG) determined that there would be demand for 1,391 new housing units of all income-level types in Rio Vista for the planning period ending in 2006. Of these, the affordability breakdown was as follows:

- 357 units for very low-income households (less than 50 percent of County median income);*
- 190 units for low-income households (50 to 80 percent of median);*
- 342 units for moderate-income households (80 to 120 percent of median); and*
- 502 units for above moderate-income households (120 percent or more of median).*

### **1999-2006 ACCOMPLISHMENTS**

Detailed Building Department records for the first two years of the previous planning period, 1999 through 2000, are not available. However, data provided in the previous housing element for building permits issued for the period 1999 through 2000 indicate that 245 homes were constructed, with an estimated 66 percent (162) of these affordable to moderate income households with the rest affordable to above-moderate income households. No multi-family units that would be considered affordable to low or very-low income households were produced over the planning period, although estimates based on sales information for over 250 homes sold between 1999 and 2001 indicate that over eight (8) percent of these single-family homes (22 homes) sold at prices affordable to low-income households.

Between January 2001 and December 2006, Rio Vista added a total of 1,527 residential dwelling units, 1,477 single-family units in the Trilogy subdivision and 50 single-family units in the Vineyard Bluffs subdivision, based on a review of building permits issued for new construction. All 1,477 units were single-family homes. As residential real estate prices climbed during this period, it is assumed that most of the homes constructed during these remaining years of the planning period were not affordable to lower income households, except as facilitated by creative financing options.

Relying only on building permit data available for 1999-2006, the 1,772 total units produced over the planning period is over 127 percent of the city's total projected need of 1,391 units, as determined by the city's allocation of the regional housing assigned by

ABAG and HCD in 1999. It is estimated that approximately 34 percent (600 units) were in the above-moderate price range, with the rest being sold for prices affordable to households earning in the moderate income category. Most of the lower priced units sold over the planning period were smaller floor plan models in the Trilogy age-restricted subdivision.

The quantified objectives for new construction for very-low- and low- income households were not met; no apartment units were constructed during a period in which single-family residential construction was the focus of most development activity. Easy availability of credit and creative financing in the real estate market reduced demand overall for rental units and multifamily housing. These economic conditions also spurred demand for single-family homes by many households that were, by many standards, financially unqualified to purchase these housing products. Early in the planning period some single-family homes were priced affordably for low-income households, and later in the planning period, some lower income households may have been able, through creative financing options, to purchase single-family homes constructed. However, for the purpose of this review, it is assumed that no housing units affordable to low- or very low-income households were produced in the city.

Even though all of the housing units approved over the planning period were not constructed, the City processed entitlements resulting in potential affordable housing units in the Brann and Gibbs Ranch subdivision projects. The number of affordable units approved is unavailable through City records. Implementing Action H-35, Administrative Record Keeping, recommends that the City install an electronic record-keeping system for the purpose of tracking new construction housing rehabilitation, and reconstruction so that these numbers are available for the next Housing Element update.

As shown on the following tables, during the 1999-2006 reporting period, figures are unavailable from the City as to the number of units that were rehabilitated, and affordable to very low-income households and low-income households. The City did make loans for rehabilitation through CDBG grants although no specific figures are available. As stated above, the proposed implementation of an electronic record-keeping system will allow the City to provide better data during the next Housing Element update. Although the rehabilitated units did not add to the overall inventory of units, they did increase the inventory of units with long-term affordability restrictions for low and very-low income households.

*Tables 6-35 and 6-36* provide summaries of the number of units constructed and the performance of the previous Housing Element's goals and programs during the period January 1, 1999 through December 31, 2006. It should be noted that units constructed since January 1, 2007 can be counted toward meeting the goals of the current Housing Element planning period 2007-2014.

TABLE 6-35

RHNA ALLOCATION, HOUSING OBJECTIVES, AND ACTUAL ACCOMPLISHMENTS 1999-2006

Total Production				
Income Category	RHNA	Quantified Objectives	Actual No. Of Units Constructed	Quantified Objective v. Actual No. of Units Constructed
Very Low	357	278	0	-278
Low	190	195	0	-195
Moderate	342	362	1,172	+810
Above Moderate	502	556	600	+44
<b>TOTAL</b>	<b>1,391</b>	<b>1,391</b>	<b>1,772</b>	<b>+381</b>

Sources: HCD 2002, Regional Housing Needs Allocation Plan, NCPR At-Risk Analysis 2003; City of Rio Vista Building Department, 2009.

TABLE 6-36

PROGRESS MADE IN MEETING REGIONAL HOUSING NEED AND QUANTIFIED OBJECTIVES FOR PREVIOUS HOUSING ELEMENT BY MEANS OF PRODUCTION – 1999-2006

	Very Low Income	Low Income	Moderate Income	Above Moderate	Total
Regional Housing Need	357	190	342	502	1,391
Quantified Objectives	278	195	362	556	1,391
New Construction	0	0	1,172	600	1,772
Rehabilitated Units <sup>1</sup>	data unavailable	data unavailable	data unavailable	data unavailable	data unavailable
Conservation <sup>1</sup>	data unavailable	39 (Casita de Rio) <sup>2</sup>	data unavailable	data unavailable	data unavailable
Assisted Units	5	0	0	0	75

<sup>1</sup> Data unavailable from the City. Proposed Implementing Action H-35 will initiate an electronic record-keeping system so that these data are available for the next Housing Element update.

<sup>2</sup> Casitas Del Rio was purchased and put into a new program (TCAC) which resulted in 39 conserved units.

**REHABILITATION**

Rehabilitation of deteriorated housing can achieve several objectives:

- Conserve affordable housing stock when the program is targeted to low- and moderate-income households;
- Preserve and strengthen neighborhoods; often, only a few or even one deteriorated house or apartment building dramatically affects the economic viability of a neighborhood. Allowing the problem to remain leads to further deterioration, while correcting the problem initiates revitalization;
- Preserve historically significant properties that are owned or occupied by low- and moderate-income households; and

- Foster homeownership by low- and moderate-income households when rehabilitation programs allow participation by owner occupants.

Rio Vista received two CDBG grants and operated a rehabilitation program in the mid-1980s through 1991. A goal in the Redevelopment Agency's Implementation Plan is to pursue rehabilitation efforts again, funding the program through local housing set-aside funds.

#### **UNIT CONSERVATION**

Conservation is achieved when affordable units that would otherwise be lost to the housing stock are retained through rehabilitation of structures that have begun to deteriorate; replacement of demolished structures; prevention of rental units converting to owner occupancy; and subsidy or other assistance to affordable units that are due to be sold or refinanced, or which simply become unaffordable due to market pressures on rents. Rio Vista used CDBG funds to rehabilitate about 20 single-family homes in the late 1980s and early 1990s. Rehabilitation is a viable program for use of the Redevelopment Agency's mandated housing set-aside fund and possibly future CDBG grants. The Redevelopment Agency continues to pursue opportunities to rehabilitate, conserve, or convert market rate rental units to affordable housing units through the use of set-aside funds. To date, there have been no requests for conversion from rental properties to condominiums for the purpose of sale. The Subdivision Ordinance contains requirements for such conversions; this ordinance should be reviewed and revised, as needed.

Conservation of housing stock also can be achieved by removing regulatory barriers and other constraints that threaten the viability of existing affordable housing. Rio Vista's older and historic neighborhoods, as well as downtown, contain a number of currently non-conforming second dwelling units, multi-family structures, and mixed-use housing that is not allowed under the current Zoning Ordinance. Some of these units were constructed prior to current codes and ordinances; others were "bootlegged" or constructed illegally and do not meet current building or safety codes, nor do they conform to the Zoning Ordinance. Not only are these units threatened by prevention of rebuilding in the future, but also the owners of the illegally-constructed units do not even have the option of making them legal by repairing or upgrading to correct safety violations. The Zoning Ordinance will need to be revised to be consistent with the General Plan in a number of areas. These existing units should be allowed by right and encouraged to be brought into compliance with health and safety codes. Implementing Action H-34 provides for a second unit amnesty program to allow these units to be rented legally as second units.

#### **REVIEW OF PREVIOUS ELEMENT'S PROGRAM EFFECTIVENESS**

The following is a review and analysis of housing programs contained in the previous Housing Element prepared for the 1999 – 2006 planning period. For each program, the action is defined, the responsibility and target date for completing the action is identified, as well as the funding source. This is followed by the results produced by the program, an analysis of its effectiveness, and what corrective action is required, if any.

**REVIEW AND REVISION OF PREVIOUS HOUSING ELEMENT  
(2001-2006)**

Implementing Action	Implementing Action Text	Results	Analysis	Update
<p><b>H-1 General Plan Review and Update (proposed)</b></p>	<p>The City will ensure that residential development projects are consistent with the goals and policies of its General Plan. The availability of residential land can be ensured by periodically reviewing the City’s urban growth boundary and sphere of influence as designated in the General Plan. (Note: The current city limits affords sufficient land for complete buildout of the Association of Bay Area Governments’ 20-year growth projections to the end of this General Plan horizon [2020]. It is not anticipated that additional annexations will be needed within this Housing element’s planning horizon [2006].)</p> <p>Responsible Agency: Community Development Department (Planning Division) Time Frame: July 2002, July 2006 (Revision) Funding Source(s): General Fund, Developer Fees</p>	<p>The City prepared a Municipal Services Review (MSR), accepted by LAFCO in 2006, to analyze its growth boundary / sphere of influence.</p>	<p>The City has consistently reviewed subdivisions for compliance with the adopted General Plan. Gibbs and Brann Ranch tentative maps and development agreements were updated to conform with the General Plan as updated in 2001. Current review of the Del Rio Hills development proposal has gone through an extensive General Plan compliance review.</p>	<p>No update is necessary. The City will continue the program of periodically reviewing land available for residential development within the City’s growth boundary and will continue to review residential development proposals for compliance with the adopted General Plan, including the Housing Element.</p>
<p><b>H-2 Zoning Ordinance Review and Update (proposed)</b></p>	<p>To ensure that the Zoning Ordinance works in conjunction with General Plan policies to achieve housing and other City objectives, the City will review and modify its Zoning Ordinance on an ongoing basis. The review and revisions will be completed by mid- 2003.</p> <p>The Zoning Ordinance update will include such modifications as revisions to the conventional zoning ordinance districts within the historic neighborhoods; recognition of second dwelling units and multi-family structures, and revisions to setbacks and design standards for historic structures. These criteria would provide for adequate living conditions and “fit” with neighborhood character. Modifications also would remove the “non-conforming” status of existing second dwelling units, multi-family buildings on corner lots, or infill sites that otherwise could accommodate affordable housing units that are appropriate to these neighborhoods. Specific accommodations will be made for farmworker housing (boardinghouses, dormitories, “rooms for rent” and incentives for such housing in multifamily districts). These facilities may be considered in a similar fashion as group homes. The Ordinance will be reviewed for consistency with California Health and Safety Code Section 17021.6.</p> <p>Upon completion of the Residential Land Use Inventory Update (<i>H-11</i>), the City will rezone any single-family-zoned vacant infill lots for potential redevelopment or additional development of affordable “cottage single-family” or multi-family units. The infill sites identified in Table 6-18 as having the potential for accommodating multifamily residential with rezoning (“B” constraints rating) will be assigned first priority for review and rezoning.</p>	<p>The City has continued to review and update the Zoning Ordinance throughout the planning period to address residential housing concerns. For example, the City amended the Zoning Ordinance to facilitate the addition of second units to existing developed residential properties and has amended C-2 zoning standards to permit upstairs or “back of the store” living units in downtown commercial areas. Several lots within downtown core are zoned to accommodate multifamily housing (see Figures 6-1 and 6-2). All proposals are reviewed for compliance with disabled access standards. The City has worked successfully with developers to accommodate multifamily housing into proposed developments within the NC and NS land use districts through the use of planned developments and developer agreements. Density incentives for development of affordable housing</p>	<p>Analysis: While this implementing action calls for review and revisions to be completed by 2003, review and revision to the zoning ordinance to meet dynamic needs of housing must be an ongoing exercise. As indicated by the analysis included in this Housing Element, entitlements for housing units far exceed the City’s RHNA allocation. Therefore, rezone of additional infill sites is no longer necessary. Incentives for including farmworker housing are essentially market-driven, although affordable housing programs would provide assistance in funding applicable to providing farmworker housing. Amendment of the zoning ordinance to provide for second units has potential to generate farmworker housing. Boarding houses are now allowed in multi-family zoning districts. The demand for farmworker housing in the City is not as great as it was during the previous housing</p>	<p>The City will continue to pursue updates to the Zoning Ordinance to facilitate construction of affordable and safe housing and will continue to work with developers to ensure proposals include multifamily housing. The present downturn has made housing more affordable in the City, providing more opportunities for lower income earners to afford housing, although unemployment is now a concern.</p>

Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>The ordinance will be reviewed for compliance with SB 520, to ensure that potential impediments or constraints on disabled-accessible housing or facilities are revised or removed.</p> <p>Other revisions to the Zoning Ordinance will be made, as appropriate, to promote flexibility in densities and uses.</p> <p>Consistency rezoning will be initiated in the NC and NS land use districts immediately upon completion of the General Plan. At least 25% of the land area in these districts (approximately 35 acres total) will be rezoned to R-3. The balance of the residential land in these districts will be rezoned to R-2.</p> <p>The City will rezone or revise existing C-2 zoning to encourage upstairs or “back of the store” living units in downtown commercial areas, where vacant or underutilized space exists, consistent with the Land Use element.</p> <p>The Zoning Ordinance will be amended to define those conditions under which the conversion of rental units to condominiums would be permitted. The City will prohibit the conversion of rental units to condominiums unless the City’s vacancy rate is greater than 5 percent.</p> <p>Responsible Agency: Community Development Department (Planning Division)  Time Frame: July 2003  Funding Source(s): General Fund, Developer Fees  Quantified Objective: 20 Very Low, 10 Low, 50 Moderate Income units</p>	<p>have been successfully applied. The Subdivision Ordinance now contains criteria for the approval of conversions of rental property to condominium units.</p>	<p>element planning period, as farm labor numbers have declined in the region. The City should continue working with developers to ensure that affordable housing units are included in development proposals.</p>	
<p><b>H-3 Subdivision Ordinance Review and Update (Proposed)</b></p>	<p>By mid-2003, the City will complete its review and update of the Subdivision Ordinance. With properly developed and updated subdivision standards, the ordinance can help reduce the costs of development while balancing basic environmental, health, and safety needs. Since the high cost of land is a major factor in the overall cost of housing development, reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (i.e., lower per-unit land and infrastructure improvement costs due to higher densities).</p> <p>The City will include requirements and criteria in the Subdivision Ordinance for converting rental apartments into condominiums or cooperative projects (e.g., maintaining a minimum percentage or number of rental units and a minimum vacancy rate before conversions can occur).</p> <p>Responsible Agency: Community Development &amp; Public Works Departments, City Engineer  Time Frame: July 2003  Funding Source(s): Redevelopment Fund, General Fund, Developer Fees  Quantified Objective: 10 Very Low, 10 Low Income Units (Conservation)</p>	<p>The City has not updated its subdivision ordinance.</p>	<p>Due to the current economic downturn, the City currently has no plans to update its subdivision ordinance. However, as discussed elsewhere in this Housing Element, the City has provided incentives for developers to include affordable units in their projects by utilizing Development Agreements for Planned Unit Development process.</p>	<p>The City will pursue updates to the subdivision ordinance, as necessary and as staffing and financial resources allow.</p>

Implementing Action	Implementing Action Text	Results	Analysis	Update
<p>H-4 State and Federal Programs (Existing)</p>	<p>The City will pursue and continue to participate in the state and federal programs listed below. <i>(See the discussion under “State and Federal Programs” in the “Setting” section for a description of these programs.)</i> The City will consider additional programs, depending on the availability of funding, Rio Vista’s eligibility for such funding, and the identification of eligible projects. State and federal programs include:</p> <ul style="list-style-type: none"> <li>• Community Development Block Grant (federal): The City will apply for additional funding for multifamily new construction and single and multifamily rehabilitation funds, on an annual basis, as funding availability is announced. The applications will be submitted under the Small Cities program administered by the Department of Housing and Community Development (HCD). The City will also pursue, with Solano County and other cities in the county, the potential for combining to reach entitlement funding status, so that an ongoing, reliable CDBG funding can be achieved.</li> <li>• Section 8 (federal): The City will continue to work with Solano County and the Vallejo Housing Authority to expand the number of Section 8 certificates and vouchers available to Rio Vista residents. The Community Development Department will coordinate with the Solano County Department of Environmental Management, the disseminating of information about the availability and procedure for accessing Section 8. The City will establish an information clearinghouse and referral service for Section 8 and other County housing assistance programs.</li> <li>• State Home Ownership Program (state) : The Community Development Department will identify potential project(s) eligible for this program and apply for funding when and if a project is identified. This funding source will be combined with others if possible. The Community development Department will encourage both for-profit and non-profit developers to structure projects that are eligible for funding under this program, as development review proceeds. Likely projects for participation are Riverwalk (Seeno), Esperson property, Brann and Gibbs Ranch. Applications will be developed within one year of tentative map approvals.</li> <li>• Residential Energy Conservation (state): The Community development Department will identify opportunities for participation in this program by 2003. Projects and applications to be developed by 2004.</li> <li>• Residential Energy Conservation (state)</li> <li>• Community Reinvestment Act (CRA) (federal) : The City will encourage local banks (Bank of Rio Vista and Bank of Stockton) to participate with the City in providing the private financing in</li> </ul>	<p>The City has determined that the rehabilitation of infrastructure to preserve existing units is a higher priority than pursuing construction of new affordable units. When approached, other cities in Solano County have declined to participate in a joint entitlement effort. Due to the current economic downturn, developer interest in constructing affordable housing projects has declined and the City has not identified projects to pursue under the State Home Ownership program. No housing advocates have approached the City for funding assistance through the Community Reinvestment Act. In 2008, the City adopted a new Building Code, which includes updated energy efficiency requirements (Title 24).</p>	<p>The City anticipates that there will be little interest from developers in constructing new affordable housing projects during the early portion of the planning period, due to the current depressed economic climate.</p>	<p>To participate and take advantage of these State and federal programs, the City needs to solicit public/private partnerships to promote affordable housing construction, including, but not limited to, multifamily and affordable senior projects, such as assisted living facilities, senior apartment housing, etc. As the residential real estate market stabilizes and improves, the City needs to apply for funding under these State and federal programs and continue to look for opportunities to work with interested developers and local banks and housing advocates to facilitate construction of affordable housing.</p>

Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>conjunction with public funds, for affordable housing in all City neighborhoods. For example, CDBG and/or Redevelopment housing set-a-side funds may be used to write down interest rates, provide down payments, or otherwise assist affordable housing. In order for such programs to work, the resources of local banks are needed to fund and administer the private portions of the loans or mortgages that will allow construction to proceed. By participating with such programs, the local banks will be taking steps to meet their CRA lending obligations.</p> <p>Responsible Agency: Community Development Department, City of Vallejo Housing Authority (contracts with Solano County for Rio Vista)  Time Frame: CDBG, Residential Energy Conservation – Annual applications for rehabilitation funding, or as eligible projects are identified; State Home Ownership Program – Identify opportunities by 2003, apply for funding by 2004; CRA – As public assistance projects and programs are developed; Section 8 – Ongoing  Funding Source(s): Redevelopment Fund, General Fund, Program Administration Funds (Housing Authority)  Quantified Objective: 40 Very Low, 40 Low, 50 Moderate Income units (this includes 20 Very Low, 30 Low and 50 Moderate through the CRA).</p>			
<p><b>H-5 Local Finance Programs</b> <i>(Existing)</i></p>	<p>Private and Redevelopment set-aside housing subsidies will be made available to sites in neighborhoods throughout the City to avoid over-concentration of low-income housing. The City will pursue and continue to participate in the following local programs (<i>for a description of these programs, see discussions in the “Setting” section under “State and Federal Programs, “Redevelopment Agency,” and “Private Programs”</i>):</p> <ul style="list-style-type: none"> <li>• Mortgage Credit Certificate</li> <li>• Redevelopment 20 percent set-aside funds for low and moderate income housing</li> <li>• Non-Profit Housing Development Corporation</li> </ul> <p>Responsible Agency: Community Development Department  Time Frame: Ongoing  Funding Source(s): Redevelopment Funds, CDBG funds  Quantified Objective: 40 Very Low, 10 Low, 20 Moderate Income units</p>	<p>The City has continued to set aside funds for low and moderate income housing in a separate fund dedicated to this purpose. While the City has not provided mortgage credit certificates, the City continues to involve the NPHDC in the City’s affordable housing efforts.</p>	<p>The City has provided what finance assistance it can, given a budget deficit for the past three years.</p>	<p>The City will continue to provide financing programs as feasible within the constraints of the current operating budget.</p>
<p><b>H-6 Capital Improvement Program</b> <i>(Proposed)</i></p>	<p>The City will develop a 5-year Capital Improvement Program (CIP) for all City public capital projects. The CIP will identify priorities, funding sources, and timing for design, construction, and operations. The City will use the CIP to ensure that adequate public facilities are provided in order to accommodate the projected housing production anticipated in all elements of the General Plan. One of the first priorities of the CIP will be to provide for construction of the Northwest Wastewater Treatment Plant, projected to be operational by the 2003-04 fiscal year. The CIP will be developed in conjunction with the City and Redevelopment Agency budget, and will</p>	<p>The CIP plan is updated every five years. The current CIP plan covers the period 2005 – 2010. The first phase of the new wastewater treatment plant was completed in 2009 under the current CIP plan.</p>	<p>The City will continue to pursue projects under the current CIP plan.</p>	<p>The City needs to review and update the current CIP plan for the period 2010 – 2015.</p>

Implementing Action	Implementing Action Text	Results	Analysis	Update												
	<p>cover a period of 5 years from its inception. The CIP will be reviewed, amended, and adopted with the budget on an annual or biannual basis, as applicable. The CIP will include Redevelopment and grant-funded projects, as well as projects funded from local revenue sources.</p> <p>Responsible Agency: Community Development, Public Works and Finance Departments  Time Frame: 2003-2004 Budget adoption (July 2003)  Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>															
<p><b>H-7 Development Agreements</b> <i>(Existing)</i></p>	<p>The City will use development agreements for all housing projects that are subject to affordability requirements. These agreements will identify (1) the number of affordable units to be constructed, (2) the unit sales or rental price, (3) the income group to whom the units will be affordable, and (4) the length of time the units will remain affordable.</p> <table border="0" data-bbox="584 733 1205 983"> <tr> <td><u>Unit size</u></td> <td><u>Household size</u></td> </tr> <tr> <td>Efficiency</td> <td>1.5 persons per household</td> </tr> <tr> <td>One bedroom</td> <td>2.0 persons per household</td> </tr> <tr> <td>Two bedrooms</td> <td>4.0 persons per household</td> </tr> <tr> <td>Three bedrooms</td> <td>6.0 persons per household</td> </tr> <tr> <td>Four bedrooms</td> <td>8.0 persons per household</td> </tr> </table> <p>If adequate subsidies are not available to assist in achieving the 20 percent affordable housing requirement at the time of project construction, additional time may be given for the City and the developer to assemble the necessary financing.</p> <p>In all cases where in-lieu fees are used as an alternative to producing affordable units, the Community Development Department will review the projects based on (1) good faith effort by the owner to use all available subsidies, and (2) the type of project and its ability to absorb the affordable units.</p> <p>The City will annually review all development agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of a development agreement may be found by the City Council to be in default of the agreement.</p> <p>Responsible Agency: Community Development Department  Time Frame: As submitted by project developers and land owners  Funding Source(s): Redevelopment Fund, General Fund, Developer Fees  Quantified Objective: 40 Very Low, 50 Low, 100 Moderate Income units</p>	<u>Unit size</u>	<u>Household size</u>	Efficiency	1.5 persons per household	One bedroom	2.0 persons per household	Two bedrooms	4.0 persons per household	Three bedrooms	6.0 persons per household	Four bedrooms	8.0 persons per household	<p>This City has utilized Development Agreements to assure that developers construct affordable housing based on income limits.</p>	<p>Utilization of the Development Agreement process has been instrumental in ensuring that new residential development projects include an affordable housing component.</p>	<p>The City will continue to work to ensure that Development Agreements entered into with residential project developers to ensure that new residential projects, including the currently proposed Del Rio Hills residential project, include a component of affordable housing.</p>
<u>Unit size</u>	<u>Household size</u>															
Efficiency	1.5 persons per household															
One bedroom	2.0 persons per household															
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Four bedrooms	8.0 persons per household															
<p><b>H-8 Development Review</b> <i>(Existing)</i></p>	<p>The City will use the development entitlement review process to ensure that development projects comply with affordable housing policies and are consistent with proposed development agreements, ordinance revisions, and other applicable regulations.</p>	<p>The City has undertaken extensive development review of requested entitlements for residential development projects, including the Brann Ranch, Gibbs Ranch, and</p>	<p>The City has been successful in implementing the development review process.</p>	<p>The City will continue to implement the development review process to ensure projects comply with affordable housing policies, agreements, and programs.</p>												

Implementing Action	Implementing Action Text	Results	Analysis	Update
	Responsible Agency: Community Development Department Time Frame: As submitted by project developers and land owners Funding Source(s): Redevelopment Fund, General Fund, Developer Fees	Riverwalk projects, and is currently reviewing the Del Rio Hills development proposal.		
<b>H-9 Specific Plans</b> <i>(Proposed)</i>	<p>The City will ensure that specific plans and planned unit developments (PUDs) are consistent with the goals and policies of the General Plan. Specific plans and PUDs, along with development agreements (<i>see H-7 above</i>) will identify programs that will be implemented to meet the 20 percent affordable housing requirement goals (for projects with <math>\geq 400</math> dwellings). Development agreements will provide for mixed-use development, wherever applicable, to help achieve the City's affordable housing objectives. The agreements will specify the type of units, income ranges, and parcel-by-parcel obligations. The agreements will describe strategies, including landowner obligations, funding, and subsidies. A provision for payment of in-lieu fees may be included, if appropriate.</p> <p>Responsible Agency: Community Development Department            Time Frame: As submitted by project developers and land owners            Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>	Development Agreements for approved entitlements for Riverwalk, Brann, Gibbs and Trilogy require 20% of the units to be affordable or to pay in-lieu fees, as appropriate. As each project is reviewed, staff works with developers to include affordable units into the project site plan and ensure these units are included by specifying affordable housing requirements in the Development Agreement.	The Specific Plan process and Development Agreements have been successful in producing projects that include an affordable housing component. The language of Development Agreements should be clarified by the use of deed restrictions.	The City will continue the policy of requiring affordable housing as part of the Development Agreement. The City will make use of deed restrictions on projects to ensure affordable housing requirements are implemented.
<b>H-10 Density Bonus Program</b> <i>(Proposed)</i>	<p>The City will develop and implement a density bonus program to help create affordable housing units without a direct cash outlay by the local government. This program will provide a property owner with the ability to increase the income and, therefore, the value of a property by allowing the developer to build more income-producing units than allowed under the base zoning. This increased income then can be used to help subsidize below-market rental rates for very low- and low-income households and to purchase housing for middle-income households. The City will also allow additional or equivalent incentives as allowed by State law when it is demonstrated that such incentives are necessary to make the project financially feasible and/or the project's physical or social characteristics warrant such incentives. Such incentives include but are not limited to the following:</p> <p>Reductions or modifications in setbacks, lot dimensions or area, coverage, height, parking, street standards, etc.;</p> <ul style="list-style-type: none"> <li>• Density bonus of more than 25%;</li> <li>• Reductions, deferral or modifications of City and County impact fees or assistance in payment of such fees;</li> <li>• Direct financial assistance through public funds such as redevelopment housing set-a-side funds, CDBG funds, Section 8 or other sources.</li> </ul> <p>Responsible Agency: Community Development Department            Time Frame: July 2003            Funding Source(s): Redevelopment Fund, General Fund, Developer Fees            Quantified Objective: 20 Very Low, 10 Low Income units</p>	Although entitlements for over 1,700 units during the previous planning period have been approved, no request for assistance with affordable requirements has been made to the City.	The current downturn in the residential real estate market has reduced interest in residential development and affected the City's ability to implement these policies.	As the residential real estate market stabilizes and interest in residential development increases, the City will implement these policies.

Implementing Action	Implementing Action Text	Results	Analysis	Update
H-11 Residential Land Use Inventory Update <i>(Proposed)</i>	<p>The City will update its land use inventory, with a focus on the examination of single-family-zoned vacant infill lots for potential redevelopment or additional development of affordable “cottage single-family” or multi-family units.</p> <p>Responsible Agency: Community Development Department Time Frame: July 2002 Funding Source(s): Redevelopment Fund, General Fund, Developer Fees Quantified Objective: 10 Very Low, 10 Low Income units</p>	A land use inventory was created as part of this Housing Element. The land use inventory identifies vacant sites appropriately zoned to support multi-family housing development.	Although vacant sites are available within the City, no contractors have come forward with proposals for affordable housing infill projects. It is anticipated that the current economic climate will present a constraint to proposals for the near future.	An inventory of vacant land zoned for residential development is included in this Housing Element. While interest in the short-term is not anticipated, the City will continue to look for opportunities to facilitate affordable housing infill projects.
H-12 Redevelopment Agency <i>(Existing)</i>	<p>The City’s Redevelopment Agency will continue to implement its Redevelopment Plan to rehabilitate and revitalize the commercial and residential structures in Rio Vista’s older areas, such as downtown and the historic residential neighborhoods between Highway 12 and Bruning Avenue. The City will use all potential sources of public and private housing funding for repairs and upgrades. Twenty percent of the tax increment generated by the Redevelopment Agency’s program will go into the Redevelopment Low- and Moderate-Income Housing Fund. The fund will be utilized to assist the production of 15% of all units produced in the boundaries of the Agency as affordable to lower income households. This ratio (at least 15% affordable to lower income households and 6% affordable to very low income households) will be provided in each major development site, particularly the Riverwalk project and other large infill sites subject to Agency authority.</p> <p>Responsible Agency: Community Development Department, Redevelopment Agency Time Frame: 2001-2010 Funding Source(s): Redevelopment Housing Set-a-side Funds, State and federal grants Quantified Objective: 20 Very Low, 50 Low Income Units</p>	The City has been collecting required low / moderate set aside funds. However, the City’s financial condition and associated staffing limitations, have prevented pursuit of building rehabilitation programs.	Rehabilitation of commercial and residential structures is important to ensure quality of life for residents. Use of Redevelopment, Low/mod funds is often the primary tool cities can use to assist in developing affordable housing.	Retain policy.
H-13 Unit Conversion Ordinance <i>(Proposed)</i>	<p>The City will adopt a Unit Conversion Ordinance to ensure that adequate requirements and criteria are in place for converting rental apartments to condominiums or cooperative projects (e.g., maintaining a minimum percentage or number of rental units and a minimum vacancy rate before conversions can occur).</p> <p>Responsible Agency: Community Development Department, City Council Time Frame: July 2002 Funding Source(s): Redevelopment Fund, General Fund</p>	The City has adopted a second-unit conversion ordinance as described in Section 16.40.030 of the Zoning Ordinance.	The City has pursued other programs and policies over the planning period as priority over adoption of a unit conversion ordinance.	The City will work to adopt a unit conversion ordinance by July 2010.
H-14 Design Guidelines <i>(Proposed)</i>	<p>The City will prepare and adopt Design Guidelines for new developments to provide for duplexes and small-scale multi-family units on corner lots in addition to other flexible housing designs. All other design standards must be met, and the proportion of multi-family to single-family units may not exceed 20 percent in the Neighborhood Residential land use district and 50</p>	Design Guidelines have been prepared for each subdivision proposal submitted for planning entitlements as part of the	In the strong residential building market over the previous planning period, the City approached design guidelines on a project by project basis in an effort to continue	Initiate an effort to adopt Design Guidelines by November 2010.

Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>percent in the Downtown/Waterfront, Neighborhood Core, and Neighborhood Service/Mixed-Use land use districts. <i>(Also see Land Use and Community Character &amp; Design elements.)</i></p> <p>Responsible Agency: Community Development Department, Planning Commission  Time Frame: Adoption mid-2003 (with zoning and subdivision ordinances)  Funding Source(s): Redevelopment Fund, General Fund</p>	<p>development review and development agreement processes.</p>	<p>moving forward with each project. This approach was effective in the economic environment of the previous planning period, although more efficiency and standardization in design guideline would facilitate greater efficiency and reliability going forward in the current economic environment.</p>	
<p><b>H-15 Downtown Marketing and Design Plan</b> <i>(Existing)</i></p>	<p>The City will implement its Downtown Marketing and Design Plan, which was adopted in 1999 as an initial step toward downtown revitalization. Among other things, the City will encourage use of Plan’s guidelines for historic building rehabilitation, mixed-use development and conversions of upper stories in commercial buildings.</p> <p>Responsible Agency: Community Development Department  Time Frame: Ongoing  Funding Source(s): Redevelopment Funds, State and federal grants  Quantified Objective: 10 Very Low, 20 Low, 20 Moderate, 50 Above Moderate Income units</p>	<p>The Downtown Marketing and Design Plan was used by staff in reviewing the Waterfront Specific Plan (see H-16). The Rio Vista Hotel began remodel efforts with improvements to bring it back to historic design. The Ram Hotel, a hotel that had been closed and vacant for several years, began remodel efforts to construct residential units affordable to households in low, moderate, and above-moderate income categories.</p>	<p>Each of these projects has been suspended due to the economic downturn. It is unknown when renewed interest in these projects will occur.</p>	<p>The City will continue to attempt to implement the Downtown Marketing and Design Plan throughout the current planning period.</p>
<p><b>H-16 Waterfront Plan</b> <i>(Proposed)</i></p>	<p>The <i>Rio Vista Waterfront Plan</i> (David Evans &amp; Associates, 2001) explored a number of mixed-use scenarios for development in the waterfront area on both sides of Front Street. The plan includes a land use component that provides for housing in this area. The plan area will be established as a development priority as more specific development plans are prepared. This measure is to be used in conjunction with H-15; the quantified objectives are the same for the combined program.</p> <p>Responsible Agency: Community Development Department  Time Frame: Ongoing  Funding Source(s): Redevelopment Funds, State and federal grants  Quantified Objective: Included in H-15</p>	<p>The City prepared a Waterfront Specific Plan in 2007 to develop zoning standards for the Waterfront Specific Plan area.</p>	<p>The City has made significant progress in developing zoning standards to apply in the waterfront and continues to work toward this goal.</p>	<p>The City will continue to work to draft and adopt zoning standards to implement the waterfront plan.</p>
<p><b>H-17 Housing Needs Assessment</b> <i>(Proposed)</i></p>	<p>The City will prepare and periodically update its Housing Needs Assessment as a means of reviewing its progress toward meeting the Quantified Objectives listed in <i>Table 6-6</i>. Based on the findings of the assessment, the City will revise its programs and policies to facilitate meeting its Quantified Objectives.</p> <p>Responsible Agency: Community Development Department  Time Frame: January 2003, reviewed every three years thereafter.  Funding Source(s): Redevelopment funds, Grant funds</p>	<p>The City has pursued other priorities during the planning period and has not prepared any formal update to its Housing Needs Assessment.</p>	<p>Over the planning period the City experienced a high level of development activity and has pursued Quantified Objectives for housing through the development review and development agreement process. With current staffing and funding constraints, it is more realistic to update the Housing Needs Assessment concurrently with each update to</p>	<p>The City will continue to pursue meeting Quantified Objectives through by means outlined in this Housing Element. The City will update its Housing Needs Assessment with each future update to the Housing Element.</p>

Implementing Action	Implementing Action Text	Results	Analysis	Update
			the Housing Element rather than every three years.	
H-18 Monitoring Program	<p>The City of Rio Vista will implement its monitoring program, as described in greater detail in the “Monitoring Program” section. The Monitoring Program provides mechanisms by which the City can periodically assess housing needs. The Annual Housing Supply Report, which is a part of this program, will annually evaluate the City’s residential vacancy rate to determine whether the rate is contributing to decreased housing affordability. The Monitoring Program also includes an annual Redevelopment Housing Set-as-side Fund review (part of the annual City audit); annual housing price/rental rates survey; annual affordable housing performance analysis (part of the annual General Plan progress report required by Govt. Code Section 65400); and biannual specific plan area, planned unit development, and development agreement monitoring reports.</p> <p>Responsible Agency: Community Development Department  Time Frame: Initiate in 2002; ongoing annually thereafter  Funding Source(s): Redevelopment Fund, General Fund</p>	Staffing and funding constraints have prevented the City from formally implementing the Monitoring Program. The City has reviewed the Redevelopment Housing Set-Aside Fund and has performed reviews of planned unit developments, development agreements, and the General Plan.	Reviews conducted have ensured that development is proceeding according to development plans and that provisions of development agreements are being implemented. Reviews of the General Plan have ensured that development of housing units is consistent with the General Plan.	The City will continue to monitor and development plans and agreements and to review the General Plan in the context of each proposed development and current housing needs to ensure that appropriate policies are implemented and that general plan policies address current housing needs.
H-19 Public Awareness/Education Program <i>(Proposed)</i>	<p>The City will educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring in Rio Vista. Specifically, this information will focus on the need to provide affordable housing close to jobs—in an effort to reduce the traffic and air quality impacts that result from long commutes.</p> <p>In addition, programs will target community opposition to affordable housing projects—in an effort to remove negative perceptions. Education will occur through public hearings; presentations to various service organizations and other community groups; and articles published in the local newspaper, the City’s newsletter, and the Chamber of Commerce newsletter.</p> <p>The City will promote and publicize the availability of funding for housing rehabilitation loans and grants through the local media, mailings to property owners within targeted areas, and mailings to local contractors and developers.</p> <p>The City will publicize information on fair housing laws and refer all complaints to the U.S. Department of Housing and Urban Development and the California Department of Fair Employment and Housing. Information on state and federal fair housing laws will be made available at City Hall and will be mailed to rental property owners, lenders, and real estate agents in the community.</p> <p>Responsible Agency: Community Development Department,  Redevelopment Agency  Time Frame: Initiate in 2002</p>	Staff has made substantive efforts to include analysis of affordable housing requirements in the review of residential subdivision proposals. The information has been provided to the public. As City finances and staffing levels allow, the City has performed public education projects and required, through Development Agreements and Conditions of Approval, that development projects comply with affordable housing requirements. An unfair housing publication has not been prepared. Currently, grievances would be addressed by a verbal referral to appropriate agencies and fair housing advocates.	This program has been effective in communicating with and educating the public regarding the needs and benefits to the community of providing affordable housing options. A publication or flyer to address unfair housing practices is still needed to educate the public. Most effective would be posting information to the City’s website and providing hard copy information in locations frequented by the public, such as the utility bill counter and local service organizations providing housing assistance.	Continue with efforts to educate public. Update program to specify means of distributing fair housing information.

Implementing Action	Implementing Action Text	Results	Analysis	Update
	Funding Source(s): Redevelopment Fund, State and federal grants			
<b>H-20 Public/Private Partnerships</b> <i>(Existing)</i>	<p>The City will work closely with the business and development communities toward achieving the City’s affordable housing goal. The City has identified the following specific roles in this partnership to provide affordable housing:</p> <p><b>City of Rio Vista</b> - The City will maximize potential funds available through existing state, federal, and local programs for its affordable housing program.</p> <p><b>Development Community</b> - The City will encourage private developers and property owners to cooperate in financing sewer plant construction as a means of facilitating development.</p> <ul style="list-style-type: none"> <li>• Reductions or modifications in setbacks, lot dimensions or area, coverage, height, parking, street standards, etc.;</li> <li>• Density bonus of more than 25%;</li> <li>• Reductions, deferral or modifications of City and County impact fees or assistance in payment of such fees;</li> <li>• Direct financial assistance through public funds such as redevelopment housing set-a-side funds, CDBG funds, Section 8 or other sources.</li> </ul> <p><b>Business Community</b> - The City will assist local non-profit housing corporations or other such entities, as appropriate, to acquire and maintain privately owned, government subsidized housing that could convert to market rate under existing loan agreements.</p> <p><b>Housing Development Corporations</b> - The City will work with non-profit and for-profit housing development corporations specializing in housing for various special needs groups, including adults 55 years of age and above, to accommodate housing that meets the needs of these groups. Emphasis will be on development of multi-family rental housing for older adults and the disabled with varying services and amenities, as identified in the City’s housing needs assessment. Examples include apartments with common areas designed specifically for social events of interest to older adults, independent living with common dining facilities, assisted care facilities, and skilled nursing facilities that will provide a continuum of care for senior residents of Rio Vista.</p> <p>The City will utilize many of the implementation measures discussed above to assist the development of both disabled-accessible and senior housing, including but not limited to, applying for state and federal funding and encouraging local banks to make private financing available (H-4), local funding, including Redevelopment housing set-a-side funds (H-5 and H-12), development agreements (H-7), and applying density bonuses and equivalent incentives to proposed projects (H-10).</p>	<p>Entitlements for Planned Unit Developments, including General Plan amendments, have allowed for the Brann Ranch, Gibbs Ranch, and Riverwalk and Del Rio Hills developers to finance capacity upgrades to wastewater facilities to serve these projects. As of the time of the writing of this Housing Element update, no non-profit housing groups have made proposals to work with the City to acquire privately owned affordable housing to prevent conversion to market rate. However, no conversions have taken place within the City. No farmworker housing has been constructed in the City, although farmworker housing is available in Solano County. The Zoning Ordinance has been revised to allow for second units in residential zones and to zone some infill parcels for multifamily housing, both of which could generate appropriate housing options for farmworkers in the City.</p>	<p>Efforts to require developers to fund infrastructure upgrades to serve their developments have been successful. No interest has been shown by non-profit groups in acquiring privately owned affordable housing projects. One affordable housing development in the City changed ownership over the planning period, but the new owner extended the affordability of the units by use of TCAC tax credit financing. The City has not pursued housing specifically to serve farmworkers in the City, although efforts to rezone infill parcels to allow multifamily units, update zoning to allow second units and to allow boardinghouses in multifamily districts, and requirements to include affordable housing in new developments could all generate housing appropriate to meet housing needs of farmworkers.</p>	<p>The City will continue to pursue developer financing of infrastructure upgrades necessary to provide for the demands created by their projects, and will remain ready to work with non-profits to facilitate conservation of existing affordable units. The City will continue to gauge the need for farmworker housing in the City and work to provide affordable housing that meets the needs of farmworkers and other lower income households..</p>

Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>The City will contact local advocates, the California Housing Development Corporation, the Solano County Agricultural Commissioner and the Farm Bureau to identify sites and revise ordinances to facilitate construction of farmworker housing. Farmworker housing will be specifically designated as an allowed use in the Agricultural zoning district (Implementation Measure H-2).</p> <p>Responsible Agency: Community Development Department  Time Frame: Initiate in 2002; ongoing thereafter  Funding Source(s): Redevelopment Funds, State and federal grants  Quantified Objective: 50 Very Low, 30 Low, 150 Moderate Income units</p>			
<p><b>H-21 Interagency Coordination</b> <i>(Existing)</i></p>	<p>The City will continue to work with Solano County and other agencies to ensure that water, sewer, and utilities are available.</p> <p>The City will work with other jurisdictions to identify the need for homeless shelters (see H-27) The City will work with a non-profit community organization to apply for state/ federal funding for the development of a homeless facility, if the need is established for Rio Vista.</p> <p>The City will cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Rio Vista.</p> <p>Responsible Agency: Community Development Department,  Time Frame: Ongoing  Funding Source(s): Redevelopment Fund, General Fund  Quantified Objective: 10 Very Low Income Units</p>	<p>The City continues to coordinate with other jurisdictions in the region and maintains a dialogue on a variety of topics of regional concern, including providing for the housing needs of the homeless population.</p>	<p>The current economic climate has increased the need for coordination regarding homeless issues, although staffing levels and financial resources to address these issues have dwindled.</p>	<p>The City will continue to coordinate with outside agencies and non-profit community organizations to facilitate adequate affordable housing and infrastructure to serve housing needs identified.</p>
<p><b>H-22 Design Review</b> <i>(Existing)</i></p>	<p>The City will consider building orientation, ceiling height, street layout, lot design, landscaping, and street tree configuration in subdivision review for the purposes of solar access and energy/water conservation. The Design Review process also will be used to encourage innovative housing types and design, and to allow mobile homes and factory-built housing with permanent foundations that also meet all design review requirements to be placed on residentially zoned parcels, pursuant to zoning and design review requirements. Finally, design reviews will be used to ensure that historic structures are retained. The Planning Commission will create a historic buildings and sites listing so that the design review process can be applied to the identified structures and to allow for the application of the State's Historic Building Code.</p> <p>Responsible Agency: Community Development Department  Time Frame: As submitted by project developers and land owners  Funding Source(s): Redevelopment Fund, General Fund, Developer Fees</p>	<p>Projects continue to undergo Design Review by the City, during which design measures to address energy conservation are considered and incorporated into Conditions of Approval. Manufactured housing units are reviewed in the same manner as any other residential structure. A historic buildings and sites listing has not been created to date.</p>	<p>The Design Review process has resulted in more energy efficient building designs. Staffing and financial constraints have prevented preparation of a historic buildings and sites list.</p>	<p>The City will continue to implement the Design Review process for new proposals for building construction. As staffing time and resources allow, the City will pursue creation of a historic buildings and sites list.</p>
<p><b>H-23 Special Housing Needs Guidelines</b> <i>(Proposed)</i></p>	<p>The City will develop guidelines to ensure that rental housing developments contain an appropriate percentage of three- and four-bedroom dwelling units, as well as units which meet the needs of farmworkers and other special needs groups identified in this Element. The citywide goal for</p>	<p>The City has not developed Special Housing Needs Guidelines.</p>	<p>Due to staffing and funding constraints, other tasks took priority over development of housing needs guidelines.</p>	<p>Due to staffing and funding constraints, it is unlikely that Special Housing Needs Guidelines will be developed during this</p>

Implementing Action	Implementing Action Text	Results	Analysis	Update
	<p>special needs groups will be based on the percentage of farmworkers, female heads of households, persons with disabilities and large families as reported by the 1990 and 2000 Census (2000 will be used when the applicable data becomes available). To make the development of such units financially feasible, the City will assist developers in applying for available state and federal programs and redevelopment housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-downs, or other incentives.). The City also may provide density bonuses and consider fee reductions for developers who include large-family units in rental housing developments. Any large-family and farmworker requirements will be tied to the availability of these subsidies. The City's large-family and farmworker goals will not be applied as an absolute percentage requirement for each individual development.</p> <p>Responsible Agency: Community Development Department, Planning Commission, City Council  Time Frame: 2002  Funding Source(s): Redevelopment Fund, General Fund  Quantified Objective: 20 Very Low, 40 Low Income Units</p>			<p>planning period. The City can be equally effective in providing guidance to developers regarding special housing needs working closely with them to construct affordable units and achieve consistency with the City's goals and policies for special housing needs.</p>
<p><b>H-24 Fee Structure</b> <i>(Proposed)</i></p>	<p>The City will conduct an annual review and revision of City financing mechanisms to ensure that (1) adequate funding is available for infrastructure and services needed to support growth, and (2) fees and revenues are adequate but not more costly than necessary.</p> <p>Responsible Agency: Community Development, Public Works, Finance, Administration Departments  Time Frame: Initiate 2002; ongoing annually thereafter  Funding Source(s): Developer fees</p>	<p>The City updates the fee structure annually to assure cost recovery of fees and adequate funding for City services.</p>	<p>Updates to the fee structure continue to be necessary to ensure funding to provide adequate infrastructure.</p>	<p>City will continue to update the fee schedule annually.</p>
<p><b>H-25 Americans with Disabilities Act</b> <i>(Existing)</i></p>	<p>The City will continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. The City will assist property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects are initiated for public or commercial structures.</p> <p>Responsible Agency: Community Development Department  Time Frame: Ongoing  Funding Source(s): None Required</p>	<p>This program is being implemented currently and is ongoing. Each project is inspected to ensure that it complies with ADA standards.</p>	<p>This program is being successfully implemented. City personnel implementing this program must remain current on changes in ADA requirements.</p>	<p>City staff is up to date on ADA requirements and will continue to review project plans and inspect completed projects to ensure compliance with ADA standards.</p>
<p><b>H-26 Uniform Building Code</b> <i>(Existing)</i></p>	<p>The City will continue to adopt current updates and enforce the Uniform Building Code to ensure that all new and rehabilitated housing constructed in Rio Vista complies with applicable health and safety requirements, including energy conservation and handicapped accessibility.</p> <p>Responsible Agency: Community Development Department  Time Frame: Ongoing</p>	<p>The City has adopted and enforces the 2007 California Building Code.</p>	<p>This program is ongoing and has been successful in ensuring that current standards are met for projects within the City. The City updates codes as soon as possible when new versions of code are released.</p>	<p>Continue to adopt new versions of building code as they become available.</p>

Implementing Action	Implementing Action Text	Results	Analysis	Update
	Funding Source(s): None Required			
H-27 Regional Homeless Program <i>(Proposed)</i>	<p>The City will actively work both locally and with other local governments to establish a network of facilities and resources to assist the resident homeless population. As appropriate, the City will provide financial and technical support of local Rio Vista organizations that provide a variety of services to local homeless families and residents. Homeless shelters and transitional housing shall continue to be allowed in commercial and multifamily land use and zoning districts.</p> <p>Responsible Agency: Community Development Department, Redevelopment Agency Time Frame: 2003 Funding Source(s): Redevelopment Fund</p>	<p>The City's homeless population is typically limited to those needing temporary transitional housing. Persons in need of transitional housing are typically referred to one of the local support organizations. The City also refers homeless persons to regional support facilities for assistance. The City frequently works with local organizations to facilitate their projects within the City.</p>	<p>The City does not have a resident population of chronically homeless persons. The City's homeless population typically consists of those in need of temporary transitional housing. Temporary transitional needs are typically provided for by local support organizations. Long-term homeless and rehabilitation services are provided at regional facilities, to which individuals in need of this type of assistance are referred by the City. This informal network of local and regional support services and facilities has proved adequate to meet the minimal demand for these services in Rio Vista.</p>	<p>The City will continue to work with local support organizations to facilitate their services through zoning standards and permitting consideration, particularly to ensure that temporary transitional shelters remain an allowable use within appropriate zone districts. The City will continue to gauge the need for additional modifications of standards to facilitate support of the local homeless assistance services network.</p>
H-28 Government Code Section 65853 <i>(Enacted by Statute)</i>	<p>As provided for in Government Code Section 65853, the City will allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings. While the project will be subject to architectural review, the manufactured home and the lot on which it is placed will be held to the same development standards as those for a conventional single-family residential dwelling on the same lot.</p> <p>Responsible Agency: Community Development Department Time Frame: Ongoing Funding Source(s): Redevelopment Fund, Developer Fees, Permit Fees Quantified Objective: 5 Low Income units</p>	<p>The City allows construction of manufactured homes without additional permitting or review requirements.</p>	<p>The number of homes constructed is subject to market demand for this type of housing product. The program has been successful in allowing for this housing option in the City.</p>	<p>No changes to the policy are necessary. Continue implementing policy.</p>
H-29 Assisting "At-Risk" Units <i>(Proposed)</i>	<p>In an effort to preserve the assisted "at risk" units, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for the preservation of assisted housing developments. The City will apply for affordable housing subsidies that may be available for this use, if necessary.</p> <p>Responsible Agency: Community Development Department, Redevelopment Agency Time Frame: As needed Funding Source(s): Redevelopment Fund, State and federal grants</p>	<p>The Casitas Del Rio project, including 39 assisted units, changed ownership during the planning period (2005) and was converted to affordable housing under Tax Credit Allocation Committee (TCAC) funding independently of City involvement. Casitas Del Rio is the only subsidized housing project in the City.</p>	<p>Since the Casitas Del Rio project recently converted to TCAC funding it is not at risk of conversion to market-rate housing over the planning period.</p>	<p>The City will continue to monitor the "at-risk" status of the Casitas Del Rey assisted housing project.</p>

Implementing Action	Implementing Action Text	Results	Analysis	Update
H-30 Regulatory Incentives <i>(Existing)</i>	<p>The City will negotiate specific development standards or development fee reductions with affordable housing sponsors that may contribute to a reduction in the cost of housing for low- and moderate-income households. In setting such standards, no reduction in the design quality of affordable housing development will be allowed. Examples of such incentives and variation in design standards are found in the Summerset/Trilogy senior housing development.</p> <p>Responsible Agency: Community Development Department Time Frame: Ongoing Funding Source(s): None Required</p>	The City has negotiated Development Agreements to include consideration of costs for affordable units.	The City has been successful in negotiating development agreements that require an affordable housing component be included in large development proposals.	The City will continue to work with developers to encourage and incentivize the inclusion of affordable housing in development proposals.
H-31 Title 24 of the Building Code <i>(Existing)</i>	<p>Through the Building Division, the City will continue to enforce Title 24 energy requirements. Title 24 energy requirements define construction standards that promote energy conservation.</p> <p>Responsible Agency: Community Development Department Time Frame: Ongoing Funding Source(s): None Required</p>	The current Title 24 energy code is enforced on all building projects within the City.	This program is ongoing and has been successful in ensuring that current standards are met for projects within the City. The City updates codes as soon as possible when new versions of code are released.	The City will adopt new versions of the building code as they are released.
H-32 Unfair Housing Practices Grievance Procedure <i>(Proposed)</i>	<p>The City will adopt a formal policy statement prohibiting discriminatory and unfair housing practices within the City. The City will establish a procedure by which aggrieved parties can notify the City of unfair housing practices and the City can follow through by contacting the appropriate local, state, or federal agencies.</p> <p>Responsible Agency: Community Development Department, Redevelopment Agency, City Council Time Frame: 2002 Funding Source(s): None Required</p>	The City has not adopted a formal policy statement prohibiting discriminatory and unfair housing practices.	While the City has not adopted a formal policy statement prohibiting discriminatory and unfair housing practices, it is ready to assist any aggrieved parties by referring them to appropriate agencies to address grievances.	The City will continue to assist and provide information regarding the appropriate means of addressing unfair or discriminatory housing practices to parties alleging violations of fair housing laws. Should funding and staffing allow, the City will formalize this commitment by adopting a formal policy statement to this effect.

## E. Outlook 2007-2014

### PROJECTED HOUSING NEED—THE REGIONAL FAIR SHARE

As previously described in the Introduction in Section A above, ABAG allocates portions of the regional fair share of housing to Rio Vista as provided for in the Regional Housing Needs Allocation (RHNA) Plan. This process is intended to promote the following objectives:

- Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties in the region in an equitable manner;
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- Promote an improved intraregional relationship between jobs and housing.

The RHNA process is mandated by the State and is devised to address the need for and planning of housing across a range of affordability and in all communities throughout the State. Each jurisdiction within the Bay Area (101 cities, 9 counties) is given a share of the anticipated regional housing need. Rio Vista's portion of the RHNA is shown in *Table 6-37*. The Bay Area's regional housing need is specified by the California Department of Housing and Community Development (HCD) and finalized through negotiations with ABAG. The time frame for the current RHNA plan is January 1, 2007, through June 30, 2014 (a 7.5-year planning period).

TABLE 6-37  
CITY OF RIO VISTA REGIONAL HOUSING NEEDS ALLOCATION 2007-2014

Income Group	Number Of Units
Very Low	213
Low	176
Moderate	207
Above Moderate	623
<b>TOTAL</b>	<b>1,219</b>

Source: State Department of Housing and Community Development, 2008.

The RHNA Plan identifies the number of dwelling units, including the number of affordable dwelling units, by income group, that each jurisdiction within ABAG must accommodate for the planning period. Approximately 32 percent of the City of Rio Vista's housing allocation, or 389 units, are allocated for units affordable to very low- and low-income households.

While the RHNA Plan does not identify the anticipated need for and allocation of units affordable to households in the extremely low-income category, HCD provides that the

projected need for units in this affordability range may be estimated as 50 percent of the estimated need for units in the very low-income category; in Rio Vista's case this would indicate a need that of the 213 housing units allocated to the very low-income category, an estimated 107 units affordable to households in the extremely low-income category are needed.

California Government Code §65589(a)(1) states that a city is not expected to spend local revenue for the construction of housing, housing subsidies, or land acquisition as may be identified as objectives of this element. It is not the City's responsibility to guarantee or ensure that the needed housing is constructed. Rather, the City's obligations under State law are to:

1. Provide adequate, appropriately-zoned sites to meet the existing and projected housing needs of the community.
2. Eliminate governmental constraints that could impede the construction of affordable housing.
3. Facilitate the actions required of the housing development industry to provide an adequate supply of affordable housing for all income groups.

#### **REMAINING HOUSING NEED 2007–2014**

The Housing Element has set a reasonable list of quantified objectives that reflects the economic climate anticipated for housing production during the 2007-2014 planning period. These numbers are based on entitlements already approved for single-family homes and historical production rates for housing in the late 1980s and early 1990s in the City, a period with a similar economic climate to the present. During the Housing Element planning period from 1988 to 1995 only 17% of the City's total RHNA allocation was constructed. Based on this figure, the City has set a reasonable objective of 20% of RHNA, or 44 units, for production of units affordable to households in the Very Low income category. Fifty-percent of these units, or 22 units, have been allotted to the Extremely Low income category. The City's objective for housing units affordable to households in the Low income category is 50% of the RHNA allocation, or 88 units, while the quantified objective for units affordable to those in the Moderate income category is 75% of the RHNA allocation or 155 units.

The City has set an objective of 50% of the RHNA allocation or 312 units affordable to households in the Above-Moderate income range. The objectives for Low, Moderate, and Above-Moderate income categories are considered reasonable based on homes constructed during the previous housing element planning period, reduced average home prices, and an anticipated demand for less expensive housing products due to reduced credit availability.

*Table 6-38* identifies housing units produced from January 2007 to March 2009, within the current planning period, and production needs remaining for the 2007–2014 planning period to meet the quantified objectives for housing production determined by the City's RHNA allocation. A discussion of the city's quantified objectives, and how these objectives were determined, is provided in the following section.

**TABLE 6-38  
REMAINING HOUSING PRODUCTION NEEDS 2007-2014**

Income Category	2007-2014 Production Objectives (Number of Units)		
	2007-2014 Objective	2007-March 2009 Production	2007-2014 Remainder
Extremely low-income	22	0	22
Very low-income	22	0	22
Low-income	88	67	21
Moderate-income	155	110	45
Above moderate-income	312	33	279
<b>Total</b>	<b>599</b>	<b>210</b>	<b>389</b>

For each income category, *Table 6-38* shows the estimated number of units constructed that at current sales prices would be affordable to households in each income category. From 2007 to March 2009, it is estimated that 33 units affordable to Above-moderate income households, 110 units affordable to moderate-income households, and 67 units affordable to low-income households were constructed in the City. All 210 of the units produced were single-family homes in the Trilogy age-restricted subdivision. Estimates of unit affordability are based on recent home sales data and the proportion of building permits issued for different size home models. At current sales prices between about \$145,000 and \$250,000, home models less than 1,500 square feet in size in the Trilogy subdivision were assumed to be affordable to households in the lower income category.

The current rapidly changing real estate market and wide variation in both sales and listing prices due to short sales and foreclosure activity make it difficult to pinpoint market price levels for different single-family housing products. No multifamily units affordable to households in the very low- or extremely low-income level groups were constructed during the previous planning period. However, multifamily units are approved within the Trilogy subdivision, with additional multifamily units approved as part of the Riverwalk development. While building within these subdivisions has slowed due to market conditions, it is anticipated that some of these units will be built during the planning period. The proposed Del Rio Hills master plan, which includes 25.1 acres of Neighborhood Core Residential, proposes 502 multifamily units and, with the Draft EIR being re-circulated and the Final EIR being completed by 2012, it is likely to be approved during the planning period; all 502 units are considered to be affordable to low-income households.

#### QUANTIFIED OBJECTIVES

State housing law recognizes that “the total housing needs identified may exceed available resources and the community’s ability to satisfy the need” (§65503[b]) and, under such conditions, does not require that the City’s quantified objectives match the

RHNA numbers. Rather, State law requires that local quantified objectives should establish the maximum number of housing units that can reasonably be expected to be constructed, rehabilitated and conserved over the 7.5-year planning period.

To achieve an equitable distribution that recognizes both limited resources and the need to avoid over-concentration of lower income households in certain neighborhoods, the City’s local Quantified Objectives are as shown in *Table 6-39*.

TABLE 6-39  
QUANTIFIED HOUSING PRODUCTION OBJECTIVES FOR RIO VISTA 2007 - 2014

Production Method	Household Income Affordability Levels			
	Very Low <sup>1</sup>	Low	Moderate	Above Moderate
Construction	4	6	30	69
Rehabilitation	4	5	10	10
Conservation	36	10	5	200
<b>Total Objectives</b>	<b>44</b>	<b>21</b>	<b>45</b>	<b>279</b>

<sup>1</sup>includes extremely low-income households

## CONSTRAINTS TO HOUSING PRODUCTION

The provision of adequate, safe, comfortable and affordable housing for all socio-economic groups is constrained by a combination of physical, economic, social, and institutional factors. Homebuilders, including for-profit developers, non-profit housing organizations, and governmental agencies, require both the financial resources and a regulatory environment that is conducive to building homes according to the demands of the community. In any community, the construction of homes is constrained by a combination of regulatory development standards and market demand. Currently, the most significant constraints to development of affordable housing are the unfavorable economic and real estate market conditions. The following section identifies both governmental and non-governmental factors that may constrain affordable housing development. Subsequent sections provide programs that can help to minimize these constraints and facilitate housing production for all residents of Rio Vista.

### GOVERNMENTAL CONSTRAINTS

Governmental policies and regulations can increase the cost of development, which will either inhibit housing construction or result in higher sale prices once the houses are built. Generally, governmental constraints include land development controls, development processing procedures, lengthy periods for application processing, application and development fees, scarcity of vacant residential land zoned at the appropriate densities to make a development financially feasible, and requirements to fund public services/facilities and infrastructure.

Compliance with state and federal regulatory requirements (e.g., Air Quality Management Plans, Congestion Management Plans, California Department of Fish and Game requirements, CEQA/NEPA environmental review, etc.) can also increase costs of housing construction, but would typically have a greater impact on development within more metropolitan areas than the City of Rio Vista. Ideally, the free market would act to provide some type of housing for everyone in need of shelter. However, state and local standards for health, safety, and development patterns require that housing must meet certain standards for construction.

These standards, expressed in the form of governmental regulations, act to protect health and safety and property values and are generally thought to be in the best interest of the community. Although these governmental controls on housing increase the cost of housing for those with limited resources, it is not in the best interest of the community to disregard these standards. Therefore, housing programs are often required to subsidize or otherwise provide housing to those with limited financial resources so that housing can meet a community's minimum standards. Such programs are discussed throughout this Housing Element. The governmental controls unique to Rio Vista that affect housing development are discussed further below.

### ***Approval Process***

Minor residential subdivisions are generally processed in 9-12 weeks. Larger development applications may take between 12 and 24 months to process, and very large master planned communities between 24 and 48 months, depending on the nature of environmental review required. The City's Zoning Ordinance requires that all commercial, multi-family (over two units), and new subdivisions be reviewed for compliance with general community design standards for site planning concerns such as circulation, orientation of buildings, location and visibility of common areas, and landscaping. Individual single-family homes are reviewed at the staff level; larger development projects undergo review by staff and the City's Planning Commission.

Rio Vista's approval process is similar to that in other nearby communities. The process may be slightly less cumbersome than is typical in Solano County, because there is no discretionary review body other than the Planning Commission that would add an additional step and more time to the procedural process. Further, the Development Agreement and planned unit development (PUD) process has been used to establish administrative review within large projects for which specific design criteria have been established. This minimizes procedural requirements and processing time once a project is approved. The processing times and procedures in Rio Vista are typical of those in most Bay Area communities and do not pose undue constraints to residential development.

*Table 6-40* identifies the approximate time necessary to process residential development applications. In general, it is expected that small developments would be processed in 9-12 weeks. Larger development applications may take between 12 and 36 months to process, including up to 24 months for an environmental impact report (EIR), depending

on the complexity of the project and environmental issues. However, the time necessary for review largely depends on the overall size and complexity of the project, the degree to which it complies with adopted City standards, and the initial completeness of the development application. The timeframes are considered reasonable, and the City has been successful in efficiently processing development applications to accommodate timelines for development projects.

The Planning Division encourages all new multi-family dwelling developments to first submit a Pre-Application for initial feedback and obtain basic requirements and guidance from the Planning, Building, Public Works, Fire and Police Departments. When the applicant is ready to submit a formal application, depending on the zone (i.e. R-3 zone) the applicant would submit a Site and Architectural Design Review (SADR) and environmental application/initial study, or a Conditional Use Permit (CUP) application, Initial Study (and variance application if needed) for the (R-4, Waterfront Specific Plan, C-1 or C-2 zones). Once the application is deemed complete by the Planning Division, a public hearing is scheduled for approval of entitlements. Staff works with applicants and their architect to show consistency with all necessary zoning data (i.e. site area, allowed density, required parking, lot coverage, open space, setbacks, building renderings to help make sure that the submittal would address all City standards and would go through the planning process in the an expeditious time frame.

Site and Architectural Design Review and CUP's are both discretionary approvals authorized by the Planning Commission. Depending on the complexity of the project and the number of revisions requested of applicants, it usually takes approximately 1-2 months to process/approve a SADR and normally about 1-3 months a CUP, mixed-use development an/or variance. Typical findings of approval for a Site and Architectural and Conditional Use Permit are as follows:

Typical City of Rio Vista Site and Architectural Design Review Findings:

1. The Project is consistent with the General Plan.
2. The project is consistent with the Zoning Ordinance.

Typical City of Rio Vista Conditional Use Permit Findings:

1. The proposed use is consistent with current City policies regarding land use and design, due to the small difference in land use changes within the overall community;
2. The proposed use is consistent with the City of Rio Vista General Plan and applicable elements thereof.
3. This project is Categorical Exempt or a Negative Declaration or EIR has been prepared in accordance with CEQA.

4. Due to the above findings and when subject to the following Conditions of Approval, the project will not be detrimental to the public health, safety and welfare of the residents and businesses of the City of Rio Vista.
5. The project, as amended by these conditions and requirements, substantially meets the purpose, intent and standards of the zoning district.

Multi-family projects, as part of a large-scale planned unit development (like the Del Rio Hills PUD) can sometimes take anywhere from 2-4 years to complete all of the complex processing steps plans and environmental documents by the Planning Commission and City Council. . This is because PUDs usually include various meetings with city staff and require thorough review of comprehensive site plans, architectural renderings, landscape plans, infrastructure plans, phasing plans, developers agreements, tentative and final subdivision maps by all city departments.

Although environmental documents can usually overlap some of their processing times with PUD permits to some extent, complex EIR's can often take about 18-24 months (from Draft EIR to certifying the Final EIR) of time beyond the basic PUD process. Sometimes, as part of the EIR process, there are mitigation measures that result in the PUD plans being modified to accommodate traffic, concerns by surrounding property owners, design issues and to address infrastructure demands of the project.

However, once a PUD permit is approved, as long as the subsequent building permits comply with all City requirements, each individual permit for small groups of single-family dwellings or for a basic multiple-family structure usually take no more than about 2-4 weeks to be issued by the Building Division. More complex building permit submittals may take longer if structural or other specialized plan submittals need to be reviewed by the City's plan check engineer.

The actual time required to process a project varies from one project to another, and is directly related to the size, complexity and the proposal and the number of approvals needed to complete the project (such as if there are any state and federal agencies involved with permits like Caltrans and the Corps of Engineers). It should be noted that each project does not necessarily have to complete each step in the process (i.e. smaller projects consistent with the General Plan and zoning ordinance findings do not generally require environmental impact reports, general plan amendments, rezoning, or variances). Also, the City tries to streamline reviews and approval procedures and tries to process related permits concurrently. For instance, a rezoning may be reviewed in conjunction with the required Site and Architectural application, a tentative subdivision maps, any necessary variances and an environmental determination, saving time, money and efforts for the private sector and the City.

After a multi-family project is approved, plan checking would be performed by the City's plan check specialist to expedite the review (usually within 2-4 weeks after a complete submittal by the architect, structural and civil engineers). Throughout construction, the building division (with assistance from contract inspectors if needed) would perform building inspections to closely monitor the progress of the project. This process is usually very efficient and not put any undue time constraints or costs on developments.

The City's land use process is not a constraint for processing multiple-dwelling unit projects and housing affordable to low income residents.

**Table 6-40  
Development Review Time Frames**

Development Permit/ Review Process	Time Frame <sup>1</sup>		
	Single-Family Residential (small or medium size single family conventional subdivision)	Multi-Family Residential complex	PUD (containing wide range of housing types)
Ministerial Review (e.g. one unit and second unit)	1-5 days	N/A	NA
Pre-Application (encouraged for more complex projects and Specific Plans)	14-30 days	30-60 days (if it includes two or more meetings)	Approx. 8-12 months or more (assumes about 4-6 bi-monthly meetings)
Site Plan and Architectural Review	15-60 days	30-60 days	Included in PUD Permit
Conditional Use Permit and/or variance	30-90 days	30-90 days	Included in PUD Permit
Zone Change and GP Amendments	3 months to 2 years	3 months to 2 years	Concurrent with PUD Permit
Environmental Review (depending on Initial Study impacts)	1 month to 24 months	1 months to 24 months	Concurrent with PUD Permit
Planned Unit Development Permit	2 months to 12 months	2 months to 12 months	Ave. take about 2-4 years overall for larger scale

			projects
Planning Commission Approval	2-5 weeks	2-5 weeks	2-4 months
City Council Approval (if necessary)	3-6 weeks	3-6 weeks	2-4 months
Developer Agreements	NA	NA	3-6 months (depending on complexity)
Building Permit/ Grading Permit/	10 – 20 working days	10-20 working days	30-90 days (est.) days (for initial phase); 21-45 days (est.) for each subsequent phase).

<sup>1</sup> Usually City Council action is not required unless appealed or there is a matter that City Council must approve such as a PUD Permit, Subdivision Map, sale/lease of city land, development agreement, right-of way requirement, etc.

Proposed subdivisions are reviewed for compliance with zoning standards such as circulation, orientation of buildings, location and visibility of common areas, and landscaping. Currently, City staff conducts an informal review of the proposed building architecture using the General Plan’s Community Character and Design Element as a guide, but have included *Implementing Action H-14 Design Guidelines* in Section G (Implementing Actions Defined).

***Impact and Application Processing Fees***

*Impact Fees* The City requires developers to pay impact fees to cover the City’s costs to provide services and utility infrastructure to new development. Current impact fees were adopted in 2007, and most recently revised in April 2008. These fees determine the real costs to the City of providing adequate city services to new development. The City has a policy of allowing affordable projects to apply for fee reimbursement to the City’s Redevelopment Agency for some impact fees. Impact fees are collected for streets, capital facilities, storm drainage, parks facilities, water system, and sewer facilities, as shown in *Table 6-41*.

**Table 6-41  
Typical Building and Capital Impact Fees<sup>1</sup>  
(Non- Development Agreement)**

<b>Fees*</b>	<b>Duplexes and Multi-Family Residential (for typical 1,000 s.f. unit)</b>	<b>Single Family Residential (for typical 1558 sq. ft. unit)</b>
Roadways	\$5,810.77/unit	\$8,346.65/unit
Parks and Recreation Facilities	\$2,484/unit	\$4,418/unit
Municipal Improvements	\$2,798.37/unit	\$4,016.48/unit
Water Connection	\$5,582/unit	\$5,582/unit
Interim Water	\$80.01/unit	\$80.01/unit
Sewer Facilities	\$6,610.76/unit	\$6,610.76/unit
Collection System	\$967.43/unit	\$967.43/unit
General Plan Revision	\$90.27/unit	\$90.27/unit
Solano Co. Public Facilities	\$8,656/unit	\$9,150/unit
School Impact Fee	\$4,550/unit	\$7,135.64/unit
Typical Plan Check	\$539.18/unit	\$1,046.96/unit
Typ. Building Permit	\$1,754.87/unit	\$3,312.50/unit
<b>Total Typ. Fees/Unit</b>	<b>\$39,923.66/unit</b>	<b>\$50,755.70/unit</b>
Total Building Valuation (2011 Est. Values)	\$120,000/Unit	201,719/Unit
Typ. Improved Lot Cost (2011 Values)	\$80,000 (est.)	\$100,000 (est.)
Total Housing Cost	\$200,000/unit	\$291,719
<b>Typ. Fees As % Of Total Est. Housing Costs</b>	<b>19.9%</b>	<b>16.8%</b>

<sup>1</sup> Per 2009 Capital Impact Fees

City staff calculated the typical permit, plan check, impact fees and other fees for a typical single-family and multi-family housing unit and compared those fees to total housing costs (using estimated 2011 improvement and land costs). The Total fees as a percentage of total new housing costs vary

widely from about 16.8% for a typical single-family dwelling (based on an est. of \$129 per ave. sq. ft. construction cost), and about 19.9% for a multi-family unit (based on an est. \$120 per ave. sq. ft. construction cost). Multiple-family dwellings usually have less construction costs per square foot (because most are two or three story buildings), but have higher percentage of building/impact fees to housing costs because some impact fees may tend to have a disproportionately higher fee to housing value ratio for smaller apartment and multi-family units, than single-family homes.

During the past two to three years year, in order to address infrastructure needs for new developments, the City has been analyzing potential changes to development impact fees for all uses throughout the City (see draft Public Facilities Impact Fee Report, by Willdan Financial Services dated June 24, 2010). In addition the Solano Transportation Authority has been considering options for assessing regional impact fees on residential and non-residential throughout Solano County to provide local matching funding for major roadways, city arterials and transit facilities. To date, neither the new local impact fees revisions or the STA’s regional impact fee have been adopted. The adoption of either one or both these fees could have some marginal affect on housing costs (although exact amounts of potential increases have not yet been determined) . If and when those new or revised fees are considered for implementation, there will be sufficient opportunity for public input from the development community and the general public before any new fees are adopted.

A school impact fee is assessed by the River Delta Unified School District for all new home construction. The school impact fee is intended to defray the cost to the school district of new students generated by new development within the City. The school impact fee is levied on a per square-foot basis and is currently \$4.58 per square foot of livable residential space.

**Table 6-42  
Typical Building and Capital Impact Fees for Trilogy Senior Housing Development  
(Development Agreement (DA))**

<b>Fees*</b>	<b>Typical Planned Unit Development Residential Unit (i.e. for typ. 1558 s.f. Trilogy unit)</b>
<b>Roadways</b>	<b>\$5,333/unit (2010 adj. fee based on 1991 Development Agreement (DA))</b>
<b>Parks and Recreation Facilities</b>	<b>\$873.05</b>
<b>Municipal Improvements</b>	<b>\$2,798.37</b>
<b>Water Connection</b>	<b>Per DA</b>
<b>Interim Water</b>	<b>\$80.01/unit</b>
<b>Sewer Facilities</b>	<b>Per DA</b>
<b>Collection System</b>	<b>Per DA</b>
<b>General Plan Revision</b>	<b>\$157.97/unit</b>
<b>Solano Co. Public Facilities</b>	<b>Per DA</b>
<b>School Impact Fee</b>	<b>\$560.88/unit</b>
<b>Typical Plan Check</b>	<b>\$1,024.21/unit</b>
<b>Typ. Building Permit</b>	<b>\$1,575.70/unit</b>
<b>Other Fees</b>	<b>\$1,832.28/unit</b>
<b>TOTAL TYP. TRILOGY FEES</b>	<b>\$14,235.47/UNIT</b>

Total Est. Building Valuation (2011)	<b>\$201,719/UNIT</b>
Typ. Improved Lot Cost <sup>1</sup> (Based On 1997 Costs)	<b>\$26,000 (est.)<sup>1</sup></b>
<b>TOTAL HOUSING COST</b>	<b>\$254,954/UNIT</b>
<b>TYP. BUILDING/CAPITAL FEES AS % OF TOTAL TRILOGY HOUSING COSTS</b>	<b>5.9%</b>

<sup>1</sup> Per discussion in April 2011 with Rich Ravens of Shea Homes.

City staff calculated the typical permit, plan check, impact fees and other fees for a typical Trilogy senior housing unit and compared those fees to total housing costs (using estimated 1997 values when the land acquisition and improvements were initially completed). The building permit and capital impact fees as a percentage of total new senior housing costs are only about 5.9% for a typical senior dwelling unit. This is mainly because Planned Unit Developments usually have much more upfront costs for site improvements, common areas, community facilities amenities, and on-site road, parks, sewer and water improvements. In addition, because senior developments do not have many school-aged children, school impact fees are assessed at a much less lower rate than conventional subdivisions. However, homeowners in PUD's usually have other on-going fees and special assessments such as homeowners association dues, lighting and landscape maintenance districts and community facility districts.

*Development Processing Fees* The City of Rio Vista collects development fees and fee processing deposits to ensure reimbursement of the City for time spent by staff and consultants in processing requested development permits. Rio Vista also requires developer funding and/or construction of offsite extension of utilities and storm drain infrastructure, and requires the developer to construct all internal streets, curb, and gutter, and to improve segments of off-site roadways to accommodate increased traffic resulting from project development. Improvements are typically required as conditions of project approval or as a condition of the Development Agreement entered into by the City and the developer.

Development processing and permit fees and exactions can add to housing construction costs. In general, permit fees are typically high in rapidly growing communities or in areas of new development that expand the developed core, as supporting infrastructure is not in place and must be provided by new development. Development processing fees and application fees for a typical residential project, including multifamily required by the City of Rio Vista are shown in *Tables 6-41* and *6-42*, respectively below. Development fees for multifamily development are similar to single family development. Permit processing and development fees assessed by the City of Rio Vista are generally lower than comparable jurisdictions. In some cases, the fees do not fully cover the cost of providing services and facilities.



**TABLE 6-43  
DEVELOPMENT PROCESSING FEES**

Fee Type	Fee Amount	
Final Subdivision Map	\$2,500.00 plus \$100.00 each lot or unit (120% of actual map checking cost based on the City's adopted rate schedule)	
Building Permit	Based on the valuation of the project. (For projects valued at \$100,001 to \$500,000 the fee would be \$1,004.50 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof to and including \$500,000 plus \$35 administration fee)	
Seismic Mapping Fee	Residential: \$0.10 per each \$1,000 building valuation	
Grading Plan Review	Fees apply for all grading projects of 50 cubic yards or greater.	
	Consultant Plan Review	Actual contractor cost plus \$36.75 administration fee; minimum charge of \$125 (1 hour)
	Consultant Field Inspections	Actual contractor cost; minimum charge of \$250 (two hours). Additional fees made be charged based on consultant estimate of hours of work to be performed; additional fees may be charged prior to final on permit if staff or consultant hourly cost exceeds fees paid at issuance of permit.
Grading Permit	The fee shall be charged at the currently adopted Employee Billable Rate for Building Inspector (\$72.01/hour) plus \$36.75 administration fee; minimum charge of one-half hour.	
Plan Check	65% of Building Fee	
Zoning Compliance Review	Includes 1 hr planning (minimum) or actual time required \$100 minimum; or actual time required	

**TABLE 6-44  
PROJECT APPLICATION FEES**

Fee Type	Amount
General Plan Amendment	\$5,000.00 deposit (Deposit to cover all staff time, plus outside consultants and legal counsel; additional funds may be required should hours worked exceed initial deposit amount.)
Rezoning/Zoning Ordinance Amendments	
Annexation/Detachment	
Planned Unit Development	
Mobile Home Park Development	
Development Agreement	
Master Natural Gas Permit	
Conditional Use Permit (Minor) - Reduced Fee for the above item (for properties in the Reduced Fee Area Map <sup>1</sup> )	\$1,972
	\$986
Conditional Use Permit (Major) - Reduced Fee for the above item (for properties in the Reduced Fee Area Map <sup>1</sup> )	\$3,944
	\$1,972
Tentative Subdivision Map	\$2,500.00 plus \$100.00 each lot or unit
Amendment to Tentative Subdivision Map	
Parcel Map	\$2,500.00 plus \$100.00 each lot or unit
Lot Line Adjustment	\$2,500.00 plus \$100.00 each lot or unit
Site & Architectural Design Review - Reduced Fee for the above item (for properties in the Reduced Fee Area Map <sup>1</sup> )	\$1,972
	\$986

<sup>1</sup>Reduced Fee Area is delineated in Figure 6-1. The purpose of reduced fees in this area is intended to facilitate housing rehabilitation in the historic downtown, which contains the highest concentration of blighted units. The Redevelopment Area is contained within this Reduced Fee Area.

As shown in *Table 6-43* above, many of the fees assessed are based on project characteristics, such as valuation or grading quantities and, therefore, no standard amount can be provided. An example of development costs for a 1,558 square-foot single-family home is given in *Table 6-45* below.

Building permits must be secured before commencement of any construction, reconstruction, conversion, alteration, or addition. Approval of permit applications is based on conformity with the Zoning Ordinance, although the City has the power to grant variances from the terms of the ordinance within the limitations provided in the ordinance.

As high as these fees may seem, the City of Rio Vista's fees for new residential development are slightly lower overall than fees charged in other cities in Solano County, and in most cities in growth corridors of the San Francisco Bay Area. In neighboring City of Fairfield the equivalent fees run to over \$50,000 per single-family unit. In neighboring Vacaville, equivalent fees for a comparable 1,400 to 1,600 square-foot

single-family home would range from approximately \$46,000 to \$53,000. Rio Vista's development fees are generally comparable, with fees charged by neighboring communities, as shown in *Table 6-45*.

Building Permit fees must be paid as typical but developer may apply for reimbursement from City of Rio Vista Redevelopment Agency (Low/Mod funds) when the building is ready for occupancy; Affordable housing is defined as a residential housing unit that is deed restricted to preserve the unit for residents with income within limits set forth by the County Housing Authority. This provision will take effect upon adoption of 2007-2014 Housing Element Update including Policy H-30 related to same.



**FIGURE 6-1 Reduced Fee Area Map**

**TABLE 6-45  
FEE COMPARISON FOR CITIES IN SOLANO COUNTY**

City	Impact Fees to Construct 1,558 square-foot Single-Family Home on Improved Lot <sup>1</sup>
Rio Vista	\$50,756
Fairfield	\$50,000 - \$55,000
Vacaville	\$46,000 - \$53,000

<sup>1</sup> Fees include the City's Capital Improvement Fees (impact fees), school district impact fees and Solano County Public Facilities Fee

**Single Family Unit** City processing and impact fees for a 1,558 square-foot single-family home are approximately \$34,471, which includes Capital Improvement fees (impacts fees) for transportation improvements, municipal facilities, water, drainage and wastewater facilities, and other public facilities and services. In addition to City fees, a school impact fee is required for each residential unit (single-family and multifamily), currently set by the River Delta Unified School District at \$4.57 per square foot of habitable floor space, which would add approximately \$7,134.65 for a 1,580 square-foot home. The Solano County Public Facilities Fee would add another \$9,150 to the overall fee for a single-family home (Solano County PF Fee Summary, 2010). The total fee for new construction of a 1,558-sq. ft., three-bedroom home in Rio Vista, including school and county fees, would come to approximately \$50,756. *Table 6-44* provides detail of typical development costs for a single-family home.

While exact figures for a recently constructed multifamily construction costs in the City of Rio Vista are not readily available, a 94- unit apartment complex with various amenities and some larger 2- and 3-bedroom apartments, recently constructed in Suisun City had an estimated construction cost of \$27,560,000. This is equivalent to a per-unit cost of \$293,191. However, in *Table 40* staff estimated that on a typical existing R-2 or R-3 zoned lot in Rio Vista, to construct a basic a duplex, triplex, or a 1 or 2-bedroom unit apartment project, the per unit cost would be approximately \$200,000 per unit in Rio Vista (in 2011).

Without subsidies, new single-family detached residences and, to some extent, new multi-family units are not considered affordable to construct for low-income households. During this economic downturn, existing multifamily rental and for-purchase condominiums may be affordable to moderate-income households, but the cost of construction is inhibiting new construction of these units, relative to the market prices that are currently prevailing.

Reduction in amenities and use of low-quality building materials can reduce the cost of construction and affect sales prices, but minimum building and safety standards must be maintained. In certain cases, greater density can increase the affordability of residential projects by reducing per-unit costs and associated land costs per unit.

In the current slumping economy and weak real estate market construction costs represent a real constraint on the improvement and purchase of housing within the City of Rio Vista by affecting the ability for a builder to profit from selling the units constructed or for a prospective home purchaser to bear the costs. This constraint, however, lies largely outside the jurisdiction of the local government, being that it is largely dependent on global demand for materials, labor market conditions, and the overall vigor of the real estate market.

### ***Subdivision Standards***

General standards for off-site improvements, such as streets, sidewalks, bikeways, and street lighting, are defined in the City's Standard Plans and Specifications, which were established under the Subdivision Ordinance and are updated periodically. The minimum width for streets in a residential development is 36 feet from curb to curb. Exceptions are made only for existing public alleys or infill residential projects, which may be as narrow as 20 feet, subject to approval by the Fire Department and City Engineer. This street width is a standard requirement in Solano County and is typical of most neighboring communities, including Fairfield, Vacaville, and Suisun City.

With the advent of newer development approaches, such as "smart growth," "performance regulations," and "New Urbanism," a number of California communities are re-thinking the conventional wisdom of these standards. Streets of the typical standard tend to accommodate higher automobile speeds, are devoid of public landscaping or street trees, do not relate to the density of the neighborhood or the amount of auto traffic anticipated, and place an additional burden on low-income residents by eliminating alternatives and increasing reliance on more expensive automobile transportation.

The performance street standards proposed by the policies of the Circulation & Mobility and the Community Character & Design elements of the current General Plan call for narrow streets where density and traffic considerations allow, multiple connections to destinations, and shorter blocks to foster easier walking and transit access. The Standard Plans and Specifications will need to be amended to provide for these alternative street standards (*see the Land Use, Community Character & Design, and Circulation & Mobility elements*). In the meantime, larger projects will be encouraged to use the General Plan performance standards through the Development Agreement and PUD procedure.

As in most Bay Area communities, developers are expected to pay the cost of water and sewer connections and a share of the costs of any expansion of water or sewage treatment facilities necessitated by development. These required improvements do not exceed the standards typically found in the Bay Area and do not constitute undue development constraints.

### ***Land Use Controls***

Land development controls include policies and regulations contained in the City's General Plan, Zoning Ordinances, Subdivision Ordinance, and building codes.

General Plan

In July 2002 the City of Rio Vista adopted a comprehensive update to its General Plan. The City's General Plan guides residential development in the City by identifying land use designations and corresponding densities and setting forth a vision for the character and design for future development. Residential land use designations in the General Plan call for development densities ranging from 0.1 to 25 dwelling units per acre. *Table 6-46* below provides density and development standards for the primary residential land use designations in the City. The General Plan includes residential-only and commercial-residential mixed-use designations for areas of the City in which projects with both commercial and residential components may share a site. This land use designation is intended to promote residential units within commercial districts to allow workers to reside closer to their place of work, while promoting a more vibrant commercial core. Please refer to the Land Use Map (Figure 4-3) in the *City of Rio Vista General Plan 2001* for the location of all land use designations.

**TABLE 6-46  
CITY OF RIO VISTA GENERAL PLAN  
RESIDENTIAL DEVELOPMENT DISTRICT DENSITIES AND STANDARDS<sup>1</sup>**

Land Use District Designation	Allowable Density Range (Gross Dwelling Units Per Acre) <sup>2</sup>	Minimum Required Density (Base Density)	Uses Allowed / Performance Standards
Neighborhood Core – NC (mixed use)	5-20 du/ac	10 du/ac	20 -50 % non-residential uses 25 -50 % of residential units shall be multifamily
Neighborhood Service/Mixed Use (NS/MXD)	5-20 du/ac	6 du/ac	10 -50 % non-residential
Neighborhood Residential	5 – 7.5 du/ac, 1-16 du/ac onsite	5 du/ac	10 % or less non-residential
Downtown Waterfront – DW (mixed use)	10-30 du/ac, 8-40 du/ac onsite	10 du/ac	60 -80 % non-residential
Historic Residential – HR (mixed use – primarily residential)	5-20 du/ac, 3-30 du/ac onsite	5 du/ac	Primarily residential
Multi-family Residential	15-25 du/ac	15 du/ac	High Density
Edgewater Neighborhood	None specified	None specified	Low-density single-family residential consistent with

Land Use District Designation	Allowable Density Range (Gross Dwelling Units Per Acre) <sup>2</sup>	Minimum Required Density (Base Density)	Uses Allowed / Performance Standards
			existing subdivision lots.
Residential Estate	0.1-1 du/ac	0.1 du/ac	Large lot single-family residential 40 -90 % common open space; minimum 50 % open space per 100 acres

<sup>1</sup>Additional details of each district can be found in the Land Use Element of the General Plan

<sup>2</sup>This is the gross allowable dwelling units per acre of land within the district, including streets, parks, and space used for other purposes than residential development unless specified as an onsite density. As a result, the density on any one development site or buildable lot within the district could be considerably higher than that listed above. Note net densities for zone districts given in Table 6-48. Onsite densities are net dwelling units on a developable site.

The General Plan also guides development of residential land uses by identifying comprehensive goals, policies, and standards to address community issues such as noise, affordable housing, circulation, safety, and the provision of municipal services and development, which also act as criteria for development within the City.

The residential architectural standards described in the Community Character & Design Element of the General Plan for both single and multifamily developments are typical of Solano County cities. Review criteria include such items as building articulation, façade elements and details that create interest, shade and shadow, a strong sense of entry, and orientation to public streets and rights of way. Elements such as bays, porches, eaves and similar features are encouraged. Criteria for acceptable design elements for a variety of building types are provided in the Community Character & Design Element. The zoning ordinance calls for administrative review by community development department staff of all proposed new or expanded residential structures to ensure consistency with the surrounding area and with design criteria. This is considered appropriate to ensure aesthetic continuity within the city. Since the review is accomplished according to design criteria, and thus is not arbitrary, it is not considered an onerous obstruction to streamlined review of multifamily units.

Where the Rio Vista standards are somewhat unique is their requirement for single family front-facing garages to be set back to at least 30 feet for a certain proportion of the homes on any block. At the same time, front walls are allowed a reduced setback of 15 feet and porches and design features may be placed as close as 10 feet to the front property line. This accomplishes three objectives: a more pedestrian-friendly streetscape is created by reducing the impact of the garage and auto domination; makes narrower lots allowable by right, so long as overall density requirements are met; more parking is allowed on the lot, thereby reducing the need for on-street parking; and thereby allows for a narrower street right of way and less paving. This requirement effectively reduces costs to developers by allowing for narrower roadway widths, which equates to less overall paving. The reduced

roadway widths are allowed for public as well as private streets, as long as the garage standards are met. Overall, the standards are designed to allow higher densities through better design, while reducing infrastructure costs. Processing time is reduced by avoiding the need to use private streets to take advantage of the reduced widths.

The General Plan Community Character & Design Element also encourages second units, or carriage houses, by allowing developers to take advantage of a density bonus provision for units constructed with carriage houses. For example, a 45-foot by 100-foot lot would be allowed seven (7) units per acre, while 10 (primary) units per acre would be permitted if second units were included. This strongly encourages construction of second units that provide affordable housing and have the secondary advantage of providing homeowners the option of generating rental income that can defray mortgage costs.

### Zoning Ordinance

The City of Rio Vista Zoning Ordinance prescribes allowable land uses, height, bulk, density, and parking standards for each zone district in the City. The ordinance has not been comprehensively updated since its adoption; although a number of amendments have occurred as required by circumstances over the years, its basic format still dates from 1966. *Table 6-47* identifies types of residential development permitted within each zone district currently, as well as types of residential uses permitted with issuance of use permits.

**TABLE 6-47  
HOUSING TYPES PERMITTED BY ZONE DISTRICT**

Housing Types Permitted	Zoning Districts						
	R-1	R-2	R-3	R-4	R-E-1	C-1	C-2
Single-Family	X	X	X	X	X	C	C
Duplex	-	X <sup>1</sup>	X	X	-	C	C
Multifamily (3+ units)	-		X	X	-	C	X
Second Units	X	X	X	X	X	-	C
Manufactured/ Mobile Homes	X	X	X	X	X	-	-
Residential Care	X <sup>2</sup>	X <sup>2</sup>	X	X	X <sup>2</sup>	C	C
Single Occupancy Units	-	-	X	X	-	C	-
Convalescent / 24 hour Care	C	C	C	C	C	C	-
Transitional Housing	X <sup>2</sup>	X <sup>2</sup>	X	X	X <sup>2</sup>	C	C
Emergency Shelter	X <sup>2</sup>	X <sup>2</sup>	X	X	X <sup>2</sup>	C	C
Farm Worker Housing (Permanent)	-	X	X	X	-	C	C

Housing Types Permitted	Zoning Districts						
Multifamily) <sup>3</sup>							
Farm Worker Housing (Migrant and Seasonal Multifamily) <sup>3</sup>	-	X	X	X	-	C	C

Source: Rio Vista Zoning Ordinance

X = permitted

C = conditionally permitted

1 = triplex permitted provided 3,000 sq. ft. provided per unit

2 = six or fewer unrelated persons

TABLE 6-48  
Typical City of Rio Vista Zoning Ordinance Residential Development Standards

Zone	Minimum Yards					Site Area per Dwelling Unit (sq. ft.)	Max. Net Units Per Acre	Max. Height of Main Structure <sup>1</sup> (ft.)	Max. Site Cover-age %	Open Space	Parking Req'd (space/unit)
	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Front (ft.)	Each Side (ft.)	Rear (ft.)						
R-1	6,000	60	20	5	15	6,000	7.26	35	60% <sup>4</sup>	20% of rear half of lot	2 covered
R-2	6,000	60	20	5	15	3,000	14.52	35	60% <sup>4</sup>	20% of lot depth	1 covered
Triplex	9,000	60	20	5	15	3,000	14.52	35	60% <sup>4</sup>	40%	4
R-3	6,000	60	15	5	15	1,500	29.04	35	60% <sup>4</sup>	40%	1.5
R-4	6,000	60	15	5	15	1,500	29.04	35	60% <sup>4</sup>	3%	1.5
C-1	4 ac.	NA	0 <sup>2</sup>	0 <sup>2</sup>	NA	Per CUP	Specified in CUP	35	60% <sup>4</sup>	20% of rear half of lot	Specified in CUP
C-2	2,500	25	0 <sup>2</sup>	0 <sup>2</sup>	0, 10 <sup>3</sup>	Per CUP	Specified in CUP	50	60% <sup>4</sup>	20% of rear half of lot	Specified in CUP
Del Rio Hills PUD <sup>6</sup> (proposed)	Per PUD	Per PUD	Per PUD	Per PUD	Per PUD	Per PUD	1-5 low, 7-8 med, 14-20 high.	Per PUD	Up to 70% for certain attached single & mfd units	30% of the total of 505.6 overall acres	Specified in PUD
Water-front Specific Plan <sup>7</sup>	Per CUP	Per CUP	Per CUP	Per CUP	Per CUP	Per CUP	Per CUP	50	40-100% frontage coverage	140 – 240 sq. ft. per unit	Specified in CUP

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Source: Rio Vista Zoning Ordinance

<sup>1</sup> The 35-foot height limitation does not preclude three story structures that meet height standards.

<sup>2</sup> Additional standards apply in situations where project site abuts residential uses. Please refer to applicable sections of the zoning ordinance.

<sup>3</sup> Minimum rear yard is 10 feet where no alley abuts the rear yard.

<sup>4</sup> City has lot coverage requirement (60%) but no floor area ratio (FAR) requirement.

<sup>5</sup> Calculated based on required setbacks and yard areas.

<sup>6</sup> Del Rio Hills Planned Unit Development Plan, "City Review Draft," City of Rio Vista, September 12, 2008.

<sup>7</sup> Waterfront Specific Plan adopted in October 2007.

3 = three or more units

*Table 6-48* provides the residential standards required for all new development. It shows the maximum units per net acre for single- and multifamily residential zones, as well as neighborhood commercial (NC) districts that will allow residential development by right in this mixed-use zone on 2,500 square-foot minimum lots.

It should be noted that California Government Code §65915 requires cities to grant a density bonus of up to 25 percent, or provide other incentives of equivalent financial value, if the developer agrees to construct at least 25 percent of the total units of a housing development for low- and moderate-income families. This would translate into a net density of up to 18.25 units per acre for the R-2 district and 36.30 units per acre for the R-3 and R-4 districts. The City has not received any applications for a density bonus during this planning period.

A number of provisions of the Zoning Ordinance need to be amended to allow more efficiency and flexibility, particularly in the historic pre-World War II neighborhoods. Two examples are unintended restrictions on infill projects because of the 6,000 sq. ft. minimum lot sizes and 60-foot widths required by all of the multi-family zones; many existing lots in the pre-World War II neighborhoods are less than 6,000 sq. ft. The ordinance also prohibits rehabilitation and other measures to bring existing second dwelling units and a number of multi-family structures into conformity because these are located in predominantly single-family blocks zoned R-1. These problems mainly result from applying well-intended, but inappropriate, conventional zoning ordinance standards in historic neighborhoods. This Housing Element update includes an amnesty program for second units that will enable previously-constructed substandard second units to come into compliance and, thereby, increase the supply of affordable units. A focused update of the Zoning Ordinance will address substantive residential-related issues as one effort.

This program is included as Implementing Action H-2 (Zoning Ordinance Review and Update) in Section G below.

The R-1, R-2 and R-3 zones are fairly traditional zone districts, with typical lot sizes, yards and building height for conventional residential development. The cumulative impacts of these building standards have not proven to be obstacles to housing developments. Rio Vista has some of the most affordable housing in Solano County and the Bay Area. In addition, by utilizing the Planned Unit Development Overlay District and the flexible standards contained in the Waterfront Specific Plan Zoning District, the Rio Vista Zoning Ordinance has enough flexibility to permit special site

planning, densities, open space, yards, amenities and lot coverage to accommodate excellent planning principles or other incentives to accommodate affordable and moderate income housing needs of the community.

Between 2000 and 2010, approximately 1,797 dwelling units were built in Rio Vista, an increase of about 91% from the 1,974 units existing in 1999. The dramatic increase in new dwelling units has made the City one of the fastest growing communities in the Bay Area over the past decade.

In fact, approximately 3,495 new un-built dwelling units currently have their entitlements in new planned unit development communities, another approximately 2,423 single and multi-family units in the proposed Del Rio Hills Planned Unit Development (about 1,921 single-family dwellings, 502 unit multiple family dwellings) and about 180 multi-family units in the Waterfront Specific Plan area may obtain their entitlements in the next 5-10 years (per allowable General Plan densities). In addition to Del Rio Hills, another four, large scale planned PUD communities (Trilogy, Gibbs, Brann and Riverwalk PUDs) designed to create a balanced and livable community using sustainable land use planning, circulation, open space and infrastructure guidelines and will help meet Rio Vista's housing and various community needs for many years to come.

Although not many dwelling units have recently been built in the downtown area, mainly because of smaller lot sizes, higher land values, parking requirements, new in-fill mixed-use dwellings, rehabilitated historic structures and smaller PUD housing, senior and rental units developments in the downtown and surrounding neighborhoods may account for an additional approximately 150-200 assisted and non-assisted dwelling units over the next 15-20+ years.

In conclusion, the cumulative effects of the above summarized standards allows the City to achieve maximum housing densities and not been shown to slow down the planning and construction of new residential developments.

### Parking Requirements

The City's parking requirements for residential districts vary by housing type. *Table 6-48* identifies the City's parking requirements for different housing types as specified in Section 17.48.010 of the Municipal Code. Locations and access to spaces are approved by the Planning Director in consultation with other City staff.

R-1 and R-2 districts require covered parking spaces, while other districts do not, but, in some cases, do require visual screening from the street. Covered spaces can be achieved by either a garage or carport to allow a car to be within a sheltered space. Many municipalities require covered parking for multi-family units as well as single-family units; some also require fully enclosed garages. The City's parking standards for single-family and multi-family residential development are, therefore, not considered an onerous requirement that would drive residential development to other jurisdictions.

The City may reduce parking requirements to provide housing for special needs groups.

This is accomplished through Implementing Action H-30, Regulatory Incentives.

**TABLE 6-49  
CITY OF RIO VISTA PARKING STANDARDS**

Land Use	Number of Off-Street Parking Spaces	For Each Measurement Unit	In C-2 and D-W Zoning Districts Only	
			Number of Off-Street Spaces C-2 and D-W	For Each Measureable Unit C-2 and D-W
<b>A Residential.</b>				
Single-family	2	1 dwelling unit	2	1 dwelling unit
Studio	1	1 dwelling unit	1	1 dwelling unit
1 bedroom	1.5	1 dwelling unit	1	1 dwelling unit
2 bedroom	2	1 dwelling unit	1	1 dwelling unit
3 bedroom	2	1 dwelling unit	2 in C-2;	1 dwelling unit
			1 in D-W	1 dwelling unit
			0.25 in C-2;	
Plus guest	0.25	1 dwelling unit		
<b>B. Motels, Hotels and Rooming Houses</b>	1	1 living or sleeping unit plus 1 space for each of three employees	1	1 living or sleeping unit in D-W;  In C-2, 1 additional space for each of three employees
Mobile Homes	1.5	1 trailer unit plus 1 additional space for each 4 units	N/A	N/A

### Conditional Use Permits

A Conditional Use Permit (CUP) is not required for multi-family developments within existing multi-family zone districts, so long as the project is in compliance with development standards set forth in the Zoning Ordinance. The Zoning Ordinance allows residential development within C-1 and C-2 commercial zone districts with approval of a CUP. A CUP is required to ensure any proposed residential uses would be compatible with surrounding commercial land uses and to ensure the public health, safety, and welfare. This is not considered an onerous requirement for areas intended primarily for commercial uses.

### Building Codes

The latest edition of the Uniform Building Code (UBC) is enforced in Rio Vista. The City's Building Department ensures that new residences, additions, and auxiliary structures meet all of the latest construction and safety standards. Building permits are required for any construction work. Rio Vista has no local building or construction code restrictions beyond those prescribed by the UBC.

## **GOVERNMENTAL CONSTRAINTS ON SPECIAL NEEDS HOUSING**

Persons with special needs include those who are disabled, persons in residential care facilities, farmworkers, persons in need of transitional shelter or transitional living arrangements, and single room occupancy units. The Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for these groups. The City must also demonstrate efforts to remove constraints to housing for these groups, and provide reasonable accommodations for housing designed for those with special needs. A discussion of potential constraints to producing special needs housing is provided below.

### *Housing for Persons with Disabilities*

#### SB 520 – Government Constraints and Persons with Disabilities

State Planning and Zoning Law requires a housing element to make adequate provision for the housing needs of all economic segments of the community. The housing element should include, among other things, an analysis of the special housing needs of the handicapped and a program to address, remove constraints to, and promote housing to accommodate the disabled. The following discussion supplements the governmental constraints section above.

#### Special Accommodations for Persons with Disabilities

The City recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. A zoning ordinance provision that allows open porches, platforms or landing places and the associated ramps to encroach into setback

areas facilitates external retrofits for access. Typically, such “architectural features or appurtenances” are allowed to encroach into a required setback by up to three (3) feet. (Note: a building permit is not required for access ramps when the platform or landing height does not exceed 30 inches.) While these provisions meet the needs for some adaptive retrofits of residential structures, the City recognizes that these provisions may not adequately accommodate structural retrofits needed by persons with disabilities.

Currently, requests for accommodation are handled informally (through approval by the Planning Director) or through the variance process. The City recognizes the need for a program to provide flexibility in zoning requirements in the consideration of adaptive retrofits to serve special needs, and has committed to providing such flexibility by adopting Policy 6.4.D. Implementation of Program H-38, Reasonable Accommodation, will establish a process by which proposed retrofits not meeting zoning standards, but required to accommodate a disability, could be approved ministerially by the Planning Director. Implementation of Program H-38 would eliminate current constraints to providing approval for retrofits to meet the needs of the disabled population.

The City of Rio Vista complies with all applicable American with Disabilities Act (ADA) federal and state laws and building permit requirements for the disabled including parking, restroom accommodations and building access. City staff is not aware of any instances where improvements requested to provide housing for the disabled have not been accommodated.

California Senate Bill 520 requires local governments to remove constraints to housing for persons with disabilities or provide reasonable accommodation to housing for persons with disabilities. Therefore, in accordance with SB 520, city staff will recommend that the City adopt a formal reasonable accommodations procedure for providing an administrative exception and approval process for all land use, zoning and development standards, for accommodating the disabled in new developments by June 30, 2011.

Section 17.48.010.H of the zoning ordinance requires that all multifamily uses provide handicapped parking spaces at a ratio defined in the zoning ordinance. For example, two spaces are required for parking lots providing a total of between 26 and 50 parking spaces; under no circumstances can a variance from this requirement be obtained.

Additionally, §17.48.010.I of the Zoning Ordinance allows that for certain uses, an exception reducing the required parking spaces for residential uses to less than the required standards may be approved by the community development department, provided that certain findings can be made. This provision would allow for a reasonable accommodation to be made to reduce overall parking requirements for a facility dedicated to serving the housing needs of the disabled population that do not own vehicles and would not generate parking demand. It should also be noted that the parking requirements for a residential care facility for six or fewer individuals within a residential zone are no different than for any other single-family use.

The City also has adopted a policy and process that allows for approval of designated handicapped parking spaces within residential neighborhoods, for which there was a

particular need within older neighborhoods in which many homes have a detached garage and do not have a driveway off the fronting street. These requests are considered on a case-by-case basis, with the Police and Public Works Departments having authority to grant the request without special permit, provided the applicant demonstrates the need and is willing to pay for appropriate signage.

### Americans with Disabilities Act Requirements

The City has adopted and enforces the California Building Standards Code, 2007 Edition, known as The California Code of Regulations, Title 24 (CCR T-24), including Chapter 11 pertaining to accessibility. This chapter incorporates provisions from the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.), which specifies that a number of the residential units in new multifamily construction of three or more apartments or four or more condominiums must be accessible or adaptable. There are no additional local codes which place additional requirements on permitting facilities for accommodating disabled persons. Construction or conversion of residential facilities to accommodate the disabled are held to the same standards as any other construction; ramps or other exterior improvements simply need to meet building and fire codes. Building officials and Planning staff maintain fluency in accessibility requirements for the construction and remodel of residential structures to ensure compliance with accessibility requirements for all projects. No particular constraints to accommodating necessary accessibility conversions have been identified or called to the City's attention.

### *Residential Care Facilities*

Pursuant to state law, the zoning ordinance allows group homes for six or fewer individuals by right in all residential zone districts that permit single-family residences, and the ordinance applies no special restrictions on this use that would not apply to other residential uses within the same district. Such housing is currently considered a 24 hour care facility in the commercial districts allowing such uses, including C-1, C-2, C-3-1, C-H, and I-P-I, and as rooming houses or boarding houses in R-3 and R-4 districts. The zoning ordinance needs revision to clarify that residential care facilities group homes, and supportive housing, including SROs, are permitted uses within R-3, R-4, and C-H zone districts, and are permitted uses with a CUP in C-1, C-2, C-3-1, I-P-I, and C-2A zone districts. Implementing Action H-2 sets forth a program for revising Zoning Ordinance language to clarify standards.

As discussed above, the City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with special housing needs. Individuals with special needs may reside in residential or community care facilities units in any zoning district that allows residential uses. Some may choose to reside in a licensed residential community care facility designed for occupancy by or with supportive services for persons with disabilities. The zoning ordinance does not differentiate between related and unrelated persons in the occupancy of residential units.

### *Emergency Shelters and Transitional Housing*

Pursuant to state law, the City allows licensed group homes for six or fewer individuals, including those providing a residence for those in a transitional housing situation, by right in all residential zone districts. Higher occupancy emergency or transitional facilities are allowed in R-3 and R-4 multifamily residential districts, and in R-1 and R-2 residential districts with a conditional use permit. As described above under Residential Care Facilities, the zoning ordinance needs to be revised to make it clear that emergency shelters and transitional housing, including SROs, are permitted uses within R-3, R-4, and C-H zone districts, and are permitted uses with a CUP in C-1, C-2, C-3-1, I-P-I, and C-2A zone districts. Implementing Action H-2 sets forth a program for revising Zoning Ordinance language to clarify standards.

### *Farmworker Housing*

The City has no zoning district specifically designated for the development of agricultural employee housing. While the permanent farmworker population has the same needs as other lower income households, the migrant population is somewhat different. In particular, temporary housing is needed for families that travel together, as well as the opportunity for workers without families present to be housed during their seasonal employment.

Boarding houses have traditionally provided shelter for seasonal or temporary workers, as have dormitories or simple rooms for rent in single family homes. Local motels have also served to provide single-room occupancy and low-income housing for short-term residents and farmworkers. The Rio Vista Zoning Ordinance currently allows boarding houses in multi-family zoning districts. “Carriage houses” or rooms without kitchen facilities for rent are allowed in single family districts as well. Implementing Actions H-2 (Zoning Ordinance Review and Update) and H-3 (Subdivision Ordinance Review and Update) will provide an opportunity for assessment of appropriate locations for these types of facilities. Boarding houses or rooms for rent may be considered in a similar fashion as group homes, with such arrangements for up to six (or some other number) individuals allowed in single family, as well as multifamily districts.

It should be noted that while some farmworkers find housing in the city, more appropriate locations for siting farmworker housing are found nearer to work sites in unincorporated Solano County. The Dixon Migrant Farm Labor Center, administered by the Yolo County Housing Authority, is located south of the City of Dixon. In 2008, the Center provided migrant housing to 310 people and has observed reduced year-over-year numbers in recent years (Pena, Pers. Comm. 2009). In addition, the total reported farm labor in Solano County has decreased markedly since 2002. Please refer back to discussion of both the Dixon Migrant Farm Labor Center and farm labor numbers under Special Housing Needs in Section D, Setting, above.

### *Single Room Occupancy*

Single room occupancy units are small studio-type efficiency living units designed to provide living facilities for one person. A building providing single room occupancy units would qualify as an apartment building under the zoning ordinance and is allowed by right in the R-3 and R-4 zone districts. Efficiency units are also an allowed accessory use within the R-1 district.

## NON-GOVERNMENTAL CONSTRAINTS

### *Financing Availability and Interest Rates*

The availability of money or capital is a significant factor that can control both the cost and supply of housing. Two types of capital affect the housing market: 1) capital used by developers for site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors. In recent years, home builders and home buyers have enjoyed historically low interest rates and, up until recently, easily available traditional and non-traditional financing. However, real estate speculation, coupled with liberal lending practices and creative financing options, have resulted in a high rate of foreclosures for under-qualified and overextended borrowers. The result has been a drastic tightening of the credit markets and lending practices. In 2003, the interest rate for a 30-year home loan in the State of California was 5.62 percent. Currently, the interest rate for a 30-year home loan is around 5.5 percent, but due to increased scrutiny of the credit-worthiness of borrowers and a high level of uncertainty in the real-estate market, it has become far more difficult for prospective borrowers to qualify for a home loan, and creative loan options are no longer available.

The availability and cost of financing to local residents and/or developers in the City of Rio Vista is similar to most other areas, as potential borrowers have access to many different local and non-local financing institutions. Thus, interest rates for loans taken out to purchase homes in the city, and the availability of such loans, depends largely on the credit-worthiness of the borrower. The current financial economic situation has resulted in lenders becoming more conservative, reducing the availability of loans. While this can be viewed as a constraint to housing production, it may also be viewed as a return to more responsible lending practices.

Within the current lending and economic environment, it can be challenging for very-low-, low-, and in some cases even moderate-income first-time homebuyers to acquire sufficient savings and income to obtain and provide for a down payment, qualify for a loan, pay closing costs, and make monthly mortgage, tax, and insurance payments.

The City administers several financing programs to assist qualified low-income residents in financing home purchases and housing rehabilitation. The City has an agreement with the County Housing Authority to administer the First Time Homebuyer Program (FTHB) and other home purchase financing programs for the City. The City of Vacaville serves as the Solano County Housing Authority. These programs offer financing assistance through deferred-payment loans for owner and investor purchase and rehabilitation of affordable housing units. These programs have been particularly successful in

rehabilitation and purchase of affordable housing in the City as previously discussed in greater detail in Section D, Setting.

The City has been proactive in its approach to the real estate market downturn and related rise in foreclosed residential properties in the City. The City Council recently adopted resolutions to take advantage of the Federal Neighborhood Stabilization Program to purchase foreclosed residential properties to manage as affordable housing units.

### *Land Costs*

Prices for residential land in the Rio Vista area are slightly lower than those in other urbanized areas of eastern Solano County and Yolo County, due to Rio Vista's greater distance from other urbanized areas and the interstate highway. Although recent sales data is lacking, the estimated value of single-family lots in the city with utilities and street improvements is approximately \$60,000 - \$100,000, depending on lot size and location.

The present real estate downturn, along with current market conditions, and foreclosure sales activity make estimation of property valuation difficult. The estimated value for an unimproved single-family or multi-family residential lot is approximately \$50,000, varying substantially depending on lot size and location (Solano County Assessor's Office, 2009).

Land costs typically comprise about one-quarter of the total costs of residential development. Although no specific cost data are available, because of the better efficiency of land utilization typically realized with multi-family development, land costs on a per-unit basis are typically lower than costs for single-family development.

### *Construction Costs*

Construction data available from the U.S. Census Bureau indicates that the average per-square-foot contract price to construct a single family home in 2007 in the western United States was \$131.70. This is the price to build the structure only and does not include land costs. According to local builders and building department officials, this is considered a reasonable estimate of costs for construction of an average single-family home in the city, although the cost per square foot can vary widely depending on the quality of the materials and craftsmanship used in construction.

While no exact figures for multifamily construction costs in the city are readily available, a 39-unit, 92,347 square-foot apartment complex constructed in Yuba City in 2007 had an estimated construction cost of \$8,709,818. This is equivalent to \$94.32 per square foot.

U.S. Census data demonstrates an upward trend in construction costs from 2002 to 2007, which followed a single-year drop in construction costs from 2001 to 2002, coinciding with the brief recession experienced during that time frame. It is anticipated that a similar downward correction in construction costs will occur due to the current challenging economic climate. Research on national construction cost trends indicate

that both the cost of labor and materials for construction have decreased nationally going into 2009 and further declines are anticipated through the end of 2009 (Turner Construction, 2009). Reduced global demand has resulted in a decrease in prices for commodities used to manufacture construction materials, and reduced pace of construction has resulted in increased competition for contracts, leading to overall lower contract prices. Direct construction costs will continue to reflect the economic situation of the day and, therefore, have a direct effect on the production of new housing.

## INFRASTRUCTURE AND ENVIRONMENTAL CONSTRAINTS

Environmental factors and a lack of necessary infrastructure or public facilities (e.g., water, sewer, roads, etc.) can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints such as flooding, sensitive biological resources, and seismicity can also affect the physical and financial feasibility of the maintenance, improvement, and development of housing. This section discusses the most relevant of these constraints to housing production in Rio Vista. It should be noted that Senate Bill 1087 requires water and sewer providers, in this case the City of Rio Vista, to grant priority service to developments that include housing units affordable to low income households.

### Water Supply

The projected new housing in the city will not adversely affect the service capabilities for providing water to the city's residents. At present, the city's water supply and treatment capacity are sufficient to meet the needs of buildout within the city limits consistent with the General Plan. Water availability is not a constraint to production of new housing units to meet the housing needs of the community identified by this element. Additional information regarding primary and supplemental municipal water sources is provided in Chapter 12, Public Facilities and Services Element of the Rio Vista General Plan.

### Wastewater Facilities

During the planning period of the previous Housing Element, the Northwest Wastewater Treatment Plant was constructed north of Airport Road adjacent to the municipal airport. The plant is planned to serve the majority of the Del Rio Hills (Lewis Operating Group) and Riverwalk (Seeno) properties, portions of the industrial/employment areas east of Church Road, and all of Brann, Gibbs, and Trilogy projects.

The old Rio Vista wastewater plant is located on Beach Drive, south of the former Army Reserve base. The plant currently has enough capacity for the existing community and Homecoming, Rio Vista Business Park, Vineyard Bluffs, and parts of the Del Rio Hills property.

### Environmental Constraints

The Safety Element of the General Plan provides an expanded discussion of environmental conditions that must be taken into consideration for development within the city. Of particular concern to developing affordable housing would be flooding

concerns associated with inadequate drainage infrastructure and the Sacramento River. Infrastructure improvements that could be necessary to construct housing would add to construction costs associated with providing affordable units. Areas within the identified 100-year floodplain would not be appropriate for residential development, but these areas make up only small portions of the city along the Sacramento River and Watson Hollow Creek. Please refer to Figure 11-2 of the General Plan showing the 100-year floodplain area in relation to the city.

For projects in areas subject to localized flooding, additional drainage and flood-control measures would be required to ensure flood protection. Policies related to mitigating the risks of flooding may be found in the Safety and Noise Element of the General Plan. This would represent a financial and technical constraint to development of residential uses in this portion of the city, but would not preclude residential development. As one of the implementing actions, the City will comply with AB 162, which requires Rio Vista to update the flood hazard information in the General Plan Safety Element, as well as related policies and programs in the Safety, Conservation and Land Use elements, with this revision of the Housing Element.

Similarly, transportation-generated noise could also be a constraint to building appropriate housing, as it could require greater setbacks from roadways or additional sound-attenuating construction materials and techniques, thereby adding to the costs of construction or reducing the profit margin for developers. Natural gas production wells present a unique constraint to residential siting and construction in Rio Vista, as they require setbacks to meet noise and safety standards and may negatively affect property values in the immediate vicinity. Although residential developments in Rio Vista have successfully worked around natural gas production wells, this is considered a constraint to producing housing, as required setbacks could reduce the achievable density around wells.

The Sensitive Local Resource Areas (SLRA) identified in Figure 10-2 of the General Plan identify areas possessing a great variety of natural resources that exemplify Rio Vista's natural features. These include areas along the watercourse of Watson Hollow and prominent landforms within the Montezuma Hills. While these are the most easily identifiable sensitive areas in terms of landforms and natural diversity, each project would require more detailed environmental review to determine potential impacts and appropriate mitigation measures for such impacts. It can be assumed that some areas within the SLRAs would present constraints to development due to sensitive resources located onsite, although specific constraints to development cannot be determined without further study.

## **VACANT LAND AND ADEQUATE SITES**

This section assesses the land available for housing production in the City. This includes an inventory of vacant sites available, including identification of the land use controls applicable to each site, and a calculation of the capacity of each site to accommodate new housing.

## METHODOLOGY

As part of the Housing Element update process, City staff inventoried all vacant and underdeveloped lands within the city limits suitable for future residential development, based on adopted land use and zone districts. Aerial photography and windshield surveys were used to identify vacant parcels within the city limits that would provide opportunities for housing development. Geographic information system (GIS) software and assessor's parcel data were relied upon to determine the size of each parcel and determine the area within each parcel that would be expected to be free of environmental constraints, particularly constraints related to flooding and waterways.

The Zoning Ordinance and General Plan were then reviewed to determine the maximum and realistic residential development potential of each parcel identified, based on applicable development standards, general plan unit densities, and the size and potential development constraints of each parcel. For larger, undivided parcels, it was assumed that 20 percent of the area would be used for roads and other infrastructure and capacity was calculated assuming that only 80 percent of the land area would be available for residential development.

*Figures 6-2 and 6-3 Vacant Residential Land (Citywide and Downtown Core)* show each identified parcel and the applicable zoning or land use district overlaid onto an aerial photo of the City. *Table 6-51* provides parcel-specific information, including size, zone and land use district, density, and maximum and realistic development capacity. As required under SB 1087, any affordable housing projects would be granted priority access to public water and sewer services.

## ADEQUATE SITES ANALYSIS

State law requires that the community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the city has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under state law (California Government Code §65583[c][1]), adequate sites are those with appropriate zoning and development standards and with the services and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. Guidelines provided by the California Department of Housing and Community Development (HCD) state that:

The locality's sites are determined to be adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the regional housing need by income level. A two-part analysis is necessary to make this determination:

1. Can the realistic development capacity of suitable land, which is or will be served by facilities and infrastructure, accommodate the locality's total new construction need by income group over the next five years?
2. Are these available sites appropriately zoned (considering local development standards and land costs) for a variety of housing types (single-family, multifamily, mobile homes, etc.) and at appropriate densities to facilitate the development of housing to meet the locality's regional housing need by income level category, including the need for very low- and low-income households?

The Residential Land Inventory section quantifies the amount of vacant land available in the City for future development of all housing types; it provides an analysis of whether the inventory would be adequate to meet the City's identified housing need for the 2007-2014 planning period; and it identifies what actions will be required by the City to help ensure adequate capacity is maintained.

As shown in *Figures 6-2 and 6-3* and in *Table 6-51*, most of the vacant residential land is within the single-family residential zone district (R-1). Development within the R-1 zone district would primarily consist of single-family homes. Based on the current single-family home prices in the City, it is assumed that the majority of single-family homes developed on these lots would be affordable to households in the Moderate and Above-Moderate income categories, although with recent declines in home prices it is anticipated that some would also be affordable to households earning in the upper range of the Low income category. With a unit capacity of over 3,300 single-family units, it is clear that the City has sufficient vacant land available to meet the demand for single-family homes over the planning period of this housing element.

The land inventory identified nearly 38 acres of land on three parcels within the Two-family Residential zone district (R-2). This could provide for the construction of up to 440 units, assuming 3,000 square-feet of area per unit, consistent with zoning standards (larger parcels were assumed to be developed at 80% of capacity to allow for necessary infrastructure). It should be noted that the R-2 zone district also allows for development of triplexes. With current home and duplex sales prices, it is assumed that a substantial number of the units that could be accommodated by vacant sites within the R-2 zone district would be affordable to those in the upper range of the Lower income category; however, this analysis conservatively assumes that development on the R-2 zoned parcels would primarily be affordable to households earning in the Moderate income range and above.

Vacant land carrying appropriate land use and zoning designations to accommodate multifamily residential development was identified in the R-3 and R-4 zone districts, with additional vacant land identified within Neighborhood Core (NC) land use districts in the City. *Table 6-51* identifies 21 acres of vacant land within the R-3 zone district and 1.68 acres of vacant land within the R-4 zone district. As the development standards shown in *Table 6-48* indicate, both the R-3 and R-4 districts would accommodate high density residential or multifamily residential development that could accommodate housing units affordable to households in the Very Low and Low income categories. Development of

subsidized housing that would be affordable to those in the Extremely Low income category would also likely occur within the R-3 and R-4 zone districts. Vacant land identified within the R-3 and R-4 districts could accommodate an estimated realistic development capacity of 528 dwelling units.

Opportunities for high density multifamily residential development would also be afforded by large areas of vacant land identified within the Neighborhood Core (NC) land use districts, Neighborhood Core Residential (NCR) and Neighborhood Core Commercial (NCC). These districts provide for mixed use residential and commercial development with an emphasis on higher density multifamily housing. Table 4-3 in the Land Use Element provides further details regarding allowable uses and standards within these districts. The land inventory identified at least 75 acres of vacant land within NC land use districts in the city. Based on a conservative estimate of 15 units per acre and development of 65 percent of the NC-designated lands with residential development, vacant NC-designated lands have a realistic development capacity of at least 735 multifamily residential units that could provide for housing affordable to lower and very low income households as identified by the City’s RHNA housing allocation. It should be noted that residential development within these areas could also accommodate, as allowed under the municipal code, services such as child care, particularly small family day care facilities, that serve families and single parents with young children.

Although vacant land within the Community Commercial District (C-2) and Downtown Waterfront (D-W) zone districts is not identified in *Table 6-50*, these mixed-use zone districts would also provide for development of multifamily housing as a permitted use.

Since the land use inventory identified adequate land for residential development in other areas where residential development is considered more likely and standards for residential uses are more clearly defined, vacant land within the C-2 and D-W zone districts was not identified and mapped.

*Table 6-50* summarizes the acreages by zone district that are available for affordable housing development. *Table 6-51* provides a more detailed breakdown of the acreages on a parcel-by-parcel basis.

**TABLE 6-50**

**VACANT LAND SUMMARY BY ZONING DISTRICT**

Zone District	Acreage
R-1	438.61
R-1 PUD	30.70
R-E-1	60.51
R-2	37.92
R-3	21.05
R-4	1.68
NC <sup>1</sup>	75.42

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Insert Figure 6-2 Vacant Residential Land (Citywide) HERE

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Insert Figure 6-3 Vacant Residential Land (Downtown Core) HERE

TABLE 6-51  
INVENTORY OF VACANT PARCELS AND UNIT DEVELOPMENT CAPACITY

APN <sup>1</sup>	Acres	Land Use Designation <sup>2</sup>	Zoning <sup>3,4</sup>	Density Range (du/ac)	Unit Potential Max Density	Unit Potential Likely Density <sup>5,6</sup>	Potential Affordability (by income level)
<b>1154 parcels<sup>7</sup></b>	<b>189.19 acres total</b>	NR	R-1	7.26	1,373	1,154	Mod - Above Mod <sup>8</sup>
0049310300	195.03	NR 133.85 acres, NCR 60.04 acres	R-1 (104.26 acres)	7.26	756.93	605.54	Mod - Above Mod <sup>8</sup>
			R-2 (29.00 acres)	14.52	421.08	336.86	Low - Mod
			R-3 (12.68 acres)	29.04	368.23	294.58	Very Low - Mod
0049310040	275.84	NR 178.29 acres, RE 97.01 acres	R-1 (144.52 acres)	7.26	1049.22	839.37	Mod - Above Mod <sup>8</sup>
			R-2 (8.70 acres)	14.52	126.32	101.06	Low - Mod
0048110460	68.60	NR	R-1 (37.65 acres)	7.26	273.34	218.67	Mod - Above Mod <sup>8</sup>
			FW (30.95 acres)	0	NA	NA	NA
0048110470	82.54	NR	R-1 (54.74 acres)	7.26	397.41	317.93	Mod - Above Mod <sup>8</sup>
			FW (27.80 acres)	0	NA	NA	NA
0048110060	157.58	NR	R-1 (97.07 acres)	7.26	704.73	563.78	Mod - Above Mod <sup>8</sup>
			R-E-1 (60.51 acres)	1.0	60.51	48.41	Above Mod
0178072210	0.65	NR	R-1-PUD	7.26	4.72	4.72	All
0178010020	0.81	NR	R-1-PUD	7.26	5.88	5.88	All

0178010080	29.24	NR	R-1-PUD	7.26	212.28	169.83	All
0049184150	0.22	HR	R-2	14.52	3.19	3.19	Low - Mod
0049151400	0.26	RM	R-3	29.04	7.55	7.55	Very Low - Mod
0049175050	0.26	HR	R-3	29.04	7.55	7.55	Very Low - Mod
0049175090	0.21	HR	R-3	29.04	6.10	6.10	Very Low - Mod
0049175100	0.24	HR	R-3	29.04	6.97	6.97	Very Low - Mod
0049192120 <sup>9</sup>	0.98	RM	R-3	29.04	28.46	22.77	Very Low - Mod
0049192160	0.08	RM	R-3	29.04	2.32	2.0	Very Low - Mod
0049192180	0.46	RM	R-3	29.04	13.36	10.69	Very Low - Mod
0178220050	5.88	RM	R-3	29.04	170.76	136.60	Very Low - Mod
0049132020	1.68	RM	R-4	29.04	48.79	39.03	Very Low - Mod
0049177010	0.15	HR	R-1	7.26	1.09	1.0	Mod - Above Mod <sup>8</sup>
0049177130	0.22	HR	R-1	7.26	1.60	1.0	Mod - Above Mod <sup>8</sup>
0178010070	200.23	NCC 21.95 acres	NA <sup>1</sup>	10 - 20	285.35	214.01 <sup>10</sup>	Very Low - Mod
		NCR 25.37 acres		10 - 20	329.81	247.36 <sup>10</sup>	Very Low - Mod
0176010610	95.11	NCC 9.27 acres	NA <sup>1</sup>	10 - 20	120.51	90.38 <sup>10</sup>	Very Low - Mod
		NCR 18.83 acres		10 - 20	244.79	183.59 <sup>10</sup>	Very Low - Mod

<sup>1</sup> All of the sites included in this table were available for development as of May 2009.

<sup>2</sup> Land within NCR and NCC land use districts requires a zone amendment prior to development due to zoning being inconsistent with applied land use districts. NC land use districts require that 50 – 80 percent of area be developed with residential uses

<sup>3</sup> Minimum required lot area per dwelling unit, by zoning district, is as follows:

R-1: 6,000 R-3: 1,500

R-2: 3,000 R-4: 1,500

<sup>4</sup> Unit density for the R-1 district does not take into account allowable second units.

<sup>5</sup> For larger parcels assumes 20 percent of parcel for streets and public facilities uses.

<sup>6</sup> No partial lot density is assumed for previously subdivided small parcels.

<sup>7</sup> Full listing of all parcels available upon request from City.

<sup>8</sup> With recent decline in home values, a substantial number of these R-1 parcels could be developed with housing affordable to households in the upper range of the lower income category. However, to provide a conservative estimate of homes likely to be affordable to lower income households, these parcels have been assumed to be affordable to those in the moderate and above income categories only.

<sup>9</sup> This parcel currently in use as trailer storage facility.

<sup>10</sup> Unit potential likely density assumes that 65 percent of the NC-designated area would be developed with residential uses at 15 dwelling units per acre. The NC land use district requires 50 – 80 percent residential uses and a minimum density of 10 units per acre, with a maximum density of 20 units per acre on an individual site, including necessary infrastructure. Please refer to Table 4-3 in the Land Use Element.

## *Pending Projects*

In addition to ongoing development in the existing Brann and Gibbs Ranch subdivisions, three large residential subdivisions within the City limits are in various stages of the entitlement or construction process.

### Trilogy

This age-restricted senior housing subdivision project located in the northwestern portion of the City began building in 1996 and is planned for approximately 3,000 single family units. Approximately 2,000 units have been constructed as of April 2009. The project is centered around an 18-hole public golf course and clubhouse/restaurant. As of April 2011 about five new homes were under construction.

### Riverwalk

Riverwalk is an approved 236-acre Planned Unit Development north and east of the intersection of Highway 12 and Church Road. The Riverwalk Project would consist of approximately 743 single-family homes and 180 multi-family residential units, as well as commercial and open space development. The project is proposed to be carried out in six phases over a period of 12 to 15 years. An Environmental Impact Report (EIR) was prepared for the project in 2007. The EIR was certified by the City Council in January 2007, and the project was approved in October 2008.

### Del Rio Hills

The Del Rio Hills project site (commonly known as the Esperson property) is located in the City of Rio Vista on approximately 505 acres immediately west of downtown Rio Vista, south of State Route 12, east of Amerada Road, and north of unincorporated Solano County. The project is a proposed Planned Unit Development, designed as a mixed-use community to include low, medium, and high-density residential development, as well as commercial uses, public facilities, school, parks, and open space uses. The current plan proposes to construct 759 low density units (<2-7.9 units per acre), 1,162 medium density units (8-14.9 units per acre), and 502 high density residential units (15-28 units per acre) in three phases. A draft Environmental Impact Report was circulated between December 2008 and April 2009, with public meetings held in February, March, and April to receive public comment. The Draft EIR has been on hold by the applicant since the end of 2009. During mid-2011, the applicant began completing a revised Draft EIR which will incorporate comments/responses provided during the initial review, and a

revised Draft will be re-circulated for public comment. A Final EIR is now expected to be completed by 2012.

### ADEQUATE SITES DETERMINATION

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, transitional housing, and farm worker housing, among others. *Table 6-47 (Housing Types Permitted by Zone District)* identifies the housing types permitted, by right and through issuance of a use permit, within each zone district in the City. Development standards for General Plan land use districts and zone districts, particularly allowable unit densities and types of residential uses allowed within each district, were considered in determining the availability of vacant sites that would be suitable for production of housing to satisfy the need for housing types identified in the City's RHNA allocation for the planning period.

As demonstrated in *Table 6-51*, the City has an abundance of sites available for single-family residential development. Vacant sites identified for single-family development could accommodate an estimated 3,322 single-family residential units, which are assumed to be affordable to those households in the Moderate income category and above. This far exceeds the City's RHNA allocation of 830 units affordable to households in the Moderate (207 units) and Above Moderate (623 units) income categories. The City has adequate sites to provide for the demand for housing affordable to households in Moderate and Above Moderate income categories, as assumed by the City's RHNA allocation.

As demonstrated by *Figure 6-2* and *6-3*, much of the land identified for potential single-family residential development has already been subdivided into individual lots. Subdivided parcels in the northern part of the City and associated with Trilogy have adequate infrastructure in place to allow for buildout once the real estate market and demand for homes improves. With appropriate upgrades to infrastructure, other vacant land zoned for single-family development is suitable for subdivision and development during the planning period.

Vacant residential sites zoned for duplex uses (R-2) could accommodate an estimated 440 residential units. These sites have also been assumed to be affordable to households in Moderate and Above Moderate income categories, and further add to the surplus of vacant sites available for these affordability categories of housing. It should be noted that at current home prices, individual duplexes would likely sell for prices affordable to households in the Low Income category.

The land inventory identified vacant land within R-3 and R-4 zone districts with an estimated realistic development capacity of 528 dwelling units. These sites would accommodate development of housing affordable to households in the Very Low and Low income categories. The number of units that could be accommodated by vacant

land identified within the R-3 and R-4 zone districts exceeds the City's RHNA allocation of 389 units of development capacity for Very Low- (213) and Low- (176) income categories. The City has adequate sites to provide development capacity for the demand for housing affordable to households in very low- and low-income categories, as assumed by the City's RHNA allocation.

Both the approved Riverwalk development and the proposed Del Rio Hills project, for which an EIR is currently under preparation, include a substantial number of medium-density and high-density residential units, as described under *Pending Projects*, above. Provisions to provide adequate infrastructure to construct these projects have been made in the case of the approved Riverwalk project, and are currently being planned for Del Rio Hills. Therefore, the vacant land within these developments is considered suitable for development during the planning period, should market conditions improve and create sufficient demand. Vacant land zoned R-4 and R-3 identified within the City Core and shown in *Figure 6-3*, is presently served by existing infrastructure and would be suitable for development during the planning period.

Additionally, the land inventory identified development capacity for an additional 735 units affordable to Very Low and Low income households within NC land use districts. Some vacant land within NC land use districts does not carry zone designations consistent with the NC land use designation, and in such instances would require a zone amendment to apply a zone district consistent with the land use designation prior to, or as part of, any proposed project. Making zoning consistent with land use districts is identified as a program by this housing element, although it is **not** necessary to meet the city's RHNA allocation for unit capacity for Very Low and Low income affordability.

The land inventory did not include an estimate of available unit capacity resulting from second-units allowable on single-family parcels, although HCD provides for counting of these units with certain restrictions. Second-units are not frequently pursued in the City at present, although the General Plan Community Character & Design Element encourages second units in new single-family developments by providing a density bonus if they are included.

As discussed previously, licensed group homes for six or fewer individuals, including those providing a residence for those in a transitional housing situation, are permitted in all residential zone districts, whereas housing law only requires this type of housing to be permitted by right in one residential district. Larger homeless shelters and transitional housing are allowed in R-3 and R-4 multifamily residential district, and in R-1 and R-2 residential districts with conditional use permit. As demonstrated by *Table 6-51*, approximately 22 acres of land are available within R-3 and R-4 zone district in which construction of emergency or transitional shelters would be a permitted use. This is considered adequate to meet the anticipated need over the planning period.

## **RESIDENTIAL ENERGY CONSERVATION**

The cost of energy for home heating and cooling and appliances contributes to the total cost of housing borne by each household, whether renters or owners. Promotion of greater energy efficiency for housing is therefore one way that a local government can effectively contribute to a lowering of housing costs. As energy costs have risen, energy conservation has come to be an integral part of housing policy. Local agencies can promote energy efficiency through accommodating passive and active solar design, diligently enforcing energy efficiency measures contained in the building code, promoting energy efficiency awareness, and through the design and environmental review process for new projects.

The City's Building Department enforces the adopted 2007 California Energy Building Code (Title 24) through its plan-checking and building inspection procedures. These regulations ensure minimum levels of wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air conditioner and water heating system efficiencies to reduce energy consumption.

As required by General Plan Policy 10.8.B, the City's Planning Division encourages passive and active solar measures, such as strategic tree placement and use of photovoltaic cells, by providing comments in response to site and building plans submitted during the Development Review process. This policy is also supported by the Title 24 Building Codes.

Other measures promoting energy efficiency include using CDBG or other grant funded housing rehabilitation, which includes measures to bring homes to current building code standards for weatherization and energy efficiency of appliances and insulation for low-income households. It should also be noted that photovoltaic arrays for active solar electricity generation are treated no differently than any other structures by the City's zoning ordinance, thereby promoting ease of permitting this energy saving technology. Pacific Gas and Electric Company (PG&E), the City's primary energy provider, also has a number of programs to provide home energy audits, as well as monetary incentives for installation and retrofit of energy conserving home improvements. Information about these programs is distributed in monthly billing statements from PG&E. The company's California Alternate Rates for Energy (CARE) program is the primary energy cost assistance program for residents of the city. The program provides a 20 percent discount on the monthly gas bill for eligible households that meet certain income eligibility requirements. More details on this program can be found by calling PG&E or online at <http://www.pge.com/care/>.

Energy conservation is also addressed through the City's CEQA environmental review process that would apply to residential development requiring *discretionary* approval (e.g., subdivision maps, condominiums, large apartment complexes, etc.). The environmental document would identify impacts associated with inefficient energy use and facilitation of energy savings and require mitigation measures as necessary to reduce the impacts identified. The opportunities for energy conservation discussed above have been incorporated into programs that are identified in this element.

## **EQUAL HOUSING OPPORTUNITY**

Although the City discourages discrimination of any kind, a formal policy statement prohibiting discriminatory and unfair housing practices within the City will be adopted during the planning period of this Housing Element. A procedure should be developed to provide for a mechanism through which aggrieved parties can notify the City of unfair housing practices and through which the City can in turn provide contact information for the appropriate local, state, or federal agencies with authority over the issue identified.

## **MONITORING PROGRAM**

### **ANNUAL AFFORDABLE HOUSING PERFORMANCE ANALYSIS**

Housing element policies and implementation programs will be effective only if their progress is routinely reviewed and analyzed. The State of California Office of Planning and Research (OPR) now requires an annual evaluation of the General Plan. It would be a small additional step to include a review of the progress toward achieving Housing Element objectives. Such an analysis should include a review of progress of responsible agencies and departments toward meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each measure that has been put into place. For example, if the objective for rehabilitation is completing five homes by year two, and only two have been completed, the analysis should attempt to evaluate the reasons for the lack of performance and the potential for achieving its goals in future years.

### **MONITORING OF AFFORDABLE HOUSING DEVELOPMENT AGREEMENTS**

It is anticipated that development agreements will be a key tool to foster affordable housing in future projects, particularly for the undeveloped lands in large property holdings. The Development Agreements for both the Riverwalk and Trilogy projects include requirements for specific areas or numbers of multi-family housing. Monitoring of these agreements will be critical to ensure that the requirements of the agreements are being met as these developments proceed. The monitoring should take place as a part of the development process; for example, final maps should reflect the phasing schedules that are spelled out in the agreements for a variety of housing types and lot sizes. This monitoring program is proposed as Implementing Action H-18 in Section G below.



## F. Goals, Policies, and Implementing Actions

The implementing actions associated with each policy are fully described at the end of this chapter.

### CITY-WIDE HOUSING GOALS

#### GOAL 6.1 TO PROVIDE A CONTINUING SUPPLY OF AFFORDABLE HOUSING TO MEET THE NEEDS OF EXISTING AND FUTURE RIO VISTA RESIDENTS IN ALL INCOME CATEGORIES.

Policy		Implementing Action	
6.1.A	The City shall continue to enforce its land use policies that allow residential growth to continue.	<i>H-1</i>	<i>General Plan Review and Update</i>
		<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>
		<i>H-3</i>	<i>Subdivision Ordinance Review and Update</i>
6.1.B	The size and placement of land use districts shall be used to achieve quantified objectives for housing units within each income category.	<i>H-1</i>	<i>General Plan Review and Update</i>
		<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>
		<i>H-3</i>	<i>Subdivision Ordinance Review and Update</i>
		<i>H-35</i>	<i>Administrative Record Keeping</i>
6.1.C	The City shall ensure that adequate infrastructure and public services are available to support pre-approved, ongoing developments and future projects within the city.	<i>H-4</i>	<i>State and Federal Programs</i>
		<i>H-5</i>	<i>Local Finance Programs</i>
		<i>H-6</i>	<i>Capital Improvement Program</i>
6.1.D	Development plans for future large projects shall include multi-family or attached single-family housing in the initial phases, provided that infrastructure can be made available to the particular sites.	<i>H-7</i>	<i>Development Agreements</i>
		<i>H-8</i>	<i>Development Review</i>
		<i>H-9</i>	<i>Specific Plans</i>
		<i>H-10</i>	<i>Density Bonus Program</i>

Policy		Implementing Action	
6.1.E	The City shall provide for future (long-term) regional housing needs by maintaining an adequate supply of developable land for all housing types and affordability levels.	H-1 H-11 H-35	<i>General Plan Review and Update</i> <i>Residential Land Use Inventory Update</i> <i>Administrative Record Keeping</i>
6.1.F	The City shall encourage the production of for-sale and rental housing units that will provide a variety of housing type, tenure, and density—at all levels of affordability.	H-1 H-4 H-5 H-33	<i>General Plan Review and Update</i> <i>State and Federal Programs</i> <i>Local Finance Programs</i> <i>Extremely Low Income Households Working Group</i>

**GOAL 6.2 TO PROTECT AND CONSERVE THE EXISTING HOUSING STOCK, WHILE ENSURING THAT NECESSARY HEALTH AND SAFETY REQUIREMENTS ARE MET.**

Policy		Implementing Action	
6.2.A	The City shall discourage conversions of existing rental units when such conversions will adversely affect the supply of affordable rental units.	H-4 H-5 H-12 H-13	<i>State and Federal Programs</i> <i>Local Finance Programs</i> <i>Redevelopment Agency</i> <i>Unit Conversion Ordinance</i>
6.2.B	The City shall facilitate conservation and rehabilitation of some deteriorating housing units each year.	H-4 H-5 H-12 H-13 H-35	<i>State and Federal Programs</i> <i>Local Finance Programs</i> <i>Redevelopment Agency</i> <i>Unit Conversion Ordinance</i> <i>Administrative Record Keeping</i>
6.2.C	As required by AB 162, upon each revision of the Housing Element, the City shall review and update the Land Use, Resource Conservation & Management, and Safety & Noise elements of the general plan to address flooding issues and to ensure that areas identified for affordable housing are not in conflict with current floodway designations.	H-37	<i>AB 162 (Update of Flood hazard Information)</i>

## AFFORDABLE HOUSING

### GOAL 6.3 TO ENCOURAGE THE PRODUCTION OF HOUSING THAT IS AFFORDABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS.

Policy		Implementing Action	
6.3.A	The City shall encourage mixed uses as a means of increasing the production of affordable housing.	<i>H-1</i>	<i>General Plan Review and Update</i>
		<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>
		<i>H-3</i>	<i>Subdivision Ordinance Review and Update</i>
		<i>H-15</i>	<i>Downtown Marketing and Design Plan</i>
		<i>H-16</i>	<i>Waterfront Plan</i>
6.3.B	Affordable housing objectives shall be consistent with expected growth rates in Rio Vista.	<i>H-17</i>	<i>Housing Needs Assessment</i>
		<i>H-18</i>	<i>Monitoring Program</i>
6.3.C	Future large-scale ( $\geq 400$ units) discretionary project approvals (entitlements) shall be required to provide at least 20 percent of the units as multi-family housing or adopt mechanisms to ensure affordability of at least 20 percent of the units to low-income households.	<i>H-4</i>	<i>State and Federal Programs</i>
		<i>H-5</i>	<i>Local Finance Programs</i>
		<i>H-7</i>	<i>Development Agreements</i>
		<i>H-8</i>	<i>Development Review</i>
6.3.D	Large property holdings shall be required to prepare specific plans, planned development permits, or master site plans to avoid breaking properties into smaller entitlements in order to avoid the affordable housing requirement of Policy 6.3.C.	<i>H-1</i>	<i>General Plan Review and Update</i>
		<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>
		<i>H-7</i>	<i>Development Agreements</i>
		<i>H-8</i>	<i>Development Review</i>

Policy		Implementing Action
6.3.E	Assisted housing developments shall be developed and managed so that assisted units are well-integrated with non-assisted units in the development. In the case of 100-percent-affordable developments, the project architecture, site amenities, and construction materials and methods shall be similar or superior in quality to that of the surrounding neighborhood. To avoid over-concentration of lower income households, no single neighborhood or planning sub-area ( <i>see the Land Use element</i> ) shall contain a disproportionate share of assisted (non-market-rate) units.	<i>H-4 State and Federal Programs</i> <i>H-5 Local Finance Programs</i> <i>H-7 Development Agreements</i> <i>H-9 Specific Plans</i> <i>H-19 Public Awareness/Education Program</i> <i>H-33 Extremely Low Income Households Working Group</i>
6.3.F	The City shall ensure that adequate sites are available for affordable housing development in the Redevelopment Project Area and on appropriate infill sites.	<i>H-2 Zoning Ordinance Review and Update</i> <i>H-11 Residential Land Use Inventory Update</i> <i>H-12 Redevelopment Agency</i> <i>H-15 Downtown Marketing and Design Plan</i> <i>H-16 Waterfront Plan</i>
6.3.G	The City shall use regulatory incentives for the production of affordable housing.	<i>H-2 Zoning Ordinance Review and Update</i> <i>H-7 Development Agreements</i> <i>H-9 Specific Plans</i> <i>H-12 Redevelopment Agency</i>
6.3.H	The City shall provide appropriate financial incentives to ensure the construction of low-income housing.	<i>H-4 State and Federal Programs</i> <i>H-5 Local Finance Programs</i> <i>H-7 Development Agreements</i> <i>H-19 Public Awareness/Education Program</i> <i>H-12 Redevelopment Agency</i>
6.3.I	Priority for water and sewer will be granted to proposed developments that include housing which is affordable to	<i>H-8 Development Review</i> <i>H-36 Senate Bill 1087</i>

Policy	Implementing Action
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low- and very low-income households. Denial of water or wastewater service shall not be denied or conditioned unless specific findings can be made.

**SPECIAL HOUSING NEEDS**

**GOAL 6.4 TO ENSURE THE AVAILABILITY OF ADEQUATE HOUSING FOR SPECIAL POPULATION GROUPS, INCLUDING FARMWORKERS, THE ELDERLY, PHYSICALLY DISABLED, DEVELOPMENTALLY DISABLED, LARGE FAMILIES, AND FEMALE HEADS OF HOUSEHOLD.**

Policy	Implementing Action
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6.4.A	The City shall continue existing programs and develop new programs that facilitate the construction of senior housing, including facilities that provide a continuum of care (independent, assisted, and skilled nursing facilities) in one location.	<i>H-4</i>	<i>State and Federal Programs</i>
		<i>H-5</i>	<i>Local Finance Programs</i>
		<i>H-12</i>	<i>Redevelopment Agency</i>
		<i>H-20</i>	<i>Public/Private Partnership</i>
		<i>H-33</i>	<i>Extremely Low Income Households Working Group s</i>

6.4.B	The City shall facilitate construction of rental units that include day care facilities and are affordable to low- and very low-income single female heads of household.	<i>H-4</i>	<i>State and Federal Programs</i>
		<i>H-5</i>	<i>Local Finance Programs</i>
		<i>H-12</i>	<i>Redevelopment Agency</i>
		<i>H-20</i>	<i>Public/Private Partnerships</i>
		<i>H-21</i>	<i>Interagency Coordination</i>
		<i>H-33</i>	<i>Extremely Low Income Households Working Group</i>

6.4.C	The City shall encourage construction of three+-bedroom units in multi-family rental complexes to help meet the housing needs of low-income large families.	<i>H-4</i>	<i>State and Federal Programs</i>
		<i>H-10</i>	<i>Density Bonus Program</i>
		<i>H-12</i>	<i>Redevelopment Agency</i>
		<i>H-22</i>	<i>Design Review</i>
		<i>H-23</i>	<i>Special Housing Needs Guidelines</i>
		<i>H-24</i>	<i>Fee Structure</i>

Policy		Implementing Action	
6.4.D	Accommodations for Disabled Persons: At least five (5) percent of multi-family rental units in projects that include 20 or more units shall be accessible and adaptable to the handicapped. The City will review its land use policies, zoning ordinance, and building code administrative procedures to ensure that accessible housing and retrofits or conversions are not discouraged, and the City will provide information to the public regarding such measures as reduced parking requirements, process for requesting accommodation, and rights of the disabled under ADA and State codes.	<i>H-1</i>	<i>General Plan Review and Update</i>
		<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>
		<i>H-3</i>	<i>Subdivision Ordinance Review and Update</i>
		<i>H-19</i>	<i>Public Awareness/Education Program</i>
		<i>H-22</i>	<i>Design Review</i>
		<i>H-23</i>	<i>Special Housing Needs Guidelines</i>
		<i>H-25</i>	<i>Americans with Disabilities Act</i>
		<i>H-26</i>	<i>Uniform Building Code</i>
6.4.E	The City shall, in conjunction with other Solano County jurisdictions, participate in local and regional efforts toward establishing programs that provide shelter for local residents without housing.	<i>H-33</i>	<i>Extremely Low Income Households Working Group</i>
		<i>H-5</i>	<i>Local Finance Programs</i>
		<i>H-21</i>	<i>Interagency Coordination</i>
		<i>H-27</i>	<i>Regional Homeless Program</i>
		<i>H-33</i>	<i>Extremely Low Income Households Working Group</i>

Policy		Implementing Action	
6.4.F	The City shall encourage the production of housing suitable for both seasonal and permanent farmworkers in multifamily districts and agricultural districts, both within and outside the city limits. This includes areas previously annexed but still undeveloped, as well as infill and new development sites within city limits. The City will review the Zoning Ordinance for opportunities to allow farmworker housing and remove constraints, such as allowing boardinghouses in multifamily districts and single room occupancy hotels in commercial districts. Specific standards will be added for permitting multiple short-term tenants in a dormitory, "room for rent," or boarding house facility. These facilities may be considered in a similar fashion as group homes.	H-1	General Plan Review and Update
		H-2	Zoning Ordinance Review and Update
		H-3	Subdivision Ordinance Review and Update
		H-4	State and Federal Programs
		H-5	Local Finance Programs
		H-10	Density Bonus Program
		H-12	Redevelopment Agency
		H-20	Public/Private Partnerships
		H-23	Special Housing Needs Guidelines
		H-24	Fee Structure
H-33	Extremely Low Income Households Working Group		

## RESIDENTIAL LAND INVENTORY

**GOAL 6.5: TO ENSURE THAT ADEQUATE LAND INVENTORY EXISTS TO ALLOW FOR PRODUCTION OF THE ABAG REGIONAL HOUSING NEEDS DETERMINATION FOR RIO VISTA DURING THIS PLANNING PERIOD (2007 – 2014).**

Policy		Implementing Action	
6.5.A	The City shall maintain sufficient capacity in the appropriate land use districts to allow for the Regional Housing Needs as determined by the Association of Bay Area Governments. <i>Site Capacity Objectives</i> , as shown in <i>Tables 6-34 6-35 and 6-38.</i> )	H-1	General Plan Review and Update
		H-7	Development Agreements
		H-8	Development Review
		H-11	Residential Land Use Inventory Update
		H-21	Interagency Coordination

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6.5.B	<p>The City shall maintain sufficient multi-family-designated land use and zoning districts to provide sufficient capacity for the low- and very-low income housing needs determined by the Association of Bay Area Governments.</p> <p>Consistency rezoning will be made in the Neighborhood Core and Neighborhood Service Districts so that at least 25 percent of the land area in these districts is zoned R-3 (multifamily residential, up to 29.2 DU/acre by right). The balance of the residential property in these districts will be rezoned to R-2 (up to 14 DU/acre). These districts are located mainly around the Highway 12/Church Road intersection on the Esperson and Riverwalk properties and at Canright Road on the Brann and Gibbs Ranches. This will provide at least 30 acres of multifamily-zoned land on these properties. The Trilogy development agreement already requires at least 10 acres of land to be designated for multifamily residential development. When the zoning ordinance revisions are completed, the properties will be redesignated to their permanent zoning districts, consistent with R-3 densities.</p>	<p><i>H-1</i></p> <p><i>H-2</i></p> <p><i>H-7</i></p> <p><i>H-8</i></p> <p><i>H-11</i></p> <p><i>H-21</i></p>	<p><i>General Plan Review and Update</i></p> <p><i>Zoning Ordinance Review and Update</i></p> <p><i>Development Agreements</i></p> <p><i>Development Review</i></p> <p><i>Residential Land Use Inventory Update</i></p> <p><i>Interagency Coordination</i></p>
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*(Site Capacity Objectives shown in Table 6-34, 6-35 and 6-38*

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## CONSERVATION OF AFFORDABLE HOUSING UNITS

### GOAL 6.6: TO CONSERVE EXISTING AFFORDABLE HOUSING STOCK.

Policy	Implementing Action
<p>6.6.A The City shall recognize and conserve the existing, historical mix of single- and multi-family housing within stable historic neighborhoods by revising the zoning ordinance to allow a variety of housing types by right, within one zoning district.</p>	<p><i>H-2 Zoning Ordinance Review and Update</i>  <i>H-12 Redevelopment Agency</i>  <i>H-22 Design Review</i>  <i>H-35 Administrative Record Keeping</i></p>
<p>6.6.B The City shall revise the zoning and local building codes to establish a local historic listing and use the State Historic Building Code wherever feasible.</p>	<p><i>H-2 Zoning Ordinance Review and Update</i>  <i>H-21 Interagency Coordination</i>  <i>H-22 Design Review</i>  <i>H-26 Uniform Building Code</i></p>
<p>6.6.C The City shall encourage owners of properties with pre-existing and nonconforming second dwelling units to improve or bring these units up to code by revising the Zoning Ordinance to allow pre-existing second dwelling units by right within the historic district. The City shall consider allowing new second units by right in the district(s) that are revised.</p>	<p><i>H-2 Zoning Ordinance Review and Update</i>  <i>H-12 Redevelopment Agency</i>  <i>H-26 Uniform Building Code</i>  <i>H-33 Second Unit Amnesty Program</i>  <i>H-35 Administrative Record Keeping</i></p>
<p>6.6.D The City shall prevent the conversion of identified “at-risk” federally assisted, lower income affordable housing units to market-rate rents.</p>	<p><i>H-3 Subdivision Ordinance Review and Update</i>  <i>H-11 Residential Land Use Inventory Update</i>  <i>H-12 Redevelopment Agency</i>  <i>H-13 Unit Conversion Ordinance</i>  <i>H-17 Housing Needs Assessment</i>  <i>H-29 Assisting “At-Risk” Units</i></p>

## CONSTRAINTS TO HOUSING PRODUCTION

**GOAL 6.7: TO REDUCE PUBLIC AND PRIVATE CONSTRAINTS TO HOUSING PRODUCTION WHILE PROVIDING AN APPROPRIATE LEVEL OF ENVIRONMENTAL REVIEW, AS WELL AS MAINTAINING DESIGN AND CONSTRUCTION QUALITY AND FISCAL RESPONSIBILITY.**

Policy		Implementing Action	
6.7.A	The City shall continue to allow factory-built housing with permanent foundations that also meet design review requirements on any parcel designated for residential uses.	H-2	<i>Zoning Ordinance Review and Update</i>
		H-22	<i>Design Review</i>
		H-28	<i>Government Code §65853</i>
6.7.B	The City shall encourage existing multi-family housing and second dwelling units to remain viable within the downtown and historic residential districts.	H-1	<i>General Plan Review and Update</i>
		H-2	<i>Zoning Ordinance Review and Update</i>
		H-8	<i>Development Review</i>
		H-11	<i>Residential Land Use Inventory Update</i>
		H-12	<i>Redevelopment Agency</i>
		H-21	<i>Interagency Coordination</i>
6.7.C	The City shall consider a variety of efforts to reduce the cost of units that are legally committed to long-term affordability to lower income households.	H-1	<i>General Plan Review and Update</i>
		H-2	<i>Zoning Ordinance Review and Update</i>
		H-4	<i>State and Federal Programs</i>
		H-12	<i>Redevelopment Agency</i>
6.7.D	The City shall revise existing zoning to encourage upstairs or "back of the store" living units in downtown commercial areas, where vacant or unutilized space exists.	H-2	<i>Design Review</i>
		H-1	<i>General Plan Review and Update</i>
		H-21	<i>Interagency Coordination</i>

Policy		Implementing Action	
6.7.E	<p>In addition to the above policies, shall ensure that its ordinances and regulations are consistent with the General Plan to provide for the following measures, which particularly affect constraints on housing:</p> <ul style="list-style-type: none"> <li>▪ <b>Land Use Element:</b> At least 25 percent and as much as 50 percent of housing units in the Neighborhood Core and Neighborhood Service Districts and up to 20 percent of the Neighborhood Residential District may be attached or multi-family housing by right (Neighborhood Residential is the largest residential land use district, with some 2,100 acres.</li>   <li>▪ <b>Consistency Rezoning:</b> At least 25 percent of the land area in the Neighborhood Core and at least 20 percent of the land in the Neighborhood Service districts shall be zoned R-3, with the balance of the residential land in these districts zoned R-2.</li>   <li>▪ <b>Circulation Element:</b> Performance street standards shall be established that reduce street widths.</li> </ul>	<i>H-1</i>	<i>General Plan Review and Update</i>
		<i>H-2</i>	<i>Zoning Ordinance Review and Update</i>
		<i>H-3</i>	<i>Subdivision Ordinance Review and Update</i>
		<i>H-21</i>	<i>Interagency Coordination</i>
6.7.F	<p>The City shall continue to use regulatory incentives and the development review process to encourage innovative housing types, site planning, and mixed-use developments.</p>	<i>H-8</i>	<i>Development Review</i>
		<i>H-22</i>	<i>Design Review</i>
		<i>H-30</i>	<i>Regulatory Incentives</i>

## RESIDENTIAL ENERGY CONSERVATION

### GOAL 6.8: TO CONSERVE ENERGY AND WATER IN THE DEVELOPMENT OF NEW HOUSING.

Policy	Implementing Action
6.8.A The City shall promote energy and water conservation designs and features in residential developments.	<i>H-4 State and Federal Programs</i> <i>H-5 Local Finance Programs</i> <i>H-19 Public Awareness/Education Program</i> <i>H-22 Design Review</i> <i>H-31 Title 24 of the Building Code</i>

## EQUAL HOUSING OPPORTUNITY

### GOAL 6.9: TO ENSURE THAT ALL CITY RESIDENTS ARE AFFORDED EQUAL HOUSING OPPORTUNITIES.

Policy	Implementing Action
6.9.A The City shall encourage fair housing practices throughout the City.	<i>H-4 State and Federal Programs</i> <i>H-19 Public Awareness Education/Program</i> <i>H-32 Unfair Housing Practices Grievance Procedure</i>
6.9.B The City shall support state and federal provisions for enforcing anti-discrimination laws.	<i>H-21 Interagency Coordination</i>

## QUANTIFIED OBJECTIVES

### GOAL 6.10: TO ACHIEVE THE CITY'S QUANTIFIED PRODUCTION OBJECTIVES AND OTHER IDENTIFIED HOUSING NEEDS.

Policy	Implementing Action
6.10.A The City shall strive to meet the Quantified Production Objectives stated in <i>Table 6-38</i> through a combination of construction of new affordable housing, rehabilitation of deteriorating units, and conservation of affordable units.	<i>All Implementing Actions apply to this Policy</i>

## **G. Implementing Actions Defined**

Each of the following actions will be used, wherever appropriate, to implement the goals and policies of the Housing Element. As a requirement of State Housing Law, each of the implementing actions is assigned “Responsibility, Time Frame, and Funding Source(s)” within the Housing Element. Also included are the City’s Quantified Objectives for each implementing action, as appropriate. The responsibility, time frame and funding source(s) assigned to implementing actions in all other elements are identified in the Summary Matrix of this General Plan.

### **H-1 GENERAL PLAN REVIEW AND UPDATE** *(Proposed)*

The City will ensure that residential development projects are consistent with the goals and policies of its General Plan. The availability of residential land can be ensured by periodically reviewing the City’s urban growth boundary and sphere of influence as designated in the General Plan. (Note: The current city limits affords sufficient land for complete buildout of the Association of Bay Area Governments’ 20-year growth projections to the end of this General Plan horizon [2020]. It is not anticipated that additional residential land annexations will be needed within this Housing element’s planning horizon [2014].) However, pursuant to the City’s Municipal Service Review (2006) the City may annex land adjacent to the airport and industrial land on the western edge of town to generate employment opportunities. This will be necessary to promote an adequate jobs/housing balance as the City grows.

Responsible Agency: Community Development Department (Planning Division)  
Time Frame: July 2014 (prior to next Housing Element revision)  
Funding Source(s): General Fund, Developer Fees

### **H-2 ZONING ORDINANCE REVIEW AND UPDATE** *(Proposed)*

To ensure that the Zoning Ordinance works in conjunction with General Plan policies to achieve housing and other City objectives, the City will review and modify its Zoning Ordinance on an ongoing basis. The review and revisions will be completed as staffing levels allow, but on a consistent basis throughout this planning period (2014).

The City will target update efforts in the Zoning Ordinance to deal with substantive issues related to housing. The Zoning Ordinance update will include such modifications as revisions to the conventional zoning ordinance districts within the historic neighborhoods; recognition of second dwelling units and multi-family structures, and revisions to setbacks and design standards for historic structures. These criteria would provide for adequate living conditions and “fit” with neighborhood character.

Modifications also would remove the “non-conforming” status of existing second dwelling units, multi-family buildings on corner lots, or infill sites that otherwise could

accommodate affordable housing units that are appropriate to these neighborhoods. Specific accommodations will be made for farmworker housing (boardinghouses, dormitories, “rooms for rent” and incentives for such housing in multifamily districts).

These facilities may be considered in a similar fashion as group homes. The Ordinance will be reviewed and amended to ensure farmworker employee housing is permitted consistent with California Health and Safety Code §17021.5 and §17021.6. Other revisions to the Zoning Ordinance will be made, as appropriate, to promote flexibility in densities and uses.

The City will rezone or revise existing C-2 zoning to encourage upstairs or “back of the store” living units in downtown commercial areas, where vacant or underutilized space exists, consistent with the Land Use element.

The Zoning Ordinance will be amended to define those conditions under which the conversion of affordable rental units to condominiums would be permitted. The City will prohibit the conversion of rental units to condominiums unless the City’s vacancy rate is greater than 5 percent.

To address SB 2 requirements, the Zoning Ordinance will be amended to:

- Add transitional housing and supportive housing within the codes definition section, and list as a permitted use within residential zone districts subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- Identify emergency shelters as a permitted use within the R-3, R-4, and C-H zone districts subject only to the same development and management standards that apply to other permitted uses within these zone districts.
- Identify emergency shelters and transitional housing with a CUP within C-1, C-2, C-2A, C-3-1, and I-P-I zones.
- Provide written, objective standards for emergency shelter to regulate the following, as permitted under SB 2.
  - The maximum number of beds/persons permitted to be served nightly;
  - Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
  - The size/location of exterior and interior onsite waiting and client intake areas;
  - The provision of onsite management;
  - The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
  - The length of stay;
  - Lighting;

- Security during hours that the emergency shelter is in operation.

Responsible Agency: Community Development Department (Planning Division)

Time Frame: Ongoing

Funding Source(s): General Fund, Developer Fees

### **H-3 SUBDIVISION ORDINANCE REVIEW AND UPDATE** *(Proposed)*

As staffing and financial resources allow, the City will complete its review and update of the Subdivision Ordinance. With properly developed and updated subdivision standards, the ordinance can help reduce the costs of development while balancing basic environmental, health, and safety needs. Since the high cost of land is a major factor in the overall cost of housing development, reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (i.e., lower per-unit land and infrastructure improvement costs due to higher densities).

The City will include requirements and criteria in the Subdivision Ordinance for converting rental apartments into condominiums or cooperative projects (e.g., maintaining a minimum percentage or number of rental units and a minimum vacancy rate before conversions can occur).

Responsible Agency: Community Development & Public Works Departments,  
City Engineer

Time Frame: As soon as funds become available

Funding Source(s): Redevelopment Fund, General Fund, Developer Fees

### **H-4 STATE AND FEDERAL PROGRAMS** *(Existing)*

The City will pursue and continue to participate in the state and federal programs listed below. (*See the discussion under “State and Federal Programs” in the “Setting” section for a description of these programs.*) The City will consider additional programs, depending on the availability of funding, Rio Vista’s eligibility for such funding, and the identification of eligible projects. The City will make available an information sheet, as well as a link on the City’s website, to provide information to the public regarding the availability of these programs. State and federal programs include:

- **Community Development Block Grant (federal):** The City will apply for funding to address infrastructure needs (water and sewer) for existing single and multifamily rehabilitation to ensure capacity to serve existing units maintain adequate health standards to avoid loss of units as a result inadequate or deteriorated infrastructure. The applications will be submitted under the Small Cities program administered by the Department of Housing and Community Development (HCD).

- **Section 8 (federal):** The City will continue to work with Solano County and the Solano County Housing Authority to expand the number of Section 8 certificates and vouchers available to Rio Vista residents. The Community Development Department will coordinate with the Solano County Department of Environmental Management, the disseminating of information about the availability and procedure for accessing Section 8. The City will formalize its existing informal referral service and establish an information clearinghouse for Section 8 and other County housing assistance programs.
- **State Home Ownership Program (state):** The Community Development Department will identify potential project(s) eligible for this program and apply for funding when and if a project is identified. This funding source will be combined with others if possible. The Community development Department will encourage both for-profit and non-profit developers to structure projects that are eligible for funding under this program, as development review proceeds. Likely projects for participation are Riverwalk (Seeno), Esperson property, Brann and Gibbs Ranch. Applications will be developed within one year of tentative map approvals.
- **Residential Energy Conservation (state):** The Community development Department will identify opportunities for participation in this program by 2003. Projects and applications to be developed by 2004.
- **Community Reinvestment Act (CRA) (federal):** The City will encourage local banks (Bank of Rio Vista and Bank of Stockton) to participate with the City in providing the private financing in conjunction with public funds, for affordable housing in all City neighborhoods. For example, CDBG and/or Redevelopment housing setaside funds may be used to write down interest rates, provide down payments, or otherwise assist affordable housing. In order for such programs to work, the resources of local banks are needed to fund and administer the private portions of the loans or mortgages that will allow construction to proceed. By participating with such programs, the local banks will be taking steps to meet their CRA lending obligations.

The City will seek and pursue funding opportunities and prioritize local resources as available to assist in the development and rehabilitation of housing for extremely low-income households. As part of seeking funding and working with stakeholders, the City will at least annually evaluate funding and alternatives for incentives such as fee waivers, priority processing and facilitating entitlements to assist in the development of housing for extremely low-income households.

Responsible Agency: Community Development Department,  
Administration Department, City of Vallejo  
Housing Authority (contracts with Solano  
County for Rio Vista)

Time Frame: CDBG, Residential Energy Conservation -  
Annual applications for rehabilitation funding,

or as eligible projects are identified; State Home Ownership Program - Identify opportunities by 2003, apply for funding by 2004; CRA - As public assistance projects and programs are developed; Section 8 - Ongoing

Funding Source(s): Redevelopment Fund, General Fund, Program Administration Funds (Housing Authority)

**H-5 LOCAL FINANCE PROGRAMS**  
(Existing)

Private and Redevelopment set-aside housing subsidies will be made available to sites in neighborhoods throughout the city to avoid over-concentration of low-income housing. The City will pursue and continue to participate in the following local programs (*for a description of these programs, see discussions in the "Setting" section under "State and Federal Programs, "Redevelopment Agency," and "Private Programs"*):

- Mortgage Credit Certificate
- Redevelopment 20 percent set-aside funds for low and moderate income housing
- Non-Profit Housing Development Corporation

Responsible Agency: Community Development Department, Administration Department

Time Frame: Ongoing

Funding Source(s): Redevelopment Funds, CDBG funds

**H-6 CAPITAL IMPROVEMENT PROGRAM**  
(Existing)

The City will update its five-year Capital Improvement Program (CIP) for all city public capital projects. The CIP will identify priorities, funding sources, and timing for design, construction, and operations. The City will use the CIP to ensure that adequate public facilities are provided in order to accommodate the projected housing production anticipated in all elements of the General Plan. The CIP will be developed in conjunction with the City and Redevelopment Agency budget, and will cover a period of five years from its inception. The CIP will be reviewed, amended, and adopted with the budget on an annual or biannual basis, as applicable. The CIP will include Redevelopment and grant-funded projects, as well as projects funded from local revenue sources.

Responsible Agency: Community Development, Public Works and Finance Departments

Time Frame: Every five years

Funding Source(s): Redevelopment Fund, General Fund, Developer Fees

**H-7**                    **DEVELOPMENT AGREEMENTS**  
*(Existing)*

The City will use development agreements for all housing projects that are subject to affordability requirements. These agreements will identify the number of affordable units to be constructed; the unit sales or rental price; the income group to whom the units will be affordable; and the length of time the units will remain affordable. These requirements may be effected through deed restrictions on affordable housing units or other means necessary to ensure affordability over time.

Development agreements will provide for mixed-use development, wherever applicable, to help achieve the City's affordable housing objectives. The agreements will specify the type of units, income ranges, and parcel-by-parcel obligations. The agreements will describe strategies, including landowner obligations, funding, and subsidies. A provision for payment of in-lieu fees may be included, if appropriate.

If adequate subsidies are not available to assist in achieving the 20 percent affordable housing requirement at the time of project construction, additional time may be given for the City and the developer to assemble the necessary financing.

In all cases where in-lieu fees are used as an alternative to producing affordable units, the Community Development Department will review the projects based on the good faith effort by the owner to use all available subsidies, and the type of project and its ability to absorb the affordable units.

The City will annually review all development agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of a development agreement may be found by the City Council to be in default of the agreement.

Responsible Agency: Community Development Department, Administration Department

Time Frame: As submitted by project developers and land owners

Funding Source(s): Redevelopment Fund, General Fund, Developer Fees

**H-8**                    **DEVELOPMENT REVIEW**  
*(Existing)*

The City will use the development entitlement review process to ensure that development projects comply with affordable housing policies and are consistent with proposed development agreements, ordinance revisions, and other applicable regulations.

Responsible Agency: Community Development Department

Time Frame: As submitted by project developers and land owners

Funding Source(s): Redevelopment Fund, General Fund, Developer Fees

**H-9**                    **SPECIFIC PLANS AND PLANNED UNIT DEVELOPMENT PERMITS**  
(Existing)

The City will ensure that specific plans and planned unit development permits (PUDs) are consistent with the goals and policies of the General Plan. Specific plans, PUDs, and development agreements (*see H-7 above*) will identify programs that will be implemented to meet the 20 percent affordable housing requirement goals (for projects with  $\geq 400$  dwellings).

Responsible Agency: Community Development Department

Time Frame:                    As submitted by project developers and land owners

Funding Source(s): Redevelopment Fund, General Fund, Developer Fees

**H-10**                    **DENSITY BONUS PROGRAM**  
(Proposed)

The City will develop and implement a density bonus program to help create affordable housing units without a direct cash outlay by the local government. This program will provide a property owner with the ability to increase the income and, therefore, the value of a property by allowing the developer to build more income-producing units than allowed under the base zoning. This increased income can then be used to help subsidize below-market rental rates for very low- and low-income households and to purchase housing for middle-income households. The City will also allow additional or equivalent incentives as allowed by state law when it is demonstrated that such incentives are necessary to make the project financially feasible and/or when the project's physical or social characteristics warrant such incentives. Such incentives include but are not limited to the following:

- Reductions or modifications in setbacks, lot dimensions or area, coverage, height, parking, street standards, etc.;
- Density bonus of more than 25 percent;
- Reductions, deferral or modifications of City and County impact fees or assistance in payment of such fees for affordable units only;
- Direct financial assistance through public funds such as redevelopment housing set-aside funds, CDBG funds, Section 8, or other sources.

Responsible Agency: Community Development Department

Time Frame: 2010

Funding Source(s): Redevelopment Fund, General Fund, Developer Fees

**H-11 RESIDENTIAL LAND USE INVENTORY UPDATE**  
*(Proposed)*

The City updated its land use inventory in 2009, with a focus on the examination of single-family-zoned vacant infill lots for potential redevelopment or additional development of affordable small single-family homes or multi-family units.

Responsible Agency: Community Development Department

Time Frame: In conjunction with each Housing Element update

Funding Source(s): Redevelopment Fund, General Fund, Developer Fees

**H-12 REDEVELOPMENT AGENCY**  
*(Existing)*

The City's Redevelopment Agency will continue to implement its Redevelopment Plan to rehabilitate and revitalize the commercial and residential structures in Rio Vista's older areas, such as downtown and the historic residential neighborhoods between Highway 12 and Bruning Avenue. The City will use all potential sources of public and private housing funding for repairs and upgrades. Twenty percent of the tax increment generated by the Redevelopment Agency's program will go into the Redevelopment Low- and Moderate-Income Housing Fund. The fund will be utilized to assist the production of 15 percent of all units produced in the boundaries of the Agency as affordable to lower-income households. This ratio (at least 15 percent affordable to lower-income households and six (6) percent affordable to very low-income households) will be provided in each major development site, particularly the Riverwalk project and other large infill sites subject to Agency authority.

Responsible Agency: Community Development Department, Redevelopment Agency

Time Frame: Ongoing

Funding Source(s): Redevelopment Housing Set-aside Funds, State and federal grants

**H-13 UNIT CONVERSION ORDINANCE**  
*(Proposed)*

The City will adopt a Unit Conversion Ordinance to ensure that adequate requirements and criteria are in place for converting rental apartments to condominiums or cooperative projects (e.g., maintaining a minimum percentage or number of rental units and a minimum vacancy rate before conversions can occur).

Responsible Agency: Community Development Department, City Council

Time Frame: Ongoing

Funding Source(s): Redevelopment Fund, General Fund

**H-14**            **DESIGN GUIDELINES**  
*(Proposed)*

Consistent with the General Plan's Community Character and Design Element, the City will prepare and adopt Design Guidelines for new developments. In the strong residential building market over the previous planning period, the City approached design guidelines on a project-by-project basis in an effort to continue moving forward with each project. This approach was effective in the economic environment of the previous planning period. However, more efficiency and standardization in design guidelines is needed to facilitate greater efficiency and predictability going forward in the current economic environment.

All other design standards must be met, and the proportion of multi-family to single-family units may not exceed 20 percent in the Neighborhood Residential land use district and 50 percent in the Downtown/Waterfront, Neighborhood Core, and Neighborhood Service/Mixed-Use land use districts. *(Also see Land Use and Community Character & Design elements.)*

Responsible Agency: Community Development Department, Planning Commission

Time Frame: Ongoing

Funding Source(s): Redevelopment Fund, General Fund

**H-15**            **DOWNTOWN MARKETING AND DESIGN PLAN**  
*(Existing)*

The City will implement its Downtown Marketing and Design Plan, which was adopted in 1999 as an initial step toward downtown revitalization. Among other things, the City will encourage use of Plan's guidelines for historic building rehabilitation, mixed-use development and conversions of upper stories in commercial buildings.

Responsible Agency: Community Development Department

Time Frame: Ongoing

Funding Source(s): Redevelopment Funds, State and federal grants

**H-16**            **WATERFRONT SPECIFIC PLAN**  
*(Adopted)*

The *Rio Vista Waterfront Specific Plan*, which was adopted in 2008, provides for mixed-use development in the waterfront area on both sides of Front Street. The plan includes a land use component that provides for housing in this area. The plan area will be

established as a development priority as more specific development plans are prepared. This measure is to be used in conjunction with H-15; the quantified objectives are the same for the combined program.

Responsible Agency: Community Development Department

Time Frame: Ongoing

Funding Source(s): Redevelopment Funds, State and federal grants

**H-17 HOUSING NEEDS ASSESSMENT**  
*(Proposed)*

The City will prepare and periodically update its Housing Needs Assessment as a means of reviewing its progress toward meeting the Quantified Objectives listed in *Table 6-38*. Based on the findings of the assessment, the City will revise its programs and policies to facilitate in meeting its Quantified Objectives.

Responsible Agency: Community Development Department

Time Frame: 2014 and every five years thereafter

Funding Source(s): Redevelopment funds, Grant funds

**H-18 MONITORING PROGRAM**

The City of Rio Vista will implement its monitoring program, as described in greater detail in the “Monitoring Program” section. The Monitoring Program provides mechanisms by which the City can periodically assess housing needs. The Annual Housing Supply Report, which is a part of this program, will annually evaluate the city’s residential vacancy rate to determine whether the rate is contributing to decreased housing affordability. The Monitoring Program also includes an annual Redevelopment Housing Set-Aside Fund review (part of the annual city audit); annual housing price/rental rates survey; annual affordable housing performance analysis (part of the annual General Plan progress report required by Govt. Code §65400); and biannual specific plan area, planned unit development, and development agreement monitoring reports.

Responsible Agency: Community Development Department

Time Frame: Ongoing

Funding Source(s): Redevelopment Fund, General Fund

**H-19 PUBLIC AWARENESS/EDUCATION PROGRAM**  
*(Ongoing)*

The City will continue to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring in Rio Vista. Specifically,

this information focuses on the need to provide affordable housing close to jobs—in an effort to reduce the traffic and air quality impacts that result from long commutes. These efforts, by necessity due to the location of the City at a distance from employment in urban centers, require commensurate efforts in the development of job centers in the City.

In addition, programs will target community opposition to affordable housing projects—in an effort to remove negative perceptions. Education will occur through public hearings; presentations to various service organizations and other community groups; and articles published in the local newspaper, the City’s website, Public Education Channel, and the Chamber of Commerce newsletter.

The City will promote and publicize the availability of state and federal funding for affordable housing (e.g., new construction, housing rehabilitation) in the form of loans and grants. Information will be available at City Hall and distributed through the local media, mailings to property owners within targeted areas, and mailings to local contractors and developers.

The City will prepare a flyer with information on unfair housing practices and fair housing laws and will make the flyer available for viewing on the City’s website and will make hard copies available at the utilities bill counter at City Hall. Hard copies will also be provided to local service organizations providing housing assistance to make available to the public/clients. The flyer will be prepared and posted by June 2011. The flyer will summarize fair housing laws and provide contact information for agencies with the ability to address unfair housing grievances, including the U.S. Department of Housing and Urban Development and the California Department of Fair Employment and Housing.

Responsible Agency: Community Development Department

Time Frame: Annually, Housing Practices Flyer - 2011

Funding Source(s): Redevelopment Fund, State and federal grants

**H-20 PUBLIC/PRIVATE PARTNERSHIPS**  
(Existing)

The City will work closely with the business and development communities toward achieving the City’s affordable housing goal. The City has identified the following specific roles in this partnership to provide affordable housing:

**City of Rio Vista** - The City will maximize potential funds available through existing state, federal, and local programs for its affordable housing program.

**Development Community** - The City will encourage private developers and property owners to cooperate in financing sewer plant expansion as a means of facilitating development.

***Housing Development Corporations*** - The City will work with non-profit and for-profit housing development corporations specializing in housing for various special needs groups, including seniors, to accommodate housing that meets the needs of these groups. Emphasis will be on development of multi-family rental housing for older adults and the disabled with varying services and amenities, as identified in the City's housing needs assessment. Examples include apartments with common areas designed specifically for social events of interest to older adults, independent living with common dining facilities, assisted care facilities, and skilled nursing facilities that will provide a continuum of care for senior residents of Rio Vista.

The City will utilize many of the implementation measures discussed above to assist the development of both disabled-accessible and senior housing, including but not limited to, applying for state and federal funding and encouraging local banks to make private financing available (H-5), local funding, including Redevelopment housing set-aside funds (H-12 and H-4, respectively), development agreements (H-7), and applying density bonuses and equivalent incentives to proposed projects (H-10).

The City will contact local advocates, the California Housing Development Corporation, the Solano County Agricultural Commissioner and the Farm Bureau to identify sites and revise ordinances to facilitate construction of farmworker housing. Farmworker housing will be specifically designated as an allowed use in the Agricultural zoning district (Implementation Measure H-2).

***Pacific Gas and Electric*** - The City will inform the public of PG&E's California Alternate Rates for Energy (CARE) Program. The CARE Program provides a monthly discount on energy bills for income qualified households and housing facilities. Qualifications are based on the number of persons living in the household and total annual household income.

Responsible Agency: Community Development Department, Depart. of  
Public Works, Finance Department  
Time Frame: Ongoing  
Funding Source(s): Redevelopment Funds, State and federal grants

**H-21 INTERAGENCY COORDINATION**  
(Existing)

The City will continue to work with Solano County and other agencies to ensure that water, sewer, and utilities are available.

The City will work with other jurisdictions to identify the need for homeless shelters (see H-27) The City will work with a non-profit community organization to apply for state/federal funding for the development of a homeless facility, if the need is established for Rio Vista.

The City will cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Rio Vista.

Responsible Agency: Community Development Department

Time Frame: Ongoing

Funding Source(s): Redevelopment Fund, General Fund

**H-22**            **DESIGN REVIEW**  
*(Existing)*

The City will consider building orientation, ceiling height, street layout, lot design, landscaping, and street tree plantings/unit orientation (for the purposes of solar access and energy/water conservation) during subdivision review. The Design Review process also will be used to encourage innovative housing types and design, and to allow mobile homes and factory-built housing with permanent foundations that also meet all design review requirements to be placed on residentially zoned parcels, pursuant to zoning and design review requirements. Finally, design review will be used to ensure that historic structures are retained. The Planning Commission will create a historic buildings and sites listing so that the design review process can be applied to the identified structures and to allow for the application of the State's Historic Building Code.

Responsible Agency: Community Development Department, Planning Commission, City Council

Time Frame: As submitted by project developers and land owners

Funding Source(s): Redevelopment Fund, General Fund, Developer Fees

**H-23**            **SPECIAL HOUSING NEEDS GUIDELINES**  
*(Proposed)*

The City will develop guidelines to ensure that rental housing developments contain an appropriate percentage of three- and four-bedroom dwelling units, as well as units that meet the needs of farmworkers and other special needs groups identified in this Element. The citywide goal for special needs groups will be based on the percentage of farmworkers, female heads of households, persons with disabilities and large families reported by the Census 2000 (2010 Census data will be used when it becomes available).

To make the development of such units financially feasible, the City will assist developers in applying for available state and federal programs and redevelopment housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-downs, or other incentives.). The City also may provide density bonuses and consider fee reductions for developers who include large-family units in rental housing developments. Any large-family and farmworker requirements will be tied to the availability of these subsidies. The City's large-family and farmworker goals will not be applied as an absolute percentage requirement for each individual development.

Responsible Agency: Community Development Department, Planning Commission, City Council

Time Frame: Ongoing

Funding Source(s): Redevelopment Fund, General Fund

#### **H-24 FEE STRUCTURE**

*(Existing)*

The City will conduct an annual review and revision of City financing mechanisms to ensure that adequate funding is available to provide for infrastructure and services needed to support growth, as well as to ensure that fees charged do not unnecessarily burden projects with fees in excess of the costs for providing services and infrastructure.

Responsible Agency: Community Development, Public Works, Finance, Administration Departments

Time Frame: To be updated annually

Funding Source(s): Developer fees

#### **H-25 AMERICANS WITH DISABILITIES ACT**

*(Existing)*

The City will continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. The City will assist property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects are initiated for public or commercial structures.

Responsible Agency: Community Development Department, Administration Department

Time Frame: Ongoing

Funding Source(s): None Required

**H-26**            **UNIFORM BUILDING CODE**  
*(Existing)*

The City will continue to adopt current updates and enforce the Uniform Building Code to ensure that all new and rehabilitated housing constructed in Rio Vista complies with applicable health and safety requirements, including energy conservation and handicapped accessibility.

Responsible Agency: Community Development Department

Time Frame:            Ongoing

Funding Source(s):   None Required

**H-27**            **REGIONAL HOMELESS PROGRAM**  
*(Proposed)*

Mission Solano is pursuing constructing a large facility in Fairfield on Beck Avenue and has received at least \$1 million from Solano County (2007) and \$900,000 from the City of Fairfield (2007). They work closely with Solano County Dept of Health and Social Services to provide homeless and transitional housing. The facility was completed and is called the Bridge to Life Center. Rio Vista will cooperate with this effort to the extent possible to further construction and operation of the facility that would serve the negligible Rio Vista homeless population.

Responsible Agency: Community Development Department, Administration Department, Redevelopment Agency

Time Frame:            Ongoing

Funding Source(s):   Redevelopment Fund

**H-28**            **GOVERNMENT CODE §65853**  
*(Enacted by Statute)*

As provided for in Government Code §65853, the City will allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 on a foundation system, pursuant to §18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings. While the project will be subject to architectural review, the manufactured home and the lot on which it is placed will be held to the same development standards as those for a conventional single-family residential dwelling on the same lot.

Responsible Agency: Community Development Department

Time Frame:            Ongoing

Funding Source(s):   Redevelopment Fund, Developer Fees, Permit Fees

**H-29 ASSISTING “AT-RISK” UNITS**  
*(Proposed)*

In an effort to preserve the assisted “at risk” units, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for the preservation of assisted housing developments. The City will apply for affordable housing subsidies that may be available for this use, if necessary.

Responsible Agency: Community Development Department, Administration Department, Redevelopment Agency

Time Frame: As needed – there are no “at risk” units at this time

Funding Source(s): Redevelopment Fund, State and federal grants

**H-30 REGULATORY INCENTIVES**  
*(Existing)*

The City will negotiate specific development standards, parking standards, development fee reductions and reimbursement of fees with affordable housing sponsors that may contribute to a reduction in the cost of housing for low- and moderate-income households. In setting such standards, no reduction in the design quality of affordable housing development will be allowed. Examples of such incentives and variation in design standards are found in the Summerset/Trilogy senior housing development.

Responsible Agency: Community Development Department, Administration Department

Time Frame: Ongoing

Funding Source(s): None Required

**H-31 TITLE 24 OF THE BUILDING CODE**  
*(Existing)*

Through the Building Division, the City will continue to enforce Title 24 energy requirements, which define construction standards that promote energy conservation.

Responsible Agency: Community Development Department

Time Frame: Ongoing

Funding Source(s): None Required

**H-32 UNFAIR HOUSING PRACTICES GRIEVANCE PROCEDURE**  
*(Proposed)*

The City will adopt a formal policy statement prohibiting discriminatory and unfair housing practices within the City. The City will establish a procedure by which aggrieved parties can notify the City of unfair housing practices and the City can follow through by contacting the appropriate local, state, or federal agencies.

Responsible Agency: Community Development Department, Administration  
Department, Redevelopment Agency, City Council

Time Frame: Ongoing

Funding Source(s): None Required

**H-33 EXTREMELY LOW INCOME HOUSEHOLDS WORKING GROUP**  
*(Proposed)*

The City will establish a working group (as needed) consisting of developers, including nonprofits and service providers, community stakeholders and other applicable organizations to establish a strategy for promoting and assisting in the development of housing for extremely low-income households. As part of the working group and strategy, the City will consider a variety of housing types (SROs, motel conversions, adaptive reuse, multifamily, etc) and local, state and federal resources (administrative and financial). The City will seek to bi-annually identify potential projects/developers to partner and pursue the development or rehabilitation of housing for extremely low-income households. The City will consider a variety of ways to assist in the development such as facilitating the identification of suitable sites, priority processing, fee waivers or deferrals and facilitating entitlements and incentives beyond density bonuses pursuant to Government Code Section 65915.

Responsible Agency: Community Development Department

Time Frame: Ongoing

Funding Source(s): Low and Moderate Income Set-a-Side Fund

**H-34 SECOND UNIT AMNESTY PROGRAM**  
*(Proposed)*

Rio Vista will adopt and implement a Second Unit Amnesty Program. This program will offer incentives for property owner/applicants to register existing, unpermitted second units by demonstrating safe and habitable dwelling conditions.

There are unpermitted second units in Rio Vista which may or may not meet basic health and safety guidelines. This Amnesty Program is intended to encourage healthy and safe conditions in existing units.

- This is an opportunity to legalize unpermitted second units for half the permitting cost.
- Some permit standards have been adjusted to accommodate existing buildings while focusing on tenant health and safety.
- A legal second unit can increase your property value.
- Free technical assistance will be available on how to legalize an unpermitted second unit.
- At the close of the Amnesty period, properties found in violation of County Code will be required to comply with more stringent Second Unit development standards, and increased fees will be assessed.

Unpermitted second units in existence will be eligible to apply for a Second Unit Amnesty Permit provided the unit meets all requirements of the program. Existing second units eligible for a Second Unit Amnesty Permit may comply with the requirements of this Second Unit Amnesty Program rather than the standard UBC requirements. Second Unit Amnesty Permit applications submitted and found to be complete during the prescribed period will qualify for a full waiver of all associated planning and building fees.

Responsible Agency: Community Development Department, Engineering, Building & Public Works Departments

Time Frame: Ongoing

Funding Source(s): General Fund

**H-35 ADMINISTRATIVE RECORD KEEPING**  
(Proposed)

The City will pursue installing an electronic record-keeping system for the purpose of tracking new construction housing rehabilitation, and reconstruction. There are multiple software options that are available. Identification of funding and staff resources for maintenance and update of electronic records will provide easier access to data by staff and the public.

Responsible Agency: Community Development Department, Engineering, Building & Public Works Departments

Time Frame: Ongoing

Funding Source(s): General Fund

**H-36 SENATE BILL 1087**  
(State law)

The City of Rio Vista, as the city's water and sewer provider, will comply with this state law which requires that water and sewer providers grant priority for service allocation to

proposed developments that include housing units affordable to lower-income households. This law was enacted to improve the effectiveness of the law in facilitating housing development for lower income families and workers.

Responsible Agency: Community Development Department, Engineering,  
Building & Public Works Departments

Time Frame: Ongoing

Funding Source(s): General Fund

**H-37 AB 162 (UPDATE OF FLOOD HAZARD INFORMATION)**  
*(Proposed)*

With the update of this Housing Element, AB 162 requires Rio Vista to update the flood hazard information in the General Plan Safety Element, as well as related policies and programs in the Safety, Conservation and Land Use elements.

Responsible Agency: Community Development Department, Engineering,  
Building & Public Works Departments

Time Frame: Every five years or with each update of the Housing  
Element.

Funding Source(s): General Fund

**H-38 REASONABLE ACCOMMODATION (STREAMLINED APPROVAL)**  
*(Proposed)*

The City shall establish a procedure by which proposals for adaptive retrofits to serve persons with disabilities will be subject to ministerial review and approval by the Planning Director. The permit application and approval process will be made part of the municipal code and will provide basic criteria for permit approval. A proposed Zoning Ordinance amendment to establish a Reasonable Accommodation process for housing for the disabled is being drafted for review immediately following action on this new Housing Element.

Responsible Agency: Community Development Department

Time Frame: 2011

Funding Source(s): General Fund, State and Federal Grants for Adaptive  
Retrofit Program (e.g., HOME Funds)

## Appendix

A-1 California Department of Housing and Community Development Comment  
Letter dated December 14, 2009

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## Appendix

A-2 City of Rio Vista Preliminary Draft Staff Responses to California Housing and Community Development Comments – April 6, 2011

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## Appendix

A-3 Notice of Intent to Adopt a Negative Declaration dated July 9, 2010

## Appendix

### A-4 Consultation Letters from California Native American Tribes

- March 8, 2011 letter from Yocha Dehe Winton Nation
- March 22, 2011 letter from Cortina Band of Indians

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## Appendix

A-5 Public hearing notices for City Council and Planning Commission hearings on the Draft Housing Element 2007 - 2014

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## Appendix

### A-6 Bilingual Fair Housing Flyers